ANNUAL REPORT
2020-21

LEAP
Upwards & Onwards

FORWARD-LOOKING STATEMENTS

This Annual Report and other statements – written and oral – that we periodically make contain forward-looking statements that set out anticipated results based on the management's plans and assumptions. We have tried, wherever possible, to identify such statements by using words such as 'anticipate', 'estimate', 'expects', 'projects', 'intends', 'plans', 'believes', and words of similar substance in connection with any discussion of future performance. Although we have been prudent in our assumptions, we cannot guarantee that these forward-looking statements will be realised. The achievement of results is subject to risks, uncertainties and even inaccurate assumptions. Should known or unknown risks or uncertainties materialise, or should underlying assumptions prove inaccurate, actual results could materially vary from those anticipated, estimated or projected. Readers should bear this in mind. We undertake no obligation to publicly update any forward-looking statement whether as a result of new information, future events or otherwise.

As we **LEAP** forward

Owning a home is a matter of pride and achievement. It brings peace of mind and provides stability. Indiabulls Housing Finance's vision has always been to create & offer solutions that enable home buyers in leaping towards their dream of buying a home of their own.

Our stakeholders are key to our success. From our customers to our workforce, investors and lenders, everyone has contributed immensely to the company's progress and achievements over the years. Our resolve to continually improve customer experience and satisfaction has helped us move towards a more tech-enabled customer friendly set-up covering a wide customer base through our eHome Loan platform.

This year, we leap forward with our retail focused, tech-enabled, low-cost, asset-light business model which will help us to scale-up business by minimizing both costs and risks associated with running a large balance sheet. While we try to spearhead a tech-enabled quick home-buying process, we make sure that we ride on the back of robust corporate governance practices and core values. Going ahead, we will also have environmental and social consciousness as critical considerations in all aspects of our operations.

We were the first lender to launch a digital end-to-end home loan fulfilment channel, and we endeavour to reach out to every Indian aspiring to own a home. Through such customer-oriented solutions and enhanced service standards, providing hassle-free, time saving & transparent services, we strive to be the preferred housing finance partner for Indian home buyers.

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CORPORATE INFORMATION

BOARD OF DIRECTORS

Mr. Subhash Sheoratan Mundra
(Independent, Non-Executive Chairman w.e.f. August 12, 2020)
Mr. Sameer Gehlaut
(Executive Chairman upto August 12, 2020)
Mr. Gagan Banga
Mr. Ajit Kumar Mittal
Mr. Ashwini Omprakash Kumar
Mr. Sachin Chaudhary
Mr. Achuthan Siddharth
Mr. Satish Chand Mathur
Mr. Dinabandhu Mohapatra
Justice Mrs. Gyan Sudha Misra (Retd.)
Mr. Shamsher Singh Ahlawat
Mr. Prem Prakash Mirdha

CHIEF FINANCIAL OFFICER

Mr. Mukesh Garg

COMPANY SECRETARY

Mr. Amit Jain

INVESTOR RELATIONS

Mr. Ramnath Shenoy
Tel: 022-61891444
Email: investor.relations@indiabulls.com

STATUTORY AUDITORS

S.R. Batliboi & Co. LLP
[Indian Member Firm of Ernst & Young]
Chartered Accountants
12th Floor, The Ruby, 29 Senapati Bapat Marg, Dadar (West),
Mumbai – 400 028, Maharashtra

INTERNAL AUDITORS

Grant Thornton India LLP
(Formerly Grant Thornton India)
Plot No. 19A 7th Floor, Sector - 16A, Noida - 201 301

SECRETARIAL AUDITORS

Neelam Gupta & Associates, Company Secretaries
D-2/16, Darya Ganj, New Delhi – 110002

REGISTERED OFFICE

M-62 & 63, First Floor, Connaught Place, New Delhi - 110001
Email: helpdesk@indiabulls.com
Website: www.indiabullshomeloans.com

CORPORATE OFFICES

Indiabulls House, One International Centre,
Senapati Bapat Marg, Elphinstone Road,
Mumbai – 400 013, Maharashtra

Indiabulls House, 448-451, Udyog Vihar, Phase-V,
Gurugram – 122 016, Haryana

REGISTRAR & TRANSFER AGENT

KFin Technologies Private Limited
Unit: Indiabulls Housing Finance Limited,
Selenium Building, Tower B, Plot No. 31-32,
Gachibowli, Financial District, Nanakramguda,
Serilingampally Mandal, Hyderabad - 500 032

BANKERS

- Australia and New Zealand Banking Group Ltd
- Axis Bank
- Bank of Baroda
- Bank of India
- Bank of Maharashtra
- Barclays Bank
- Canara Bank
- Catholic Syrian Bank
- Central Bank of India
- Citi Bank NA
- Deutsche Bank
- Federal Bank
- HDFC Bank
- ICICI Bank
- IDBI Bank
- IDFC First Bank
- Indian Bank
- Indian Overseas
- Karnataka Bank
- Kotak Mahindra Bank
- MUFG Bank Ltd.
- Punjab and Sind Bank
- Punjab National Bank
- RBL Bank Ltd
- Shinhan Bank
- State Bank of India
- UCO Bank
- Union Bank of India
- Yes Bank

INDIABULLS HOUSING FINANCE LTD.

We are the third largest housing finance company in the country. A technology focussed organisation that introduced India to its very first end-to-end digital home loan technology platform, we are proud to have been of service to more than 1 million happy home owners across the country, and have collectively disbursed loans of over ₹ 2.84 lakh Crores.

As we have grown over the years, customer delight has been an unwavering priority. We pride ourselves in being able to provide our customers with smart solutions and rich experiences through our 3,480 employees operating across our nationwide network of 125 branches, 8,000+ channel partners, and our pioneering digital platforms that offer customised solutions and round-the-clock service to our customers.

We pride ourselves in ensuring that no stone is left unturned in providing quality customer experience throughout a customer's journey; right from helping them find the perfect property to supporting them through the more detailed requirements of credit due-diligence, approval, and eventual fulfilment with disbursal of the loan. Every solution is tailor-made to ensure that the home buying process is not just happy, but a memorable one.

Our Offerings

Beyond home loans for Resident Indians and Non-Resident Indians (NRIs), we also offer loans to small businesses and MSMEs, against their properties - unlocking the financial potential of their properties, and home loan balance transfers – that give customers the option to switch to us from their existing loans for better service, terms or top-up loan amounts.

Our Foundation

Our success rests on strong foundations. As an organization, our efforts have always been towards enabling affordable, accessible and hassle-free smooth home buying experience for our customers. This ambition has been driven by our principles of **Transparency, Customer First, Integrity and Professionalism** which are core to our existence.

OUR GOALS

Customer Delight – provide hassle-free smooth home buying experience

Financial Inclusion – ensure housing finance is made more accessible and affordable

FY21 KEY HIGHLIGHTS

Balance Sheet	Loan Assets	Revenue	NII
₹ **93,238** cr.	₹ **80,741** cr.	₹ **10,030** cr.	₹ **3,091** cr.

PAT	Net NPA	Employee Strength
₹ **1,202** cr.	**1.59%**	**3,480**

RATINGS

	Long Term Rating	Short Term Rating
CRISIL (An S&P Global Company)	AA	A1+
ICRA (a Moody's Investor Services Company)	AA	
CARE	AA	A1+
BRICKWORK	AA+	A1+


LEAP

LEAN

Retail Focussed Tech-Enabled Low-Cost Asset-Light Business Model

Built on the foundation of strong co-lending partnerships, loan sell down/ securitisation and tech-enabled distribution, a retail focused asset-light business model will provide IBH with a steady revenue stream with a leaner balance sheet which will be capital-light and thus RoE accretive.

Leaner balance sheet & RoE accretive

The company has entered into co-lending agreements with HDFC Ltd., Bank of Baroda and Central Bank of India for sourcing home loans and with RBL Bank and Central Bank of India for sourcing secured MSME loans.These partnerships will enable IBH to cater to a wide gamut of customers across geographies, ticket-size and yield spectrum.

Co-lending partnerships with HDFC Ltd., RBL Bank, Bank of Baroda & Central Bank of India

The company will co-originate loans as per jointly drawn up credit policy with our co-lending partners. IBH will retain 20% of the sourced loan on the company's books and 80% will be on the partner's books. IBH will continue to service these loan accounts throughout their life cycle and will earn a trail income over the life of such loans. The integration with big co-lending partners brings in the benefits of a large franchise and a robust credit appraisal process, equipping IBH to offer competitively priced loans to the customers.

The company is one of the largest sellers of mortgage loans in the sector and has ongoing relationships with 26 banks, mutual funds and financial institutions. Sell down/ securitisation of loans is extremely capital efficient freeing up capital while retaining spreads, making it highly RoE accretive. IBH will continue to leverage its securitisation relationships to scale up its 'originate and securitise' model to achieve asset-light growth.

While the company continues with its strategy of letting high-ticket Commercial Real Estate [CRE] loans and Business loans runoff / re-finance, IBH's Asset-Light approach will take a leap as market opens up in FY 2021-22.

E-HOME LOANS
Effortlessly Empowering

IBH is India's first company to offer an end-to-end digital home loan experience to its customers through its integrated eHome Loan technology platform, thus breaking barriers & transforming the way the country avails home loans.

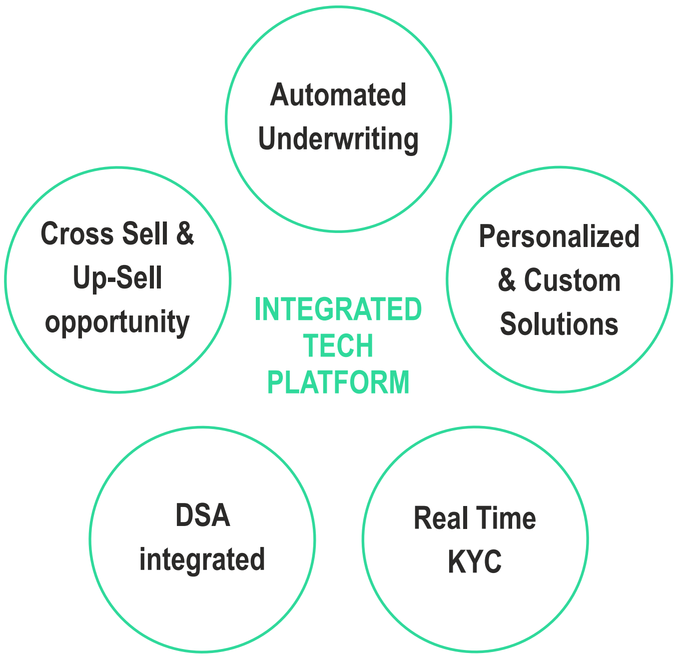
The platform offers a coherent digital home loan experience, right from the application stage to loan disbursal, with the channelization of what we call the 4E's: e-APPLY, e-SANCTION, e-DISBURSE, and e-ENGAGE. The solution not only allows the customer to fill the application form online but also allows them to upload various documents which are then pushed through an analytics-driven underwriting engine to provide a first level, real-time sanction. On approval, the disbursement is also done digitally which offers an unmatched convenience both to the Company and its customers, as it substantially reduces the paperwork and time to process the application and disbursement of loan.

The technology not only provides end-to-end solution for customers looking for a loan but is also a service platform for existing customers. Implementation of round-the-clock customer service through AI-enabled chat-bots can instantly resolve customer queries and service requests which otherwise required customers to physically visit branches or make calls to customer care.

Powering the home buying eco-system

The platform is 360 degrees integrated to offer our partners including direct sales agents, insurance companies etc. shorter working capital cycles and opportunities to cross-sell and up-sell. On real-time basis, the company can interact with its various channel partners enabling timely payment of origination fees and also offer insurance and other services to our customers for a seamless home buying experience.

As the country leaps towards a digital savvy ecosystem, the future of e-Home Loans shines bright as it keeps attracting opportunities for superior growth and multiple avenues of revenue generation. Through the amalgamation of consumer-behaviour analytics and market trends, IBH strives to play a pivotal role in spearheading the overall housing ecosystem.



ALL-INCLUSIVE GROWTH

Phygital Channel Strategy

Aligned with the Government of India's mission of financial inclusion, IBH has successfully evolved its strategy to service its customers through the phygital model.

Phygital strategy is an amalgamation of 'physical' and 'digital' models evolved to reach all stratas of the country. The eHome Loans platform will enable the more tech savvy population of the country with an online home loan fulfilment platform while the under-serviced population or less tech-enabled population will be serviced through lean spoke branches which are supported by a central credit hub.

IBH is on course to adding 50 new lean spoke branches in Tier III and Tier IV locations this year. These branches will be powered by the company's eHome Loan infrastructure and will offer a guided solution to customers of these locations. Scanned digital applications will be logged in from these locations and will be underwritten at central credit hub locations.

Directionally, the low competition in these locations will contribute to better margins.The company will expand its reach into the under-penetrated geographies and extend credit facilities to the under-serviced population of the country leaping towards an all-inclusive growth.

50 New Tech-Enabled Branches in Tier III & Tier IV locations

Credit Appraisal at Central Credit Hub Locations on Real Time Basis

POSITIVE ENVIRONMENTAL AND SOCIAL IMPACT

In business and in life, it's often the smallest acts that make the biggest impact. The world has been in the midst of the pandemic for over a year and if it has reinforced one thing in our minds, it is that businesses are as much about responsibility as they are about scale and size. As India's third largest Housing Finance Company, Indiabulls has a big responsibility to participate in and influence actions which helps the environment and lead to social upliftment of the communities around us.

Making a difference means making the right choices in how, where and with whom we do business – and crucially, being transparent about the underlying principles that guide our daily business decisions. Riding on the back of robust corporate governance practices and core values, environmental and social consciousness will be key considerations in every aspect of Indiabulls Housing's operations.

SOCIAL

- Customer Centric Approach
- Financially Inclusive Products
- Employee Upliftment
- Employee Engagement
- Equality and Gender Sensitizatoin
- Employee Well-being
- Community Service (CSR)

GOVERNANCE

- Strong Board
- Transparent & Ethical Reporting
- Risk Management

ENVIRONMENT

- Paperless
- Reduced Carbon Footprint
- Waste Management
- Resource Savings
- Responsible Lending

CARING FOR THE COMMUNITY

PM CARES
Prime Minister's Citizen Assistance and Relief in Emergency Situations Fund

Contribution to PM CARES Fund

During the financial year 2020-21, the Company, through its CSR arm Indiabulls Foundation, donated ₹ 21 crores to the Prime Minister's Citizen Assistance and Relief in Emergency Situations Fund [PM CARES Fund]. The PM CARES Fund is chaired by the Prime Minister and has been set up for combating, containment and relief efforts against the coronavirus outbreak and similar pandemic like situations in the future.

Through the PM CARES Fund, allocations have been made for procurement of ventilators for hopitals; to address issues faced by migrant workers, including provisions for accommodation, food, medical treatment and transportation; and also for development of vaccines against COVID-19.

Jan Swasthya Kalyan Vahika (JSK)- Mobile Medical Vans

Jan swasthya Kalyan Vahika is a mobile community healthcare project serving the poor in rural and urban areas. This is a door-step service delivery model where our van goes to the beneficiary villages. The program provides a wide range of preventive and curative primary healthcare absolutely free of cost. In FY 2020-21 alone, 43 JSK vans have distributed free medicines and has diagnosed 348,144 patients.

Indiabulls Foundation Charitable Clinics

Indiabulls Foundation operates from 15 medical clinics across the country, providing free of cost primary, preventive and curative health care services to patients from poor and underprivileged sections of society in urban slums and rural villages.

With doctors and pharmacists providing counseling and free medicines, in FY 2020-21 alone, 59,079 patients benefitted through these facilities.

Community Health Check-up Camps

In villages and tribal belts of Maharashtra, the Foundation organises free health check-up camps every month in collaboration with community-based organisations like schools and ashrams.

Free gynecological consultation, diagnosis and medicines are provided to women and young girls. Since its inception, the camps have helped over 134,000 beneficiaries.

Nutrition- Paushtik Aahar

Malnutrition amongst children is a concern in India. In our focus area of Maharashtra, we aim to tackle malnutrition in the state by providing nutrition supplements (Paushtik Aahar) for children in orphanages, schools and ashram schools. Paushtik Aahar is made of indigenous cereals, pulses and grains. The objective is to improve immunity and thus help prevent and combat malnutrition. In FY 2020-21 alone, 199,850 individuals, which included malnourished children, pregnant ladies, lactating mothers etc., benefitted from this project.

IBF Scholarships

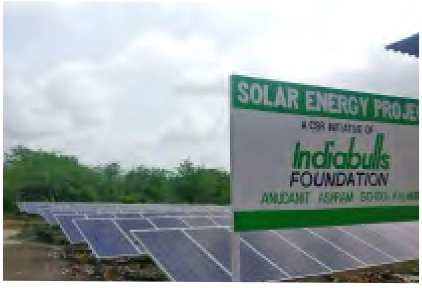
Indiabulls Foundation offers scholarships to deserving students to pursue their education after the 12th standard and helps them begin sustainable careers. Through its scholarship programme, the Foundation has helped many students gain the confidence to aim for greater success in their careers. In FY 2020-21, Indiabulls Foundation has awarded 95 scholarships to deserving students across the country.

Sanitation- Kumud

Through Kumud, the Indiabulls Foundation works to spread awareness on female reproductive hygiene and provide women with free sanitary kits.The impact of the initiative goes beyond just hygiene, it improves attendance at work, results in better academic performance in schools, and gives girls and women a sense of confidence.This initiative benefits 50,000 women and adolescent girls every year.

Water Wheel Project

Limited access to water compels many across the country to walk or travel many kilometers just to collect water for their daily needs. Indiabulls Foundation came up with the innovative idea to ease this load by introducing water wheel barrows which helps carry upto 45 litres of water in one go. It is a rolling drum, made of food grade plastic, which is also easy to push and pull. This initiative ensures easy water transportation, minimizing health risks from lifting heavy loads. More than 82,000 people have benefited by the distribution of over 15,000 water wheels.



Renewable Energy Project- Solar Energy

Indiabulls Foundation installed Solar Energy Plants in tribal schools across Maharashtra to keep the schools functioning during periods of blackouts, load shedding and heavy electricity crunch, which used to regularly cripple their daily operations. These schools now enjoy complete electrification, and the solar energy installations will provide seamless electricity to these schools for approximately 25 years, absolutely free of cost. We have installed 25 such solar plants in various tribal ashram schools and have been able to help more than 32,000 students.

Sports Excellence Programme

With an objective to provide world class training facilities and nutrition to deserving, yet lesser privileged athletes, Indiabulls Foundation's Sports Excellence Programme has taken multiple deserving athletes under its wing. From helping them train to supporting them financially when competing in tournaments, Indiabulls Foundation is proud to be of help to national and international level winners.

BOARD OF DIRECTORS

Mr. Subhash Sheoratan Mundra (ex-Deputy Governor, the Reserve Bank of India)
Non-Executive [Independent] Chairman

Mr. Mundra is a seasoned banker, with a distinguished career spanning over four decades, during which he held various high level positions, including Chairman and Managing Director of Bank of Baroda, Executive Director of Union Bank of India, Chief Executive of Bank of Baroda [European Operations] amongst others, culminating as the Deputy Governor of Reserve Bank of India, from where he finally demitted his office in July 2017.

Mr. Mundra has expertise in banking, supervision, management and administrative matters. During his illustrious career, spanning over forty years with various banks, he held several positions across functions and locations, both in India and abroad and has handled diverse portfolios, like core central banking, commercial banking – wholesale and retail, banking regulation and supervision, financial markets, treasury management, planning, economic research, investment banking, risk management and international banking etc.

Mr. Achuthan Siddharth (ex-Partner, Deloitte, Haskins & Sells)
Independent Director

Mr. Siddharth is a Commerce and Law graduate from the Mumbai University, a fellow member of the Institute of Chartered Accountants of India and an associate member of the Institute of Company Secretaries of India. He was associated with Deloitte, Haskins & Sells for over 4 decades and served as Partner for 33 years. He has vast and varied experience in the field of Audit of domestic as well as multinational companies in sectors such as Manufacturing, Hospitality, Technology and Non-Banking Financial Services. Mr. Siddharth is also on the board of Reliance Industrial Infrastructure Limited and Alok Industries.

Justice Mrs. Gyan Sudha Misra (Retd. Supreme Court Judge)
Independent Director

Justice Misra is a retired Judge of the Supreme Court of India. Before her elevation to the Supreme Court of India, she was the Chief Justice of Jharkhand High Court, prior to which she has also served as a Judge of Patna High Court and of Rajasthan High Court. Before joining the Judiciary, she practiced law for around 21 years in the Supreme Court of India specializing in civil, criminal & constitutional matters.

Mr. Satish Chand Mathur, IPS (ex-Director General of Police, Maharashtra)
Independent Director

Mr. Mathur is a retired officer of the Indian Police Service [IPS] and is an ex-Director General of Police, Maharashtra. During his illustrious career spanning nearly 37 years, he held various sensitive and challenging assignments such as Commissioner of Police, Pune, Director General of Anti-Corruption Bureau, Maharashtra culminating at the helm of an over 2.25 lakh force of Maharashtra Police. He also served in the Central Bureau of Investigation from 1996 to 2003.

Mr. Dinabandhu Mohapatra (ex-MD & CEO, Bank of India)
Independent Director

Mr. Mohapatra is a former MD & CEO, Bank of India and is a seasoned banker. He had a distinguished career spanning over three decades, during which he held various high level positions, including Executive Director of Canara Bank and Chief Executive Officer of Hong Kong and Singapore Centres of Bank of India. Mr. Mohapatra has vast knowledge and multi - dimensional banking experience including Treasury Operations, International Banking, Priority Sector Lending, Corporate Lending, Marketing, Recovery and Human Resources.

Mr. Shamsher Singh Ahlawat (ex-senior banker)

Independent Director

Mr. Ahlawat is is an ex-banker and retired at a senior managerial position from India's largest bank, the State Bank of India. He spent over 20 years with the bank overseeing departments such as Commercial Banking, Merchant Banking and Credit Division, gaining execution and managerial experience in the areas of risk management, international finance, investment products, credit underwriting and trade finance. Mr. Ahlawat brings with him a rich knowledge of Indian banking regulations and first-hand experience in running large and critical departments of a lending organisation.

Mr. Prem Prakash Mirdha (Industrialist)

Independent Director

Mr. Mirdha is an Industrialist with cement, mining and marble businesses. He is a first-generation entrepreneur and his businesses employ over 200 people. As a first-generation entrepreneur, he has gained extensive financial and administrative management experience. Prior to his entrepreneurial venture, Mr. Mirdha spent 11 years with the merchant navy.

Mr. Sameer Gehlaut

Founder & Non-Executive, Non-Independent Director

Mr. Gehlaut is the Founder of the Indiabulls Group, one of India's leading business conglomerates with interests in consumer finance, housing finance, consumer digital services, real estate and pharmaceuticals. Mr. Gehlaut holds a B.Tech in Mechanical Engineering from the Indian Institute of Technology [IIT], Delhi. In 1999, Mr. Gehlaut began his entrepreneurial journey by buying a defunct brokerage and rechristening it as Indiabulls Financial Services. Sameer's vision in the ensuing years served as the guiding light for Indiabulls as the company grew from strength to strength and diversified from being a broking services company to a large financial services conglomerate.

Mr. Gagan Banga

Vice-Chairman, Managing Director & CEO

Mr. Banga is the Vice Chairman, Managing Director and CEO of Indiabulls Housing Finance Ltd [IBH]. He has over 22 years of industry experience and has been with Indiabulls since 2000. He has been a key driver of the success story of IBH, transforming a start-up into India's third largest housing finance company. Under Gagan's leadership, the company today is a lender of considerable size, repute and presence in asset classes such as Home Loans, MSME Loans and Corporate Mortgage Loans.

Mr. Ashwini Omprakash Kumar Hooda

Deputy Managing Director

In his executive responsibility, Mr. Hooda oversees the Liabilities program and Commercial Credit Business and is responsible for balance sheet and P&L planning of the company. He has 18 years of experience in retail mortgage finance and corporate lending to real estate sector. Mr. Kumar is closely involved in shaping the Group's strategy, drawing from his deep knowledge of financial markets, liabilities management and credit appraisal. Prior to joining Indiabulls, he was with HDFC Ltd. for over 10 years leading the Corporate Mortgage business.

Mr. Ajit Kumar Mittal

Executive Director

Mr. Ajit Mittal has rich and varied experience of around three decades in regulatory, governance, compliances, risk management, business strategy and finance sector, by virtue of his close involvement with the growth and evolution of India's financial sector. Mr. Mittal worked for more than twenty years at the Reserve Bank of India [RBI] in middle and senior management positions and has been at the forefront of macroeconomic and financial sector issues. As General Manager of the Banking Supervision in RBI, he was responsible for monitoring and surveillance of country's banking system. Mr. Mittal was closely involved in coordination with various financial markets, e.g. debt, money, forex and capital market. Mr. Mittal also worked as Financial Sector Advisor to Qatar Central Bank during 2006-07.

Mr. Sachin Chaudhary

Executive Director

Mr. Chaudhary has been with the Company since 2005 as Business Head of its Retail Mortgages. He has 20 years of mortgage industry experience spanning all operational functions. Sachin has complete operational responsibility for retail mortgage P&L. He has post graduate qualification in Finance from Centre for Management Development and an Executive MBA from Columbia Business School.

MANAGEMENT TEAM

Ajit Mittal
Executive Director

Ashwini Kumar
Deputy Managing Director

Sachin Chaudhary
Executive Director & COO

Mukesh Garg
Chief Financial Officer

Nafees Ahmed
Chief Information Officer

Ashwin Mallick
Head, Treasury

Ramnath Shenoy
Head, Analytics & Investor Relations

M. S. Walia
National Business Manager

Hemal Zaveri
Head Banking

Rajiv Gandhi
Managing Director & CEO, ICCL

Somil Rastogi
Head, Credit

Naveen Uppal
Chief Risk Officer

MESSAGE FROM THE VICE CHAIRMAN'S DESK

Gagan Banga,
Vice Chairman, MD & CEO

Dear Shareholders and Friends,

The year gone by has been unprecedented in all of our lives. At the beginning of 2020, few of us could have anticipated the profound challenges that the world would face in the months ahead., The COVID-19 pandemic prompted an unprecedented health crisis, loss of lives and livelihood for millions and large scale economic disruption around the globe. Medical researchers the world over rose to the challenge, and by December 2020, the first vaccines to counter the infection were approved. By early 2021, multiple vaccines were rolled out across the world, raising hopes of finally containing the pandemic.

India did well to control the spread of infections in the first wave and, supported by government and RBI's initiatives, the battered economy clawed its way back to growth from October – November 2020 onwards. However, the sharp rise in COVID-19 cases since March 2021 has led to the re-imposition of restrictions in various states and cities which has impacted economic activity. The spiralling count of infections and deaths seen in April and early May 2021 has now receded and the economy is tentatively opening up again. Vaccination has gathered very good pace and it would not be overly optimistic to hope that we may finally be getting to a stage where we can put the most devastating aspects of the pandemic behind us.

Supported by generous monetary and fiscal measures by central banks and governments the world over, including in India, deep economic damage seems to have been contained, and it is expected that the world economy will be nurtured back to good health over the next couple of years.

Specific to the Company's business, the one silver lining through the last year has been the resurgence of the real estate sector. Supported by favourable factors such as vastly increased affordability, attractive prices offered by developers, lucrative payment plans, and low interest rates, after more than a decade the sector witnessed strong revival across price segments. Despite the economic toll imposed by the second wave, by all evidence, residential real estate demand continues to remain strong.

Resilient Performance in a Challenging Environment

Our balance sheet size at the end of FY 2020-21 stood at ₹ 93,238 Crores while total loan assets stood at ₹ 80,741 Crores. Our on-balance sheet loan book stood at ₹ 66,047 Crores at end of FY 2020-21, as we were successful in bringing down our wholesale book in line with our strategy to de-risk our balance sheet and focus on retail lending. Profit after tax for the year stood at ₹ 1,202 Crores.

Financial year 2020-21 was a year of 'repair and transition' for the Company and the focus was on building a fortress balance sheet. Towards this, the Company focussed on three key pillars:

i. Building up capital buffers

ii. Liquidity and ALM management

iii. Asset quality and provision cover

Strong Capital Position

Despite an extremely challenging year due to the ongoing pandemic, in the year gone by, the Company raised a total of USD 515 Mn of equity/ quasi equity capital through a QIP, partial sale of its investment in OakNorth Bank and an FCCB issuance. As a result of the capital raise, our capital adequacy at a standalone level now stands at 22.8% and Tier 1 at 16.3%. At a net gearing of 3.4x, on a consolidated basis, your Company is one of the least levered companies among its peers.

Healthy Liquidity and Matched ALM

From liquidity perspective, FY 2020-21 was a year of strong revival. Your Company raised ₹ 21,305 Crores of debt, ₹ 3,773 Crores of regulatory equity/ quasi-equity capital and ₹ 8,938 Crores through portfolio sell down/ refinance - thus raising a total of ₹ 34,016 Crores during the year. Your Company continued to maintain strong liquidity levels and deployed excess liquidity in re-purchasing debt maturing in the quarters ahead such that the ALM is optimally matched.

Stable Asset Quality

Your Company's asset quality has remained stable through all four quarters of FY 2020-21. We have built up total provisions of ₹ 2,458 Crores on balance sheet which is almost three times of the regulatory requirement and equivalent to a healthy 3.7% of our loan book.

Our outstanding retail loan book is now well-seasoned with average vintage of the book close to 4 years. Being EMI based loans, the loan principal has been running down and thus the borrower equity in the financed property has significantly increased, leading to low current LTVs – average present LTV for the retail book is under 40%, implying an asset cover of over 2.5x times. Thus, despite the economic stress arising from the COVID induced lockdowns and restrictions, the loans are very well collateralised with significant customer equity which provides confidence that the asset quality will be maintained.

Two other significant areas of achievement for your Company in FY 2020-21 have been improved cost efficiency and stabilisation in credit rating.

Cost Efficiency

In conducting profitable business, a key lever with HFCs / NBFCs is cost-to-income, a non-bank lender such as your Company has only limited immediate control over other expense items like cost of funds and credit costs, which can only be reined in over medium- to long-term. Our technology-based lending workflow has ensured industry-leading cost-to-income efficiencies.

The senior management took the lead in reducing operating expense and took up to 50% salary cuts. Consequently, employee benefit expenses for FY 2020-21 was down to ₹ 252 Crores from ₹ 605 Crores in FY 2019-20. As a result, the Company's cost-to-income ratio declined to 12.8% from 16.2% in FY 2019-20.

In the past, the Company's main means of employee reward and compensation was through wage increment. The Company is now changing its approach to managerial compensation to now be largely stock-linked, such that the long-term interests of this key category of employees that drive the Company's business, is closely linked with that of the Company.

Through FY 2021-22, which will be a year of 'transition and growth', the Company will focus on building on the foundation of the asset-light business model it laid in FY 2020-21. We will invest in people and technology even if this means that expenses are front-loaded. As we do so, a meaningful stock benefit scheme combined with Long Term Incentive Plans will give the Company an effective means to reward its employees and will also serve as a means of employee retention, as significant wealth of employees will be locked into stock-based compensation.

Credit Rating

A big win for your Company in FY 2020-21 is the revision in CRISIL's rating outlook to AA with stable outlook. After two years of negative outlook on our credit rating, the ratings have finally stabilised.This gives immense comfort to our lenders as it removes the overhang of a possible downward rating revision. I firmly believe that the rating trajectory is now on a firm footing and as business gathers momentum, I am hopeful of an upward revision in our credit ratings.

Stabilisation in our credit rating trajectory in FY 2020-21 was helped by our demonstrated access to equity capital. An upward rating revision to AA+ from all rating agencies will open up vast pools of lower-cost capital to the Company – insurance companies and pension funds cannot meaningfully buy debt of Companies that are rated below AA+. Moreover, these investors have a longer investment horizon, which will be an optimal match for IBH's long maturity assets and thus bode well for its ALM. Cost of funds will also meaningfully drop. I firmly believe that another round of capital raise in FY 2021-22, along with stable asset quality and progress in business through our co-lending tie-ups, will enable the Company to push for a rating upgrade to AA+. While the capital raise will lead to dilution and a reduction in leverage, the fall in cost of funds will ensure that there is an overall increase in RoE.

Retail focused Asset-Light Business Model

As I had highlighted in my letter to shareholders last year, we have made great strides towards fully adopting a 'retail focused asset-light business model'. With greater focus on granular retail loans, we shall let our higher ticket loans, especially wholesale loans, run down or get refinanced.

The most important strategic area for us to effectively scale up this model is our co-lending partnerships. In April 2021, we have entered into a co-lending agreement with HDFC Ltd, the Country's largest housing finance company, to offer housing loans to home buyers at competitive rates. IBH will originate retail home loans as per jointly drawn up credit policy and retain 20% of the loan on its books and 80% will be on HDFC's books. IBH will service the loan account throughout the life cycle of the loan and will earn a trail income over the life of the loan. Integration with HDFC Ltd will give IBH the benefit of a large franchise, scale and a robust credit appraisal process and will act as a cornerstone to IBH's new balance-sheet light growth business model.

For secured MSME loans, our relationship with RBL Bank is progressing well with disbursals scaling up every month. We have also tied-up with Bank of Baroda for home loans and Central Bank of India for home loans and secured MSME loans.

With our co-lending partnerships falling in place, we can now leverage on their deposit-led liability franchise and complement that with our technology-led distribution to provide efficient solutions around home Loans and MSME loans to a wide gamut of customers across geographies, ticket-size and yield spectrum, to give us balance-sheet light growth and profitability. Moreover, technology led co-lending will help IBH offer convenient and seamless experience to its customers as well as help expand its reach into Tier III and IV towns of the country.

Rewarding Shareholders

The Company's earnings have stabilised through the quarters of FY 2020-21. Accordingly, the Board of Directors of your Company paid a dividend of ₹ 9 per share in the financial year 2020-21.

Supporting Employees during COVID-19

Your Company has resolved to stand by its employees in these tough times and help them to the best of its abilities. We have tied up with multiple hospitals including Fortis Hospitals and Medanta Hospitals, and are conducting vaccination camps at our offices across the country to vaccinate all our employees and their families. About 70% of the Company's employees have already been vaccinated. We are also regularly monitoring the health of employees who have got affected by COVID-19. For employees that lose their life to COVID-19, the Company will make suitable arrangements such that the financial future of the employee's immediate family is secure.

FY 2021-22: Period of Transition and Growth

FY 2020-21 was a year of 'repair and transition' for the Company. We focused on, and have been successful in building a fortress balance sheet – equity capital raises have boosted our capital levels, our asset quality is stable, we have an optimally matched ALM, we have built a strong provision buffer and our credit ratings have stabilised.

In FY 2020-21, the Company also laid the foundation of its new retail focused asset-light business model. FY 2021-22 will be a year of 'transition and growth' for the Company as we will look to leverage our fortress balance sheet to scale up retail disbursals profitably under the new model. For this, we will rely on our strong and experienced senior and mid-management team and our tech-enabled, low-cost distribution. With an established 'originate and securitise' model as well as strong partners for co-lending, we will be a "retail focused tech-enabled low-cost mortgage origination and servicing platform"

We will measure our success by our disbursal growth, value our franchise by its scalability – demonstrated by number of customers we are incrementally acquiring and servicing, and build our sustainability by remaining a customer service focused low-cost platform. This will help the Company compound its NII, PAT, RoA and RoE in the long-term. To be able to do this, we will do what we do: invest every day in leadership, people, technology and data-led innovation.

We will continue to move forward on letting go of wholesale assets and scaling-up our retail disbursals. Our strength is origination and servicing of loans, our partner's strength is access to low-cost granular deposits and CASA, so collaboration is the right way forward: our partners warehouse what's acceptable to them and enable mutual earning compounding.

Environment and Social Responsibility

Prior to 2020, be it in professional or personal life, there were many things that we very matter-of-factly took for granted. Within a couple of weeks in 2020, the COVID-19 pandemic upended our way of life. We could not move about freely, could not meet near and dear ones, could not pursue our vocation unhindered, it cut off access to education for our children, and left us in fear for our very lives. I particularly despair for the less-privileged sections of society who have seen their livelihoods vanish overnight, and have been forced to venture out and fend for themselves.

For all the progress that mankind has made, neither could we foresee, nor did we have the time to prepare for this pandemic that has wreaked such absolute havoc.

While the COVID-19 pandemic is something that we did not see coming, there is another disaster that has been brewing for a while now and one that scientists have been warning us about for several years. The effects of human-induced climate change and environmental damage are predicted to be far more prolonged and disastrous, and there would be no vaccine-like quick solutions to solve it in a couple of years. Individuals and businesses should treat the COVID-19 pandemic as a wake-up call and come together to fight the vastly greater threat and challenge that climate change and environmental damage poses.

As a housing financier, we are also in a unique position to help with one of humanity's basic needs – shelter. Affordable housing finance is not just a key business segment for us but is also a means by which we can make efficient funding available for purchase of affordable housing units to many first-time homebuyers. With our push into new upcountry locations, I am happy that we can help more families buy their first house. We will be able to do so with minimal carbon footprint through our technology-enabled, low-cost branches.

From this year onwards, environmental and social consciousness will be key considerations in every aspect of Indiabulls Housing's operations. Like we report our performance in terms of profits and other financial parameters, our annual report from FY 2021-22 onwards will also contain objective, measurable figures on environmental and social parameters. And just like our financial performance is evaluated and peer-benchmarked by independent external agencies such as auditors and rating agencies, we will submit our efforts in this direction to be evaluated by recognised ESG rating agencies.

The Company will also focus on making its workforce more diverse across gender, age, social and economic segments. We are taking objective targets for FY 2026-27 and FY 2031-32 to balance out the gender ratio amongst our employees. The Company believes in recruiting young graduates and training them towards higher positions of responsibility within the organisation, campus recruitment drives and greater engagement with colleges across the country would be another area of focus this year.

Many aspects of the Company's operations, such as our paper-less eHome Loans appraisal process, electricity and water saving initiatives, are guided by a desire to reduce environmental impact. Our social initiatives comprise the work we do working closely with our employees to become their preferred employer, creating superior experiences for our customers and towards developing stronger communities, in a sustainable manner. We are also committed towards achieving the highest standards of Corporate Governance by staying true to our core values of Customer First, Transparency, Integrity and Professionalism. We are continually working towards implementing robust, resilient and best-in-class corporate practices in every facet of our operations, and in all spheres of our activities, to generate higher returns and maximizing shareholder value.

From this year onwards, ESG metrics will be a key part of evaluation of all the Company's processes, and performance measurement of teams and individuals.

Looking back, I am proud of the effectiveness with which the Company and its people have navigated the crisis, and would like to commend the commitment that all my colleagues have shown in supporting the Company as well as each other throughout this challenging period. I would also like to extend my sincere thanks and appreciation to our customers, lenders, investors, regulators and other stakeholders, for supporting us in our long-term growth journey.

Gagan Banga

Vice Chairman, MD & CEO

Sustainable and Responsible Growth

Businesses are as much about responsibility as they are about scale and size. The COVID-19 pandemic has compelled businesses and business leaders across the world to pause in their unbridled pursuit of growth and reflect on the importance and impact of their activities on the communities they operate in and conduct of businesses in an environmentally and socially responsible manner.

As responsible corporate citizens, environmental and social considerations have always been key factors in the operations of Indiabulls Housing Finance. The Company's belief, which has been borne out by experience, is that improvement on ESG parameters results in cost savings and improved operating efficiencies; helps the Company enhance the quality of service being offered to customers; and builds stakeholder confidence leading to appreciation in the Company's value. Thus, the Company views progress and achievements on the ESG front as key to driving business efficiencies, customer delight and stakeholder value creation, rather than solely as a badge of recognition.

While many of the steps that are embedded in everyday operations of the Company are in keeping with ESG best practices, this year [FY22], the Company has engaged with leading ESG rating/grading institutions to further formalise, benchmark and measure its ESG approach. Doing so will offer the Company a template to drive ESG best practices within the organisation, and further realise the efficiencies mentioned earlier, while also offering its stakeholders a transparent and independently ratified view into operations of the Company from an ESG perspective. In this section the Company is also laying out where it stands on key ESG aspects, and importantly, its objective targets for FY27 and FY32.

Target ESG Ratings and Assessments for FY22

ESG Rating: International ESG rating from S&P

Cyber Security Maturity Assignment [CSMA]: Cyber-security gap analysis and risk management

Complete Materiality Analysis: 360° risk analysis

Embed an ESR [Environmental and Social Risk] framework: operating policies for responsible business conduct. e.g. credit policies promoting responsible lending

- Focus on Technology
- Resource Optimisation
- Responsible Lending

- Employees
- Customers
- Community

- Highly Experienced and Diversified Board
- Transparent and Ethical Reporting
- Risk Management
- IT Security and Customer Privacy
- Business Responsibility

Environment

The Company is committed to reducing the environmental impact of its operations and continues to make changes to its processes to optimise resource usage and reduce wastage. Optimal technology deployment, reduction in paper consumption, reduction in water consumption, and cutting down on travel and fuel consumption in general, are key considerations that business managers across teams and locations bear in mind in the conduct of the Company's operations, processes and day-to-day activities.

The Company's Environmental Management System (EMS) which is ISO 14001:2015 certified, focuses on assessing the environmental cost of the Company's services and activities, and seeks to reduce or eliminate the negative impact and increase the positive effects. ISO 14001 is an iterative framework that helps ensure adherence to environmental performance standards and continuously improve upon it. The framework helps the Company document its processes from an environmental perspective and more importantly, gives it a means to measure and minimize the environmental impact of its operations. The Company is also collaborating with partners that provide solutions for conservation of energy and resources.

Focus on Technology

Amongst its peers, the Company has taken the lead in introducing an end-to-end online home loan application and fulfilment platform "eHome Loans", for both its customers and its customer-facing employees. eHome Loans has helped slash paper consumption and has done away with the need for physical transportation and storage of document files. As the platform has gained traction, in the last three years, our printing and stationery cost per eHome Loan file has reduced by ~60%. The company continues to focus on improving process efficiencies to further reduce this expense and is also investing in training of its employees to encourage a larger proportion of customers to use the application. The Company strives to increase the digital home loans application share from the current 30% to 55% by FY27 and to 75% by FY32.

The application not only provides an end-to-end solution for new customers looking to avail a loan, it is also a service platform for existing customers. ~80% (by volume) of the information or documents sought by customers regarding their loan, is now available through the platform – these service requests used to earlier come on telephone calls or customers used to visit the branch in person. Similarly, ~60% (by volume) of the services required by the customer post disbursement can be requested through the application. These include services where earlier physical documents like SoA (Statement of Accounts) or Interest Certificate were printed and mailed to the customer. In order to promote the use of the application, the Company has invested in educating customers on these services and aims to increase the number of service requests through digital mediums from the present 20% to 50% by FY27 and to 80% by FY32.

Resource Optimisation

The Company continuously works at improving its processes and ways of operating to reduce the impact on the environment by optimizing the usage of resources and reducing waste generation.

- **Efficiency in modes of communication**

  The Company has cut down its paper-based communication with its stakeholders [customers, regulators, investors, lenders, employees etc.] by up to 60% in the last 5 years by effective use of emails, soft copies of documents and other digital modes. The Company's employee portal 'inet', which is accessible to all employees, is leveraged to ensure all relevant communication reaches employees through a single channel. Employees are also trained on email etiquettes such as use of compression tools to reduce email size, regular cleaning and maintenance of mailing lists, marking emails only to essential people etc.

  Steps have also been taken to use paperless means of communication with its shareholders, vendors and customers. For instance, soft copies of the annual report 2019-20 along with the notice convening the 15th Annual General Meeting with its Corrigendum, the Extra-ordinary General Meeting Notice, and dividend unpaid reminder letters were sent electronically to 8,26,585 shareholders so as to minimize the usage of paper.

  The Company's initiative on digitization has led to the creation of a Customer Portal where customers can access details related to their loan on their laptops or mobile devices. E-receipts against customer payments have ensured that we issue receipts either in the form of SMS or e-mail thus saving on paper. Over 99% of the Company's customers now repay their loans through electronic modes of payment, phasing out physical cheques.

- **Energy Efficiency**

  The Company has undertaken initiatives and energy efficient measures at its office premises such as use of LED light fittings. In 60% of the offices, CFL and older types of light

fittings have been replaced by LED lights. LED light fittings will cover over 80% of our offices by the end of FY22, and 100% of our offices will have only LED lighting by FY23.

In many upcountry locations of the Company, where power supply is unreliable and is not round-the-clock, diesel power generators are used. The Company is exploring other environmentally friendly back-up power generation solutions such as solar and storage batteries, and also implementing means of reducing power consumption when the supply is from diesel powered generators. The Company's target is to reduce diesel consumption for power generation by 40% by FY27 and by 75% by FY32. If efficient sources of power storage, such as battery banks, are available in the next few years at reasonable cost, the Company will completely phase out usage of diesel generators.

The Company is collaborating with partners that provide solutions for conservation of energy and resources. The Company's Corporate Office in Mumbai is LEED Gold Certified. The Company incrementally aims that 10% of its offices by FY27 will either be in a green buildings' premise or will be fully powered by renewable energy sources.

- **Travel and Commute**

In a bid to reduce the Company's carbon footprint, over the last 5 years, video conference systems have been set up at key office locations to cut down on intra-city travel. In light of the current pandemic, necessary infrastructure has been made available to enable employees to Work from Home (WFH). The rank and file of the Company have adapted to the WFH set up without loss of productivity. Local commute has considerably reduced as has commute-related fatigue – it was not uncommon for employees based in the metros to spend up to 3 hours a day in office commute. Employees also have had more time to spend with their families. Having worked on this model for over a year, and the potential it has to improve the overall well-being of employees, the Company has decided that 20% of its employees will work from home at any given point in time. This will be assessed every year and the Company is hopeful that gradually a larger proportion of the employees move into a work-from-home mode.

- **Reduce, reuse and recycle to minimize waste, including e-waste**

Besides the initiatives around reduction in paper use, the company believes in creating a cultural environment of consciousness.

The Company has adopted a "No Single use Plastic" policy and, as an example, has replaced plastic bottles with central water systems in pantries and glass bottles/ jars.

Everyday-use office stationery is now made of recycled paper. Employees have also been trained on waste segregation and all offices now segregate waste, recycle the recyclable waste, and target reducing non-recyclable waste.

The metro cities have tied up with recycling companies to recycle all recyclable waste in that region. Also, for e-waste generated by the Company, tie-ups with a handful of green certified recycling vendors have been done to centrally manage and recycle the pan-India e-waste. The company aims to recycle over 90% of all waste in tier-1 cities by end of FY25.

An initiative started by the Company has been to make dedicated spaces in branches in the metro cities where employees are encouraged to donate good quality clothes and books belonging to them that they no longer need. These are further passed on to an NGO that distributes it free of cost to people in need. This gives an opportunity to employees to upcycle products they no longer need and also contribute to a larger social cause.

Responsible Lending

The Company is India's third largest Housing Finance Company extending loans to individuals and families for purchase of homes; business loans to micro, small and medium enterprises; and loans to developers for construction of houses. As a lender of size and reach across the country, through its selection of customers and customer segments, and terms of the loans, it can influence beneficial environmental and social impact of the loans it extends.

While there are credit policies in place to exclude certain sectors on the basis of their risk profile or exclude loans to businesses that do not have strong governance practices, the Company has also updated its policies to exclude businesses that have a negative environmental and social impact. For example, companies in the supply chain of fossil fuels or those that generate significant amounts of waste/ pollution are not extended loans. Similarly, Companies that harm animals or belong to sectors that have poor human rights track record are also not given loans.

Sectors/ developers that have a positive environmental and social impact are incentivised. For example, real estate developers that promote the use of innovative technologies such as green certified buildings and other energy efficient measures for construction of their projects will be given lending rate discounts.

Environment

Vision – Adopt a greener business model for a sustainable future and aim to be carbon neutral by FY32

Leverage on technology

- Share of e-home loan applications - 55% by FY27 and 75% by FY32
- Fulfilling service requests of customers through digital mediums- 50% by FY27 and 80% by FY32
- Digital initiatives for customer/ stakeholder interaction through efficient modes of communication

Reduce environmental footprint

- Reduction in scope 1 and 2* GHG emissions - 25% by FY27, 30% by FY32
- Reduction in scope 3^ GHG emissions - 25% by FY27, 35% by FY32
- Recycle over 90% of all waste in tier-1 cities by end of FY27
- LED lighting in 100% of offices by FY23
- Renewable powered offices to be 10% of all offices by FY27
- Plant 1 lakh trees by FY27 and 2.5 lakh trees by FY32
- "No Single use Plastic" policy has been adopted since FY18

Responsible lending

- Lending rate discount for customers who have a positive environment and social impact
- Exclude lending to customers who do not meet ESR framework criteria of the company

*Our Scope 1 and 2 emissions include emissions from fuel consumption in own vehicles, emissions due to fuel use in DG sets and purchased electricity.

^Our Scope 3 emissions include business travel, employee commute, paper, waste.

The above targets have been taken considering FY19 as the base year

Social

Our social initiatives comprises of the steps we take towards becoming a preferred employer for our employees, creating superior experiences for our customers and towards developing stronger sustainable communities.

Employees

Employees are the Company's most valuable assets and helping them realise their full potential is a mutually beneficial endeavour. The Human Resource function looks after employee recruitment, training, performance management and overall well-being. We believe in employee empowerment and our efforts are focused on creating a happy and healthy work environment. Our people have been and will continue to be our core strength.

- **Supporting the Employees during COVID-19**

In light of the on-going COVID-19 pandemic, the Company prioritised the well-being and safety of its employees and took necessary precautions at its offices, which included sanitisation of office premises, installation of thermal scanners, daily communication updates, restricted movement in common areas, closure of recreational facilities, and avoidance of large gatherings. The office infrastructure and set-up has been adjusted to meet social distancing norms, and detailed guidelines are sent to customers who intend to visit the branches. With most services being available online, efforts are being made to educate customers so as to minimise visits of customers to the branches unless it is absolutely essential.

To ensure employee safety whilst ensuring business continuity, the Company adhered to all the government directives and issued travel and health advisories to its employees and advised employees to work from home during the lockdown. The Company enabled its workforce to efficiently work from remote locations by redesigning processes with the help of technology and training. The Company's virtual interactive programs and other outreach programs have enabled employees to stay connected and are helping employees cope with the pandemic while working from home. Webinars are conducted with health care specialists to create awareness around family health and nutrition, practicing resilience and how to have empathetic conversations with their teams.

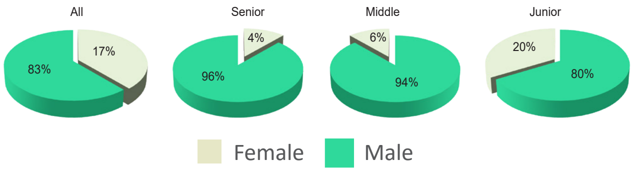
A QRT (Quick Response Team) at the Company level is available to provide any support required at the Company's branches or to its employee during the pandemic. QRTs ensure that all business units have business continuity and incident management plans in place.

The Company stands by its employees in these tough times and helps them to the best of its abilities. The Company has tied up with multiple hospitals including Fortis Hospitals and Medanta Hospitals, and is conducting vaccination camps at its offices across the country to vaccinate all its employees and their families. About 70% of the Company's employees have already been vaccinated. The Company is also regularly monitoring the health of employees who have got affected by COVID-19. For employees that lose their life to COVID-19, the Company will make suitable arrangements such that the financial future of the employee's immediate family is secure.

- **Employment at IBH**

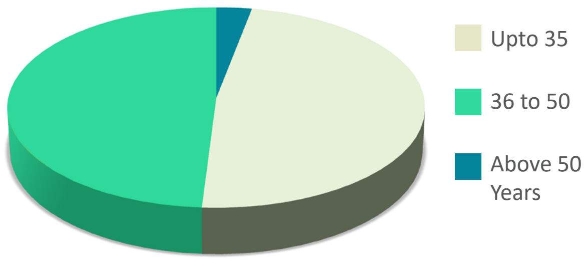
The Company employed 3,480 employees as at 31st March, 2021. The Company has always advocated a business environment that favours equal employment opportunities for all without any discrimination with respect to caste, creed, gender, race, religion, disability or sexual orientation. The Company provides a workplace environment that is safe, hygienic, humane and which upholds the dignity of its employees. The Company does not use child labour directly or indirectly in any of its offices.

As at March 31, 2021, the male: female ratio was 83:17 for the Company's managerial staff. It is the Company's target to get this to a 70:30 male: female ratio by FY27 and to 60:40 (or better in favour of female employees) by FY32.



*Computed by removing Sales and Collections FOS (Feet-on-Street staff)

The Company has always focused on giving opportunity to young talent. The average age of the employees at the Company is 35 years. As at March 31, 2021, 48% of the employees were under 35 years of age. The Company's target is to maintain this average age through FY27 and FY32.



The Company has a "Career Management Program" to develop in-house talent. Existing employees are always preferred to fill new job openings. In the last three years, on an average ~30% employees were given managerial roles internally and the Company would like to focus on maintaining this number at a minimum of 40% going forward.

Performance management system in line with our Reward and Recognition policy helps us in driving a high performance culture. The average vintage of the senior management team is 11.4 years, middle management is 9.6 years and junior team is 5.4 years.

- **Training and Development of Employees**

The Company believes in the holistic development of its employees. The Company fosters a learning culture that supports development of its employees and provides a

platform for meaningful and purposeful careers.

Job specific knowledge gaps, skills and competencies are identified during the performance appraisal process. Through constant learning and development interventions, the Company ensures that its employees are adequately trained in functional and behavioural skills to sustain high standards of service. The Company nominates its employees for self-development and leadership programs for further enhancing their competencies and skill-sets.

Digitization programs undertaken by the Company has enabled creation of an environment that fosters learning and growth even remotely. This readiness proved to be very useful during the pandemic as training and development programs continued. Online training of over 36,500 man hours was conducted throughout the year spanning across 695 online sessions. To train the newly joining millennial young talent, the Company has partnered with reputed vendors to create "gamified" e–learning modules.

As a Company, we realize the importance of continuous learning and regular workshops are held covering key processes and procedures like customer service standards, underwriting process, collection, credit disbursals, treasury functions and ESG initiatives of the Company.

Learning and development needs are also identified on the basis of internal audit reports as well as customer and employee feedback. On-the-job training, job rotation or training through various programs – internal, external are offered to employees to upgrade their competencies.

The "Good to Go Buddy" and mentoring programs formulated by the Company ensures that all new employees integrate into its working culture and value systems. Each new employee is mapped to a buddy and a mentor to help them understand and blend with its existing employees in a seamless manner.

- **Long term and Short term performance linked reward and recognition program**

The Company has always believed in rewarding and recognizing consistent performers. These rewards and recognition could be financial or non-financial in nature. Performance is measured on key KPIs which include business metrics as well as initiatives taken towards customer delight or ESG in line with the goals of the Company.

- **Special Reward Programs and ESOP distribution/ Share appreciation rights** is linked to long term performance measures which are aligned to the Company's goals.
- **Vintage Awards** are given in recognition of the service employees have provided to the Company for either 10 years or 15 years.
- **"Wow" cards** to those that go the extra mile beyond the regular call of duty. It is to celebrate 'Excellence' and commend individuals for their effort. It is a simple 'pat on the back' gesture to let one know that they have done well.

- **Employee Engagement and Feedback**

The Company firmly believes that highly engaged employees are more productive. The Company encourages its employees to regularly participate in sports, outings, get-togethers, milestone celebrations, festivities, and team building programs. The Company has a separate budgetary allocation for this purpose.

During the pandemic, a lot of these engagements had to be curtailed, yet the Human Resources function devised ways to keep employees engaged through video engagements to keep their spirits high. Employees were time and again encouraged and given ideas of ways to keep themselves motivated during the lockdown.

Employees have been sensitized on environmental impact of various aspects of the Company's businesses and also of human activities in general, and are provided with motivational "do's and don'ts" that they and their family can implement in day to day lives. Employees are encouraged to share any inspirational initiatives they took at the branch or at home to inspire others as well. They have also been kept informed about various steps the Company takes towards social causes and are encouraged to contribute to CSR initiatives monetarily by voluntarily contributing funds from their salaries. During the pandemic, a "10,000 Steps a Day" drive was initiated by the Company. An equivalent amount for every step that was taken by the employee and their immediate family on a designated day was contributed to an NGO working for pandemic relief. Both these initiatives help employees align themselves with the vision of the Company towards "value creation beyond business".

The Company believes in smooth and effective communication to ensure better flow of information and understanding amongst its employees which enables better communication, teamwork and transparency within the organization. Any employee, irrespective of hierarchy, has access to the members of senior management for sharing ideas, suggestions or even personal grievances.

The Company has strengthened its vigilance mechanism by adopting a Whistle Blower Policy. The said policy which has been uploaded on the Company's website, and also communicated to all its employees, aims to promote good governance, instil faith and empower all stakeholders to fearlessly voice their concerns.

- **Creating a diverse and inclusive work Environment**

For IBH, safety of its employees is of paramount importance and as a good corporate citizen, it is committed to ensuring safety of all its employees at the work place.

The Company has zero tolerance for discrimination or harassment in any form, on the basis of race, colour, religion, sex, age, disability, marital status and sexual orientation. All new employees are given training on code of conduct, which includes our approach to inclusion and non-discrimination as part of the orientation program.

The Company has formulated and adopted a Gender Sensitization program and has constituted an Ethics Cell and Complaint Committee. The Company has zero tolerance towards sexual harassment at the workplace and has adopted a policy on prevention, prohibition and redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder.

Also, to ensure confidentiality, a dedicated e-mail address has been created for employees to report complaints pertaining to sexual harassment at the workplace. The complaints reported on the designated e-mail are accessible only by the Anti-Sexual Harassment (ASH) committee. Mechanisms have been established to ensure that complaints received by the Ethical Cell are dealt with promptly, sensitively, confidentially and in the most judicious and unbiased manner. During the period under review, no complaints were received. The Company ensures that a gender inclusive environment is provided. To create an inclusive work culture for women, the awareness for the same is spread through special workshops and seminars.

As a Company, we give utmost importance to our women employees' safety and have tied-up for a corporate paid cab service to offer safe commute to all women employees who leave office after 8:00 p.m.

Wherever required, women employees have been provided with laptops to enable them to work from home. Various activities and initiatives are undertaken round the year: distribution of health check-up vouchers, self-defence training sessions for women employees, seminars on mental and physical well-being etc.

- **Welfare programs and Work-Life Balance**

  The Company's policies are structured around promoting work-life balance which ensures improved employee productivity at work. We give our employees the option of flexible working hours through our Flexi-time policy to enable them strike a better work-life balance. This culture permits our employees to pursue their aspirations, passion and shape their professional and personal growth.

  A mediclaim facility borne by the Company is provided to employees who have to go through any medical exigencies or hospitalization.

  Also, all our female employees are entitled to paid maternity leave for up to 26 weeks, including both pre-delivery and post-delivery leaves. Commissioning mothers and adopting mothers are entitled to a maternity leave of up to 12 weeks. We provide our employees with 32 annual leaves and also have a mandatory leave policy mandating employees to avail of continuous 10 days of leave in a year, which gives

Customers

- **Inclusive Credit Approach**

- **Affordable Housing**

  The Company is aligned with the Government's vision for financial inclusion. It has been the Company's endeavour to increase home ownership in India and is particularly focused on the mid-income and low-income Affordable Housing Segment.

  The Company has served over 1 million customers and understands that the purchase of a house is the single largest investment that a person makes in his or her lifetime. Therefore, its key focus has been to provide a seamless experience to its customers in the Affordable-Housing segment in urban and semi-urban markets.

  The Company has adopted a "Phygital" model which entails a mix of 'physical' and 'digital' means of loan fulfilment and ongoing loan account management. The Company offers fully digital, online loan fulfilment for specific target customer segments which are well versed with technology, while at the same time continuing to serve other customers through its branch model. The "Phygital" strategy also helps drive expansion into geographies with low competitive intensity, contributing to better margins at low cost-to-income without dilution in credit standards. The Company's efforts are directed towards reduction of its environmental footprint by promoting the fully digital eHome Loans platform for its new and existing customers.

- **Loans to Micro, Small and Medium Enterprises**

  The Company also extends loans to small business owners and micro, small and medium enterprises [MSMEs]. These loans help small business owners unlock the value of their property by availing loan against their property; these funds are then used by the customers for productive deployment in their businesses.

- **Loans to Priority Sector**

  Extending home loans to the priority sector [as defined by the banking regulator the Reserve Bank of India] is a key area of focus for the Company. The Reserve Bank of India had revised the housing loan limits under priority sector lending from ₹ 28 lakh to ₹ 35 lakh in metropolitan cities and from ₹ 20 lakh to ₹ 25 lakh in other cities. Priority sector lending within home loans is towards affordable housing, and helps families purchase their first home, thus helping address the country's vast housing gap.

  Lending to small businesses and micro, small & medium enterprises [MSMEs] also constitutes priority sector lending, small businesses and MSMEs are a vital category accounting for 30% of India's GDP. They are employment generating engines and employ about 110 Mn people. Many MSMEs are viewed as belonging to the "informal/ unorganised" sector and find it difficult to access efficient finance – timely finance at reasonable rates. The Company offers a means to these small businesses and MSMEs to unlock the value of their property and avail funding for their businesses at reasonable 'mortgage-backed finance' rates. Quick decision making also helps the Company offer timely financing solutions to these small businesses. The Company thus provides vital funding support to the economically and socially crucial small business and MSME sectors of the country's economy.

- **Customer experience and satisfaction**

  A 'customer first' approach is at the core of our operations. Along with our focus on customer experience, we also strive to ensure transparency in our operations and communication. All customer complaints received across branches/ front channels are managed through a centralised complaints management system for tracking and timely resolution. We continue to take steps to ensure customer satisfaction, and aim to increase it from current 90% to 95% by FY25.

  The Company has a well-defined grievance handling mechanism. It ensures that the redressal is not only prompt but satisfactory to the customer. For this the redressal team is well trained and undergoes continuous coaching to ensure that they are not only clear in their redressal but are also patient and sensitive with customers who may not be tech-savvy and require extra support.

Community

The Company is committed to the vision of inclusive growth. As a responsible corporate citizen, the Company strives to positively impact communities, and leverages its reach and resources to empower the underprivileged. During the year, we furthered the reach and impact of our Corporate Social Responsibility [CSR] initiatives through our social development arm – Indiabulls Foundation [IBF].

IBF undertakes a wide gamut of activities in the areas of Health and Sanitation, Women's Empowerment, Education and Sustainable Livelihoods, Rural Development and Disaster Relief. The Foundation connects philanthropic opportunities with demonstrated needs, and mobilises resources to create programmes that have tangible outcomes and enable the marginalised sections of society to improve their lives.

- **Disaster Management: COVID-19 Relief Efforts**

  During the financial year 2020-21 the Company, through IBF, donated ₹ 21 Crores to the Prime Minister's Citizen Assistance and Relief in Emergency Situations Fund [PM CARES Fund]. The PM CARES Fund is chaired by the Prime Minister and has been set up to provide relief and set up infrastructure to deal with emergency or distress situations facing the country - like the one presently posed by the COVID-19 pandemic.

  During the first wave of the on-going COVID-19 pandemic in India, lakhs of labourers and their families were trying to get back to their villages. Due to the absence of public transportation, they faced great difficulties in travelling. Most of them spent weeks on the road with women and children walking miles each day, with little access to food. IBF partnered with a local NGO - Goonj and distributed 33,580 'Paushtik Aahar' – Nutrition Packets to the needy and underprivileged.

  The Foundation also directed its support towards frontline workers in association with Navi Mumbai Police Commissionerate. IBF took up the responsibility of providing state-of-the-art medical services to on-duty police personnel completely free of cost. During the first lockdown, nearly 2,500 police personnel were screened for COVID-19 virus. IBF also visited 102 police stations in Mumbai, Navi Mumbai and Thane with its Jan Swasthya Kalyan Vahika – Mobile Medical Vans and diagnosed and helped 83,153 police beneficiaries with their primary healthcare needs. The Foundation is also running a COVID Care Helpline Service with 5 empanelled medical officers through whom it guides people during this challenging situation and provides them the needed counselling and support.

- **Work towards Health and Sanitation**

  Our community centric project, 'Jan Swasthya Kalyan Vahika' [mobile medical vans] provided free primary health care services to 348,144 under-privileged patients through 43 medically - equipped vans. Since the inception of the programme, the fleet has cumulatively catered to 4,318,527 patients in Mumbai, Thane, Raigad and Palghar districts of Maharashtra. The foundation also operates 15 state-of-the-art, free of cost medical clinics across the country, which cater to the primary and preventive healthcare needs of the marginalised sections of the society. During the year, the clinics treated 59,079 patients taking the cumulative patient count to 919,006 since inception.

  For the upliftment of the weaker and underprivileged people of the villages and tribal belts of Maharashtra, IBF organises free health check-up camp every month in collaboration with community-based organisations like schools and ashrams. With the expertise of professional MBBS registered doctors and MSPC registered pharmacist, the camp provides primary health diagnosis & treatment, free medicines and health awareness activities to the weaker sections of the society. Since inception, IBF has helped over 134,000 beneficiaries through these rural health check-up camps.

  IBF is also focused on combating malnutrition, specifically among children, pregnant and lactating women. During the year, 'Paushtik Aahar', a nutrition supplement, was successfully distributed to 199,850 individuals. One of our flagship initiatives, 'Kumud' addresses the health and sanitation requirements of women and adolescent girls from rural areas by providing them with a year's stock of sanitary products. Since inception, 195,220 women have benefitted from the programme.

- **Addressing water shortage using sustainable methods**

  Shortage of portable water is a perennial problem for many of our rural citizens. IBF came up with the innovative idea of water wheel barrows which provides 45 litres of water at one go. Water wheel is a water carrier helping women in rural areas to ease the burden of fetching water from great distances. This initiative ensures easy water transportation, minimizing health risks for women and also encourages the men of the family in fetching water. Since inception, the initiative has benefitted more than 82,000 people by the distribution of 15,000 water wheels to the underprivileged tribes of Raigad, Palghar and Thane districts of Maharashtra.

- **Scholarship for Education**

  The 'Indiabulls Foundation Scholarship Program' encourages children from economically challenged backgrounds to pursue higher education. 95 students were awarded scholarships in this financial year taking the total tally to 1,474 students since inception.

- **Electricity to rural schools using renewable source**

  IBF has installed Solar Energy Plants in 25 different tribal ashram schools in Maharashtra. The schools were facing issues like blackouts, load shedding and heavy electricity crunch before the start of the project, hampering the living conditions and academics of the students. These plants will ensure 24 hours seamless electricity to these schools for approximately 25 years absolutely free of cost. These solar plants in various tribal ashram schools have benefitted more than 32,000 students.

Social

Vision: Serve the community, employees and customers in a sustainable manner

Employee welfare and experience

- Work towards best-in-class employee experience and be recognized as the preferred employer#
- Gender diversity – Of the Company's managerial staff^, 30% to be women by FY27 and 40% to be women by FY32
- Employee First - 40% managerial job openings to be offered first to existing employees
- Flexible/ remote work option to deliver 25% of work by FY27 and 35% by FY32
- Continued focus on training and increase hours of training from 22 hours per person in FY19 to 40 hours per person by FY25 and 60 hours per person by FY32

Financial inclusion and customer first approach

- Financial inclusion – Focus on affordable housing and business loans to micro, small and medium enterprises. 75% retail lending to be towards affordable housing and priority sector loans.
- "Phygital" Strategy – Add 50 and 100 branches in Tier 3 and 4 cities by FY22 and FY25 respectively.
- 95% of the complaints received to be resolved within the regulatory prescribed TAT
- Drive customer satisfaction* to 95% by FY25

Community Service (CSR)

- Enhance the value of CSR support and continue to make investments across programmes that we believe in like women empowerment, education, bridging the gap of basic human rights needs etc.

#IBH has been certified as "Great Place to Work" in FY19

^Computed by removing Sales and Collections FOS (Feet-on-Street staff)

*Surveys conducted covering all customers who are on-boarded covering satisfaction around various parameters around application process and service

Governance

IBH is committed towards achieving the highest standards of Corporate Governance by staying true to its core values of Customer First, Transparency, Integrity and Professionalism. The Company continually works towards implementing robust, resilient and best-in-class corporate practices in every facet of its operations and in all spheres of its activities.

Highly experienced and Diversified Board

Board of Directors of the Company in August 2020 appointed ex-RBI Deputy Governor, Mr. S.S. Mundra, as Non-Executive Chairman of the Company. IBH is now one of only two lenders in India to have an ex-Deputy Governor of the RBI as Chairman of the Company. This is in line with the Company's intention to align itself with internationally accepted best governance practice of having an Independent Director as the Chairperson of the Board.

The Company also inducted Mr. A.Siddharth, who served as a partner at one of the big-4 audit firms Deloitte, Haskins & Sells for 33 years, as an Independent Director. Mr. Siddharth now also heads the audit committee.

Mr. Dinabandhu Mohapatra, ex-MD & CEO of Bank of India, with over 35 years of banking experience has also been inducted into the Board.

The Company now has a diverse and experienced board comprising of an ex-RBI Deputy Governor who chairs the Board; an ex-partner of 33 years with Deloitte, Haskins & Sells, as the Chairman of the audit committee; an ex-MD & CEO of a large PSU Bank; a retired Justice of the Supreme Court of India; an ex-Director General of Police and other independent directors with rich experience in banking and SME lending. Seven of the twelve directors on the Company's Board are independent directors, and bring with them extensive diversity and depth of experience in overseeing the Company's growth, progress and conduct of business in the interest of all stakeholders.

Transparent and Ethical Reporting

For well over a decade, the Company [at a consolidated level] has had one of the big 4 audit firms as its statutory auditor. Our current statutory auditor is S.R. Batliboi & Co. LLP [Indian Member Firm of Ernst & Young], prior to which, Deloitte Haskins & Sells LLP was our statutory auditor. Grant Thornton is the Company's internal auditor. Reputed audit firms serve to ensure transparency, accountability and proper risk assessment and mitigation planning in the best interest of all stakeholders.

The Company also engages in a credible and transparent manner with all its stakeholders' viz. shareholders, investors, regulators, research analysts, rating agencies, employees, customers and channel partners, and clearly communicates its long-term business strategy. All its actions are governed by its values and principles, which are reinforced at all levels of the Company.

Risk Management

The Company has a well-defined risk governance structure which includes periodic reviews and close monitoring to enable building a sustainable business that takes care of the interests of all stakeholders. The risk management policy lays down guidelines for all key operational areas. Comprehensive annual risk review exercises help in continually updating the risk management policy. The policy also defines role of the Company's Risk Management Committee which oversees all aspects of the business, especially credit underwriting.

Knowledgeable and trained credit officers are a lending company's first line of defence against business risks. The Company has a well-charted growth path for credit resources. New recruits are

groomed by senior managers and grow within the system handling incrementally nuanced cases. Through this, their credit authorities get enhanced. Performance of the underwritten portfolio is closely monitored and constructive training is continuously imparted.

The Company has adequate system of internal controls for business processes, with regard to operations, financial reporting, fraud control, compliance with applicable laws and regulations, etc. Regular internal audits and checks ensure that responsibilities are executed effectively. The Audit Committee of the Board of Directors actively reviews the adequacy and effectiveness of internal control systems and from time to time suggests improvements for strengthening the existing control system in view of changing business needs.

IT Security and Customer Privacy

Information is a valuable asset and information pertaining to customers is also a great responsibility. Safeguarding business information and IT Infrastructure from any kind of cyber security threat is a top priority, and this is done through effective monitoring and implementation of risk mitigation measures. Our Information Technology Policy, Information Security Management System Framework and Cyber Security Policy include detailed directions to ensure the protection of business information at all levels.

Backup and restore policy has been implemented to safeguard critical data. We undertake vulnerability assessment and penetration testing regularly through internal resources as well as external experts to test and improve the implemented control measures. The Company's "Privacy Policy" ensures the protection of customers' personal information. The company explicitly discloses the manner in which customer information is collected, stored and used. The policy also ensures that the usage of customer information is in compliance with various statutory and regulatory authorities' requirements.

Our Business Continuity and Disaster Recovery Plan ensured that critical business functions were available to customers even when branches were not operational during the COVID-19 induced complete lockdown phase.

Business Responsibility

IBH Board constituted CSR (Corporate Social Responsibility) committee oversees the ESG initiatives taken by the Company and its effective implementation.

IBH has been a part of the FTSE4Good Index Series, created by the global index and data provider FTSE Russell, since January 2017. The FTSE4Good Index Series is designed to measure the performance of companies demonstrating strong ESG practices. FTSE Russell evaluations are based on performance in areas such as Corporate Governance, Health & Safety, Anti-Corruption and Climate Change. Businesses included in the FTSE4Good Index Series meet a variety of environmental, social and governance criteria.

Governance

Vision – Staying true to our core values: integrity, transparency and accountability

Corporate governance - Strive towards world-class corporate governance

- Empowered, diverse and inclusive Board to protect interest of all stakeholders
- Ensure robust compliance and integrity practices
- Transparent communication by engaging with stakeholders through various channels
- Focus on ESG initiatives and achievements under the guidance of the Board

Data privacy - Ensure the safety of stakeholder data

- Adopt leading data privacy standards across all operations
- Focus on best-in-class information security practices

BOARD'S REPORT

Dear Shareholders,

Your Directors are pleased to present the Sixteenth Annual Report of the Company along with the audited statement of accounts for the financial year ended March 31, 2021.

FY 2020-21 was an unprecedented year in many respects. The COVID-19 pandemic caused wide-spread economic disruption and brought the world to a stand-still, restriction on movement of people and goods led to widespread loss of incomes and livelihoods. Successive waves of the epidemic strained health infrastructure the world over and has to date resulted in 4 Mn deaths – with daily deaths still hovering around 10,000 per day.

With active support from central banks and governments, damage to the world economy has been contained. With vaccination gathering pace in India and the world over, it is hoped that the world can begin healing and people can get back to a level of normalcy.

For Indiabulls Housing, FY 2020-21 was a year of repair and transition. Despite an extremely challenging year due to the disruptions caused by the COVID-19 pandemic, the Company has been successful in strengthening its capital adequacy, liquidity position and building prudent provisioning buffers on its balance sheet. The Company has also been successful in laying firm foundations for its asset-light business model.

FINANCIAL HIGHLIGHTS (STANDALONE)

The financial highlights of the Company, for the financial year ended March 31, 2021, are as under:

Particulars	Yearended March31,2021 (₹ in Crore)	**Yearended March31,2020 (₹ in Crore)**
Profit before Depreciation, amortization and impairment expense	1,482.99	2,644.52
Less: Depreciation, amortization and impairment expense	90.82	97.80
Profit before Tax	1,392.17	2,546.72
Less: Total Tax expense	333.71	386.81
Profit for the Year	1,058.46	2,159.91
Add: brought forward balance	369.14	525.63
Amount available for appropriation	1,427.60	2,685.54
Appropriations:		
Interim Dividend paid on Equity Shares (₹ 9 Per Share (Previous Year ₹ 31 Per Share)	416.11	1,325.31
Corporate Dividend Tax on Interim Dividend paid on Equity Shares	-	269.64
Transferred to Reserve III (Reserve U/s 36(1)(viii), Considered as eligible transfer to Special Reserve U/s29C of the National Housing Bank Act, 1987)	-	220.00
Transferred to Reserve I (Special Reserve U/s 29C of the National Housing Bank Act, 1987)	211.69	211.98
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	825.00	-
Transferred to General Reserve	-	150.00
Transferred to Debenture Redemption Reserve	-	139.47
Balance of Profit Carried Forward	**(25.20)**	**369.14**

KEY FINANCIAL HIGHLIGHTS: FY20-21 (CONSOLIDATED)

Particulars	**FY 20-21**	**FY 19-20**
Total Revenues (₹ Crores)	10,030.1	13,223.2
NII (₹ Crores)	3,090.7	4,711.3
PAT (₹ Crores)	1,201.6	2,199.8
EPS (₹)	27.72	51.70
CRAR% (Standalone)	22.84	22.82

FINANCIAL AND OPERATIONAL HIGHLIGHTS

Business Update

- The Company closed FY 2020-21 with a balance sheet size of ₹ 93,238 Crores and total loan assets of ₹ 80,741 Crores.
- Loan book of the Company stood at ₹ 66,047 Crores at the end of FY 2020-21.
- The Profit after Tax of the Company for FY 2020-21 stood at ₹ 1,202 Crores.
- In a challenging FY 2020-21, the Company further rationalised expenses to cut down its cost-to-income to 12.8% from 16.2% in FY 2019-20.
- The Company now has co-lending agreements with HDFC Ltd, Bank of Baroda and Central Bank of India for sourcing home loans and with RBL Bank and Central Bank of India for sourcing secured MSME loans. These co-lending partnerships will be central to IBH's new retail focused, balance-sheet light growth business model.

Strong Capital Position

- In FY 2020-21, the Company successfully raised USD 515 Million of regulatory equity/ quasi equity capital through a Qualified Institutional Placement, sale of partial investment in OakNorth Holdings Limited and issuance of Foreign Currency Convertible Bonds.
- The Company's Total Capital Adequacy [Standalone IBH] stood at 22.84% with a Tier 1 of 16.27% against regulatory requirement of 14% and 10% respectively.
- The Company's Net Gearing of 3.4x at a consolidated level as on March 31, 2021 is one of the lowest amongst its peers.

Liquidity & ALM Management

- Despite the challenging macroeconomic conditions, the Company raised monies of over ₹ 34,000 Crores by way of issuing debt securities, availing bank lines, portfolio sell down and raising equity capital.
- In line with the Company's liquidity framework, the Company had cash and investments of ₹ 11,219 Crores as on March 31, 2021, which is 17.0% of its loan book. The Company had no reliance on commercial papers. The Company's long-term nature of borrowings and ample liquidity have ensured a well- matched ALM.

Stable Asset Quality

- Moratorium on loan repayments announced as part of COVID-19 relief package sparked fears of deterioration in asset quality of lending companies. However, as restrictions eased, collection efficiency of the company improved towards pre-COVID levels.
- At a consolidated level, the Company has built up total provisions of ₹ 2,458 Crores on balance sheet which is almost 3x times of the regulatory requirement and equivalent to a healthy 3.7% of the loan book.
- At a consolidated level, gross non-performing loans as on March 31, 2021 amounted to ₹ 2,147 Crores, equivalent to 2.66% of total loan assets managed.
- At a consolidated level, net non-performing loans as on March 31, 2021 amounted to ₹ 1,287 Crores, equivalent to 1.59% of total loan assets managed.
- Outstanding retail book is now well-seasoned with average vintage of the book close to 4 years. With LTVs having decreased to under 40% i.e. with an asset cover of in excess of 2.5x times, the portfolio is very well collateralized and has considerable customer equity locked-in, vastly improving the asset quality resilience.

Bank Borrowings

As on March 31, 2021, the Company's outstanding bank loans stood at ₹ 26,644 Crores vis-à-vis ₹ 33,570 Crores as on March 31, 2020.

Debentures and Securities

Debentures and securities form 51% of the Company's borrowings as at the end of the fiscal year. There were no commercial papers outstanding as at the year end. As on March 31, 2021, the Company's consolidated outstanding borrowings, from debentures and securities, stood at ₹ 34,897 Crores vis-à-vis ₹ 37,304 Crores as on March 31, 2020. The Company's secured NCDs have been listed on the Wholesale Debt Market segment of NSE/BSE and have been assigned 'AA' rating from CRISIL, ICRA and CARE; and 'AA+' by Brickwork Ratings.

As on March 31, 2021, the Company's outstanding subordinated debt and perpetual debt stood at ₹ 4,578 Crores and ₹ 100 Crores respectively. The debt is subordinate to present and future senior indebtedness of the Company and has been assigned the AA rating by CRISIL, ICRA, CARE and AA+ by Brickwork Ratings. Based on the balance term to maturity, as on March 31, 2021, ₹ 3,797 Crores of the book value of subordinated and perpetual debt is considered as Tier II, under the guidelines issued by the Reserve Bank of India (RBI) and National Housing Bank (NHB), for the purpose of capital adequacy computation. There are no NCDs which have not been claimed by the investors or not paid by the Company after the date on which the NCD became due for redemption.

Regulatory Guidelines / Amendments

In August 2019, the RBI took over the powers to regulate HFCs from the NHB. However, the NHB continues to carry out the function of supervision of HFCs.

In October 2020, the RBI issued changes in the regulatory framework for HFCs in supersession of the corresponding regulations by the NHB. The new framework introduced certain regulatory changes for HFCs such as the principal business criteria for housing finance, definition of housing finance, requirement of minimum percentage of total assets required towards housing finance and housing finance for individuals, minimum net owned fund requirements, guidelines on liquidity risk management framework and liquidity coverage ratio, amongst others.

In November 2020, the RBI issued guidelines around co-lending by Banks and NBFCs (including HFCs) to priority sector in order to improve the flow of credit to the unserved and underserved sector of the economy and make available funds to the ultimate beneficiary at an affordable cost, considering the lower cost of funds from banks and greater reach of the NBFCs/ HFCs.

On February 17, 2021, the RBI issued Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 (RBI HFC Directions). These directions came into force with immediate effect.

In January 2021, the RBI issued a discussion paper to introduce a revised scale-based regulatory framework for NBFCs. The final guidelines for the same have not been released yet.

The Company is in compliance with the applicable provisions and requirements of the RBI/HFC Directions and other directions/ guidelines issued by RBI/NHB as applicable.

Risk Management Framework

With the challenging macroeconomic conditions and uncertainties, there are heightened risks faced by the Company which can be inherent or market-related risks. There has been a continuous focus on identifying, measuring and mitigating risks by the Company. As a housing finance company, the Company is exposed to various risks like credit risk, market risk (interest rate and currency risk), liquidity risk and operational risk (technology, employee, transaction and reputation risk). A key risk in the competitive home loans, and mortgage-backed funding in general, is losing customers that transfer out their loans for small gains in interest rates, this represents significant loss of opportunity to the Company given the long-term nature of mortgage loans. To identify and mitigate all these risks, the Company has an effective Risk Management Control Framework that has been developed encompassing all the above areas.

The Company has a Risk Management Committee (RMC) in place that comprises of its directors and members of its senior management team, who have rich industry experience across domains. The RMC met multiple times during the year and kept an active watch on the emergent risks the Company was exposed to. The Company's Chief Risk Officer (CRO) oversees the process of identification, measurement and mitigation of risks. The CRO reports directly to the Board and meets them multiple times, and at least once in a quarter, to discuss the risks faced by the Company and policies to mitigate them.

The Company's Credit Committee supports the RMC by identifying and mitigating credit risks to the Company by formulating policies on limits on large credit exposures, asset concentrations, standards for loan collateral, loan review mechanism, pricing of loans etc. The credit committee is also responsible to frame approach and policies for customer retention, especially those customers that seek to transfer their loans out during interest rate cycles when the Company's interest rates may be misaligned higher than the best rates available from other lenders.

The Company has a robust mechanism to ensure an ongoing review of systems, policies, processes and procedures to contain and mitigate risks that arise from time to time. The Company also has a system for evaluating Grievance Redressal Mechanism and undertaking complete Root Cause Analysis (RCA) to ensure recurring grievances are avoided in future leading to improved customer service standards. Continuous evaluation of existing controls and requisite improvement/ strengthening based on the assessment is carried out to contain these risks. The Company encourages sound risk management culture within the organization.

On June 11, 2021, the RBI extended the provisions of the risk-based internal audit (RBIA) framework to HFCs, which are required to implement the framework by June 30, 2022. The RBIA framework is an audit methodology that links an organisations overall risk management framework and provides an assurance to the Board of Directors and the senior management on the quality and effectiveness of the organisation's internal controls, risk management and governance-related systems and processes. The Company is in the process of implementing the RBIA framework within the organisation and this will further strengthen its overall risk management framework.

Codes and Standards

The Company adheres to the Fair Practices Code (FPC) recommended by the regulator, the National Housing Bank (NHB) as well as the RBI, to promote good and fair practices by setting minimum standards in dealing with customers. The NHB has also issued comprehensive Know Your Customer (KYC) Guidelines and Anti Money Laundering Standards in the context of recommendations made by the Financial Action Task Force on Anti Money Laundering Standards.

Cross Selling and Distribution of Financial Products and Services

One of the Company's key areas of focus is generating fee-income by cross-selling and upselling various products to its customers. Leveraging on digital analytics and social media integration through its eHome Loans technology platform, the Company continues to stay engaged with its customers helping it better anticipate their needs, thus opening up cross-selling and resultant fee generation opportunities. The Company acts as an agent for multiple insurance companies and cross-sells life insurance and general insurance products to its customers, earning a commission on the premiums paid by the customers. The Company's insurance attachment rate is over 80%. The Company has also been successfully selling 2 – 3 different policies to its customers through its upselling efforts. Fee income represents a very important source of income for the Company and it continues to look at different avenues of generating and increasing its fee income.

Training and Human Resource Management

At IBH, we believe that our employees are our most valuable assets and we endeavour to help them realise their full potential. In 2019, IBH was ranked 20th among India's Best Companies to Work For 2019 by a study conducted by Economic Times & Great Place to Work Institute.

The Company has a dedicated vertical to ensure that employees are trained in functional and behavioural skills to ensure high standards of service to internal and external stakeholders. Training is based on the identified needs, competency or job specific knowledge gaps, skills and attitudes as identified jointly by the employee, department and branch heads and the human resources department. The Company strives to provide steady career growth to all its employees. Up-skilling and continuous training of employees is a key focus area for the human resources team as the Company believes in grooming talent internally to take on larger responsibilities.

Intermittent lockdowns and restrictions on movement during the year required the employees to operate from their home for a major part of the year. This remote working culture required the use of technology to impart training to ensure that all round development of the employees continued unhindered. During the year, the employee training vertical of the human resources department conducted 695 online training sessions for 2,746 employees achieving 36,501 man hours of training. The trainings covered various aspects such as customer relationship management, credit risk analysis, operational efficiency, fraud prevention amongst others.

DIVIDEND

The Board of Directors of the Company, in its meeting held on May 19, 2021 has declared interim dividend of ₹ 9/- per equity share having face value ₹ 2/- each for the FY 2020-21 and total outflow amounting to ₹ 416.11 Crores.

During the year, the unclaimed dividend of ₹ 0.71 crore pertaining to the Financial Year 2012-13 and 2013-14, got transferred to Investor Education and Protection Fund after giving due notice to the members.

Further, the Company has transferred 1,023 equity shares pertaining to the Financial Year 2012-13 and 2013-14 in respect of which dividend has not been received or claimed for seven consecutive years to Demat Account of IEPF Authority, in respect of which, individual notice had also been sent to concerned Shareholders.

Those members who have not so far claimed their dividend for the subsequent financial years are also advised to claim it from the Company or KFin Technologies Private Limited. Further, in compliance with the requirements, in terms of the notifications issued by the Ministry of Corporate Affairs (MCA). The Company has till date transferred 19,028 equity shares in respect of which dividend has not been received or claimed for seven consecutive years from the Financial Year 2008-09 onwards to Demat Account of IEPF Authority, in respect of which, individual notice had also been sent to concerned Shareholders.

Further pursuant to the requirements of SEBI Circular no. SEBI/LAD-NRO/GN/2016-17/008 dated July 8, 2016, the Dividend Distribution Policy of the Company is available on the website of the Company i.e. https://www.indiabullshomeloans.com/uploads/downloads/ihfl-dividend-distribution-policy-0436865001502456462-0046016001552484803.pdf

DIRECTORS AND KEY MANAGERIAL PERSONNEL

Effective From August 12, 2020, Mr. Sameer Gehlaut (DIN: 00060783) has relinquished the office of Executive Chairman of the Company and has been re-designated as its Non-Executive Non-Independent Director. In his place, the Board has unanimously appointed Mr. Subhash Sheoratan Mundra (DIN: 00979731), former Deputy Governor of Reserve Bank of India and an Independent Director on the Board of the Company, as its Non-Executive Chairman.

Mr. Mundra is a seasoned and accomplished banker with a distinguished career spanning over four decades, during which he has held a wide range of responsibilities in commercial banks at senior leadership roles, culminating in his appointment in July 2014 as the Deputy Governor of the Reserve Bank of India [RBI], India's central bank and the banking regulator. At the RBI, Mr. Mundra was responsible for banking supervision, currency management, financial stability, rural credit and customer service. After serving for three years as the Deputy Governor of the RBI, Mr. Mundra retired in July 2017. Mr. Mundra with his expertise and extensive experience in banking, supervision, management and administrative matters will provide able leadership to the Board and the Company as it emerges from the economic disruption caused by COVID-19 pandemic and sets itself back on the growth path.

To ensure continuity of guidance from Mr. Subhash Sheoratan Mundra (DIN: 00979731) (former Deputy Governor of Reserve Bank of India) the existing Independent, Non-Executive Chairman of the Company, the Board has recommended his re-appointment as Independent Director of the Company for another term of five years from August 18, 2021 up to August 17, 2026. Keeping in view, the vast experience and knowledge of Mr. Mundra, the Board is of the view that his re appointment as Independent Director, on the Board, will be in the interest of the Company.

During the current financial year, Mr. Dinabandhu Mohapatra (DIN: 07488705), former MD & CEO, Bank of India and former Executive Director of Canara Bank, has been appointed as Non-Executive Independent Director (Additional Director) of the Company, for a period of three years w.e.f. November 23, 2020. Mr. Mohapatra, is a former MD & CEO of Bank of India and is a seasoned and committed banker, with a distinguished career spanning over three decades, during which he held various high level positions, including Executive Director of Canara Bank and Chief Executive Officer of Hong Kong and Singapore Centres of Bank of India. Mr. Mohapatra has vast knowledge and multi-dimensional banking experience including in Treasury Operations, International Banking, Priority Sector Lending, Corporate Lending, Marketing, Recovery and Human Resources.

Mr. Dinabandhu Mohapatra, presently being Additional Director, holds office up to the date of ensuing Annual General Meeting. The Board recommends his appointment as Non-Executive Independent Director, for a period of three years w.e.f. November 23, 2020, not liable to retire by rotation, at the ensuing Annual General Meeting of the Company.

During the financial year 2020-21, the members of the Company in their Fifteenth Annual General Meeting ("AGM") held through Video Conferencing (VC) / Other Audio-Visual Means (OAVM) on September 7, 2020 had approved the appointment of Mr. Achuthan Siddharth (DIN: 00016278), former Partner, Deloitte Haskins & Sells and a Fellow member of The Institute of Chartered Accountants of India and Associate member of The Institute of Company Secretaries of India, as Non-Executive Independent Director of the Company, for a period of three years from July 3, 2020 upto July 2, 2023.

In accordance with the provisions of Section 152 of the Companies Act, 2013 ("Act") and in terms of the Memorandum and Articles of Association (MOA) of the Company, Mr. Gagan Banga (DIN: 00010894), a Whole Time Director & Key Managerial Personnel, designated as Vice-Chairman, Managing Director & CEO of the Company, liable to retire by rotation at the ensuing Annual General Meeting of the Company and being eligible, has offered himself for reappointment.

The existing tenure of Mr. Sachin Chaudhary (DIN: 02016992) designated as Executive Director of the Company, shall come to an end on October 20, 2021. Mr. Chaudhary is a founding member of home loans and retail mortgage lending businesses of the Company and heads the retail lending business in his executive capacity as the Company's Chief Operating Officer. The Company's retail franchise, which is the cornerstone of Company's business plan, has been nurtured and grown by Mr. Sachin Chaudhary. Keeping in view, his vast experience, knowledge and managerial skills, the Nomination & Remuneration Committee has recommended to the Board, the re-appointment of Mr. Sachin Chaudhary, Whole-Time Directors and Key Managerial Personnel, as such, for a further period of five years w.e.f. October 21, 2021.

All the present Independent Directors of the Company have given declaration that they meet the criteria of Independence laid down under Section 149(6) of the Act and under Regulation 16(a)(b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR). The brief resume of the Directors proposed to be appointed/ reappointed, nature of their expertise in specific functional areas, terms of appointment and names of companies in which they hold directorships and memberships/

chairmanships of Board Committees, are provided in the Notice convening the Sixteenth Annual General Meeting of the Company.

SHARE CAPITAL

The paid up equity share capital of the Company as on March 31, 2021 was ₹ 924,697,804/- comprising of 462,348,902 equity shares of ₹ 2/- each. Subsequently on June 18, 2021, the Company had allotted 78,850 equity shares of face value ₹ 2/- each, upon conversion of FCCB, for a principal value of USD 250,000. As a result the paid-up equity share capital of the Company stands increased to ₹ 924,855,504 comprises of 462,427,752 equity shares of ₹ 2/- each.

ESOP SCHEME

Presently, stock options granted to the employees operate under different the schemes namely; "IBHFL- IBFSL Employees Stock Option Plan 2006", "IBHFL-IBFSL Employees Stock Option Plan II – 2006", "IBHFL-IBFSL Employees Stock Option – 2008" and "Indiabulls Housing Finance Limited Employees Stock Option Scheme-2013" (hereinafter individually and/or collectively referred to as the "Scheme(s)").

Under "Indiabulls Housing Finance Limited Employees Stock Option Scheme-2013", during the year under review, an aggregate of 12,500,000 Stock Options representing an equal number of equity shares of face value of ₹ 2/- each in the Company at an exercise price of ₹ 200/- per option had been granted to certain eligible employees. The exercise price was at a premium of approx. 28% on the latest available closing price of the equity share on the National Stock Exchange of India Limited, prior to the date of the meeting of the erstwhile Compensation Committee [which got subsumed with Nomination and Remuneration Committee, during the current financial year] at which these options were granted. These options were granted out of pool of options lapsed, on account of non-exercise of options, earlier granted to the employees. The options vested under each of the slabs, can be exercised within a period of five years from the relevant vesting date. None of the options granted as aforesaid have vested during the year and consequently, no options have been exercised.

SAR SCHEME

Presently, stock appreciation rights granted to the employees operate under the scheme namely; "Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme-2019" (hereinafter individually and/or collectively referred to as the "Scheme").

In line with the SBEB Regulations, the Company has set up a registered employee's welfare trust titled "Pragati Employee Welfare Trust (formerly Indiabulls Housing Finance Limited-Employees Welfare Trust)" (the "Trust") to efficiently manage the Scheme and to acquire, purchase, hold and deal in fully paid-up equity shares of the Company from the secondary market, for the purpose of administration and implementation of the Scheme, as may be permissible under the SBEB Regulations. Since shares granted under the Scheme, on account of exercise of options, will be out of those purchased by the Trust from the secondary market, there will be no dilution in shareholding.

During the year under review, 17,000,000 shares held by the Trust have been appropriated for the implementation and management of Company's employees benefit scheme viz. the "Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2019", towards grant of Share Appreciations Rights (SARs) to the employees of the Company and its subsidiaries as permitted pursuant to and in compliance with applicable SEBI (Share Based Employee Benefits) Regulations, 2014.

There has been no material variation in the terms of the options granted under any of these schemes and all the schemes are in compliance with the SEBI (Share Based Employee Benefits) Regulations, 2014.

The disclosures required to be made under Securities and Exchange Board of India (Share Based Employee Benefits) Regulation, 2014 and the Companies Act, 2013 read with Rule 12 of the Companies (Share Capital and Debentures) Rules, 2014, in respect of all existing ESOP Schemes of the Company have been placed on the website of the Company https://www.indiabullshomeloans.com/uploads/downloads/ihfl_disclosure_regulation_14_of_sebi_share_based_employee_benefits-fy_21-0628503001625301500.pdf

FUND RAISED DURING THE YEAR

(a) Qualified Institutions Placement Issue

During the year, the Company has allotted 34,774,811 Equity Shares of face value of ₹ 2/- each by way of a Qualified Institutions Placement at a price of ₹ 196.37 per equity share (including a premium of ₹ 194.37 per equity share) aggregating up to ₹ 682.87 Crore to the eligible investors, on September 15, 2020.

(b) Foreign Currency Convertible Bonds Issue

During the year, the Company has issued 4.50% Secured Foreign Currency Convertible Bonds due 2026 ('FCCBs') of USD 150 Million at par, convertible into fully paid-up equity shares of face value of ₹ 2/- each of the Company at an initial conversion price of ₹ 242/- per equity share, on or after April 14, 2021 and up to the close of business hours on February 20, 2026, at the option of the FCCB holders. FCCBs, which are not converted to equity shares during such specified period, will be redeemable on March 4, 2026.

Consequent upon declaration of Interim Dividend of ₹ 9/- per Equity Share, by the Company, for the Financial Year 2020-21, the adjusted new conversion price of these FCCBs, in accordance with the terms of their issue, is ₹ 230.14 per Equity Share.

DIVESTMENT OF STAKE IN OAKNORTH HOLDINGS LTD

During the FY 2020-21, the Company has sold 91% of its stake it held in OakNorth Holdings Ltd. (the wholly owning parent company of OakNorth Bank plc); as at March 31, 2021, the Company holds 1.45% in OakNorth Holding Ltd. The sale proceeds, amounting to ₹ 1,987 Crores, enhanced the regulatory net worth and the capital adequacy of the Company.

NON-CONVERTIBLE DEBENTURES (NCDs)

(a) Issuance of Secured and Unsecured NCDs, by way of Private Placement basis

During the FY 2020-21, the Company has successfully raised, by way of private placement, ₹ 2,780 Crores of Secured NCDs having a face value of ₹ 1,000,000 each. The said NCDs are listed on WDM segment of BSE Limited (BSE) and National Stock Exchange of India Limited (NSE).

(b) Details of NCDs which have not been claimed by the Investors

There are no NCDs which have not been claimed by the Investors or not paid by the Company after the date on which these NCDs became due for redemption.

PUBLIC DEPOSITS

During the year under review, the Company has not accepted any deposits from the public, falling within the ambit of Chapter V of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014.

LISTING WITH STOCK EXCHANGES

The Equity Shares (ISIN INE148I01020) of the Company continue to remain listed at BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE"). The listing fees payable to both the exchanges for the financial year 2021-22 have been paid. The GDRs issued by the Company continue to remain listed on Luxembourg Stock Exchange ("LSE"). The Secured Synthetic Notes are listed on Singapore Exchange Securities Trading Limited ("SGX"). The NCDs issued under public issue and on Private Placement basis are listed on Debt/WDM segment of NSE and BSE.

INFORMATION PURSUANT TO SECTION 134 AND SECTION 197 OF THE COMPANIES ACT, 2013 READ WITH THE RELEVANT RULES AND SEBI (LODR) REGULATIONS, 2015

The information required to be disclosed pursuant to Section 134 and Section 197 of the Companies Act, 2013 read with the relevant rules (to the extent applicable) and SEBI LODR, not elsewhere mentioned in this Report, are given in "Annexure A" forming part of this Report.

AUDITORS

(A) Statutory Auditors

M/s. S.R. Batliboi & Co. LLP, Chartered Accountants (ICAI Registration No.: 301003E/E300005) (an Indian Firm of Ernst & Young), were appointed as the Statutory Auditors of the Company at the Twelfth Annual General Meeting of the Company held on 8th September, 2017, for a period of five years i.e. until the conclusion of the Seventeenth Annual General Meeting of the Company.

The Notes to the Accounts referred to in the Auditors Report are self-explanatory and therefore do not call for any further explanation. No frauds have been reported by the Auditors of the Company in terms of Section 143(12) of the companies Act, 2013.

As per the guidelines issued by RBI on April 27, 2021 for the appointment of statutory auditors, NBFC-HFCs with an asset size of ₹ 15,000 crore and above are required to have a minimum of two audit firms. The guidelines have to be adopted from the second half of FY22 onwards. The guidelines also require rotation of audit firm after a period of 3 years. Since S.R. Batliboi & Co. LLP, Chartered Accountants has completed the specified time period as the statutory auditors, the Company would have to appoint two new audit firms for conducting the audit for FY22. The Company is in the process of identifying suitable audit firms and the requisite approval of the members will be sought at a future date.

(B) Secretarial Auditors & Secretarial Audit Report

Pursuant to the provisions of Section 204 of the Act read with the rules made thereunder, the Company has appointed M/s Neelam Gupta & Associates, a firm of Company Secretaries in practice, as its Secretarial Auditors, to conduct the secretarial audit of the Company, for the financial year 2020-21. The Company has provided all assistance, facilities, documents, records and clarifications etc. to the Secretarial Auditors for the conduct of their audit. The Report of Secretarial Auditors for the FY 2020-21, is annexed as "Annexure 1", forming part of this Report. The Secretarial Audit Report does not contain any qualification, reservation or adverse remark.

The Secretarial Compliance Report as prescribed by SEBI is annexed as "Annexure 2", forming part of this Report.

The Secretarial Audit Report of material subsidiary company Indiabulls Commercial Credit Limited is annexed as "Annexure 3".

(C) Cost Records

The Company is not required to prepare and maintain cost records pursuant to Section 148(1) of the Companies Act, 2013.

CORPORATE SOCIAL RESPONSIBILITY

As part of its initiatives under "Corporate Social Responsibility (CSR)", the Company has undertaken projects in the areas of Health, Sanitation, Education, Rural Development, Eradication of Hunger and Malnutrion, Renewable Energy, Sports and Disaster Management as per its CSR Policy (available on your Company's website https://www.indiabullshomeloans.com/csr-policy and the details are contained in the Annual Report on CSR Activities given in "Annexure 4", forming part of this Report. These projects are in accordance with Schedule VII of the Companies Act, 2013 read with the relevant rules.

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

Pursuant to Regulation 34 of the SEBI LODR, Management's Discussion and Analysis Report, for the year under review, is presented in a separate section forming part of this Annual Report.

CORPORATE GOVERNANCE REPORT

Pursuant to Regulation 34 of the SEBI LODR, Corporate Governance Practices followed by the Company, together with a certificate from a practicing Company Secretary confirming compliance, is presented in a separate section forming part of this Annual Report.

BUSINESS RESPONSIBILITY REPORT

Pursuant to Regulation 34 of the SEBI LODR, Business Responsibility Report (BRR) is presented in a separate section forming part of this Annual Report.

DIRECTORS' RESPONSIBILITY STATEMENT

To the best of their knowledge and belief and according to the information and explanations obtained by them, your Directors make the following statement in terms of Section 134 of the Companies Act, 2013:

a) that in the preparation of the annual financial statements for the year ended March 31, 2021, the applicable accounting standards had been followed along with proper explanation relating to material departures, if any;

b) that such accounting policies as mentioned in the Notes to the Financial Statements have been selected and applied consistently and judgments and estimates have been made that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company, as at March 31, 2021 and the profit and loss of the Company for the year ended on that date;

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

d) that the annual financial statements have been prepared on a going concern basis;

e) that proper internal financial controls were in place and that such financial controls were adequate and were operating effectively; and

f) that systems to ensure compliance with the provisions of all applicable laws were in place and were adequate and operating effectively.

ACKNOWLEDGEMENT

Your Company has been able to operate efficiently because of the culture of professionalism, creativity, integrity and continuous improvement in all functional areas and the efficient utilization of all its resources for sustainable and profitable growth. Your Directors wish to place on record their appreciation of the contributions made and committed services rendered by the employees of the Company at various levels. Your Directors also wish to express their gratitude for the continuous assistance and support received from the investors, clients, bankers, regulatory and government authorities, during the year.

For **Indiabulls Housing Finance Limited**

Sd/-
Gagan Banga
Vice-Chairman,Managing Director & CEO
(DIN: 00010894)

Sd/-
Ajit Kumar Mittal
Executive Director
(DIN: 02698115)

Place: Mumbai
Date: June 29, 2021

Annexure A

ANNEXURE FORMING PART OF THE BOARDS' REPORT

EXTRACT OF ANNUAL RETURN

Pursuant to Section 92(3) read with Section 134(3) of the Companies Act, 2013 ("Act"), the Annual Return as on March 31, 2021 is available on the Company's website on https://www.indiabullshomeloans.com/uploads/downloads/ihfl_annual_return_mgt-7_fy_21-0473818001625301390.pdf

BOARD MEETINGS

During the financial year 2020-21, 7 (Seven) Board Meetings were convened and held. The details of such meetings are given in Corporate Governance Report forming part of this Annual Report. The intervening gap between these meetings was within the period prescribed under the Act. Due to the exceptional circumstances caused by the COVID-19 pandemic and consequent relaxations granted by MCA and SEBI, all Board meetings in FY 2021 were held through Video Conferencing.. The notice and agenda including all material information and minimum information required to be made available to the Board under Regulation 17 read with Schedule II Part-A of the SEBI LODR, were circulated to all directors, well within the prescribed time, before the meeting or placed at the meeting. During the year under review, separate meeting of the Independent Directors was held on March 18, 2021, through video conferencing mode, without the attendance of Non- Independent Directors and the members of the Company Management.

BOARD EVALUATION

The Nomination and Remuneration Committee (NRC) of the Board reassessed the framework, methodology and criteria for evaluating the performance of the Board as a whole, including Board committee(s), as well as performance of each director(s)/Chairman and confirms that the existing evaluation parameters are in compliance with the requirements as per SEBI guidance note dated January 5, 2017 on Board evaluation. The existing parameters includes effectiveness of the Board and its committees, decision making process, Directors/ members participation, governance, independence, quality and content of agenda papers, team work, frequency of meetings, discussions at meetings, corporate culture, contribution, role of the Chairman and management with respect to conflict of interest. Basis these parameters and guidance note on board evaluation issued by SEBI, the NRC had reviewed at length the performance of each director individually and expressed satisfaction on the process of evaluation and the performance of each Director. The performance evaluation of the Board as a whole and its committees namely Audit Committee, Nomination & Remuneration Committee and Stakeholders Relationship Committee as well as the performance of each director individually, including the Chairman was carried out by the entire Board of Directors. The performance evaluation of the Chairman, Vice-Chairman, Executive Directors and Non-Executive Director was carried out by the Independent Directors in their meeting held on March 18, 2021. The Directors expressed their satisfaction with the evaluation process.

Also, the Chairman of the Company, on a periodic basis, has had one-to-one discussion with the directors for their views on the functioning of the Board and the Company, including discussions on level of engagement and contribution, independence of judgment, safeguarding the interest of the Company and its minority shareholders and implementation of the suggestions offered by Directors either individually or collectively during different board/committee meetings.

POLICY ON APPOINTMENT OF DIRECTORS & THEIR REMUNERATION

A Board approved policy for selection and appointment of Directors, Senior Management and their remuneration, is already in place. The brief of Remuneration Policy is stated in the Corporate Governance Report forming part of this Annual Report.

LOANS, GUARANTEES OR INVESTMENTS

During the financial year 2020-21, in terms of the provisions of Section 186(1) of the Act, the Company did not make any investments through more than two layers of investment companies.

Since the Company is a housing finance company, the disclosures regarding particulars of the loans given, guarantees given and security provided is exempt under the provisions of Section 186(11) of the Companies Act, 2013. As regards investments made by the Company, the details of the same are provided in notes to the financial statements of the Company for the year ended March 31, 2021 (Note no 9).

RELATED PARTY TRANSACTIONS

All the related party transactions, entered into by the Company, during the financial year, were in its ordinary course of business and on an arm's length basis. There are no materially significant related party transactions entered by the Company with its Promoters, Key Management Personnel or other designated persons which may have potential conflict with the interest of the Company at large. None of the transactions with related parties fall under the scope of Section 188(1) of the Act and hence the information on transactions with related parties pursuant to Section 134(3) of the Act read with rule 8(2) of the Companies (Accounts) Rules, 2014 required to be given in the prescribed form AOC-2 are not applicable.

Further, the Policy on materiality of Related Party Transactions is enclosed as "Annexure 5" and is also available on the website of the Company at https://www.indiabullshomeloans.com/uploads/downloads/ihfl_policy-on-related-party-transactions_24042019_-0636749001589623709.pdf

INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY

The Company has an elaborate system of internal controls commensurate with the size, scale and complexity of its operations; it also covers areas like financial reporting, fraud control, compliance with applicable laws and regulations etc. Regular internal audits are conducted to check and to ensure that responsibilities are discharged effectively. The Internal Audit Department monitors and evaluates the efficacy and adequacy of internal control systems in the Company, its compliance with regulatory directives, efficacy of its operating systems, adherence to the accounting procedures and policies at all branch offices of the Company and its subsidiaries. Wherever required, the internal audit efforts are supplemented by audits conducted by specialized consultants/audit firms. Based on the report of the Internal Auditors, process owners undertake corrective actions, in their respective areas and thereby strengthen the controls.

MATERIAL CHANGES AND COMMITMENTS

Apart from the information provided/disclosures made elsewhere in the Boards' Report including Annexures thereof, there are no material changes and commitments affecting the financial position of the Company, occurred between the date of end of the financial year of the Company i.e. March 31, 2021 till date of this Report, except that the Company has on May 10, 2021 executed Share Purchase Agreement (SPA) along with its wholly owned subsidiary companies, namely, Indiabulls Asset Management Company Limited (IAMCL) and Indiabulls Trustee Company Limited, Trustee of IAMCL (ITCL) with Nextbillion Technology Private Limited, part of Groww Group (Groww), to divest its entire stake in mutual fund business, being carried out by IAMCL & ITCL at an aggregate purchase consideration of ₹ 175 crores (including cash and cash equivalents of ₹ 100 Crore, as on closing date). Subject to receipt of all applicable approvals, this transaction is expected to be concluded on or before June 30, 2022.

SIGNIFICANT AND MATERIAL ORDERS PASSED BY REGULATORS

No significant and material orders were passed by the regulators or courts or tribunals, impacting the going concern status and Company's operations in future.

However, during the FY 2020-21 the Company paid to National Housing Bank (NHB) (a) Penalty of ₹ 345,000 was imposed by National Housing Bank vide letter dated October 8, 2020 for non-compliance with certain provisions of the Housing Finance Companies (NHB) Directions, 2010 during the financial year 2018-19 and (b) Penalty of ₹2,065,000 was imposed by National Housing Bank vide letter dated February 26, 2021 for instances of non-compliance in operational matters with Policy Circular 74/2015-16; Policy Circular 86/2017-18; NHB (ND)/DRS/Misc. Circular No. 5/2011; NHB (ND)/DRS/ Misc. Circular No. 20/2018-19; NHB (ND)/DRS/Pol- No.33/2010-11; and Para 2(1)(zc)(ii) of the HFCs (NHB) Directions, 2010.

TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

The Company being a Housing Finance Company does not require much of technology absorption, however in compliance of Section 134(3) read with Rule - 8 of Companies (Accounts) Rules, 2014, the necessary reporting with regards to technology absorption and foreign exchange earnings and outgo, is an under:

A. Technology Absorption

The Company is investing in cutting edge technologies to upgrade its infrastructure set up and innovative technical solutions, thereby increasing customer delight & employee efficiency. Next Generation Business Intelligence & analytics tool have been implemented to ensure that while data continues to grow, decision makers gets answers faster than ever for timely & critical level decision making. The Company has implemented best of the breed applications to manage and automate its business processes to achieve higher efficiency, data integrity and data security. It has helped it in implementing best business practices and shorter time to market new schemes, products and customer services. The Company has taken major initiatives for improved employee experience, by implementing innovative solutions and empowering them by providing mobile platform to manage their work while on the go.

The Company's investment in technology has improved customer services, reduced operational cost and development of new business opportunities. No technology was imported by the Company during the last three financial years including financial year 2020-21.

B. Foreign Exchange Earnings and Outgo

During the year under review, your Company had no foreign exchange earnings. Foreign exchange outgo was ₹ 417.55 Crores. The details of earnings and outgo are shown in the Note No. (36)(a), of Notes to the Accounts, forming part of the Standalone Financial Statements. Members are requested to refer to these Notes.

FOCUS ON ESG TO DRIVE SUSTAINABLE GROWTH

As responsible corporate citizen, environmental and social considerations have always been key factors in the operations of Indiabulls Housing Finance. The Company has laid out details about its ESG initiatives in a separate, dedicated section in the annual report on pages 25 to 40. In compliance of Section 134(3) read with Rule - 8 of Companies (Accounts) Rules, 2014, the necessary reporting with regards conservation of energy is as under:

Conservation of Energy

The Company operations do not account for substantial energy consumption. However, the Company is taking all possible measures to conserve energy. As an ongoing process, the following are (i) the steps taken or impact on conservation of energy; (ii) the steps taken by the company for utilizing alternate sources of energy; and (iii) the capital investment on energy conservation equipment.

The Company is ISO 14001:2015 certified for its Environmental Management Systems (EMS). The Company's EMS measures the environmental costs of its services and activities, and seeks to minimize the negative effects and improve the positive aspects.

Consumption of electricity and its efficient utilization is an important area of EMS and the Company has taken many steps to reduce its carbon footprint on this front. The Company has been able to reduce energy consumption by using star rated appliances where possible and also through the replacement of CFL lights with LED lights. Monitoring resource usage, improved process efficiency, reduced waste generation and disposal costs have also supported the cause.

Green Initiatives

The Company's Environmental Management System (EMS) focuses on assessing the environmental cost of the Company's services and activities, and seeks to reduce or eliminate the negative impact and increase their positive effects.

The ISO 14001:2015 specifies the requirements for EMS such that the negative environmental impact is minimized and overall environmental performance improves. ISO 14001 is a systematic framework that checks adherence to environmental performance standards and also seeks to continuously improve it.

Environmental sustainability is important to the Company and is one of the reasons behind the Company's push to digitize its processes. Amongst its peers, the Company has taken the lead in introducing an end-to-end online home loan application and fulfillment platform, doing away with the traditional pen and paper process which also involved physical transfer of loan application files. The ISO 14001:2015 certification helps the Company document its process from an environmental perspective and importantly, gives it a means to measure and minimize the environmental impact of its operations.

Pursuant to the guidelines and notification issued by the Ministry of Home Affairs, Government of India and pursuant to applicable provisions of the Companies Act and rules made thereunder and SEBI LODR and the MCA/ SEBI Circulars, the AGM of the Company is being held through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM"), without the physical presence of the Members at a common venue. The proceedings of the AGM shall be deemed to be conducted at the Registered Office of the Company which shall be the deemed venue of the AGM. Electronic copies of the Annual Report for Financial year 2020-21 and Notice of the Sixteenth AGM are sent to all the members whose email addresses are registered with the Company / Depository Participant(s). The Members who have not received the said Annual Report and Notice may download the same from the Company's website at https://www.indiabullshomeloans.com/

and on the websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com/ respectively.

The Company is providing e-voting facility to all members to enable them to cast their votes electronically on all resolutions set forth in the Notice of the Sixteenth AGM. This is pursuant to Section 108 of the Companies Act, 2013 and Rule 20 of the Companies (Management and Administration) Rules, 2014 as substituted by Companies (Management and Administration) Amendment Rules, 2015 and Regulation 44 of the SEBI LODR. The instructions for remote e-voting are provided in the Notice of Sixteenth AGM. The members may also cast their votes during the AGM.

CONTRIBUTION TO PM CARES FUND

During the financial year 2020-21, the Company, through its CSR arm Indiabulls Foundation, donated ₹ 21 Crores to the Prime Minister's Citizen Assistance and Relief in Emergency Situations Fund [PM CARES Fund]. The PM CARES Fund is chaired by the Prime Minister and has been set up to provide relief and set up infrastructure to deal with emergency or distress situations facing the country - like the one presently posed by the COVID-19 pandemic.

BUSINESS RISK MANAGEMENT

Pursuant to the applicable provisions of the Companies Act, 2013 and Regulation 21 of the SEBI LODR, the Company has in place a Board constituted Risk Management Committee. Details of the Committee and its terms of reference are set out in the Corporate Governance Report forming part of this report.

The Company has a robust Business Risk Management framework to identify and evaluate business risks and opportunities. This framework seeks to create transparency, minimize adverse impact on its business objectives and enhance its competitive advantage. It defines the risk management approach across the Company and its subsidiaries at various levels including the documentation and reporting. At present, the Company has not identified any element of risk which may threaten its existence.

The Company has appointed Mr. Naveen Uppal, as the Chief Risk Officer (CRO) who is inter alia responsible for identifying, monitoring and overseeing risks, including potential risks to the Company and reporting of the same to the Board. Necessary measures have been put in place by the board to safeguard the independence of the CRO, who interacts with all the Directors in the Board Meeting. In accordance with the norms set out by NHB, the CRO has vetted all credit products offered by the Company from the perspective of inherent and control risks. The CRO did not have any reporting relationship with business verticals of the Company or business targets.

PARTICULARS OF EMPLOYEES

Pursuant to the applicable provisions of the Companies Act, 2013 read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, disclosures on Managerial Remuneration are provided in "Annexure 6" forming part of this Report. In terms of the provisions of Section 136(1) of the Act read with the said rules, the Boards' Report is being sent to all the shareholders of the Company excluding the annexure on the names and other particulars of employees, required in accordance with Rule 5(2) of said rules, which is available for inspection by the members, subject to their specific written request, in advance, to the Company Secretary of the Company. The inspection is to be carried out at the Company's Registered Office at New Delhi or at its Corporate Office, at Gurugram, during business hours on working days (except Saturday and Sunday) of the Company up to date of ensuing Annual General Meeting.

FAMILIARISATION PROGRAMME FOR NON-EXECUTIVE DIRECTORS

Non-Executive Directors are familiarized with their roles, rights and responsibilities in the Company as well as with the nature of industry and business model of the Company through presentations about the Company's strategy, business model, product and service offerings, customers & shareholders profile, financial details, human resources, technology, facilities, internal controls and risk management, their roles, rights and responsibilities in the Company. The Board is also periodically briefed on the various changes, if any, in the regulations governing the conduct of non-executive directors including independent directors. The details of the familiarization programmes have been hosted on the website of the Company and link provided in the Report on Corporate Governance forming part of this Report.

SUBSIDIARY & ASSOCIATES COMPANIES

Pursuant to Section 129 of the Companies Act, 2013 and Indian Accounting Standard (IND AS) - 110 on Consolidated Financial Statements, the Company has prepared its Consolidated Financial Statement along with all its subsidiaries, in the same form and manner, as that of the Company, which shall be laid before its ensuing Sixteenth Annual General Meeting along with its Standalone Financial Statement. The Consolidated Financial Statements of the Company along with its subsidiaries, for the year ended March 31, 2021, forms part of this Annual Report.

On May 10, 2021 executed Share Purchase Agreement (SPA) along with its wholly owned subsidiary companies, namely, Indiabulls Asset Management Company Limited (IAMCL) and Indiabulls Trustee Company Limited, Trustee of IAMCL (ITCL) with Nextbillion Technology Private Limited, part of Groww Group (Groww), to divest its entire stake in mutual fund business, being carried out by IAMCL & ITCL at an aggregate purchase consideration of ₹ 175 crores (including cash and cash equivalents of ₹ 100 Crore, as on closing date). Subject to receipt of all applicable approvals, this transaction is expected to be concluded on or before June 30, 2022.

Each quarter, the Audit Committee reviews the unaudited/audited financial statements of subsidiary companies. Further, the committee periodically reviews the performance of subsidiary companies. The minutes of the board meetings of the unlisted subsidiary companies of the Company and significant transactions and arrangements entered into by all the unlisted subsidiary companies are placed before the board on a quarterly basis. The board is periodically apprised of the performance of key subsidiary companies, including material developments.

For the performance and financial position of each of the subsidiaries of the Company, included in its Consolidated Financial Statements, the Members are requested to refer to Note No.37(b) of the Notes to the Accounts, of Consolidated Financial Statements of the Company and statement pursuant to first proviso to sub-section (3) of section 129 of the Companies Act 2013, read with rule 5 of Companies (Accounts) Rules, 2014 in the prescribed Form AOC - 1 relating to Statement containing salient features of the financial statement of subsidiary has been attached to this report and forms part of the financial statements.

Further pursuant to the provisions of Section 136 of the Act, the financial statements of the Company, consolidated financial statements along with relevant documents and separate audited accounts in respect of subsidiaries, are also available on the website of the Company at https://www.indiabullshomeloans.com/

Shareholders may write to the Company for the annual financial statements and any further information on subsidiary companies. Further, the documents shall also be available for inspection by the shareholders at the registered office of the Company.

During the year, Indiabulls Commercial Credit Limited (ICCL) was material subsidiary of the Company, as per SEBI LODR.

The Company is in compliance with Regulation 24A of the SEBI LODR. The Company's unlisted material subsidiary ICCL undergoes Secretarial Audit. Copy of Secretarial Audit Report of ICCL are given in "Annexure 3" forming part of this Report and is also available on the website of the Company. The Secretarial Audit report of ICCL does not contain any qualification, reservation or adverse remark.

NAMES OF THE COMPANIES WHICH HAVE BECOME OR CEASED TO BE SUBSIDIARIES OR ASSOCIATE COMPANIES

During the period under review, no company has become or ceased to be subsidiary of the Company. Further, Indiabulls Asset Management Mauritius is currently under liquidation.

COMMITTEES OF THE BOARD

The Company has following Board constituted committees which have been established as a part of the best corporate governance practices and are in compliance with the requirements of the relevant provisions of applicable laws and statutes.

a) Asset Liability Management Committee
b) Audit Committee
c) Bond Issue Committee
d) Corporate Social Responsibility Committee
e) Credit Committee
f) Customer Grievance Committee
g) Investment Committee
h) IT Strategy Committee
i) Identification Committee
j) Internal Complaint Committee
k) Management Committee
l) Nomination & Remuneration Committee
m) Risk Management Committee
n) Review Committee
o) Restructuring and Reschedulement Committee
p) Reorganization Committee
q) Regulatory Measures Oversight Committee
r) Stakeholders Relationship Committee
s) Securities Issuance Committee
t) QIP Committee

The details with respect to composition, powers, roles, terms of reference, etc. of committees constituted under the Companies Act, 2013 and SEBI LODR are given in the Corporate Governance Report forming part of this Annual Report.

SECRETARIAL STANDARDS

The Board of Directors state that the Company has complied with the applicable Secretarial Standards (SS-1 and SS-2) respectively relating to Meetings of the Board, its Committees and the General Meetings as issued by the Institute of Company Secretaries of India.

NUMBER OF CASES FILED, IF ANY, AND THEIR DISPOSAL UNDER SECTION 22 OF THE SEXUAL HARASSMENT OF WOMEN AT WORK PLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company has zero tolerance towards sexual harassment at the workplace and has adopted a policy on prevention, prohibition and redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder. During the financial year 2020-21, no cases of sexual harassment were reported.

The Company has complied with provisions relating to the constitution of Internal Complaints Committee (ICC) under the Sexual Harassment of Women at Work place (Prevention, Prohibition and Redressal) Act, 2013. The Internal Complaints Committee (ICC) has been set up to redress complaints received, if any, regarding sexual harassment.

VIGIL MECHANISM

The Company is committed to adhere to the highest standards of ethical, moral and legal conduct of its business operations. To maintain these standards, the Company has implemented the Whistle Blower Policy (the Policy), to provide an avenue for employees to report matters without the risk of subsequent victimization, discrimination or disadvantage. The Policy applies to all employees working for the Company and its subsidiaries. Pursuant to the Policy, the whistle blowers can raise concerns relating to matters such as breach of Company's Code of Conduct, fraud, bribery, corruption, employee misconduct, illegality, misappropriation of Company's funds/ assets etc. A whistle blowing or reporting mechanism, as set out in the Policy, invites all employees to act responsibly to uphold the reputation of the Company and its subsidiaries.

The Policy aims to ensure that serious concerns are properly raised and addressed and are recognized as an enabling factor in administering good governance practices. The details of the Whistle Blower Policy are available on the website of the Company at https://www.indiabullshomeloans.com/.

For **Indiabulls Housing Finance Limited**

Sd/-
Gagan Banga
Vice-Chairman,Managing Director & CEO
(DIN: 00010894)

Sd/-
Ajit Kumar Mittal
Executive Director
(DIN: 02698115)

Place: Mumbai
Date: June 29, 2021

FORM NO. MR-3 **Annexure 1**

SECRETARIAL AUDIT REPORT

(For the Financial Year ended March 31, 2021)
[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members
Indiabulls Housing Finance Limited
M -62 & 63, First Floor, Connaught Place,
New Delhi- 110001

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Indiabulls Housing Finance Limited (hereinafter called "the Company"/ "IBHFL"). The Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company, to the extent the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, the explanations and clarifications given to us and the representations made by the Management and considering the relaxations granted by the Ministry of Corporate Affairs and Securities and Exchange Board of India warranted due to the spread of the COVID-19 pandemic, we hereby report that in our opinion, the Company has during the audit period covering the financial year ended on March 31, 2021, complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by IBHFL for the Financial Year ended on March 31, 2021 according to the provisions of:

I. The Companies Act, 2013 (the Act) and the Rules made thereunder;

II. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

IV. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;

V. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-

  (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

  (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

  (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;

  (d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014;

  (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;

  (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client (Not applicable to the Company during the Audit Period);

  (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 (Not applicable to the Company during the Audit Period);

  (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 (Not applicable to the Company during the Audit Period); and

  (i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

VI. The National Housing Bank Act, 1987, the Company being a Housing Finance Company.

VII. The Reserve Bank of India Act, 1934 read with the Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued on February 17, 2021 by the Reserve Bank of India.

We have also examined compliance with the applicable clauses of the Secretarial Standards issued by the Institute of Company Secretaries of India covered under the Companies Act, 2013;

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. stated herein above.

We further report that:

a. The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Director, Woman Director and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the applicable provisions of law.

b. Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent sufficiently in advance to the Directors, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

c. Majority decision is carried through with the consent of all the Directors present in the meeting and members' views are captured and recorded as part of the minutes.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the Audit period :

1. The Company, its Directors and Key Managerial Persons had received Show Cause Notices from the Registrar of Companies, NCT of Delhi & Haryana, Ministry of Corporate Affairs, New Delhi ("ROC"), for non-compliance of certain applicable provisions / disclosure requirements, under different provisions of the Companies Act, 2013 (the Act), as observed by MCA officials during inspection of Company records under section 206(5) of the Act for the period from FY 2014-15 to FY 2016-17. All such non compliances are Compoundable / Adjudicable in nature. The Company & its officers (Executive Directors & KMPs), in order to buy peace, qua such non compliances, have filed Compounding Applications/ Petitions under section 441 of the Act and application / request for Adjudication of Penalties under section 454 of the Act with ROC which are pending adjudication.

2. Penalty of ₹ 3,45,000 was imposed by National Housing Bank vide letter dated October 8, 2020 for non-compliance of Section 29(A)(7) of National Housing Bank Act 1987, Para 2(1)(z)(c)(ii), 2(1)(v)(i), 28(1)(iv)(a), 28(1)(iv)(b)(ii) and 30 of the HFCs (NHB) Directions, 2010, Para 10(1) and 10(2) of Housing Finance Companies issuance of Non-Convertible Debentures on private placement basis (NHB) Directions, 2014, non-disclosure of some related party transaction, Miscellaneous Policy Circular 20 and Policy Circular 74, during the financial year 2018-19.

3. Penalty of ₹ 20,65,000 was imposed by National Housing Bank vide letter dated February 26, 2021 for instances of non-compliance in operational matters with Policy Circular 74/2015-16; Policy Circular 86/2017-18; NHB (ND)/DRS/ Misc. Circular No. 5/2011; NHB (ND)/DRS/ Misc. Circular No. 20/2018-19; NHB (ND)/DRS/Pol-No.33/2010-11; and Para 2(1)(zc)(ii) of the HFCs (NHB) Directions, 2010.

4. The Company has Issued and allotted following Secured Redeemable Non-Convertible Debentures (NCDs) of ₹ 10,00,000 each, aggregating to ₹ 2,780 Crores, on Private Placement basis:

    a) 2,000 NCDs aggregating to ₹ 200 Crores on April 30, 2020.

    b) 10,300 NCDs aggregating to ₹ 1,030 Crores on May 18, 2020.

    c) 2,000 NCDs aggregating to ₹ 200 Crores on June 12, 2020.

    d) 3,250 NCDs aggregating to ₹ 325 Crores on June 25, 2020.

    e) 2,500 NCDs aggregating to ₹ 250 Crores on June 30, 2020.

    f) 1,500 NCDs aggregating to ₹ 150 Crores on July 3, 2020.

    g) 6,250 NCDs aggregating to ₹ 625 Crores on September 30, 2020.

5. The Company had approved issuance and allotment of 3,47,74,811 fully paid-up Equity Shares of face value ₹ 2 each to eligible qualified institutional buyers at the issue price of ₹ 196.37 per Equity Share (including a premium of ₹ 194.37 per Equity Share, which includes a discount of 5% on the floor price of ₹ 206.70 per Equity Share), aggregating to ₹ 682,87,29,636.07 on September 15, 2020. The allotment was completed on September 15, 2020.

6. The Company had approved on March 4, 2021 the issuance and allotment of 4.50% secured foreign currency convertible bonds due 2026 ('FCCBs') of USD 150 Million at par, convertible into fully paid-up equity shares of face value of ₹ 2/- each of the Company at an initial conversion price of ₹ 242 per equity share, on or after April 14, 2021 and up to the close of business hours on February 20, 2026, at the option of the FCCB holders. FCCBs, which are not converted to equity shares during such specified period, will be redeemable on March 4, 2026.

This report is to be read with our letter of even date which is annexed as Annexure and forms integral part of this report.

For **Neelam Gupta and Associates**

Sd/-
(Neelam Gupta)
Practicing Company Secretary
FCS : 3135 CP : 6950
PR No. : 747/2020
UDIN : F003135C000365959

Place : New Delhi
Date : 26th May, 2021

Annexure to the Secretarial Audit Report of IBHFL for financial year ended March 31, 2021

To,
The Members
Indiabulls Housing Finance Limited
M -62 & 63, First Floor, Connaught Place,
New Delhi - 110001

Management Responsibility for Compliances

1. The maintenance and compliance of the provisions of Corporate and other applicable laws, rules, regulations, secretarial standards is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the process and practices we followed provide a reasonable basis for our opinion.

3. The review of original registers, records and documents of the Company has been hampered during the audit and certain audit procedures cannot be performed due to government restrictions of lock down and social distancing in view of COVID 19 Global pandemic. We have relied upon the books, records and documents made available by the Company to us through electronic means and in digital format.

4. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company. Our examination was limited to the verification of procedure on test basis.

5. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.

6. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedure on test basis.

7. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **Neelam Gupta and Associates**

Sd/-
(Neelam Gupta)
Practicing Company Secretary
FCS : 3135 CP : 6950
PR No. : 747/2020
UDIN : F003135C000365959

Place : New Delhi
Date : 26th May, 2021

Annexure 2

SECRETARIAL COMPLIANCE REPORT OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2021

We, **Neelam Gupta & Associates, Company Secretaries** have examined:

(a) all the documents and records made available to us and explanation provided by Indiabulls Housing Finance Limited ("the listed entity"),

(b) the filings/ submissions made by the listed entity to the stock exchanges,

(c) website of the listed entity,

(d) any other document/ filing, as may be relevant, which has been relied upon to make this certification,

for the year ended March 31, 2021 ("Review Period") in respect of compliance with the provisions of :

(a) the Securities and Exchange Board of India Act, 1992 ("SEBI Act") and the Regulations, circulars, guidelines issued thereunder; and

(b) the Securities Contracts (Regulation) Act, 1956 ("SCRA"), rules made thereunder and the Regulations, circulars, guidelines issued thereunder by the Securities and Exchange Board of India ("SEBI");

The specific Regulations, whose provisions and the circulars/ guidelines issued thereunder, have been examined, include:-

(a) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and amendments thereof;

(b) Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;

(c) Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

(d) Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014;

(e) Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;

(f) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

(g) Securities and Exchange Board of India (Debenture Trustee) Regulations, 1993 (in relation to obligations of Issuer Company);

(h) Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 were not applicable during the review period;

(i) Securities and Exchange Board of India (Issue and Listing of Non-Convertible and Redeemable Preference Shares) Regulations, 2013 were not applicable during the review period;

and circulars/ guidelines issued thereunder;

and based on the above examination, I hereby report that, during the Review Period:

(a) The listed entity has complied with the provisions of the above Regulations and circulars/ guidelines issued thereunder, except in respect of matters specified below:-

Sr. No.	Compliance Requirement (Regulations/ circulars / guidelines including specific clause)	Deviations	Observations/ Remarks of the Practicing Company Secretary
Not Applicable			

(b) The listed entity has maintained proper records under the provisions of the above Regulations and circulars/ guidelines issued thereunder insofar as it appears from our examination of those records.

(c) The following are the details of actions taken against the listed entity/ its promoters/ directors/ material subsidiaries either by SEBI or by Stock Exchanges (including under the Standard Operating Procedures issued by SEBI through various circulars) under the aforesaid Acts/ Regulations and circulars/ guidelines issued thereunder:

Sr. No.	Actions Taken by	Details of violation	Details of action taken E.g. fines, warning letter, debarment, etc.	Observations/ remarks of the Practicing Company Secretary, if any.
Not Applicable				

(d) The listed entity has taken the following actions to comply with the observations made in previous reports:

Sr. No.	Observations of the Practicing Company Secretary in the previous reports	Observations made in the secretarial compliance report for the year ended...	Actions taken by the listed entity, if any	Comments of the Practicing Company Secretary on the actions taken by the listed entity
Not Applicable				

For Neelam Gupta & Associates
Company Secretaries

Sd/-
Neelam Gupta
Company Secretary
FCS No.: 3135
C P No.: 6950
PR No. : 747/2020
UDIN : F003135C000381777

Place: New Delhi
Date: May 27, 2021

Note: Due to outbreak of COVID 19 pandemic, this report has been undertaken to the best of my capability based on the e-verification of scans, soft copies, information, confirmations, records and documents made available to us by the management.

Annexure 3

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

(For the Financial Year ended March 31, 2021)
[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
Indiabulls Commercial Credit Limited
M-62 & 63, First Floor, Connaught Place,
New Delhi - 110001

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Indiabulls Commercial Credit Limited** (hereinafter called "the Company"/ "ICCL"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing opinion thereon.

Based on our verification and as per documents, information's and explanations provided to us by the Company and on the basis of verifications of books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2021, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31st March, 2021 according to the provisions of:

I. The Companies Act, 2013 (the Act) and the Rules made thereunder;

II. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

IV. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder;

V. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-

a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (Not applicable to the Company during the Audit Period);

b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 (Not applicable to the Company during the Audit Period);

c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 (Not applicable to the Company during the Audit Period);

d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014;

e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;

f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act, 2013 and dealing with client;

g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 (Not applicable to the Company during the Audit Period); and

h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 (Not applicable to the Company during the Audit Period).

VI. The Reserve Bank of India Act, 1934 and rules made thereunder, the Company being a Non- Banking Finance Company, is also governed by this Act.

VII. Other Laws Applicable to the Company:

- **Taxation Laws**
- **Labour and Social Security Laws-such as** Employees State Insurance Act, 1948; Payment of Gratuity Act, 1972; Contract Labor (Regulation and Abolition) Act, 1970; Maternity Benefit Act, 1961, The Equal Remuneration Act 1976; Employees Provident Funds and Miscellaneous Act, 1952 etc.
- **IT Related Laws –** Information Technology Act, 2000;
- **Other General & Miscellaneous Laws** such as Electricity Act, 2003; Sexual Harassment of Women at Workplace (Prevention, Prohibition and Regulation) Act, 2013 etc.

We have also examined compliance with the applicable clauses of the following:

i. Secretarial Standards issued by the Institute of Company Secretaries of India covered under Companies Act, 2013;

ii. The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc., stated herein above.

We further report that:

a. The Board of Directors of the Company is duly constituted with proper balance of Executive Director, Non-Executive

Directors, Woman Director and Independent Directors. Mr. Rajiv Gandhi was appointed as Managing Director and CEO of the Company on 15.02.2021 in place of Mr. Ripudaman Bandral, Managing Director who had resigned from the Board of Directors on 15.02.2021.

b. Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

c. Majority decision is carried through with the consent of all the Directors present in the meeting and members' views are captured and recorded as part of the minutes.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the Audit period the Company has:

1. There was no issue/allotment of equity shares, debt securities during the year.
2. The Company has not recommended any dividend on the equity shares for the financial year 2020-21.

This report is to be read with our letter of even date which is annexed as Annexure and forms integral part of this report.

For S. K. Hota & Associates
Company Secretaries

Sd/-
S. K. Hota
Proprietor
Membership No: ACS 16165
CP No. 6425

Date: 25.05.2021
Place: New Delhi
UDIN: A016165C000368671

Annexure to the Secretarial Audit Report of ICCL for financial year ended March 31, 2021

To,
The Members,
Indiabulls Commercial Credit Limited (ICCL)
M-62 & 63, First Floor, Connaught Place,
New Delhi -110001

Management Responsibility for Compliances

1. The maintenance and compliance of the provisions of Corporate and other applicable laws, rules, regulations, secretarial standards is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the process and practices we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company. Our examination was limited to the verification of procedure on test basis.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For S. K. Hota & Associates
Company Secretaries

Sd/-
S. K. Hota
Proprietor
Membership No: ACS 16165
CP No. 6425

Date: 25.05.2021
Place: New Delhi
UDIN: A016165C000368671

Annexure 4

ANNUAL REPORT ON CSR ACTIVITIES FOR FINANCIAL YEAR ENDING 31ST MARCH 2021

1. **Brief outline on CSR Policy of the Company**

   The Company focuses its CSR efforts on areas where maximum benefit accrues to society, such as education, health, sanitation, rural development, and environmental conservation etc. The Company also engages with stakeholders including experts, NGOs, professional bodies / forums, and the government, and takes up such CSR activities that are important for the society at large. The Company may also undertake such CSR projects of sudden criticality such as providing relief in areas stuck by natural disasters etc. The Company's CSR Policy is available at https://www.indiabullshomeloans.com/csr-policy.

2. **Composition of CSR Committee:**

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Mr. Shamsher Singh Ahlawat	Chairman, Independent Director	2	2
2	Mr. Gagan Banga	Member, Vice-Chairman, Managing Director & CEO	2	2
3	Mr. Ashwini Omprakash Kumar	Member, Deputy Managing Director	2	2

3. **Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company**

   Composition of the CSR committee shared above and is available on the Company's website at https://www.indiabullshomeloans.com/board-of-directors and Policy of the Company is available at https://www.indiabullshomeloans.com/csr-policy.

4. **Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report)**

   There are no projects undertaken or completed after January 22, 2021, for which the impact assessment report is applicable in FY 2021.

5. **Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any**

Sl. No.	Financial Year	Amount available for set-off from preceding financial years (in ₹)	Amount required to be set-off for the financial year, if any (in ₹)
1	2017-18	Nil	Nil
2	2018-19	Nil	Nil
3	2019-20	Nil	Nil
	Total	**Nil**	**Nil**

6. **Average net profit of the company as per section 135(5):** ₹38,496,778,148/-

7. (a) **Two percent of average net profit of the company as per section 135(5):** ₹ 769,936,000/-

   (b) **Surplus arising out of the CSR projects or programmes or activities of the previous financial years:** Nil

   (c) **Amount required to be set off for the financial year, if any:** Nil

   (d) **Total CSR obligation for the financial year (7a+7b-7c):** ₹769,936,000/-

8. (a) **CSR amount spent or unspent for the financial year:**

Total Amount Spent for the Financial Year (in ₹)	Amount Unspent (in ₹)				
	Total Amount transferred to Unspent CSR Account as per section 135(6)		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5)		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
769,936,000	N.A	N.A	N.A	N.A	N.A

(b) Details of CSR amount spent against ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	(9)	(10)	(11)	
Sl. No.	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/ No)	Location of the project		Project duration	Amount allocated for the project (in ₹)	Amount spent in the current financial Year (in ₹)	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in ₹)	Mode of Implementation - Direct (Yes/No)	Mode of Implementation - Through Implementing Agency	
				State	District						Name	CSR Registration number
1.	Jan Swasthya Kalyan Vahika (JSK)- Mobile Medical Vans	(i)	Yes	PAN India	PAN India	3 Years	250,000,000	2,500,00,000	N.A	No	Indiabulls Foundation	CSR00000380
2.	Indiabulls Foundation Charitable Clinics	(i)	Yes	PAN India	PAN India	3 Years	200,000,000	200,000,000	N.A	No	Indiabulls Foundation	CSR00000380
3.	Nutrition – Poshtik Ahar	(i)	Yes	PAN India	PAN India	3 Years	100,000,000	100,000,000	N.A	No	Indiabulls Foundation	CSR00000380
4.	Sanitation- Kumud	(i), (iii)	Yes	PAN India	PAN India	3 Years	50,000,000	50,000,000	N.A	No	Indiabulls Foundation	CSR00000380
5.	Renewable Energy Projects- Solar Energy	(ii), (iv)	Yes	PAN India	PAN India	3 Years	75,000,000	75,000,000	N.A	No	Indiabulls Foundation	CSR00000380
6.	Water Wheel Projects	(i), (iii), (x),	Yes	PAN India	PAN India	3 Years	30,000,000	30,000,000	N.A	No	Indiabulls Foundation	CSR00000380
7.	Community Health Check-up Camps	(i), (x)	Yes	PAN India	PAN India	3 Years	20,000,000	20,000,000	N.A	No	Indiabulls Foundation	CSR00000380
8.	IBF Scholarship Programme	(ii)	Yes	PAN India	PAN India	3 Years	20,000,000	20,000,000	N.A	No	Indiabulls Foundation	CSR00000380
9.	Sports Excellence Programme	(vii)	Yes	PAN India	PAN India	3 Years	23,451,000	23,451,000	N.A	No	Indiabulls Foundation	CSR00000380
	Total						**768,451,000**	**768,451,000**				

(c) Details of CSR amount spent against other than ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sl. No.	Name of the Project	Item from the list of activities in schedule VII to the Act	Local area (Yes/ No)	Location of the project		Amount spent for the project (in ₹)	Mode of implementation - Direct (Yes/No)	Mode of implementation - Through implementing agency	
				State	District			Name	CSR registration number
1.	HDFC Cancer Fund	(i)	Yes	PAN India		1,485,000	Yes	N.A	N.A
	Total					**1,485,000**			

(d) Amount spent in Administrative Overheads: Nil

(e) Amount spent on Impact Assessment, if applicable : Nil

(f) Total amount spent for the Financial Year (8b+8c+8d+8e) : ₹769,936,000/-

(g) Excess amount for set off, if any:

Sl. No.	Particular	Amount (in ₹)
(i)	Two percent of average net profit of the company as per section 135(5)	769,936,000
(ii)	Total amount spent for the Financial Year	769,936,000
(iii)	Excess amount spent for the financial year [(ii)-(i)]	0
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	0
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	0

9. (a) **Details of Unspent CSR amount for the preceding three financial years:**

Sl. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under section 135 (6) (in ₹)	Amount spent in the reporting Financial Year (in ₹)	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any			Amount remaining to be spent in succeeding financial years. (in ₹)
				Name of the Fund	Amount (in ₹)	Date of transfer	
1.	2017-18	N.A	N.A	N.A	N.A	N.A	N.A
2.	2018-19	N.A	N.A	N.A	N.A	N.A	N.A
3.	2019-20	N.A	N.A	N.A	N.A	N.A	N.A
	Total	**N.A**	**N.A**		**N.A**		**N.A**

(b) **Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s):**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Sl. No.	Project ID	Name of the Project	Financial Year in which the project was commenced	Project duration	Total amount allocated for the project (in ₹)	Amount spent on the project in the reporting Financial Year (in ₹)	Cumulative amount spent at the end of reporting Financial Year (in ₹)	Status of the project - Completed / Ongoing
1.	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A
2.	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A
3.	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A
	Total				**N.A**	**N.A**	**N.A**	

10. **In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year (asset-wise details): No Assets Created During the Year**

(a) **Date of creation or acquisition of the capital asset(s):** N.A

(b) **Amount of CSR spent for creation or acquisition of capital asset:** N.A

(c) **Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.:** N.A

(d) **Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset):** N.A

11. **Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5):** N.A.

For **Indiabulls Housing Finance Limited**

Sd/-
Gagan Banga
Member (Vice-Chairman, MD & CEO)
(DIN: 00010894)

Sd/-
Shamsher Singh Ahlawat
Chairman – CSR Committee
(DIN: 00017480)

Place: Mumbai
Date: June 29, 2021

Annexure 5

POLICY FOR DEALING WITH RELATED PARTY TRANSACTIONS

I. INTRODUCTION

Indiabulls Housing Finance Limited (the "Company" / "IHFL") is governed, amongst others, by the rules and regulations framed by Securities Exchange Board of India ("SEBI"). SEBI has mandated every listed company to formulate a policy on materiality of Related Party Transactions and also on dealing with Related Party Transactions. Accordingly, Pursuant to Regulation 23 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), the Company has formulated this policy on materiality of related party transactions and on dealing with related party transactions.

This policy aims at preventing and providing guidance in situations of potential conflict of interests in the implementation of transactions involving such related parties.

II. DEFINITIONS

For the purposes of this Policy, the following definitions apply:

a) **"Act"** means the Companies Act, 2013, for the time being in force and as amended from time to time.

b) **"Listing Regulations"** means the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, for the time being in force and as amended from time to time.

c) **"Audit Committee"** means Committee of Board of Directors of the Company constituted under provisions of Section 177 of the Companies Act, 2013 and Regulation 18 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

d) **"Board/Board of Directors"** means the board of directors of IHFL.

e) **"Related Party"** shall mean a person or entity that is related to the Company as defined under Section 2(76) of the Companies Act, 2013 or under Regulation 2(zb) of the Listing Regulations, as may be amended from time to time.

f) **"Related Party Transaction"** shall mean all transactions as per Section 188 of the Act or under regulation 2(zc) of the Listing Regulations or as per applicable accounting standards, as may be amended from time to time.

g) **"Material transaction"** means transaction(s) defined as Material Related Party Transaction(s) under Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements), Regulation, 2015.

h) **"Arm's length transaction"** means a transaction between two related parties that is conducted as if they were unrelated, so that there is no conflict of interest.

i) **"Ordinary Course of Business"** - The transactions shall be in the ordinary course of business if - (a) If the transaction is covered in the main objects or objects in furtherance of the main objects or (b) If the transaction is usual as per industry practice or (c) If the transaction is happening frequently over a period of time and is for the business purpose of the Company.

j) **"Annual Consolidated Turnover"** is defined as Total Income (including other income) of the last audited Consolidated Financial Statements of the Company.

All capitalized terms used in this Policy but not defined herein shall have the meaning assigned to such term in the Act and the Rules thereunder and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations), as amended from time to time.

III. POLICY

All RPTs must be in compliance of this Policy and subject to all applicable regulatory requirements.

IV. REVIEW AND APPROVAL OF RELATED PARTY TRANSACTIONS

Approval of Related Party Transactions:

A. Audit Committee:

i. All the transactions which are identified as Related Party Transactions should be pre-approved by the Audit Committee before entering into such transaction. The Audit Committee shall consider all relevant factors while deliberating the Related Party Transactions for its approval.

ii. Any member of the Audit Committee who has a potential interest in any Related Party Transaction will recuse himself and shall not participate in discussion and voting on the approval of the Related Party Transactions.

B. Board of Directors:

i. In case any Related Party Transactions are referred by the Company to the Board for its approval due to the transaction being (i) not in the ordinary course of business, or (ii) not at an arm's length price, the Board will consider such factors as, nature of the transaction, material terms, the manner of determining the pricing and the business rationale for entering into such transaction. On such consideration, the Board may approve the transaction or may require such modifications to transaction terms as it deems appropriate under the circumstances.

ii. Any member of the Board who has any interest in any Related Party Transaction will recuse himself and shall not participate in discussion and voting on the approval of the Related Party Transaction.

C. Shareholders:

i. If a Related Party Transaction is (i) a material transaction as per Regulation 23 of the Listing Regulations, or (ii) not in the ordinary course of business, or not at arm's length price and exceeds certain thresholds prescribed under the Companies Act, 2013, it shall require shareholders' approval by a special resolution.

ii. Any member, who is a Related Party, shall not participate in discussion and voting on resolution for approving such Related Party Transaction.

V. OMNIBUS APPROVAL BY AUDIT COMMITTEE FOR RELATED PARTY TRANSACTIONS

The Audit Committee may grant omnibus approval for Related Party Transactions which are repetitive in nature and subject to such criteria/conditions as mentioned under Regulation 23(3) of the Listing Regulations and such other conditions as it may consider necessary in line with this Policy and in the interest of the Company. Such omnibus approval shall be valid for a period not exceeding one year and shall require fresh approval after the expiry of one year.

A Related Party Transaction entered into by the Company, which is not under the omnibus approval or otherwise pre-approved by the Audit Committee, will be placed before the Audit Committee for ratification.

VI. RELATED PARTY TRANSACTIONS NOT APPROVED UNDER THIS POLICY

In the event the Company becomes aware of a RPT with a Related Party that has not been approved under this Policy prior to its consummation, the Company would obtain post facto approval from the Audit Committee.

In case the Company is not able to take prior approval from the Audit Committee, such a transaction shall not be deemed to violate this Policy, or be invalid or unenforceable, so long as the transaction is informed to the Audit Committee as promptly as reasonably practical after it is entered into or after it becomes reasonably apparent that the transaction is covered by this policy.

The Audit Committee shall consider all relevant facts and circumstances regarding the RPT and shall evaluate all options available to the Company, including ratification, revision or termination of the RPT.

VII. THRESHOLD LIMITS FOR MATERIALITY OF RELATED PARTY TRANSACTIONS

The threshold limits for materiality of related party transactions shall be –

(a) ₹ 200 Crores (Rupees Two Hundred Crores), or

(b) ten percent of the annual consolidated turnover, as per the last audited financial statements of the Company, whichever is lower.

VIII. DISCLOSURE OF THE POLICY

This Policy will be uploaded in the website of the Company at https://www.indiabullshomeloans.com/.

IX. POLICY REVIEW

This Policy is framed based on the provisions of Regulation 23 of the Listing Regulations. In case of any subsequent changes in the provisions of the Listing Regulations or the Companies Act, 2013 and Rules made thereunder (Act), then the amended Listing Regulations/Act would prevail over the Policy and the provisions in the Policy would be suitably modified in due course to make it consistent with law.

The Board may review and amend this policy from time to time. The Audit Committee (the "Committee") will review, modify and approve the related party transaction to be entered by the Company.

Annexure 6

Details of remuneration as required under Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, are as under:-

Ratio of the remuneration of each director to the median employees' remuneration, for FY 2020-21

Name & Designation	Ratio of remuneration to median employees' remuneration
Mr. Sameer Gehlaut, Executive Chairman (upto August 12, 2020)	0:1
Mr. Gagan Banga, Vice Chairman, Managing Director & CEO	99:1
Mr. Ashwini Omprakash Kumar, Deputy Managing Director	65:1
Mr. Ajit Kumar Mittal, Executive Director	0:1
Mr. Sachin Chaudhary, Executive Director	73:1

It is to be noted that the above table is drawn up on the amounts of remuneration paid to the executive directors during FY 2020- 21. W.e.f. August 12, 2020, Mr. Sameer Gehlaut has relinquished the office of Executive Chairman of the Company and has been re-designated as Non-Executive Non-Independent Director of the Company.

He will continue to serve on the Board of the company as a Non-Executive Director. Mr. Sameer Gehlaut and Mr. Ajit Mittal have not drawn any salary in FY 2020-21. Mr. Gagan Banga has taken a salary cut of ~80% since October 2019, while other senior management employees of the Company have taken up to 50% salary cuts in FY 2020-21.

The details of fee for attending Board meetings and other incentives, if any, paid to Independent and Non- Executive Directors have been disclosed in the Annual Return as on March 31, 2021, which is available on the Company's website on https://www.indiabullshomeloans. com/investor-relations/agm-notice.

Percentage increase in remuneration of each director and Key Managerial Personnel, in FY 2020-21

Name & Designation	Increase in Remuneration [%]
Mr. Sameer Gehlaut, Executive Chairman (upto August 12, 2020)	-100%
Mr. Gagan Banga, Vice Chairman, Managing Director & CEO	-56.6%
Mr. Ashwini Omprakash Kumar, Deputy Managing Director	-43.5%
Mr. Ajit Kumar Mittal, Executive Director	-100%
Mr. Sachin Chaudhary, Executive Director	-30.6%
Mr. Mukesh Garg, Chief Financial Officer	-17.2%
Mr. Amit Jain, Company Secretary	-15.3%

Mr. Gagan Banga has taken a salary cut of ~80% in his CTC since October 2019. Since the salary cut was effective from H2FY20, the denominator in the above table already incorporates the cut resulting in a lower %.

The above table has been drawn up on the remuneration of the key managerial personnel in FY 2020-21.

Average percentile increase in the median remuneration of employees other than Managerial Personnel, in FY 2020-21

The average increase in median remuneration of employees, other than Managerial Personnel, was 6.2%. This was determined based on the overall performance of the Company and internal evaluation of Key Result Areas.

Number of permanent employees on the rolls of Company

The Company had 3,480 employees on its permanent rolls, as on March 31, 2021.

Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration

The average percentage increase made in the salaries of all employees other than the key managerial personnel, for FY 2020-21 is 0%, while the average decrease in the remuneration of key managerial personnel is around 64% [reduction in salary due to voluntary pay cuts].

The Company follows prudent remuneration practices under the guidance of the Board and Nomination and Remuneration Committee. The Company's approach to remuneration is intended to drive meritocracy and is linked to various parameters including its performance, growth, individual performance and peer comparison of other housing finance companies, within the framework of prudent Risk Management.

The change in remuneration of Key Managerial Personnel is based on the overall performance of the Company. With the macro-economic headwinds facing the NBFC / HFC sector for most of the last two years, the Company has focused on conserving capital and liquidity, and consequent rationalization of the balance sheet. The management has also looked at cost structures, taking voluntary pay cuts and reducing other operating expenses.

For **Indiabulls Housing Finance Limited**

Sd/ -	Sd/-
Gagan Banga	**Ajit Kumar Mittal**
Vice-Chairman, Managing Director & CEO	*Executive Director*
(DIN: 00010894)	(DIN: 02698115)

Date: June 29, 2021
Place: Mumbai

MANAGEMENT DISCUSSION AND ANALYSIS

Global Economic Outlook

In a little over a year into the COVID-19 pandemic, global economic activity is making a hesitant and uneven recovery on the back of extraordinary policy responses by governments and central banks on monetary, fiscal and regulatory fronts. While the accumulating human toll continues to raise concerns, as growing vaccine coverage lifts sentiment, focus is shifting to developing policies and strategies to nurse adversely affected sectors back to health and normalcy. The contraction of activity in 2020 was unprecedented, but it could have been a lot worse. Economic recoveries are diverging across countries and sectors, reflecting variation in pandemic-induced disruptions and the extent of policy support. As per IMF, after an estimated contraction of –3.3% in 2020, the global economy is projected to grow at 6 % in 2021.

On the back of policy support, economic activity in various sectors is gaining momentum while adapting to pandemic-induced restrictions. The USA has already announced opening up of economy as a large portion of its population has been vaccinated. Europe too is slowly opening up borders to revive summer holiday tourism. With vaccination gaining momentum, the UK is also opening up its economy.

Vaccine rollout in major world economies has raised hopes of higher economic growth. However, the bounce back will also be largely dependent on controlling the pandemic in low-income and emerging market economies. Strong international cooperation is vital for achieving these objectives, especially towards ensuring adequate worldwide vaccine production and universal distribution at affordable prices so that all countries can quickly and decisively beat back the pandemic.

The future of global economic growth will depend on three major factors: the evolution path of the health crisis, including whether the new COVID-19 strains prove susceptible to vaccines or they prolong the pandemic; the effectiveness of policy actions to limit persistent economic damage; and the evolution of financial conditions across countries and the adjustment capacity of their economies.

Domestic Economy

India implemented the strictest lockdown in the world from March 25, 2020, to control the spread of COVID-19 pandemic. As a result, the first quarter FY 2020-21 registered a 24.4% contraction in the Indian GDP, which was followed by a contraction of 7.3% in the second quarter. With the economy opening up in the second half, Q3 and Q4 of FY 2020-21 saw GDP growth of 0.3% and 1.6% respectively. Overall, India saw GDP contraction of 7.3% in FY 2020-21, its first ever since FY 1980-81. While steady growth in the agricultural sector throughout the year was the silver lining for FY 2020-21, the second half was buoyed by growth in construction, manufacturing and financial services sector. The scars of the pandemic were evident in the retail, airlines, hotels and the wider hospitality industries. MSMEs faced a bigger crisis due to shortage of liquidity and supply chain disruptions.

The resurgence of COVID-19 since March 2020, referred to as the 'second wave', led to re-imposition of lockdowns and other containment measures across states. This set back the fledgling economic recovery process following the first wave. The second wave created enormous stress on the health infrastructure of the country with death rates rising far beyond that seen in the first wave. Exponential rise in infections and renewed restrictions have caused a large dent in consumer confidence. Lockdown in various states, slowing production and distribution of vaccine doses throughout the country, rise in occurrences of fungal infections and burdened finances of various states due to decreasing revenues and higher expenditure on health have added to an already uncertain near term economic growth, and has dealt a blow to hopes of double-digit growth rate in FY 2021-22. As infections recede, the economy is slowly opening up again. Vaccination in the country has picked up commendable pace, and it is hoped that further waves of infection do not occur.

Rapid and bold responses during the year by the Government, the RBI and other financial sector regulators contained risks to financial stability. Acknowledging the need for higher spending on health and infrastructure during the year, the Government, in Union Budget of FY 2021-22, increased the fiscal deficit target to 6.8%, the highest since 1994. The Reserve Bank of India too has been complementing the efforts to revive the economy with its monetary policy tools. In May 2020, the RBI slashed repo rate by 40 bps to 4.0%. Targeted liquidity support to affected sectors, easing of lending and restructuring norms, and priority lending facilities for vaccine manufacturers and medical suppliers have been part of the comprehensive strategy of the central bank against the second wave of pandemic.

The CPI inflation, though volatile, has remained within the RBI's upper margin of 6% since December 2020. While it spiked to 6.3% in May 2021, mainly due to rise in food prices, normal monsoons expected during the year should help in keeping the food prices in check, thus helping maintain the retail inflation within the guided range. This would be immensely comforting for the RBI as this would allow them to keep system interest rates low to help revive the economy without having to worry about inflation. The RBI has projected the CPI inflation at 5.1% during FY 2021-22. However, rising oil prices may play spoilsport to RBI's plans.

The country received USD 81.72 Bn of FDI investment in FY 2020-21, the highest ever in the backdrop of a series of steps taken to improve the ease of doing business and to attract investments into domestic manufacturing capacity and an ambitious infrastructure project pipeline. As a result, the country recorded a current account surplus in FY 2020-21 after a gap of 17 years. India's foreign exchange reserves too reached an all-high of USD 608.08 Bn on June 11, 2021.

Housing Sector

With its continued focus towards its headline mission of 'Housing for All by 2022', the Government, in Budget for FY 2021-22, announced a slew of measures to boost the housing sector. Under the Credit Linked Subsidy Scheme [CLSS], a component of Pradhan Mantri Awas Yojana [PMAY], the Government extended the benefit of additional tax deduction of interest up to ₹ 1.5 lakhs on home loans availed for purchase / construction of affordable houses till March 31, 2022. To further boost the supply of affordable housing projects in the country, tax holiday for affordable housing projects has been extended till March 31, 2022. The government also announced tax exemption for notified Affordable Rental Housing Projects, in order to promote supply of affordable rental housing for migrant workers.

At the recommendation of the Kamath Committee, to increase the flow of liquidity to the real estate sector, the Government, in November 2020, had extended the ECLGS 2.0 [Emergency Credit Line Guarantee Scheme] to include the real estate sector. This provided much needed relief to mid-sized real estate companies for availing funding for projects stuck due lack of liquidity. The Government also increased the differential between the agreement value and circle rate to 20% from 10% up to June 30, 2021 which helped in reducing the tax liability for developers and home buyers. Under its PMAY Urban Scheme, the Government announced an additional outlay of ₹ 18,000 Crores, over and above the ₹ 8,000 Crores initially announced, to complete real estate projects in the affordable housing segment. Under this scheme, more than 1.12 Crores homes have been sanctioned with over 48 lakhs units already completed.

Real estate developers, who were going through an extended period of slump in demand and constrained access to liquidity, got some relief in the second half as the real estate sector showed resurgence across the country and across all price segments supported by favourable factors such as vastly increased affordability, government duty cuts, attractive prices offered by developers, lucrative payment plans, low interest rates and favourable state and central government initiatives. This period witnessed the highest ever sales traction in projects of many leading real estate developers leading to improvement in their cash flows.

SWAMIH Fund, which was set up by the Government to provide last mile funding for incomplete affordable housing projects completed its first residential project, in suburban region of Mumbai, benefitting more than 600 home buyers. By May 2021, 72 projects got funding under SWAMIH Fund I and 132 projects received preliminary approvals. The Fund is expected to complete 26 projects comprising of around 12,600 dwelling units over the course of next one year.

Impact of COVID-19 on Housing Finance and Non-bank Finance Companies

Housing Finance companies [HFCs] and Non-Bank Finance Companies [NBFCs] have been impacted by COVID-19 by way of operational disruptions, subdued collections, and requirement of creating additional provisions to meet the post-COVID uncertainties. The financial year saw equity fund raise by all major players in the financial sector, including private sector banks, to keep up the capital adequacy cushion in the post COVID scenario. However, since opening up of the economy from August 2020 onwards, all major players have seen their collection efficiencies gradually returning to pre-COVID levels. Adapting to the restrictions of the imposed lockdowns, Banks, NBFCs and HFCs are ramping up their digital initiatives in order to keep up the loan book growth and to attend to the customer requirements.

New Regulatory Framework

In August 2019, the RBI took over the powers to regulate HFCs from the NHB. However, the NHB continues to carry out the function of supervision of HFCs.

In October 2020, the RBI issued changes in the regulatory framework for HFCs in supersession of the corresponding regulations by the NHB. The new framework introduced certain regulatory changes for HFCs such as the principal business criteria for housing finance, definition of housing finance, requirement of minimum percentage of total assets required towards housing finance and housing finance for individuals, minimum net owned fund requirements, guidelines on liquidity risk management framework and liquidity coverage ratio, amongst others.

In November 2020, the RBI issued guidelines around co-lending by Banks and NBFCs (including HFCs) to priority sector in order to improve the flow of credit to the unserved and underserved sector of the economy and make available funds to the ultimate beneficiary at an affordable cost, considering the lower cost of funds from banks and greater reach of the NBFCs/ HFCs.

On February 17, 2021, the RBI issued Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 (RBI HFC Directions). These directions came into force with immediate effect.

In January 2021, the RBI issued a discussion paper to introduce a revised scale-based regulatory framework for NBFCs. The final guidelines for the same have not been released yet.

Regulatory Forbearances & Schemes due to COVID-19

The spread of COVID-19 pandemic and the consequent lockdowns across the country led to large scale economic disruption across sectors and industries. In order to alleviate financial burden on borrowers and to help businesses get back on their foot, the government and the RBI announced a slew of regulatory forbearances and schemes during the year - some of the key being:

- **Moratorium:** The RBI on March 27, 2020 announced a COVID-19 regulatory package wherein it allowed eligible borrowers - whose accounts were standard as at February 29, 2020, to avail moratorium for term loan instalments falling due between March 1, 2020 and May 31, 2020. In May 2020, the moratorium was further extended for 3 months i.e. up to August 31, 2020. During the moratorium, a standstill was imposed on asset classification norms to mitigate the impact on credit quality. The asset classification standstill order was later vacated on March 23, 2021 by the Honourable Supreme Court of India.
- **Resolution Framework:** In August 2020, the RBI announced a Resolution Framework, whereby it allowed a one-time restructuring of loans experiencing COVID-19 related stress, without classifying them as NPA. Borrowers classified as standard but not in default for more than 30 days as at March 1, 2020 were eligible to avail the benefits under the resolution framework.
- **ECLGS Scheme:** The Finance Ministry of India launched the Emergency Credit Line Guarantee Scheme (ECLGS) in May 2020 with an aim to provide ₹ 3 Lakh Crores of unsecured loans to MSMEs and business enterprises to mitigate the distress caused by the COVID induced lockdowns. In November 2020, the scheme was extended to 26 other sectors as identified by the Kamath Committee and the health sector. The scheme provides 100% guarantee on loans up to 20% of the eligible borrower's total outstanding credit as of February 29, 2020 subject to the loans being less than or equal to 30 days past due as on February 29, 2020.

- **Waiver of interest on interest:** In October 2020, the government announced ex-gratia payment of the difference between compound interest and simple interest on loans up to ₹ 2 Crores, during the six-month moratorium period from 1st March to 30th August 2020, for certain eligible categories of loans such as MSME loans, education loans, housing loans etc. All eligible borrowers, which were standard as at February 29, 2020, whether or not they had availed the moratorium, were eligible to receive the difference between compound interest and simple interest on their loans.

  Following the Honourable Supreme Court's judgement dated March 23, 2021, RBI in April 2021 instructed lenders to refund/ adjust interest on interest charged to all borrowers during the moratorium period, irrespective of whether the moratorium had been availed or not.

- **Suspension of IBC Code:** To help businesses cope with the lingering difficulties posed by the COVID-19 pandemic, the government announced that corporate debt defaults arising between March 25, 2020 and March 31, 2021 will remain out of the purview of the Insolvency and Bankruptcy Code, 2016

Operational Highlights

Despite challenging macro-economic conditions, the Company's focus on building a fortress balance sheet through FY 2020-21 yielded results with augmented capital adequacy levels, stable asset quality, high provision buffers and comfortable liquidity on its balance sheet.

During the year, the Company increased its capital levels by raising regulatory equity/ quasi equity capital of ₹ 3,773 Crores by way of Qualified Institutional Placement [QIP], sale of partial investment in OakNorth Bank and a Foreign Currency Convertible Bond [FCCB] issuance. As a result of these capital raises, the Company's capital adequacy ratio and Tier 1 ratio [standalone IBH] stands boosted to 22.8% and 16.3% respectively, against regulatory requirement of 14% and 10% respectively. The Company's net gearing at 3.4x is also one of the lowest in the industry.

The Company continued with its stated aim of de-risking its balance sheet by running down its developer loan book through refinance as well as portfolio sell down.

An important achievement in FY 2020-21 was the revision in CRISIL's rating outlook to AA with stable outlook. After two years of a negative outlook on its credit rating, the Company's ratings have finally stabilised.

Financial Performance

Despite an extremely challenging year due to the ongoing pandemic, the Company ably navigated the difficult macro-economic environment and ended FY 2020-21 on very strong financial footing.

The Company's balance sheet stood at ₹ 93,238 Crores as at end of FY 2020-21. Total loan assets stood at ₹ 80,741 Crores, and loan book stood at ₹ 66,047 Crores.

The Company's revenues for the year ended March 31, 2021 were ₹ 10,030 Crores and profits for the year were ₹ 1,202 Crores.

Asset quality remained stable with Gross NPAs of 2.66% and Net NPAs of 1.59%. Total provisions stood at ₹ 2,458 Crores, almost 3x times the regulatory requirement and equivalent to a healthy 3.7% of loan book.

The Company's technology-based lending workflow and cost rationalization efforts ensured industry-leading cost-to-income efficiencies. In a challenging FY 2020-21 the Company has further rationalised expenses to cut down cost-to-income to 12.8% from 16.2% in FY 2019-20.

At 3.4x, the Company has one of the lowest net gearing amongst peers. The Company is also one of the best capitalized amongst peers with capital adequacy ratio of 22.8% on a standalone basis.

With the earnings stabilizing, the Company declared dividend of ₹ 9 per share in FY 2020-21.

Loan Portfolio and Asset Quality

As at March 31, 2021, on a standalone basis, the product-wise break-up of loans was – housing loans: 72% and non-housing loans: 28%.

The Company's asset quality is stable with a high provision buffer. Gross NPAs at a consolidated level were at 2.66% and Net NPAs at 1.59% of total loan assets managed. Total provision buffer of ₹ 2,458 Crores at a consolidated level, represents 3.7% of loan book. Credit costs for the year were only 1.1% of total loan assets despite the tough macro-economic conditions.

Transforming to Retail focused Asset-Light Business Model

During the year, the Company made great strides in transitioning to a retail focused, asset-light growth engine. The Company has let its higher ticket loans across product segments run off and has done most of the incremental disbursals towards retail loans. With the 'originate and securitise' part of the business model well-oiled and running, the Company's focus during the year was to scale up its co-lending partnerships.

A very important achievement towards this goal was the Company's co-lending tie-up with HDFC Ltd, the country's largest housing finance company, to offer housing loans to homebuyers. Under this partnership, IBH will originate retail home loans as per jointly drawn up credit policy and retain 20% of the loan on its books while the remaining 80% will be on HDFC's books. IBH will service the loan account throughout the life cycle of the loan and will thereby earn a trail income over the life of the loan. Integration with HDFC Ltd will give IBH the benefit of a large franchise, scale and a robust credit appraisal process and will act as a cornerstone to IBH's new balance-sheet light growth business model.

For secured MSME loans, the Company entered into co-lending relationship with RBL Bank in mid FY 2020-21 and disbursals are scaling up every month. The Company has also entered into co-lending agreements with Bank of Baroda for sourcing home loans and Central Bank of India for sourcing home loans and secured MSME loans.

With its co-lending partnerships falling in place, the Company will now look to leverage on the deposit-led liability franchise of its partners, and complement that with its technology-led distribution, supported by a very able, experienced, and ambitious work force, to provide efficient solutions around home Loans and MSME loans to a wide gamut of customers across geographies, ticket-size and yield spectrum and to generate balance-sheet light growth and profitability. This model of business will provide steady revenue stream with leaner balance sheet risk, and will also be capital light and thus RoE accretive. Moreover, technology led co-lending will help IBH offer convenient and seamless experience to its customers as well as help expand its reach to Tier III and IV towns of the country.

Outlook for the Future

FY 2020-21 was a year of 'repair and transition' for IBH. The Company focused on, and has been successful in building a fortress balance sheet – equity capital raises have boosted its capital levels, asset quality is stable, the Company has an optimally matched ALM, it has built a strong provision buffer, and its credit ratings have stabilised. The Company has also laid the foundation of its new retail focused asset-light business model. FY 2021-22 will be a year of 'transition and growth' for the Company as it will look to put itself on a rating upgrade trajectory and will look to effectively utilize its co-lending partnerships to scale up retail disbursals.

The Company is optimistic about growth after having successfully demonstrated liquidity of loan assets over the past 30 months. The last two quarters have witnessed a resurgence of the real estate sector, which, supported by favourable parameters such as vastly increased affordability, government duty cuts, attractive prices offered by developers, lucrative payment plans, low interest rates and favourable state and central government initiatives, the sector witnessed a strong revival across price segments after more than a decade. Despite the economic toll imposed by the second wave, by all evidence, residential real estate demand appears strong. With an established 'originate and securitise' model as well as co-lending partnerships in place, the Company is now set to grow its retail loan book and profitability.

To make the most of the macro opportunity and to grow profitability, the Company will also strive towards getting an upgrade to AA+. An upgrade to AA+ rating opens up large pools of capital as compared to those available at AA rating. Institutions/ companies such as insurance companies and pension funds, which represent one of the largest sources of debt capital, and which as per their investment guidelines cannot invest meaningfully in papers rated below AA+, become available as sources of debt. Moreover, insurance companies and pension funds have a longer investment horizon, as compared to banks and mutual funds, which will be an optimal match for IBH's long maturity assets and thus bode well for its ALM. Most importantly, an upgrade to AA+ will help in reducing IBH's cost of funds by as much as 50 bps, thereby expanding spreads, increasing profitability and increasing RoEs. In 2009, 2015 and 2020, within few months of the Company raising capital, either its credit ratings were upgraded or rating outlook revised positively. The Company believes that another round of equity capital raise would help the cause of its rating upgrade to AA+. Towards this end, the Company will look to raise equity capital upto USD 275 Mn in the form of QIP/ FCCB by the end of calendar year 2021.

To sum up, the Company's aim in FY 2021-22 will be to completely transform itself into a retail focused tech-enabled low-cost mortgage origination and servicing platform. This will be achieved by investing daily into people, technology, cost efficiency and asset quality.

Focus on ESG to drive sustainable growth

The COVID-19 pandemic has re-shaped the way businesses look at economy completely. As the pandemic unrolled, businesses and investors across the world have shifted focus from profits to people. These unprecedented circumstances have made IBH realize that the significance of sustainable and responsible practices cannot be over emphasised. Going ahead, the Company will embed environmental, social and governance [ESG] parameters into its institutional framework and details about this has been laid out in a separate, dedicated section in the annual report on pages 25 to 40.

Contribution to PM Cares Fund

During the financial year 2020-21, the Company, through its CSR arm Indiabulls Foundation, donated ₹ 21 Crores to the Prime Minister's Citizen Assistance and Relief in Emergency Situations Fund [PM CARES Fund]. The PM CARES Fund is chaired by the Prime Minister and has been set up to provide relief and set up infrastructure to deal with emergency or distress situations facing the country - like the one presently posed by the COVID-19 pandemic.

Risk Management

Your Company has a well-defined risk governance structure which includes periodic reviews and close monitoring to enable building a sustainable business that takes care of the interests of all stakeholders. Comprehensive annual risk review exercises go towards continually updating the risk management policy. The Company's Chief Risk Officer [CRO] oversees the Company's risk management structure. The CRO reports into the Board of Directors of the Company.

The Company's Credit Committee works to identify and mitigate credit risks to the Company by formulating policies on limits on large credit exposures, asset concentrations, standards for loan collateral, loan review mechanism, pricing of loans etc. The credit committee is also responsible to frame approach and policies for customer retention, especially those customers that seek to transfer their loans out during interest rate cycles when the Company's interest rates may be misaligned higher than the best rates available from other lenders.

The Company also has a system for evaluating Grievance Redressal Mechanism and undertaking complete Root Cause Analysis (RCA) to ensure recurring grievances are avoided in future leading to improved customer service standards. On June 11, 2021, the RBI extended the provisions of the risk-based internal audit (RBIA) framework to HFCs, which are required to implement the framework by June 30, 2022. The Company is in the process of implementing this framework.

Internal Control Systems and Their Adequacy

The Company has an elaborate system of internal controls commensurate with the size, scale and complexity of its operations; it also covers areas like financial reporting, fraud control, compliance with applicable laws and regulations etc. Regular internal audits are conducted to check and to ensure that responsibilities are discharged effectively. The Internal Audit

Department monitors and evaluates the efficacy and adequacy of internal control systems in the Company, its compliance with regulatory directives, efficacy of its operating systems, adherence to the accounting procedures and policies at all branch offices of the Company and its subsidiaries. Wherever required, the internal audit efforts are supplemented by audits conducted by specialized consultants/audit firms. Based on the report of the Internal Auditors, process owners undertake corrective actions, in their respective areas and thereby strengthen the controls.

Timely Compliance with Tax Filings

In July 2021, the Company was awarded a certificate of appreciation by the Central Board of Indirect Taxes and Customs, Ministry of Finance, Government of India for timely filing of returns and substantial contribution in payment of GST.

Material Developments in Human Resources

At IBH, we believe that our employees are our most valuable assets and we endeavour to help them realise their full potential. The Human Resource function looks after employee recruitment, training, performance management, emotional and mental well-being, financial wellness and stress management. We believe in employee empowerment and our efforts are focused on creating a happy and healthy work environment. Our people have been and will continue to be our core strength.

As on March 31, 2021, the Company has 3,480 employees on its permanent rolls.

The Company's focus going forward will be on making its workforce more diverse across gender, age, social and economic segments. The Company is taking objective targets for FY 2026-27 and FY 2031-32 to balance out the gender ratio amongst our employees. The Company believes in recruiting young graduates and training them towards higher positions of responsibility within the organisation, campus recruitment drives and greater engagement with colleges across the country would be another area of focus going ahead.

BUSINESS RESPONSIBILITY REPORT

Indiabulls Housing Finance Limited (IBHFL or the Company), was incorporated on May 10, 2005, under the Companies Act, 1956, and obtained certificate for commencement of business on January 10, 2006, to enable it to carry on the business of housing finance.

In the initial years, lending operations were consolidated under the NBFC Indiabulls Financial Services Limited (IBFSL). With the housing finance business gaining prominence and in line with the strategy of focusing on retail mortgage finance, IBFSL was reverse merged into IBHFL. Since then, IBHFL serves as the parent lending entity and the Company ended FY 2020-21 with a balance sheet size of ₹ 93,238 Crores.

IBHFL is currently the third largest Housing Finance Company (HFC) and has particularly focused on extending home loans in the mid-income affordable housing segment. The Company has a pan-India presence through a network of branches covering all major towns and cities across the country. The Company's physical reach has been augmented by its digital channel "eHome Loans" to bring its products to the people from the comfort of their home. The Company has a long-term credit rating of AA from CRISIL, an S&P Global Company; ICRA, a Moody's Investors Service Company; and CARE Ratings. The Company has long-term credit rating of AA+ from Brickwork Ratings and B3 from Moody's Ratings. The Company also has the highest short-term credit rating of A1+ from CRISIL, CARE and Brickwork Ratings. The Company is ISO certified for its systems and processes.

IBHFL offers loan products such as home loans, MSME loans, residential construction finance as well as lease rental discounting. It offers loans to small businesses and MSMEs against their properties, as well as home loans for non-residential Indians and persons of Indian origin. IBHFL has a pan India branch network through which it services its customers, supported by a workforce of 3,480 employees.

IBHFL's key subsidiaries include Indiabulls Commercial Credit Limited, Indiabulls Asset Management Company Limited, Indiabulls Collection Agency Limited, Ibulls Sales Limited, Indiabulls Capital Services Limited, Indiabulls Advisory Services Limited, Indiabulls Insurance Advisors Limited, Indiabulls Trustee Company Limited, Indiabulls Holdings Limited, and Indiabulls Asset Holding Company Limited. Its step down subsidiaries include Nilgiri Financial Consultants Limited, Indiabulls Venture Capital Management Company Limited and Indiabulls Asset Management Mauritius (Foreign Company).

The Company has drawn up this Business Responsibility Report based on the "National Voluntary Guidelines on Socio-Economic and Environmental Responsibilities of Business" published by the Ministry of Corporate Affairs, Government of India in 2011, SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 and the circulars issued by SEBI in this regard. The subsidiary companies have their own Business Responsibility (BR) initiatives.

SECTION A: GENERAL INFORMATION ABOUT THE COMPANY

1	Corporate Identity Number (CIN) of the Company	L65922DL2005PLC136029
2	Name of the Company	Indiabulls Housing Finance Limited
3	Registered office address	M - 62 & 63, First Floor, Connaught Place, New Delhi – 110 001
4	Corporate office address	(a) 'Indiabulls House', Plot No. 448-451, Udyog Vihar, Phase - V, Gurugram – 122 016, Haryana (b) 'Indiabulls House', One International Centre, Tower 1, Elphinstone Mills, Senapati Bapat Marg, Mumbai - 400 013
5	Website	https://www.indiabullshomeloans.com/
6	Financial Year Reported	April 1, 2020 to March 31, 2021
7	Sector(s) that the Company is engaged in	The Company is engaged in business of a Housing Finance Institution without accepting public deposits and is regulated by Reserve Bank of India and National Housing Bank.
8	List three key products/services that the Company provides	The Company offers loan products such as Home Loans, Loans against Property, Residential Construction Finance as well as Lease Rental Discounting. All other services of the Company revolve around its main business.
9	Total number of locations where business activity is undertaken by the Company	As per the applicable regulations all lending activities are done only in India.
10	(a) Number of International Locations (Provide details of major 5)	To cater to non-resident Indians, the Company has overseas representative offices in London and Dubai.
	(b) Number of National Locations	The Company has PAN-India presence. As on March 31, 2021, the Company has total 125 branches in India
11	Markets served by the Company – Local/ State/National/ International	The Company has PAN-India presence. As on March 31, 2021, the Company has total 125 branches in India

SECTION B: FINANCIAL DETAILS OF THE COMPANY

1.	Paid up Capital (₹ in Cr)	92.47
2.	Total Turnover (₹ in Cr)	10,030
3.	Total profit after taxes (₹ in Cr)	1,202
4.	Total Spending on Corporate Social Responsibility (CSR) as percentage of profit after tax (%)	₹ 76.99 Crores, More than 2% of the average net profits during the last three Financial Years computed as per Section 198 of the Companies Act, 2013
5.	List of activities in which expenditure in 4 above has been incurred:-	Please refer Annexure 4: Annual Report on CSR Activities, to Board's Report for details on CSR initiatives undertaken by the Company

SECTION C: OTHER DETAILS

1. Does the Company have any Subsidiary Company/ Companies?

Yes, the Company had 13 subsidiaries including one foreign subsidiary as on financial year ended March 31, 2021. The details of the subsidiaries are detailed in the Annual Return as on March 31, 2021, which is available on the Company's website on https://www.indiabullshomeloans.com/uploads/downloads/ihfl_annual_return_mgt-7_fy_21-0473818001625301390.pdf.

2. Do the Subsidiary Company/Companies participate in the BR Initiatives of the parent company? If yes, then indicate the number of such subsidiary company(s).

The subsidiaries of the Company are separate legal entities and follow BR initiatives as per rules and regulations as applicable.

3. Do any other entity/entities (e.g. suppliers, distributors etc.) that the Company does business with; participate in the BR initiatives of the Company? If yes, then indicate the percentage of such entity/entities? [Less than 30%, 30-60%, More than 60%]

The Company has processes and standards of conduct in place which needs to be agreed and followed by the distributors/ suppliers. The Company recognizes that having an association with suppliers/ distributors from diverse backgrounds but with a focus on the Company's mission of sustainability, contributes to increased efficiency and innovation to provide an enhanced yet standard experience for its customers.

At present, the number of entities who directly participate in the BR initiatives would be less than 30%. The Company plans to increase the participation during the course of the next financial year.

SECTION D: BR INFORMATION

1. Details of Director/Directors responsible for BR

a) Details of the Director(s) responsible for implementation of the BR policy

1	DIN	00010894	02698115	03341114
2	Name	Mr. Gagan Banga	Mr. Ajit Kumar Mittal	Mr. Ashwini Omprakash Kumar
3	Designation	Vice-Chairman, Managing Director & CEO	Executive Director	Deputy Managing Director

b) Details of the BR head

1	DIN	02016992
2	Name	Mr. Sachin Chaudhary
3	Designation	Executive Director
4	Telephone No.	+91- 124 – 6681212
5	E-mail ID	investor.relations@indiabulls.com

2. Principle-wise as per NVGs BR Policies

The National Voluntary Guidelines on Social, Environmental and Economic Responsibilities of Business (NVGs) released by the Ministry of Corporate Affairs has adopted nine areas of Business Responsibility. These are as below:

1. Businesses should conduct and govern themselves with ethics, transparency and accountability;
2. Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle;
3. Businesses should promote the well-being of all employees;

4. Businesses should respect the interests of and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized;
5. Businesses should respect and promote human rights;
6. Businesses should respect, protect and make efforts to restore the environment;
7. Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner;
8. Businesses should support inclusive growth and equitable development; and
9. Businesses should engage with and provide value to their customers and consumers in a responsible manner.

Details of compliance (Reply in Y/N):

No.	Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
1.	Do you have a policy/ policies for....	Y	Y	Y	Y	Y	Y	N	Y	Y
2.	Has the policy being formulated in consultation with the relevant stakeholders?	Y Refer Note 1	Y Refer Note 1	Y Refer Note 1	Y Refer Note 1	Y Refer Note 1	Y Refer Note 1	-	Y Refer Note 1	Y Refer Note 1
3.	Does the policy conform to any national / international standards? If yes, specify? (50 words)	Y Refer Note 1	Y Refer Note 1	Y Refer Note 1	Y Refer Note 1	Y Refer Note 1	Y Refer Note 1	-	Y Refer Note 1	Y Refer Note 1
4.	Has the policy being approved by the Board? If yes, has it been signed by MD/ owner/ CEO/ appropriate Board Director?	Y	Y	Y	Y	Y	Y	-	Y	Y
5.	Does the company have a specified committee of the Board/ Director/ Official to oversee the implementation of the policy?	Y	Y	Y	Y	Y	Y	-	Y	Y
6.	Indicate the link for the policy to be viewed online?	Y Refer Note 2	Y Refer Note 2	Y Refer Note 3	Y Refer Note 2	Y Refer Note 3	Y Refer Note 3	-	Y Refer Note 2	Y Refer Note 3
7.	Has the policy been formally communicated to all relevant internal and external stakeholders?	Y	Y	Y	Y	Y	Y	-	Y	Y
8.	Does the company have in-house structure to implement the policy/ policies?	Y	Y	Y	Y	Y	Y	-	Y	Y
9.	Does the Company have a grievance redressal mechanism related to the policy/ policies to address stakeholders' grievances related to the policy/ policies?	Y	Y	Y	Y	Y	Y	-	Y	Y
10.	Has the company carried out independent audit/ evaluation of the working of this policy by an internal or external agency?	Y Refer Note 4	Y Refer Note 4	Y Refer Note 4	Y Refer Note 4	Y Refer Note 4	Y Refer Note 4	-	Y Refer Note 4	Y Refer Note 4

Note 1: The policies have been developed based on the best practices or as per the regulatory requirements and through appropriate consultation with relevant stakeholders.

Note 2: May include a combination of internal policies of the Company which are accessible to all internal stakeholders and the policies are placed on the Company's website at https://www.indiabullshomeloans.com/.

Note 3: The policies of the Company are internal documents.

Note 4: The policies are internally evaluated by various department heads, business heads and the management.

Note 5: Details on each of the principles are provided in Section E under-mentioned.

3. Governance related to BR

(1) Indicate the frequency with which the Board of Directors, Committee of the Board or CEO assess the BR performance of the Company. Within 3 months, 3-6 months, Annually, More than 1 year

Our Board, at present, has 12 directors including the Managing Director, 4 Executive Directors, 1 Non-Executive Non-Independent Director and 7 Independent Directors of which 1 is Non-Executive Chairman.

Our functional directors are highly experienced professionals in their respective areas. The Board guides the management on operational issues, adoption of systems and best practices in management, and provides oversight on compliance of various legal and other requirements.

The Company understands that its governance processes must ensure that the business activities are done in a manner that meets stakeholders' aspirations and societal expectations. The CSR Committee of the Board oversees and governs its ESG initiatives covering CSR initiatives on a bi-annual basis. The set targets towards responsible business initiatives are linked to the management's remuneration which is reviewed annually by the Board. The Company's governance practices and details of the various Board committees are provided in Report on Corporate Governance forming part of this Annual Report.

(2) Does the Company publish a BR or a Sustainability Report? What is the hyperlink for viewing this report? How frequently it is published?

Pursuant to Regulation 34 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended from time-to-time), the Company publishes a Business Responsibility Report as an Annexure to the Board's Report on an annual basis.

Business Responsibility Report of the Company is available on the website of the company viz. https://www.indiabullshomeloans.com/

SECTION E: PRINCIPLE-WISE PERFORMANCE

Principle 1: Businesses should conduct and govern themselves with ethics, transparency and accountability

Ethics, transparency and personal accountability are core values of the Company. It focuses on high standards of corporate governance, in the conduct of its business and firmly believes in fair and timely disclosures. It has zero tolerance for bribery and corruption and strives to build and maintain relationships with its lenders, borrowers, shareholders and other stakeholders in a fair, transparent and professional manner. This helps promote moral behavior, act as a guideline for ethical decision-making, enhance reputation, prevent negative legal consequences, encourage positive relationships, and prevent discrimination or harassment.

The Company adheres to all applicable governmental and regulatory rules in order to ensure complete transparency and accountability in all business practices. Any and all breaches of Company guidelines are viewed very seriously by the Management, who ensures that appropriate disciplinary action is taken.

The Company has constituted various committees such as: Audit Committee, Nomination & Remuneration Committee, Stakeholders Relationship Committee, Risk Management Committee, Credit Committee, Asset Liability Management Committee, Investment Committee, Customer Grievance Committee, Corporate Social Responsibility Committee, Management Committee, Bond Issue Committee, Reorganisation Committee, Internal Compliance Committee, IT Strategy Committee, Identification Committee, Review Committee, Restructuring and Reschedulement Committee, Securities Issuance Committee, QIP Committee and Regulatory Measures Oversight Committee. These committees meet periodically to supervise, review and advice on the relevant/respective matters.

Code of Conduct

With the objective of enhancing the standards of governance, the Company has formulated and adopted a Code of Conduct & Ethics for its Board Members and Senior Management team. The Code is placed on the website of the Company, which provides for ethical, transparent and accountable behavior by its Directors and Senior Management team.

The Employee Code of Conduct provides the framework within which the Company expects its business operations to be carried out and lays down the standards and principles, to be followed by all its employees. Failure to comply with the Code leads to disciplinary action, including dismissal from the services of the Company.

All employees are handed over a copy of the Employee Code of Conduct on their first day of joining the Company, as a part of the employee joining kit. Additionally, the contents of the Code of Conduct are also shared in detail with the employees through a specific module that forms part of the HR session during the employee induction training program.

The Company has also formulated and adopted various other codes and policies including Fair Practices Code, Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information, Policy on Protection of Women Against Sexual Harassment at Workplace, Code of Conduct for Prevention of Insider Trading, Know Your Customer Policy and Investment Policy, in terms of laws applicable to its business, which are applicable to all its employees / directors for enforcement of ethical conduct from a governance, regulatory and risk management perspective.

Stakeholder Complaints

The Company is committed to providing effective and prompt service to all its stakeholders. Various channels have been provided for customers to raise any concerns through a medium that is convenient for them. The customers and other stakeholders can put up a grievance from the comfort of their homes using digital channels like email, website, social media and IBHFL mobile app. Customers that are not comfortable using digital channels can call the customer care numbers provided on the Company's website or visit the nearest branch where a grievance register is provided mandatorily and designated senior personnel at individual branches are responsible for ensuring efficient and effective resolution of complaints. All grievances coming from various channels are treated with the same priority and the central operations team along with the call center records and redresses grievances and feedback from customers. Complaints and grievances are addressed in a time-bound manner. Regular analysis and audits, internal and external are in place to monitor any corrective actions that needs to be taken in case of lapse in processes and also to improve the processes.

The Company has a Grievance Redressal Policy with escalation mechanism wherein complaints are escalated to the level of Branch heads, Head of Customer Care and Head of Operations/Principal Officer, Compliance. Complaints forwarded by regulatory and supervisory authorities are tracked separately. The grievance redressal procedure recommended by National Housing Bank (NHB) is also available on the Company website for the benefit of its customers.

During the financial year 2020-21, the Company had received 230 complaints from its stakeholders and Nil complaints were outstanding at the beginning of the year. 100% of the complaints outstanding and received during FY 2020-21 were resolved during the year.

The Company submits a periodic status of complaints received, redressed and outstanding from its stakeholders along with the nature of complaints and their mode of redressal to the Board constituted Customer Grievance Committee and Stakeholders Relationship Committee and updates the number of complaints outstanding at the beginning of the quarter, received and resolved during the quarter and outstanding at the end of quarter to BSE and NSE on quarterly basis.

Data Privacy and Cyber Security

The Company treats customers' data with utmost sensitivity and accords the highest standards of privacy and security against cybercrime and data theft. IT Security and Customer Data is a valuable asset and safeguarding business information and IT Infrastructure from any kind of cyber security threat is a top priority for the Company, and this is done through effective monitoring and implementation of risk mitigation measures. The Company's Information Technology Policy, Information Security Management System Framework and Cyber Security Policy include detailed directions to ensure the protection of business information at all levels. Backup and restore policy has been implemented to safeguard critical data. We undertake vulnerability assessment and penetration testing regularly through internal resources as well as external experts to test and improve the implemented control measures. The Company's "Privacy Policy" ensures the protection of customers' personal information. The company explicitly discloses the manner in which customer information is collected, stored and used. The policy also ensures that the usage of customer information is in compliance with various statutory and regulatory authorities' requirements.

Our Business Continuity and Disaster Recovery Plan ensured that critical business functions were available to customers even when branches were not operational during the COVID-19 induced complete lockdown phase.

Third Party engagements

The Company recognizes that having an association with suppliers/ distributors from diverse backgrounds but with a focus on the Company's mission of sustainability and governance, contributes to increased efficiency and innovation to provide an enhanced yet standard experience for its customers. The Company has processes and standards of conduct in line with the Company's policies on governance and data privacy and security and sustainable business practices which needs to be agreed and followed by the distributors/ suppliers.

Principle 2: Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle

The Company's endeavor has been to increase home ownership in India and with that view has focused on the mid-income and low-income Affordable Housing Segment. The government's thrust on affordable housing has seen fruition through the increased number of beneficiaries under the CLSS (Credit Linked Subsidy Scheme). The CLSS has been the catalyst in deepening the Company's endeavors towards affordable housing. The Company has spread awareness by educating its customers about the benefits of the schemes through seminars and one-on-one counseling at its offices across the country. The Company also created an in-house training model to train our employees, channel partners and developers, which enabled us to take this scheme to a wider audience.

The Company has served over 1 million customers and understands that the purchase of a house is the single largest investment that a person makes in his or her lifetime. Therefore, its key focus has been to provide a seamless experience to its customers in the Affordable-Housing segment in urban and semi-urban markets. The Company has adopted a 'Phygital' model which entails co-mingling of 'physical' and 'digital' models wherein the Company offers fully digital, online loan fulfillment for specific target customer segments which are well versed with technology, while at the same time continuing to serve other customers through its branch model. The 'phygital' strategy also helps drive expansion into under-banked geographies where the Company can provide credit to the credit underserved population. The Company is on course to add 50 new branches in Tier 3 & 4 towns. Year on Year it aims to reduce its environmental footprint by promoting the fully digital platform for its new and existing customers to optimize energy consumption.

eHome Loans

The Company launched eHome Loans in June 2016. With the advent of technology in the financial sector, almost all loan products with the exception of home loans were being delivered via digital channels. In a first for the industry, Indiabulls developed and released eHome Loans, a cutting edge, technology enabled, paperless, end-to-end home loan fulfillment channel from the customer's mobile or computer. The solution not only allowed customer to fill the application form online but also allowed them to upload various documents through integrations with Perfios and Digilocker. Even in an assisted sales model, the platform reduced the number of to-and-fro the customer or sales agents needed to make for completing the paperwork required. The Company's eHome Loans offers unmatched customer convenience and other manifold advantages both to the Company and its customers, as it substantially reduces the paperwork and time to process the application and disbursement of loan.

The technology not only provides an end-to-end solution for customers looking for the product but is also a service platform for existing customers in an aim to reduce the impact on the environment by optimizing the usage of various other resources required for its operations. Currently, ~80% (by volume) of the information related to the loan that customers enquire about either through calls or by visiting the branch is made readily available in the application. Similarly, ~60% (by volume) of the services required by the customer post disbursement can be requested through the application. This includes services where earlier physical documents like SOA (Statement of Accounts) or Interest Certificate were printed and mailed to the customer. In order to increase the usage through the application, various attempts are made to educate customers on these services.

Loans to Micro, Small and Medium Enterprises

The Company also extends loans to small business owners and micro, small and medium enterprises [MSMEs]. These loans help small business owners unlock the value of their property by availing loan against their property; these funds are then used by the customers for productive deployment in their businesses.

Loans to Priority Sector

Extending home loans to the priority sector [as defined by the banking regulator the Reserve Bank of India] is a key area of focus for the Company. The Reserve Bank of India had revised the housing loan limits under priority sector lending from ₹ 28 lakh to ₹ 35 lakh in metropolitan cities and from ₹ 20 lakh to ₹ 25 lakh in other cities. Priority sector lending within home loans is towards affordable housing, and helps families purchase their first home, thus helping address the country's vast housing gap.

Lending to small businesses and micro, small & medium enterprises [MSMEs] also constitutes priority sector lending, small businesses and MSMEs are a vital category accounting for 30% of India's GDP. They are employment generating engines and employ about 110 Mn people. Many MSMEs are viewed as belonging to the "informal/unorganised" sector and find it difficult to access efficient finance – timely finance at reasonable rates. The Company offers a means to these small businesses and MSMEs to unlock the value of their property and avail funding for their businesses at reasonable 'mortgage-backed finance' rates. Quick decision making also helps the Company offer timely financing solutions to these small businesses. The Company thus provides vital funding support to the economically and socially crucial small business and MSME sectors of the country's economy.

Green buildings

The Company has begun work with real estate developers that promote the use of innovative technologies such as green buildings and other energy efficient measures for construction of their projects.

Principle 3: Businesses should promote the well-being of all employees

The foundation of any sustainable business is built on a competent and satisfied workforce. It is the Company's firm belief that an engaged, productive and happy workforce leads to 'happy customers'. Employee wellness is an integral component of our value proposition.

Supporting Employees during COVID-19

In light of the on-going COVID-19 pandemic, the Company prioritised the well-being and safety of its employees and took necessary precautions at its offices, which included sanitisation of office premises, installation of thermal scanners, daily communication updates, restricted movement in common areas, closure of recreational facilities and avoidance of large gatherings. The office infrastructure and set-up has been adjusted to meet social distancing norms, and detailed guidelines are sent to customers who intend to visit the branches. With most services being available online, efforts are being made to educate customers so as to minimise visits of customers to the branches unless it is absolutely essential.

To ensure employee safety whilst ensuring business continuity, the Company adhered to all the government directives and issued travel and health advisories to its employees and advised employees to work from home during the lockdown. The Company enabled its workforce to efficiently work from remote locations by redesigning processes with the help of technology and training. The Company's virtual interactive programs and other outreach programs have enabled employees to stay connected and is helping employees cope with the pandemic while working from home. Webinars are conducted with health care specialist to create awareness around family health and nutrition, practicing resilience and how to have empathetic conversations with their teams.

A QRT (Quick Response Team) at the Company as well as at Zonal levels is available to provide any support required at the Company's branches or to its employee during the pandemic. QRTs ensure that all business units have business continuity and incident management plans in place.

The Company has resolved to stand by its employees in these tough times and help them to the best of its abilities. The Company has tied up with multiple hospitals including Fortis Hospitals and Medanta Hospitals, and are conducting vaccination camps at its offices across the country to vaccinate all its employees and their families. About 70% of the Company's employees have already been vaccinated. The Company is also regularly monitoring the health of employees who have got affected by COVID-19. For employees that lose their life to COVID-19, the Company will make suitable arrangements such that the financial future of the employee's immediate family is secure.

Employment at Indiabulls Housing Finance

The Company employed 3,480 employees as on 31st March, 2021. The Company has always advocated a business environment that favours equal employment opportunities for all without any discrimination with respect to caste, creed, gender, race, religion, disability or sexual orientation. The Company provides a workplace environment that is safe, hygienic, and humane which upholds the dignity of its employees. The Company does not use child labour directly or indirectly in any of its offices.

As at March 31, 2021, the male: female ratio was 83:17 for managerial staff. It is the Company's target to get this to a 70:30 male:female ratio in the next five years.

The Company has always focused on giving opportunity to young talent. The average age of employees of the company is 35 years. As on March 31, 2021, 48% of the employees were under 35 years of age and 52% of employees were over 35 years of age.

The Company has a "Career Management Program" to develop in-house talent. Exisiting employees are always preffered to fill new job openings.

Performance management system in line with our Reward and Recognition policy helps us in driving a high performance culture. The average vintage of the senior management team is 11.4 years and middle management is 9.6 years and junior team is 5.4 years.

- **Training and Development of Employees**

  The Company believes in the holistic development of its employees. The Company fosters a learning culture that supports development of its employees and provides a platform for meaningful and purposeful careers. Job specific knowledge gaps, skills and competencies are identified during the performance appraisal process. Through constant learning and development interventions, the Company ensures that its employees are adequately trained in functional and behavioral skills to sustain high standards of service. The Company nominates its employees for self-development and leadership programs for further enhancing their competencies and skill-sets.

  Digitization programs undertaken by the Company has enabled creation of an environment that fosters learning and growth, even remotely. This readiness proved to be very useful during the pandemic as training and development programs could continue. Online training of over 36,500 man hours was conducted throughout the year spanning across 695 online sessions. To train the newly joining millennial young talent, the Company has partnered with reputed vendors to create a "gamified" e–learning modules.

  As a Company, we realize the importance of continuous learning and regular workshops are held covering key processes and procedures like customer service standards, underwriting process, collection, credit disbursals, treasury functions, soft skills, responsible business activities, how to align one's activities to the ESG initiatives of the company and other behavioral aspects.

  Learning and development needs are also identified on the basis of internal audit reports as well as customer and employee feedback. On-the-job training, job rotation or training through various programs – internal, external are offered to employees to upgrade their competencies.

  The "Good to Go Buddy" and mentoring programs formulated by the Company ensures that all new employees integrate into its working culture and value systems. Each new employee is mapped to a buddy and a mentor to help them understand and blend with existing employees in a seamless manner.

- **Long term and Short term performance linked reward and recognition program**

  The Company has always believed in rewarding and recognizing consistent performers. These rewards and recognition could be financial or non-financial in nature. Performance is measured on key KPIs which include business metrics as well as initiatives taken towards customer delight or ESG in line with the goals of the Company.

  - **Special Reward Programs and ESOP distribution/Share appreciation rights** are linked to long term performance measures which are aligned to the Company goals.
  - **Vintage Awards** are given in recognition of the service employees have provided to the Company for either 10 years or 15 years.
  - **"WoW" cards** to those that go the extra mile beyond the regular call of duty. It is to celebrate 'Excellence' and commend individuals for their effort. It is a a simple 'pat on the back' gesture to let one know that they have done well.

- **Employee Engagement and Feedback**

  The Company firmly believes that highly engaged employees are more productive. The Company encourages its employees to regularly participate in sports, outings, get-togethers, milestone celebrations, festivities, and team building programs. The Company has a separate budgetary allocation for this purpose.

  During the pandemic a lot of these engagements had to be curtailed, yet the Human Resources function devised ways to keep employees engage through video engagements to keep their spirits high. Employees were time and again encouraged and given ideas of ways to keep themselves motivated during the lockdown.

  Employees have been sensitized on environmental impact of various aspects of the Company's businesses and also of human activities in general, and are provided with motivational "do's and don'ts" that they and their family can implement in day to day lives. Employees are encouraged to share any inspirational initiatives they took at the branch or at home to inspire others as well. They have also been kept informed about various steps the Company takes towards social causes and are encouraged to contribute to CSR initiatives monetarily by voluntarily contributing funds from their salaries. During the pandemic, a "10,000 Steps a Day" drive was initiated where for every step that was taken by the employee and their immediate family on a designated day; an equivalent amount was contributed to a NGO working for pandemic relief. Both these initiatives help employees align themselves with the vision of the Company towards "value creation beyond business".

  The Company believes in smooth and effective communication to ensure better flow of information and understanding amongst its employees which enables better communication, teamwork and transparency within the organization. Any employee, irrespective of hierarchy, has access to the members of senior management for sharing ideas, suggestions or even personal grievances.

  The Company has strengthened its vigilance mechanism by adopting a Whistle Blower Policy. The said policy which has been uploaded on the Company's website, and also communicated to all its employees, aims to promote good governance, instill faith and empower all stakeholders to fearlessly voice their concerns.

- **Enabling a Gender Friendly & Safe Workplace**

  For IBHFL, safety of its employees is of paramount importance and as a good corporate citizen, it is committed to ensuring safety of all its employees at the work place.

  The Company has zero tolerance for discrimination or harassment in any form, on the basis of race, color, religion, sex, age, disability, marital status and sexual orientation. All new employees are given training on code of conduct, which includes our approach to inclusion and non-discrimination as part of the orientation program.

  Also, to ensure confidentiality, a dedicated e-mail address has been created for employees to report complaints pertaining to sexual harassment at the workplace. The complaints reported on the designated e-mail are accessible only by the Anti-Sexual Harassment (ASH) committee. Mechanisms have been established to ensure that complaints received by the Ethical Cell are dealt with promptly, sensitively, confidentially and in the most judicious and unbiased manner. During the period under review, no complaint was received. The Company ensures that a gender inclusive environment is provided. To create an inclusive work culture for women, the awareness for the same is spread through special workshops and seminars.

  As a Company, we give utmost importance to our women employees' safety and have tied-up for a corporate paid cab service to offer safe commute to all women employees who leave office after 8:00 p.m. due to work commitments.

  Wherever required, women employees have been provided with laptops with the view that they can work from home. Various activities and initiatives are undertaken round the year: distribution of health check-up vouchers, self-defense training sessions for women employees, seminars on mental and physical well-being etc.

- **Welfare programs and Work-Life Balance**

  The Company's policies are structured around promoting work- life balance which ensures improved employee productivity at work. We give our employees the option of flexible working hours through our Flexi-time policy to enable them strike a better work-life balance. This culture permits our employees to pursue their aspirations, passions and shape their professional and personal growth.

  A mediclaim facility borne by the Company is provided to all employees who have to go through any medical exigencies or hospitalization.

  The Company's Paternity Leave Policy entitles male employees who are expecting/adopting a child to leave of 10 days. Also, all our female employees are entitled to paid maternity leave for up to 26 weeks, including both pre-delivery and post-delivery leaves. Commissioning mothers and adopting mothers are entitled to a maternity leave of up to 12 weeks. We provide our employees with 32 annual leaves and also have a mandatory leave policy mandating employees to avail of continuous 10 days of leave in a year, which gives them quality time off from work and help them to relax and rejuvenate.

Principle 4: Businesses should respect the interests of, and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized

Inclusive Credit Approach

The Company always works towards its vision of financial inclusion. The Company's endeavor has been to increase home ownership in India and with that view has focused on the mid-income and low-income Affordable Housing Segment. The Company also extends loans to micro, small and medium enterprises (MSMEs), against their properties, who in-turn use the funds for productive deployment in their business. Furthermore, the Company also focuses on Priority Sector Lending for both Home Loans as well as MSME Loans.

The Company's 'phygital' strategy helps drive expansion into under-banked geographies where the Company can provide credit to the credit underserved population. In FY17, the Company launched "Smart City Home Loans" in tier-II and tier-III towns of the country through a lean branch hub-and-spoke model that allows for expansion into the hinterlands where full- fledged brick-and-mortar offices would have not been financially viable. The Company is on course to add 50 new branches in Tier 3 & 4 towns.

Sensitivity towards Customers

Grievance redressal of its customers is a top priority of the company. It ensures that the redressal is not only prompt but satisfactory to the customer. For this, the redressal team is trained on a continuous basis to ensure that they are not only clear in their redressal but are also patient and sensitive with customers who are not very financially or tech-savvy and require extra support.

Corporate Social Responsibility

The Company strives to approach its CSR activities with the goal to identify and work across a range of social initiatives that have a long-term sustainable impact. The Company has endeavored to choose projects keeping in mind the Human Development Index norms which address human resource development in areas of Sanitation, Health, Education, Nutrition, Renewable Energy, and Rural Development. The details of CSR activities undertaken by the Company are provided in the Annual Report.

The Company takes care to be just, patient and understanding while dealing with customers that are late on their loan repayments. The Company has put in place a code of conduct where customers are treated with fairness. Customers who have difficulty in making regular payments are counseled and given opportunities to recover from difficulties. In instances where the Company resorts to legal action, care is taken to treat customers and their family with dignity and respect. Employee training programs lay emphasis on this aspect. Any complaints and grievances pertaining to behavioral issues are attended to personally by senior officers.

Employee Welfare & Participation

The Company aims to continually take steps to help its employees. The managers are trained to be sensitive towards needs of employees on a case to case basis. The Company also has an open door policy and provides an ear and active help to any such employee who is in financial, emotional or health care need.

Even during the pandemic, active steps have been taken to support employees and their families who have been victims of the pandemic. The Company has resolved to stand by its employees in these tough times and help them to the best of its abilities. The Company has tied up with multiple hospitals including Fortis Hospitals and Medanta Hospitals, and are conducting vaccination camps at its offices across the country to vaccinate all its employees and their families. About 70% of the Company's employees have already been vaccinated. The Company is also regularly monitoring the health of employees who have got affected by COVID-19. For employees that lose their life to COVID-19, the Company will make suitable arrangements such that the financial future of the employee's immediate family is secure.

Principle 5: Businesses should respect and promote Human Rights

The Company upholds the principles of being an organization that respects human rights, is non-discriminatory amongst employees and provides for a redressal mechanism to the key constituents that it deals with. The Company's Code of Conduct respects and promotes human rights. The Company complies and adheres to all the human rights laws and guidelines of the Constitution of India, national laws and policies and treats all its stakeholders and customers with dignity, respect and due understanding. It strives to be just, patient and understanding while dealing with delinquent customers who have availed housing loans or Loans against Residential property and has also put in place training modules and work ethics for employees to ensure such customers are dealt with fairness.

Principle 6: Businesses should respect, protect and make efforts to restore the environment Green Initiatives

The Company promotes ecological sustainability and green initiatives, and adopts energy saving mechanisms, by encouraging its employees, customers and all its other stakeholders to use electronic medium of communication and to reduce usage of papers as much as possible.

We have also started an initiative where we are trying to reduce the use of plastic in our offices to reduce our carbon footprint. We want to make our office environments plastic-free and we're confident of achieving this.

Focus on Technology: eHome Loans

The Company launched eHome Loans in June 2016. With the advent of technology in the banking sector, almost all loan products with the exception of home loans were being delivered via digital channels. In a first for the industry, Indiabulls developed and released eHome Loans, a cutting edge, technology enabled, paperless, end-to-end home loan fulfillment channel from the customer's mobile or computer. The Company's eHome Loans offers unmatched customer convenience and other manifold advantages both to the Company and its customers, as it substantially reduces the paperwork and time to process the application and disbursement of loan.

The Company's initiative on digitization has led to the creation of a Customer Portal where Customers can access details in relation to their loan on their laptops and mobile devices without using paper. Our adaption of e-Receipts has ensured that we issue receipts either in the form of SMS or e-mail thus saving on paper.

Environmental Standards

The Company continuously aims to reduce the impact on the environment by optimizing the usage of various resources. The Company works at minimizing its carbon footprint and there is particular focus on reduced resource usage. The Company has been able to reduce energy consumption by using star rated appliances where possible and also through the replacement of CFL lights with LED lights. Monitoring resource usage, improved process efficiency, reduced waste generation and disposal costs have also supported the cause.

The Company is ISO 14001:2015 certified for its Environmental Management Systems (EMS). ISO 14001 is an iterative framework that helps it monitor adherence to environmental performance standards and also seeks to continuously improve upon it. The framework helps the Company document its process from an environmental perspective and importantly, gives it a means to measure and minimize the environmental impact of its operations. The Company has in place a stringent EMS that helps assess the environmental cost of the Company's services and activities, and seeks to reduce or eliminate the negative impact and increase their positive effects.

In a bid to reduce the Company's carbon footprint, video conference systems have been set up at key office locations to cut down on unnecessary travel. In light of the current pandemic, infrastructure has been created to enable employees to Work from Home. This has reduced local travel drastically and has enabled the Company to merge or close many physical branches. Having worked on this model for over a year, the company aims to promote 20% of its work force to work from home at any given point in time.

The Company continues to explore collaboration with partners that provide solutions for conservation of energy and resources. The Company's Corporate Office in Mumbai is also LEED Gold Certified. On this front, the Company has also begun work with real estate developers that promote the use of innovative technologies such as green buildings and other energy efficient measures for construction of their projects.

Resource Savings

The Company has undertaken initiatives and energy efficient measures at its office premises such as use of LED light fittings, provision of centralized waste collection, etc. At most of its offices across India, the CFL light fittings have been shifted to LED light fittings to conserve energy.

In an endeavor for quick and paperless services, the Company promotes the use of electronic means of communication with its shareholders by sending electronic communication for confirmation of payments and such other purposes. The Company also encourages the use of electronic mode of payment to and from all its stakeholders. Soft copies of the annual report 2019-20 along with the notice convening the 15th Annual General Meeting with its Corrigendum, the Extra-ordinary General Meeting Notice and dividend unpaid reminder letters were sent to 826,585 shareholders so as to minimize the usage of paper.

Principle 7: Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner

The Company recognizes that the housing and real estate industry play an important role in the Indian economy as this industry is the second largest employment generator after agriculture. The Company will continue to support and advocate for the development of the housing sector, and work towards promoting home ownership.

The Company continues to make recommendations/ representations before various regulators, forums and associations relevant to promote the housing industry.

Principle 8: Businesses should support inclusive growth and equitable development

The Company always works towards its vision of financial inclusion. The Company's endeavor has been to increase home ownership in India and with that view has focused on the mid-income and low-income Affordable Housing Segment. The Company also extends loans to micro, small and medium enterprises (MSMEs), against their properties, who in-turn use the funds for productive deployment in their business. Furthermore, the Company also focuses on Priority Sector Lending for both Home Loans as well as MSME Loans.

The Company's 'phygital' strategy helps drive expansion into under-banked geographies where the Company can provide credit to the credit underserved population. In FY17, the Company launched "Smart City Home Loans" in tier-II and tier-III towns of the country through a lean branch hub-and-spoke model that allows for expansion into the hinterlands where full- fledged brick-and-mortar offices would have not been financially viable. The Company is on course to add 50 new branches in Tier 3 & 4 towns.

Corporate Social Responsibility

The Company is committed to its vision of inclusive growth. As a responsible corporate citizen, the Company strives to positively impact communities, and leverages its reach and resources to empower the underprivileged. During the year, the Company furthered the reach and impact of its Corporate Social Responsibility [CSR] initiatives through our social development arm - Indiabulls Foundation [IBF].

Indiabulls Foundation undertakes a wide gamut of activities in the areas of Health and Sanitation, Women's Empowerment, Education and Sustainable Livelihoods, Rural Development and Disaster Relief. The Foundation connects philanthropic opportunities with demonstrated needs, and mobilizes resources to create programs that have tangible outcomes and enable the marginalized sections of society to improve their lives.

The details of CSR activities undertaken by the Company are provided in the Annual Report.

Principle 9: Businesses should engage with and provide value to their customers and consumers in a responsible manner

Transparent Communication

The Company strives to ensure that transparent, correct and relevant information, pertaining to its products and services, is disseminated through its advertising material and the information displayed on the digital platforms owned by the Company. The Company encourages responsible and responsive communication towards all its stakeholders be it customers, media, investors, analysts, regulatory authorities, vendors, etc.

The Company is an avid proponent of true and fair advertising and as such, discourages all kinds of means and activities that are unethical, abusive, derogatory or anti-competitive. All the communication material released by the Company adheres to the mandated regulatory requirements. The Company has formulated the Fair Practices Code. A copy of the said code is available on the Company's website and at all its offices. The Company has complied with all the advertising norms applicable to the Company.

The important product attributes, relevant information about the products and services being offered, fees and charges, benchmark interest rates and other important notifications like Most Important Terms & Conditions and KYC documents are displayed prominently in each of the Company offices. This information is available on the Company's website as well. The Company has leveraged technology along with its Maker-Checker policy at every step of the loan journey to avoid any chances of misinformation to any customer about the product.

The Company is extending its presence to various social and digital platforms to engage and connect with existing customers and also to reach out to newer audiences through constant communication, which is in consonance with its brand values and the prescribed regulatory framework.

The performance and financials of the Company are disclosed to the stock exchanges, BSE and NSE, and is also uploaded on the Company's website.

Grievance Redressal

The Company is committed to providing effective and prompt service to all its stakeholders. Various channels have been provided for customers to raise any concerns through a medium that is convenient for them. The customers and other stakeholders can put up a grievance from the comfort of their homes using digital channels like email, website, social media and IBHFL mobile app. Customers that are not comfortable using digital channels can call the customer care numbers provided on the Company's website or visit the nearest branch where a grievance register is provided mandatorily and designated senior personnel at individual branches are responsible for ensuring efficient and effective resolution of complaints. All grievances coming from various channels are treated with the same priority and the central operations team along with the call center records and redresses grievances and feedback from customers. Complaints and grievances are addressed in a time-bound manner. Regular analysis and audits, internal and external are in place to monitor any corrective actions that needs to be taken in case of lapse in processes and also to improve the processes.

The Company has a Grievance Redressal Policy with escalation mechanism wherein complaints are escalated to the level of Branch heads, Head of Customer Care and Head of Operations/Principal Officer, Compliance. Complaints forwarded by regulatory and supervisory authorities are tracked separately. A grievance redressal procedure recommended by National Housing Bank (NHB) is also available on the Company website along with contact details of Grievance Redressal Officer for the benefit of its customers.

The Company aims to reduce the number of grievances, attain operational excellence and ensure continuous improvement by doing periodical root-cause analysis (RCA) of all the received grievances. In the scope of lending operations, the Company has been certified for ISO 9001:2015 which focuses on the overall quality management of the process along with grievance redressal mechanism and ISO 10002:2014 which helps us to maintain a management system for customer complaint handling.

REPORT ON CORPORATE GOVERNANCE

1. THE COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

Indiabulls Housing Finance Limited ("the Company") is committed towards achieving the highest standards of Corporate Governance by staying true to its core values of Customer First, Transparency, Integrity and Professionalism. The Company continually works towards implementing robust, resilient and best-in-class corporate practices in every facet of its operations, and in all spheres of its activities, thereby generating higher returns and maximizing shareholder value.

The Company also engages in a credible and transparent manner with all its stakeholders and clearly communicates its long-term business strategy. All its actions are governed by its values and principles, which are reinforced at all levels of the Company.

As one of the largest housing finance companies in the country, the Company primarily focuses on Home Loans in the low and mid-income Affordable Housing segment and in making available hassle-free, convenient, and customer centric home loan offerings to aspiring home buyers, thereby encouraging home ownership. Its transparent and robust business practices have helped the Company build strong relationship with its investors, customers, employees, shareholders and lenders.

The Company believes that success requires the highest standards of corporate behavior and engagement with all of its stakeholders. This is the path to consistent, competitive, profitable and responsible growth, and for creating long-term value for its shareholders, its employees and business partners. The Board of Directors ('the Board') is responsible for and is committed to sound principles of Corporate Governance of the Company. The Board plays a crucial role in overseeing how the management serves the short and long-term interests of shareholders and other stakeholders. This belief is reflected in its governance practices, under which it strives to maintain an effective, informed and independent Board. The Company keeps its governance practices under continuous review and benchmark itself to best practices.

The COVID-19 pandemic has caused an unprecedented health and economic crisis across the globe. The severity of its impact on economy and day-to-day life is still evolving. Companies are having to be nimble-footed and continuously evolve their strategies to deal with the emergent challenges. The Board has played a critical role helping the Company navigate the issues brought on by the COVID-19 pandemic. The Board is responsive and their depth of experience helps the management team evolve measured responses to issues that come up. The board guided the management in implementing cost rationalization measures at every level and across every function of the Company. The Company is in compliance with the Housing Finance Companies – Corporate Governance (National Housing Bank) Directions, 2016, Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve bank) Directions, 2021 and the applicable SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR).

2. BOARD OF DIRECTORS (BOARD)

(A) Composition and size of the Board

The Company's Board is constituted of highly experienced professionals from diverse backgrounds. The Board's constitution is in compliance with the Companies Act, 2013, Listing Agreement executed by the Company with the Stock Exchanges (SEBI LODR) and is in accordance with the highest standards of Corporate Governance, which ensures an appropriate mix of Executive/ Non-Executive, Woman Directors and Independent Directors with demonstrated skill sets and relevant experience. The Board members have professional knowledge and experience, in diverse fields viz. finance, banking, public policy and legal / judicial, thereby bringing about an enabling environment for value creation through sustainable business growth.

Presently, as on the date of this report, the Board consists of twelve directors, four of whom including the Vice-Chairman, Managing Director and CEO are Executive Directors. Mr. Sameer Gehlaut, founder director is the Non-Executive, Non-Independent Director. The remaining seven directors Mr. Subhash Sheoratan Mundra, Mr. Achuthan Siddharth, former Partner, Deloitte Haskins & Sells and a Fellow member of The Institute of Chartered Accountants of India and Associate member of The Institute of Company Secretaries of India (appointed w.e.f. July 3, 2020), Mr. Satish Chand Mathur, Mr. Dinabandhu Mohapatra, former MD & CEO, Bank of India and former Executive Director of Canara Bank (appointed w.e.f. November 23, 2020), Justice Mrs. Gyan Sudha Misra (Retd.), Mr. Shamsher Singh Ahlawat and Mr. Prem Prakash Mirdha are Non-Executive Independent Directors. The Chairman, Mr. Subhash Sheoratan Mundra, being a Non-Executive Independent Director, the number of Independent Non-Executive Directors on the Board is above one-third of the total Board strength. No Director is related to any other Director on the Board. The Board comprises directors that bring a wide range of skills, expertise and experience which enhance overall board effectiveness.

The Board has identified skills and domain expertize required by the Directors of the Company which includes Banking & Finance, Business Strategy, Corporate Governance, Corporate Social Responsibility, Foreign Exchange, Human Resources, Information Technology, Legal, Marketing, Operations and Process Optimization, Policy Making, Recovery, Regulatory Compliances, Risk Management, Stakeholder Management, Taxation, Treasury and Value Creation. The Directors of the Company have mapped their skills based on the board skill matrix.

Details of Directors, directorship in listed companies, number of directorships held by them in other companies and also the number of their memberships and chairmanships on various Board Committees, including skill sets/ expertise/ competencies/practical knowledge, as on March 31, 2021, are as under:

Sl. No	Name of the Director	Nature of Office	Special Knowledge/ Practical Experience/ Skills/ Expertise/ Competencies	Names of the other listed entities where the person is a director	Category of directorship in other listed entities where the person is a director	No. of Directorships in other Listed Companies	No. of Directorship in other Companies*	No. of Memberships/ Chairmanships in Board Committees of various companies (including this Company)**	
								Memberships	Chairmanships
1.	Mr. Subhash Sheoratan Mundra (DIN: 00979731) *(Refer Note 1)*	Non-Executive/ Independent Director and Chairman	Leadership, Strategic Planning, Industry Knowledge & Experience, Financial, Regulatory / legal & Risk Management, Corporate Governance, Operations and Process Optimization	BSE Limited Havells India Limited PTC India Limited	Non-Executive Independent Director Non-Executive Independent Director Non-Executive Independent Director	3	4	3	Nil
2.	Mr. Sameer Gehlaut (DIN: 00060783) *(Refer Note 2)*	Founder and Non-Executive Non-Independent Director	Policy Making, Banking & Finance, Business Strategy, Risk Management, Corporate Governance, Value Creation	Indiabulls Real Estate Limited Dhani Services Limited *(formerly Indiabulls Ventures Limited)*	Non-Executive - Non Independent Director, Chairman Executive Director, Chairman & CEO	2	9	Nil	Nil
3.	Mr. Gagan Banga (DIN: 00010894)	Vice-Chairman, Managing Director & CEO	Leadership, Banking and Finance, Business Strategy, Regulatory / legal & Risk Management, Treasury, Foreign Exchange, Recovery, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	Dhani Services Limited *(formerly Indiabulls Ventures Limited)* Dhani Loans and Services Limited *(Formerly known as Indiabulls Consumer Finance Limited)******	Non-Executive Director Non-Executive Director	2	2	Nil	Nil
4.	Mr. Ajit Kumar Mittal (DIN: 02698115)	Executive Director	Taxation, Regulatory Compliances, Business Strategy, Regulatory / legal & Risk Management, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	Yaarii Digital Integrated Services Limited *(Formerly known as Indiabulls Integrated Services Limited)* *Indiabulls Commercial Credit Limited****** *Dhani Loans and Services Limited (Formerly known as Indiabulls Consumer Finance Limited)******	Non-Executive Director Non-Executive Chairman Non-Executive Director	3	4	3	1
5.	Mr. Ashwini Omprakash Kumar (DIN: 03341114)	Executive Director (Deputy Managing Director)	Banking and Finance, Business Strategy, Regulatory / legal & Risk Management, Treasury, Foreign Exchange Recovery, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	N.A.	N.A.	Nil	1	1	Nil
6.	Mr. Sachin Chaudhary (DIN: 02016992)	Executive Director	Human Resources, Information Technology, Business Strategy, Regulatory / legal & Risk Management, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	N.A.	N.A.	Nil	2	Nil	Nil
7.	Mr. Achuthan Siddharth (DIN: 00016278) *(Refer Note 3)*	Non- Executive/ Independent Director	Industry Knowledge & Experience, Financial, Regulatory / legal & Risk Management, Corporate Governance, Operations and Process Optimization	Reliance Industrial Infrastructure limited Alok Industries Limited	Non-Executive Director Chairman, Non-Executive-Independent Director	2	0	5	3
8.	Mr. Satish Chand Mathur (DIN: 03641285)	Non- Executive/ Independent Director	Industry Knowledge & Experience, Financial, Regulatory / legal & Risk Management, Corporate Governance, Operations and Process Optimization	Tilaknagar Industries Limited JBF Industries Limited	Non-Executive-Independent Director Non-Executive-Independent Director	2	2	Nil	Nil

Sl. No	Name of the Director	Nature of Office	Special Knowledge/ Practical Experience/ Skills/ Expertise/ Competencies	Names of the other listed entities where the person is a director	Category of directorship in other listed entities where the person is a director	No. of Directorships in other Listed Companies	No. of Directorship in other Companies*	No. of Memberships/ Chairmanships in Board Committees of various companies (including this Company)**	
								Memberships	Chairmanships
9.	Mr. Dinabandhu Mohapatra (DIN: 07488705) *(Refer Note 4)*	Non- Executive/ Independent Director	Industry Knowledge & Experience, Financial, Regulatory / legal & Risk Management, Corporate Governance, Operations and Process Optimization, Banking and Finance	N.A.	N.A.	Nil	Nil	Nil	Nil
10.	Justice Mrs. Gyan Sudha Misra (Retd. Justice Supreme Court of India) (DIN: 07577265)	Non- Executive/ Independent Director	Industry Knowledge & Experience, Financial, Regulatory / legal & Risk Management, Corporate Governance, Operations and Process Optimization, Legal	Olectra Greentech Limited	Non Executive-Independent Director	4	1	5	1
				Indiabulls Real Estate Limited	Non Executive-Independent Director				
				Yaarii Digital Integrated Services Limited *(Formerly known as Indiabulls Integrated Services Limited)*	Non Executive-Independent Director				
				Ruchi Soya Industries Limited	Non Executive-Independent Director				
11.	Mr. Shamsher Singh Ahlawat (DIN: 00017480)	Non- Executive/ Independent Director	Industry Knowledge & Experience, Financial, Regulatory / legal & Risk Management, Corporate Governance, Operations and Process Optimization, Banking and Finance	Indiabulls Real Estate Limited	Non Executive-Independent Director	3	5	10	3
				Yaarii Digital Integrated Services Limited *(Formerly known as Indiabulls Integrated Services Limited)*	Non Executive-Independent Director				
				Indiabulls Commercial Credit Limited***	Non Executive-Independent Director				
12.	Mr. Prem Prakash Mirdha (DIN: 01352748)	Non- Executive/ Independent Director	Industry Knowledge & Experience, Financial, Regulatory / legal & Risk Management, Corporate Governance, Operations and Process Optimization	SORIL Infra Resources Limited	Non Executive-Independent Director	3	1	7	2
				Indiabulls Commercial Credit Limited***	Non Executive-Independent Director				
				Indiabulls Rural Finance Private Limited***	Non Executive-Independent Director				

Note 1: W.e.f. August 12, 2020, the Board has unanimously appointed Mr. Subhash Sheoratan Mundra, formerly the Deputy Governor of Reserve Bank of India and an Independent Director, as Non-Executive Chairman of the Company.

Note 2: W.e.f. August 12, 2020, Mr. Sameer Gehlaut has relinquished the office of Executive Chairman of the Company and has been re-designated as Non-Executive Non-Independent Director of the Company.

Note 3: Mr. Achuthan Siddharth, former Partner, Deloitte Haskins & Sells and a Fellow member of The Institute of Chartered Accountants of India and Associate member of The Institute of Company Secretaries of India, appointed as Non-Executive Independent Director of the Company w.e.f. July 03, 2020 and appointed as a Member and Chairman of Audit Committee w.e.f. November 11, 2020.

Note 4: Mr. Dinabandhu Mohapatra, former MD & CEO, Bank of India and former Executive Director of Canara Bank, appointed as Non-Executive Independent Director of the Company w.e.f. November 23, 2020.

**Includes directorship(s) held in foreign companies & private limited companies and Companies under section 8 of the Companies Act, 2013.*

***Only memberships of the Audit Committee / Stakeholders' Relationship Committee in various public limited companies and chairmanship of the Audit Committee / Stakeholders' Relationship Committee in various equity listed limited companies, including this listed company are considered, as per Regulation 26 of the SEBI LODR.*

****Only debt securities of these companies are listed on NSE & BSE.*

The Board do hereby confirms that all the present Independent Directors of the Company fulfill the conditions specified in the SEBI LODR and are independent of the management of the Company.

The Board had accepted all recommendations of committees of the Board which are mandatorily required, during the financial year 2020-21.

None of the Non-Executive Directors held any equity share and/or convertible security of the Company during the financial year ended March 31, 2021, except Mr. Sameer Gehlaut, Founder and Non-Executive Non-Independent Director and Mr. Prem Prakash Mirdha, Independent Director who are holding 17,251,482 and 1,100 Equity shares respectively of the Company.

The Company has familiarization programme for Independent Directors with regard to their roles, responsibilities in the Company, nature of the industry in which the Company operates, the business model of the Company etc. The familiarization programme along with details of the same imparted to the Independent Directors during the year are available on the website of the Company (https://www.indiabullshomeloans.com/investor-relations/misc).

(B) Number and Dates of Board Meetings held, attendance of Directors thereat and at the last AGM held

The Board meetings of the Company are held in a highly professional manner, after giving proper notice, Board papers, agenda and other explanatory notes / relevant information to each of the directors of the Company, well in advance. At least one meeting is held in every quarter, to review the quarterly performance and the financial results of the Company.

Senior management including the CFO, CRO and Group Head – Corporate Secretarial are invited to attend the board meetings so as to provide additional inputs on the items being discussed by the Board. At the board meetings, the Executive Directors and senior management make presentations on various matters including the financial results, operations related issues, risk management, the economic and regulatory environment, compliance, investors' perceptions etc.

During the FY 2020-21, the Board met 7 (Seven) times. Meetings were held on June 2, 2020, July 3, 2020, August 12, 2020, August 21, 2020, November 11, 2020, February 12, 2021 and February 24, 2021. During the year, separate meeting of the Independent Directors was held on March 18, 2021, without the attendance of non-independent directors and the members of the management. All Independent Directors attended the said meeting. At the meeting, the independent directors assessed the quality, quantity and timeliness of the flow of information between the Company's management and the board. Due to the exceptional circumstances caused by the COVID-19 pandemic and consequent relaxations granted by MCA and SEBI, all these board / Independent Directors meetings in FY 2021 were held through Video Conferencing.

The last Annual General Meeting of the Company was held on September 7, 2020.

Attendance of Directors at the Board Meetings held during the FY 2020-21 and at the last Annual General Meeting are as under:

Sr. no.	Name of the Director	No. of Board meetings attended	Attendance at the last AGM
1.	Mr. Subhash Sheoratan Mundra (DIN: 00979731)	7	Yes
2.	Mr. Sameer Gehlaut (DIN: 00060783)	6*	Yes
3.	Mr. Gagan Banga (DIN: 00010894)	7	Yes
4.	Mr. Ajit Kumar Mittal (DIN: 02698115)	7	No
5.	Mr. Ashwini Omprakash Kumar (DIN: 03341114)	7	Yes
6.	Mr. Sachin Chaudhary (DIN: 02016992)	7	Yes
7.	Mr. Achuthan Siddharth (DIN: 00016278)	6**	Yes
8.	Mr. Satish Chand Mathur (DIN: 03641285)	7	Yes
9.	Mr. Dinabandhu Mohapatra (DIN: 07488705)	2***	N.A.
10.	Justice Gyan Sudha Misra (Retd. Justice Supreme Court of India) (DIN: 07577265)	6****	Yes
11.	Mr. Shamsher Singh Ahlawat (DIN: 00017480)	7	Yes
12	Mr. Prem Prakash Mirdha (DIN: 01352748)	7	Yes

**Could not attend the meeting, held on February 24, 2021, due to a prior commitment.*

*** He was appointed as Independent Director of the Company w.e.f. July 3, 2020 and as a Member and Chairman of Audit Committee w.e.f. November 11, 2020.*

**** He was appointed as Independent Director of the Company w.e.f. November 23, 2020.*

*****Could not attend the meetings, held on June 2, 2020, due to a prior commitment.*

The minutes of the board meetings of the unlisted subsidiary companies of the Company are placed in the board meetings of the Company on a quarterly basis.

3. COMMITTEES OF THE BOARD

The Board has constituted various Committees to take informed decisions in the best interest of the Company. These Committees monitor the activities falling within their terms of reference. Further, terms of reference were revised to align with the provisions of Companies Act, 2013, SEBI LODR, NHB Act, 1987 and Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021.

The role and the composition of these Committees including number of meetings held during the financial year and participation of the members at the meetings of the committees, during the year are as under:

(A) Audit Committee

Composition

The Audit Committee comprises of four members, namely, Mr. Achuthan Siddharth as the Chairman and Member, Mr. Shamsher Singh Ahlawat, Mr. Prem Prakash Mirdha and Justice Gyan Sudha Misra (Retd.), as members. All the four members comprising the Committee are Independent Directors. Mr. Amit Jain is the Secretary to the Audit Committee.

Terms of reference of the Audit Committee

The terms of reference of the Audit Committee, inter-alia, include:

- To oversee the financial reporting process and disclosure of financial information;
- To review with management, quarterly, half yearly and annual financial statements and ensure their accuracy and correctness before submission to the Board;
- To review with management and internal auditors, the adequacy of internal control systems, approving the internal audit plans/ reports and reviewing the efficacy of their function, discussion and review of periodic audit reports including findings of internal investigations;
- To recommend the appointment of the internal and statutory auditors and their remuneration;
- To review and approve required provisions to be maintained as per IRAC norms and write off decisions;
- To hold discussions with the Statutory and Internal Auditors;
- Review and monitoring of the auditor's independence and performance, and effectiveness of audit process;
- Examination of the auditors' report on financial statements of the Company (in addition to the financial statements) before submission to the Board;
- Approval or any subsequent modification of transactions of the Company with related parties;
- Scrutiny of inter-corporate loans and investments;
- Review of Credit Concurrent Audit Report/ Concurrent Audit Report of Treasury;
- Valuation of undertakings or assets of the Company, wherever it is necessary;
- Monitoring the end use of funds raised through public offers and related matters as and when such funds are raised and also reviewing with the management the utilization of the funds so raised, for purposes other than those stated in the relevant offer document, if any and making appropriate recommendations to the Board in this regard;
- Evaluation of the risk management systems (in addition to the internal control systems);
- Review and monitoring of the performance of the statutory auditors and effectiveness of the audit process;
- To hold post audit discussions with the auditors to ascertain any area of concern;
- To review the functioning of the whistle blower mechanism;
- Approval to the appointment of the CFO after assessing the qualifications, experience and background etc. of the candidate;
- Approval of Bad Debt Write Off in terms of the Policy;
- Review of information system audit of the internal systems and processes to assess the operational risks faced by the Company and also ensures that the information system audit of internal systems and processes is conducted periodically; and
- Reviewing the utilization of loans and/or advances and/or investment by the Company to its subsidiary companies, exceeding rupees 100 Crores or 10% of the assets side of the respective subsidiary companies, whichever is lower, including existing loans / advances / investment existing as on April 1, 2019.

Meetings and Attendance during the year

During the financial year ended March 31, 2021 the Committee met four times. The dates of the meetings being July 3, 2020, August 21, 2020, November 11, 2020, and February 12, 2021. Due to the exceptional circumstances caused by the COVID-19 pandemic and consequent relaxations granted by MCA and SEBI, all these meetings in FY 2021 were held through Video Conferencing.

The attendance of Committee members in these meetings is as under:

Name of the Member	No. of meetings attended
Mr. Achuthan Siddharth	1^
Mr. Shamsher Singh Ahlawat	4
Mr. Prem Prakash Mirdha	4
Justice Mrs. Gyan Sudha Misra (Retd.)	2#
Mr. Ajit Kumar Mittal*	1*

^The Board in its meeting of November 11, 2020 has appointed Mr. Achuthan Siddharth as a Member and Chairman of the Committee.

#Could not attend the meeting, held on August 21, 2020 and November 11, 2020, due to a prior commitment.

**The Board in its meeting of August 12, 2020, reconstituted the Audit Committee with the re-designation of Mr. Ajit Kumar Mittal from the member of the Committee to its Invitee.*

The Chief Financial Officer, Statutory and Internal Auditors attended the meetings as Invitees.

(B) Nomination & Remuneration Committee

Composition

The Nomination & Remuneration Committee of the Board comprises of three Independent Directors as its members, namely, Mr. Prem Prakash Mirdha as its Chairman and member, Mr. Shamsher Singh Ahlawat and Justice Mrs. Gyan Sudha Misra (Retd.) as the other two members.

Terms of reference

The terms of reference of Nomination & Remuneration Committee, inter-alia, include:

- Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to, the remuneration of the directors, key managerial personnel and other employees;
- Formulation of criteria for evaluation of performance of independent directors and the board of directors;
- Devising a policy on diversity of board of directors;
- Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the board of directors their appointment and removal;
- Whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors;
- To ensure 'fit and proper' status of proposed/ existing directors;
- To recommend to the Board all remuneration, in whatever form, payable to Directors, KMPs and senior management;
- Framing suitable policies and systems to ensure that there is no violation, by an employee of any applicable laws in India or overseas, including:
    - ➢ The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; or
    - ➢ The Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices relating to the Securities Market) Regulations, 1995; and
- Perform such functions as are required to be performed by the Nomination & Remuneration Committee under the Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014.

Meetings and Attendance during the year

During the financial year ended March 31, 2021 the Committee met Four times i.e. on, July 3, 2020, August 12, 2020, November 19, 2020 and February 1, 2021.

The attendance of Committee members in these meetings is as under:

Name of the Member	No. of meetings attended
Mr. Prem Prakash Mirdha	4
Mr. Shamsher Singh Ahlawat	4
Justice Mrs. Gyan Sudha Misra (Retd.)	4

Policy for selection and appointment of Directors

The Nomination and Remuneration Committee (N&R Committee) has adopted a charter which, inter-alia, deals with the manner of selection of the Board of Directors, senior management and their compensation. This Policy is accordingly derived from the said Charter.

a) The incumbent for the positions of Executive Directors and/or at senior management, shall be the persons of high integrity, possesses relevant expertise, experience and leadership qualities, required for the position.

b) The Non-Executive Directors shall be of high integrity, with relevant expertise and experience so as to have the diverse Board with Directors having expertise in the fields of finance, banking, regulatory, taxation, law, governance and general management.

c) In case of appointment of Independent Directors, the independent nature of the proposed appointee vis-a-vis the Company, shall be ensured.

d) The N&R Committee shall consider qualification, experience, expertise of the incumbent, and shall also ensure that such other criteria with regard to age and other qualification etc., as laid down under the Companies Act, 2013 or other applicable laws are fulfilled, before recommending to the Board, for their appointment as Directors.

e) In case of re-appointment, the Board shall take into consideration, the performance evaluation of the Director and his engagement level.

Remuneration Policy

Company's Remuneration Policy is market led, based on the fundamental principles of payment for performance, for potential and for growth. It also takes into account the competitive circumstances of the business, so as to attract and retain quality talent and leverage performance significantly. The N&R Committee recommends the remuneration payable to the Executive Directors and Key Managerial Personnel, for approval by Board of Directors of the Company, subject to the approval of its shareholders, wherever necessary. The Remuneration Policy is also available at the website of the Company, at web-link https://www.indiabullshomeloans.com/investor-relations/codes-policies/.

Evaluation of the Board and Directors

The Independent directors play a key role in the decision-making process of the board as they approve the overall strategy of the Company and oversee performance of the management. The independent directors are committed to act in the best interest of the Company and its stakeholders. The Independent Directors bring a wide range of experience, knowledge and judgment. Their wide knowledge of both, their field of expertise and boardroom practices brings in varied, unbiased, independent and experienced outlook. All independent directors have committed and allocated sufficient time to perform their duties effectively. All the independent directors of the Company have confirmed that they have registered themselves in the databank created for independent directors, well within the stipulated time frame.

The Nomination and Remuneration Committee (NRC) of the Board reassessed the framework, methodology and criteria for evaluating the performance of the Board as a whole, including Board committee(s), as well as performance of each Director(s)/ Chairman and confirms that the existing evaluation parameters are in compliance with the requirements as per SEBI guidance note dated January 5, 2017 on Board evaluation. The existing parameters includes effectiveness of the Board and its committees, decision making process, Directors/members participation, governance, independence, quality and content of agenda papers, team work, frequency of meetings, discussions at meetings, corporate culture, contribution, role of the Chairman and management of conflict of interest. Basis these parameters and guidance note on board evaluation issued by SEBI, the NRC had reviewed at length the performance of each director individually and expressed satisfaction on the process of evaluation and the performance of each Director. The performance evaluation of the Board as a whole and its committees namely Audit Committee, Nomination & Remuneration Committee and Stakeholders Relationship Committee as well as the performance of each director individually, including the Chairman was carried out by the entire Board of Directors. The performance evaluation of the Chairman, Vice-Chairman, Executive Directors and Non-Executive Director was carried out by the Independent Directors in their meeting held on March 18, 2021. The Directors expressed their satisfaction with the evaluation process.

Also the Chairman of the Company, on a periodic basis, has had one-to-one discussion with the directors for their views on the functioning of the Board and the Company, including discussions on level of engagement and contribution, independence of judgment, safeguarding the interest of the Company and its minority shareholders and implementation of the suggestions offered by Directors either individually or collectively during different board/committee meetings.

Policy on Board Diversity

The N&R Committee devises the policy to provide for having a broad experience and diversity on the Board.

Director's Remuneration:

(i) Remuneration of Executive Directors

The Vice-Chairman, Managing Director & CEO, Deputy Managing Director and other Executive Directors are being paid remuneration as recommended by Nomination & Remuneration Committee and approved by the Board of Directors/Shareholders.

Details of remuneration paid to the Executive directors during the year under review are provided in the Annual Return as on March 31, 2021, which is available on the Company's website on https://www.indiabullshomeloans.com/uploads/downloads/ihfl_annual_return_mgt-7_fy_21-0473818001625301390.pdf

(ii) Remuneration of Non-Executive Directors

Though day-to-day management of the Company is delegated to its Executive Directors, the Non-Executive Directors also contribute significantly for laying down the policies and providing guidelines for conduct of Company's business. Considering the need for the enlarged role and active participation / contribution of Non-Executive Directors to achieve the growth in operations and profitability of the Company, it is appropriate that the services being rendered by them to the Company are recognized by it by way of payment of compensation, communersate with their contributions, as permissible within the applicable regulations. The Company's non-executive directors between them have extensive entrepreneurial experience, and deep experience in the fields of financial sector regulation and supervision, banking, judiciary, accounting, administration, and law enforcement etc. The non-executive directors both exercise effective oversight, and also guide the senior management team. Their experience and inputs have been invaluable, especially so over the course of the last two years, as the Company faced headwinds affecting the NBFC/HFC sector, and the ongoing COVID-19 pandemic. They also devote their valuable time in deliberating on the strategic and critical issues in the course of the Board and Committee meetings of the Company and give their valuable advice, suggestion and guidance to the management of the Company. The Company is making payment of fee/ remuneration payable to its NEDs in accordance with the provisions of the Companies Act, 2013 and SEBI LODR. The Company has placed on its website https://www.indiabullshomeloans.com/uploads/downloads/criteria-for-making-payment-to-non-executive-directors_ihfl-0699938001562586522.pdf, criteria for making payment to Non- Executive Directors. During the Financial Year ended March 31, 2021, the Non- Executive Directors have been paid, sitting fees for attending the Board meetings of the Company, and profit linked incentives in term of the existing shareholders authorization, the details of which are provided in the Annual Return as on March 31, 2021, which is available on the Company's website on https://www.indiabullshomeloans.com/uploads/downloads/ihfl_annual_return_mgt-7_fy_21-0473818001625301390.pdf.

The Non-Executive Directors of the Company do not have any pecuniary relationships or transactions with the Company or its directors, senior management, subsidiary or associate companies, other than in the normal course of business.

(C) Stakeholders Relationship Committee

Composition

The Stakeholders Relationship Committee currently comprises of three members, namely, Mr. Shamsher Singh Ahlawat as the Chairman and Member, Mr. Prem Prakash Mirdha and Mr. Ashwini Omprakash Kumar, as members. Two out of the three members of the Committee, namely, Mr. Shamsher Singh Ahlawat and Mr. Prem Prakash Mirdha, are Independent Directors and Mr. Ashwini Omprakash Kumar is an Executive Director.

Terms of Reference

- To approve requests for share transfers and transmissions;
- To approve the requests pertaining to remat of shares/sub-division/consolidation/issue of renewed and duplicate share certificates etc.;
- To oversee all matters encompassing the shareholders' / investors' related issues;
- Resolving the grievances of the security holders of the Company, including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.;
- Review of measures taken for effective exercise of voting rights by shareholders;
- Review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent; and
- Review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the Company.

Meetings and Attendance during the year

During the financial year ended March 31, 2021 the Committee met four times. The dates of the meetings being July 1, 2020, August 20, 2020, November 4, 2020, and February 1, 2021.

The attendance of Committee members in these meetings is as under:

Name of the Member	No. of meetings attended
Mr. Shamsher Singh Ahlawat	4
Mr. Ashwini Omprakash Kumar	4
Mr. Prem Prakash Mirdha	4

Name and designation of Compliance Officer
Mr. Amit Jain, Company Secretary is the Compliance Officer pursuant to Regulation 6(1) of SEBI (LODR) Regulations, 2015.

Details of queries / complaints received and resolved pertaining to Equity Shares of the Company during the year 2020-21:-

Sl. No.	PARTICULARS	OPENING	RECEIVED	DISPOSED	PENDING
1	Legal Cases / Cases before Consumer Forums	0	0	0	0
2	Letters from SEBI / Stock Exchange.	0	8	8	0
3	Status of applications lodged for public issue(s)	0	0	0	0
4	Non-receipt of dividend	0	178	178	0
5	Non-receipt of annual report	0	1	1	0
6	Non-receipt of Refund order	0	0	0	0
7	Non-credit/receipt of shares in demat account	0	0	0	0
8	Non-receipt of securities after transfer	0	0	0	0
	TOTAL	**0**	**187**	**187**	**0**

Details of queries / complaints received and resolved pertaining to Non-Convertible Debentures of the Company during the year 2020-21:-

Sl. No.	Particulars	Opening	Received	Disposed	Pending
1	Legal Cases / Cases before Consumer Forums	0	0	0	0
2	Letters from SEBI / Stock Exchange.	0	0	0	0
3	Status of applications lodged for public issue(s)	0	0	0	0
4	Non-receipt of Interest	0	43	43	0
5	Non-receipt of annual report	0	0	0	0
6	Non-receipt of Refund order	0	0	0	0
7	Non-credit/receipt of NCDs in demat account	0	0	0	0
8	Non-receipt of securities after transfer	0	0	0	0
	Total	**0**	**43**	**43**	**0**

(D) Risk Management Committee

Composition

The Risk Management Committee of the Board comprises of eight members i.e. four Executive Directors, namely, Mr. Ajit Kumar Mittal, Mr. Gagan Banga, Mr. Ashwini Omprakash Kumar and Mr. Sachin Chaudhary and two Independent Directors, namely, Mr. Shamsher Singh Ahlawat and Mr. Prem Prakash Mirdha and Mr. Mukesh Garg, CFO & Mr. Subhankar Ghosh as its members. Mr. Ajit Kumar Mittal is the Chairman of the Committee.

Terms of reference of the Risk Management Committee

The terms of reference of the Risk Management Committee, inter-alia, include:

- Approve the Credit/Operation Policy and its review/modification from time to time;
- Review of applicable regulatory requirements;
- Approve all the functional policies of the Company;
- Place appropriate mechanism in the system to cater Fraud while dealing with customers/approval of loans etc;
- Review of profile of the high loan Customers and periodical review of the same;
- Review of Branch Audit Report;
- Review Compliances of lapses;
- Review of implementation of FPCs, KYC and PMLA guidelines;
- Define loan sanctioning authorities, including process of vetting by credit committee, for various types/values of loans as specified in Credit Policy approved by the BoDs;
- Review the SARFAESI cases;
- Recommend Bad Debt Write Off in terms of the Policy, for approval to Audit Committee;
- Ensure appropriate mechanisms to detect customer fraud and cyber security during the loan approval process etc.; and
- Any other matter involving Risk to the asset/business of the Company.

Meetings and Attendance during the year

During the financial year ended March 31, 2021, the Committee met Four times. The dates of the meetings being, July 1, 2020, August 14, 2020, November 4, 2020 and February 1, 2021.

The attendance of Committee members in these meetings is as under:

Name of the Member	No. of meetings attended
Mr. Ajit Kumar Mittal	2*
Mr. Gagan Banga	2*
Mr. Ashwini Omprakash Kumar	2*
Mr. Sachin Chaudhary	4
Mr. Shamsher Singh Ahlawat	4
Mr. Prem Prakash Mirdha	4
Mr. Mukesh Garg	4
Mr. Subhankar Ghosh	4

**Could not attend meetings held on July 1, 2020 and August 14, 2020 due to prior commitments.*

(E) Corporate Social Responsibility (CSR) Committee

Composition

The Corporate Social Responsibility Committee comprises of three members, namely, Mr. Shamsher Singh Ahlawat, as the Chairman and member, and Mr. Gagan Banga and Mr. Ashwini Omprakash Kumar as the other two members.

Terms of Reference of the Corporate Social Responsibility Committee

The Terms of reference of the CSR Committee inter-alia, include:

- To recommend to the Board, the CSR activity to be undertaken by the Company;
- To approve the expenditure to be incurred on the CSR activity;
- To oversee and review the effective implementation of the CSR activity; and
- To ensure compliance of all related applicable regulatory requirements.

Meetings and Attendance during the year

During the financial year ended March 31, 2021 the Committee met two times. The date of the meetings being November 3, 2020 and March 31, 2021.

The attendance of Committee members in these meetings is as under:

Name of the Member	No. of meetings attended
Mr. Shamsher Singh Ahlawat	2
Mr. Gagan Banga	2
Mr. Ashwini Omprakash Kumar	2

4. GENERAL BODY MEETINGS

(A) Location and time of last three Annual General Meetings (AGMs) and number of special resolutions passed thereat:

Year	Meeting	Location	Date	Time	Number of special resolutions passed
2017-18	13th AGM	Mapple Emerald, Rajokri, NH-8, New Delhi-110038	September 19, 2018	10:00 A.M	3
2018-19	14th AGM	Mapple Emerald, Rajokri, NH-8, New Delhi-110038	August 28, 2019	11:00 A.M	2
2019-20	15th AGM	Through VC/ OAVM	September 7, 2020	11.00 A.M.	2

(B) Extraordinary General Meeting during the FY 2020-21

The Company during the financial year conducted as Extraordinary General Meeting on 29th July, 2020 through Video Conferencing (VC)/Other Audio-Visual Means (OAVM) and passed a special resolution for issuance of securities of the Company through QIP and/or FCCB and/or any other permissible modes.

(C) Postal Ballot during the FY 2020-21

During the year 2020-21, no resolution was passed by the Company through Postal Ballot. No Special Resolution requiring Postal Ballot is being proposed on or before the ensuing AGM of the Company.

5. MEANS OF COMMUNICATION

The Company has provided adequate and timely information to its member's inter-alia through the following means:

(i) Publication of financial Results: The quarterly / annual results of the Company are published in the leading newspapers viz. Business Standard (English and Hindi), Financial Express and (English), Jansatta (Hindi).

(ii) News, Release etc.: The Company has its own website https://www.indiabullshomeloans.com and all vital information relating to the Company and its performance including financial results, earnings update, press releases pertaining to important developments, performance updates and corporate presentations etc. are regularly posted on the website.

(iii) Presentation to institutional investors or analysts: The presentations made to the institutional investors or analysts, are uploaded on the website of the Company, and also sent to the Stock Exchange for dissemination.

(iv) Management's Discussion and Analysis Report has been included in the Annual Report, which forms a part of the Annual Report.

6. GENERAL SHAREHOLDERS INFORMATION

(A) Company Registration Details

The Company is registered in the State of Delhi, India. The Corporate Identity Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is L65922DL2005PLC136029.

(B) Date, Time and Venue of AGM

The 16th AGM of the Company would be held on the day, date and time as mentioned in the Notice convening the said AGM. The Company is conducting AGM through Video Conferencing /Other Audio Visual Mode pursuant to MCA Circulars dated May 5, 2020 and January 13, 2021 and there is no requirement of having a venue for the AGM.

(C) Financial year

The financial year of the Company is a period of twelve months beginning on 1st April every calendar year and ending on 31st March the following calendar year.

(D) Dividend Payment Date

The Board of Directors of the Company, at its meeting held on May 19, 2021, has declared Interim Dividend of ₹ 9/- per equity share (on the face value of ₹ 2/- per share) for the financial year 2020-21. The Record Date for the purpose of determining the names of members eligible for receipt of interim dividend was May 31, 2021. The dividend payout date was on or before June 17, 2021.

(E) Date of Book Closure

The dates of Book Closure are as mentioned in the Notice convening the 16th AGM of the Company.

(F) Listing on Stock Exchanges

The Company's shares, GDRs, Bonds are listed at the following stock exchanges:

Equity Shares and NCDs	Global Depository Receipts(GDRs)	Secured Notes and Foreign Currency Convertible Bonds
BSE Limited (BSE) Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 **National Stock Exchange of India Ltd (NSE)** "Exchange Plaza", Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051	**Luxembourg Stock Exchange** PO Box 165, L-2011, Luxembourg	**Singapore Exchange Securities Trading Limited** 2 Shenton Way, #02-02 SGX Centre 1, Singapore -068804

The listing fees for the financial year 2020-21, have been paid to BSE and NSE.

(G) Stock Code

BSE Limited – 535789

National Stock Exchange of India Limited - IBULHSGFIN/EQ

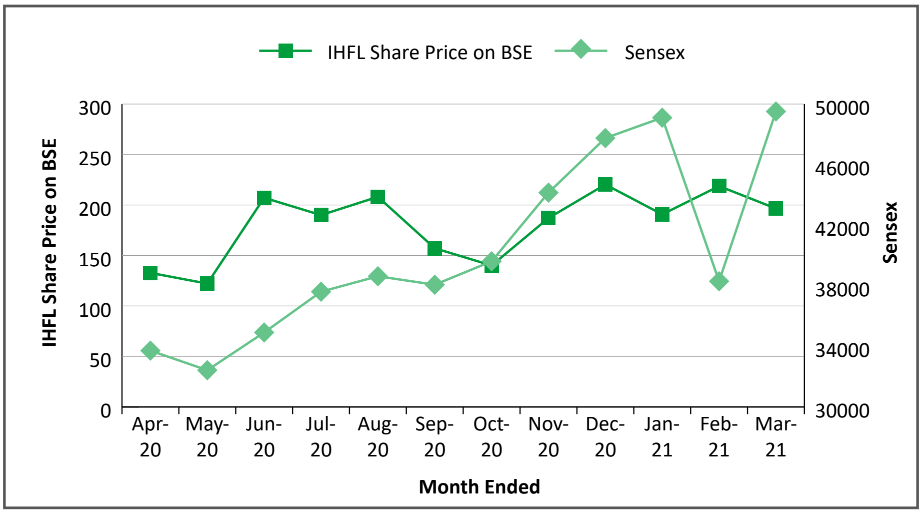
ISIN for Dematerialization – INE148I01020

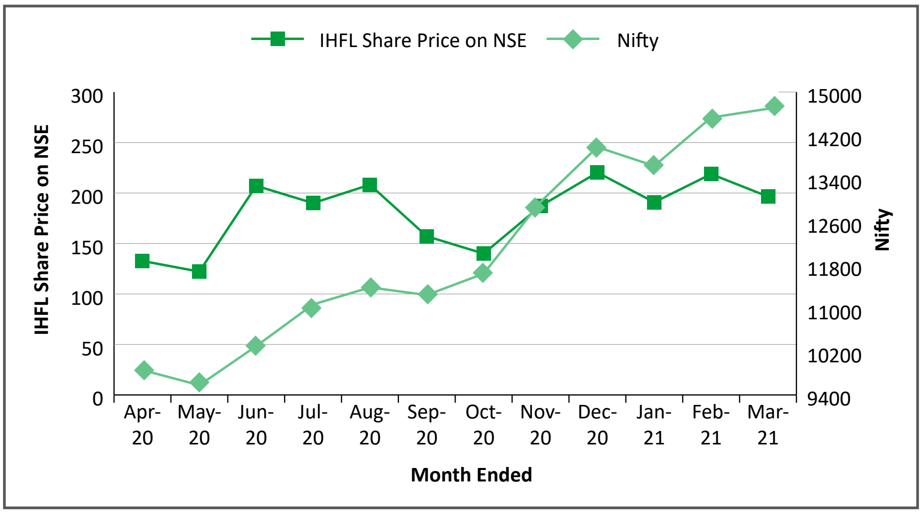
(H) Stock Market Price at National Stock Exchange of India Limited (NSE) and BSE Limited (BSE)

The monthly high and low market prices of equity shares at the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) for the year ended March 31, 2021 are as under:

Month	NSE		BSE	
	High (₹)	Low (₹)	High (₹)	Low (₹)
Apr-20	134.90	88.50	134.95	88.50
May-20	144.90	112.70	144.95	112.85
Jun-20	263.25	124.00	263.60	124.30
Jul-20	250.80	179.75	250.55	179.90
Aug-20	230.25	176.25	230.00	176.35
Sep-20	211.50	127.75	211.65	127.65
Oct-20	161.80	137.00	161.70	137.05
Nov-20	195.90	138.00	195.75	138.10
Dec-20	223.50	173.05	223.45	173.15
Jan-21	250.90	188.60	251.70	188.70
Feb-21	247.40	187.80	247.35	187.95
Mar-21	251.00	193.10	250.95	193.20

(I) Performance of the Company's share in comparison to broad – based indices





(J) Registrar and Transfer Agents

(i) For Equity Shares and Secured Non-convertible Debentures and Unsecured Non-Convertible Debentures issued under Public Issue and Private Placement basis

KFin Technologies Private Limited
Unit: Indiabulls Housing Finance Limited
Selenium Tower B, Plot 31-32, Financial District, Nanakramguda,
Serilingampally Mandal, Hyderabad – 500 032, Telangana
Toll free number - 1- 800-309-4001
E-mail: einward.ris@kfintech.com
Website: www.kfintech.com and https://ris.kfintech.com/

(ii) Secured Non-convertible Debentures, Unsecured Non-Convertible Debentures, and Unsecured Non- Convertible Subordinate Debt in the nature of Debentures issued on Private Placement basis

Skyline Financial Services Private Limited
D-153 A, Ist Floor, Okhla Industrial Area,
Phase – I, New Delhi – 110 020
Tel: 011-40450193 to 197, Fax: 011-26812682
E-mail: compliances@skylinerta.com, info@skylinerta.com
Website: www.skylinerta.com

(K) Share Transfer System

The Board has delegated the authority for share transfers, transmissions, remat/ demat of shares/sub-division/ consolidation/ issue of renewed and duplicate share certificates etc. to the Board constituted Stakeholders' Relationship Committee. For any such action request is to be made to the RTA, which after scrutinizing all such requests, forwards it for approval by Stakeholders' Relationship Committee.

(L) (i) Distribution of shareholding as on March 31, 2021

Sl. No.	Category (Amount)	No of holders	% to total holders	Total Shares	Amount (in ₹)	% of Amount
1	1-5000	328,424	98.53	52,361,831	104,723,662	11.33
2	5001-10000	2,800	0.84	9,996,380	19,992,760	2.16
3	10001-20000	1,069	0.32	7,697,495	15,394,990	1.66
4	20001-30000	307	0.09	3,837,426	7,674,852	0.83
5	30001-40000	168	0.05	2,974,457	5,948,914	0.64
6	40001-50000	93	0.03	2,109,552	4,219,104	0.46
7	50001- 100000	162	0.05	5,742,863	11,485,726	1.24
8	100001 & Above	284	0.09	377,628,898	755,257,796	81.68
	Total:	**333,307**	**100.00**	**462,348,902**	**924,697,804**	**100.00**

(ii) Shareholding pattern as on March 31, 2021

S. No.	Description	No. of Shares	% holding
1	Promoters and Promoters Group*	100,194,807	21.67
2	Mutual Funds/Indian Financial Institutions	12,971,249	2.81
3	Banks	2	0.00
4	Insurance Companies**	45,823,723	9.91
5	FIIs/FPIs	155,170,981	33.56
6	Bodies Corporate	33,033,436	7.14
7	Indian Public (Employees/HUF/Public/Trusts/Directors)	90,754,782	19.63
8	NRIs	2,818,142	0.61
9	GDRs (Shares underlying)	617,505	0.13
10	NBFC	18,125	0.01
11	Others(Clearing Members)	3,896,122	0.84
12	Others(AIF/IEPF/EWT)	17,050,028	3.69
	Total	**462,348,902**	**100.00**

**As per SEBI Order bearing ref no WTM/ GM/CFD/ 51/ 2020-21 dated December 8, 2020, granting exemption to Sameer Gehlaut IBH Trust ('Trust'), promoter entity from complying with the requirements of Regulation 4 of the Takeover Regulations 2011 with respect to the proposed direct acquisition of the shares of Indiabulls Housing Finance Limited ('IBH'), the shares of IBH stands transferred to the promoter entity on May 27, 2021, in accordance with the SEBI exemption order granted to the promoter entity. Post such transfers, there has been no change in the pre transfer and post transfer of overall shareholding of the promoter group of IBH.*

***Life Insurance Corporation of India (LIC) is holding equity shares of the Company under two different categories i.e. 34,688,043 Equity Shares under the category Insurance Company and 11,135,680 Equity Shares under the category Indian Financial Institution, under the same PAN AAACL0582H. However, to comply with the SEBI Circular No. SEBI/ HO/CFD/CMD/CIR/P/2017/128 dated December 19, 2017, requiring the Company to consolidate the shareholding on the basis of PAN to avoid multiple disclosures of shareholding of same person, the Company has consolidated entire shareholding of LIC i.e. 45,823,723Equity Shares under the category Insurance Company.*

(M) Dematerialization of shares and liquidity

Equity Shares of the Company are traded under compulsory dematerialized mode and are available for trading under both the depositories i.e. NSDL and CDSL.

As on March 31, 2021, 99.998% Equity shares of the Company representing 462,341,106 out of a total of 462,348,902 Equity shares were held in dematerialized form and the balance 7,796 shares representing 0.002% of the total equity capital of the Company were held in physical form.

The Company obtains from a Company Secretary in practice, half yearly certificate of compliance with the share transfer formalities as required under Regulation 40(9) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and files a copy of the certificate with the Stock Exchanges.

(N) Outstanding GDRs/Convertible Instruments

As on March 31, 2021, the number of outstanding GDRs was 617,505. Each GDR represents one equity share of ₹ 2/- each in the Company. Also as on March 31, 2021, an aggregate of 26,253,933 Employees Stock options are in force. These options, upon exercise, are convertible into equal number of Equity Shares of the Company. As and when these options are exercised, the paid-up share capital of the Company shall stand increased accordingly.

Further, during the year, the Company has issued 4.50% Secured Foreign Currency Convertible Bonds due 2026 ('FCCBs') of USD 150 Million at par, convertible into fully paid-up equity shares of face value of ₹ 2/- each of the Company at an initial conversion price of ₹ 242/- per equity share, on or after April 14, 2021 and up to the close of business hours on February 20, 2026, at the option of the FCCB holders. FCCBs, which are not converted to equity shares during such specified period, will be redeemable on March 4, 2026.

Consequent upon declaration of Interim Dividend of ₹ 9/- per Equity Share, by the Company, for the Financial Year 2020-21, the adjusted new conversion price of these FCCBs, in accordance with the terms of their issue, is ₹ 230.14 per Equity Share.

The Company does not have any outstanding ADRs/ Warrants or any other convertible instruments as on date.

(O) Commodity price risk or foreign exchange risk and hedging activities

The Company does not have any exposure to commodity price risks. During FY 2020-21, the Company has managed the foreign exchange risk by hedging the entire principal and/or interest on its foreign currency borrowings. The foreign currency and interest rate risk on borrowings have been actively hedged through a combination of forward contracts, options, principal only swaps, interest rate swaps and / or cross currency swaps.

(P) Plant Locations

As the Company is engaged in the business of housing finance/financial services, there is no plant location.

(Q) Address for Correspondence

(i) **Registered Office:**

M-62 & 63, First Floor, Connaught Place, New Delhi - 110 001
Email: helpdesk@indiabulls.com,
Tel: 0124-6681199, Fax: 0124-6681240,
Website: https://www.indiabullshomeloans.com/

(ii) **Corporate Office:**

(a) "Indiabulls House"
448-451, Udyog Vihar, Phase V,
Gurugram – 122 016, Haryana

(b) "Indiabulls House", One International Centre, Tower 1, Elphinstone Mills,
Senapati Bapat Marg, Mumbai - 400 013, Maharashtra

(R) Debenture Trustees

(i) Secured Non-convertible Debentures and Unsecured Non-Convertible Debentures issued under Public Issue and Secured Non-convertible Debentures issued on Private Placement basis.

IDBI Trusteeship Services Limited
Contact Person: Mrs. Anjalee Athalye
Address: Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate,
Mumbai – 400 001 Tel: +91 22 40807018; Fax: +91 22 40807080
Website: www.idbitrustee.com

(ii) Unsecured Non-Convertible Subordinate Debt in the nature of Debentures issued on Private Placement basis.

Axis Trustee Services Limited
Contact Person: Mrs. Mangalagowri Bhat
Address: The Ruby, 2nd Floor, SW,
29 Senapati Bapat Marg, Dadar West, Mumbai – 400 028 (Maharashtra)
Tel: (022) 62300451 , Fax: +91 22 6230 0700
Website: www.axistrustee.in

(S) Profiles of the directors seeking appointment / re-appointment have been captured in the Notice convening the 16th AGM of the Company.

(T) Credit Ratings and Change/ Revisions in Credit Ratings for Debt Instruments:-

Deposits Instrument	Name of rating agency	Date of rating / revalidation	Rating assigned/ Reaffirmed	Borrowing limit or conditions imposed by rating agency, if any (Amt. in ₹ Billion)
Cash Credit	Crisil Rating	Mar-21	CRISIL AA	78.35
Long-Term Bank Facility	Crisil Rating	Mar-21	CRISIL AA	0.33
Proposed Long-Term Bank Facility	Crisil Rating	Mar-21	CRISIL AA	166.82
Non-Convertible Debentures	Crisil Rating	Mar-21	CRISIL AA	266.97
Subordinate Debt	Crisil Rating	Mar-21	CRISIL AA	25.00
Retail Bonds	Crisil Rating	Mar-21	CRISIL AA	150.00
Short Term Non-Convertible Debenture	Crisil Rating	Mar-21	CRISIL A1+	10.00
Short Term Commercial Paper Program	Crisil Rating	Mar-21	CRISIL A1+	250.00
NCD Issue	Brickwork Ratings	Mar-21	BWR AA+	270.00
Subordinate Debt Issue program	Brickwork Ratings	Mar-21	BWR AA+	30.00
Perpetual Debt Issue	Brickwork Ratings	Mar-21	BWR AA	1.50
Secured NCD	Brickwork Ratings	Mar-21	BWR AA+	68.01
Unsecured Subordinated NCD	Brickwork Ratings	Mar-21	BWR AA+	1.99
Short Term Commercial Paper Program	Brickwork Ratings	Mar-21	BWR A1+	30.00
Long Term Debt	CARE Ratings	Mar-21	CARE AA	143.07
Subordinate Debt	CARE Ratings	Mar-21	CARE AA	31.22
Prepetual Debt	CARE Ratings	Mar-21	CARE AA-	2.00
Cash Credit	CARE Ratings	Mar-21	CARE AA	80.00
Long-Term Bank Facility	CARE Ratings	Mar-21	CARE AA	287.62
Short Term Bank Facility	CARE Ratings	Mar-21	CARE A1+	-
Proposed Long-Term/Short-Term Facility	CARE Ratings	Mar-21	CARE AA	130.38
Public Issue of Non-Convertible Debentures	CARE Ratings	Mar-21	CARE AA	61.42
Public Issue of Subordinate Debt	CARE Ratings	Mar-21	CARE AA	1.99
Short Term Commercial Paper Program	CARE Ratings	Mar-21	CARE A1+	30.00
NCD Issue	ICRA Limited	Mar-21	ICRA AA	111.13
Subordinate Debt	ICRA Limited	Mar-21	ICRA AA	15.00
Long Term Corporate Family Rating	Moody's	Mar-20	B3	-
Foreign and Local Currency Senior Secured MTN program Rating	Moody's	Mar-20	(P) B3	$ 350 Mn

Please note for outstanding rated debt, rating is valid throughout the life of the Instrument.

On March 31, 2021, rating agency CRISIL had revised the Company's rating to AA [Stable outlook] from AA [Negative outlook]. The long-term credit rating of the Company was reaffirmed at "CRISIL AA". The short-term credit rating was also reaffirmed at the highest rating of "CRISIL A1+".

CRISIL noted the following in revising the rating outlook to stable:

- Demonstrated fund raising
- Comfortable asset quality in retail segments and lower than expected rise in NPA levels
- Regularisation of collection efficiency to pre-COVID levels
- Strong capitalisation with healthy cover for asset-side risks
- Strong liquidity position

(U) Details of utilization of funds raised through preferential allotment or qualified institutions placement

During the Financial Year 2020-21, the Company has allotted 34,774,811 Equity Shares of face value of ₹ 2/- each by way of a Qualified Institutions Placement at a price of ₹ 196.37 per equity share (including a premium of ₹ 194.37 per rights equity share) aggregating up to ₹ 682.87 Crore to the eligible investors on September 15, 2020. As on March 31, 2021, entire money has been utilized towards the objects or purposes for which the funds were raised.

(V) Fees paid to Statutory Auditors

Total fees for all services paid by the listed entity and its subsidiaries, on a consolidated basis, to the statutory auditor and all entities in the network firm/network entity of which the statutory auditor is a part is given below:-

₹ in Crores

Particulars	FY 2020-21
Auditor's Fee	2.89 (Including GST)
Certification Fee	2.06 (Including GST)
Total	**4.95(Including GST)**

7. COMPLIANCE CERTIFICATE FROM THE PRACTICING COMPANY SECRETARY

A certificate from a Practicing Company Secretary certifying the Company's compliance with the provisions of Corporate Governance as stipulated in Regulation 34(3) read with Schedule-V of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, is annexed to and forms a part of this Report.

8. DISCLOSURES IN RELATION TO THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

Number of complaints filed during the financial year 2020-21	Number of complaints disposed of during the financial year 2020-21	Number of complaints pending as on end of the financial year 2020-21
0	0	0

9. OTHER DISCLOSURES:

(i) Subsidiary Companies

Indiabulls Commercial Credit Limited was material unlisted subsidiary of the Company during the financial year 2020-21. The Company has formulated a Policy for determining material subsidiaries, pursuant to the provisions of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, which is available on the website of the Company https://www.indiabullshomeloans.com/uploads/downloads/ihfl_policy-for-determining-material-subsidiary-0856481001562586391.pdf

(ii) Details of Non-Compliance/MCA Inspection

During the FY 2020-21, the Company, its Directors and Key Managerial Persons had received Show Cause Notices from the Registrar of Companies, NCT of Delhi & Haryana, Ministry of Corporate Affairs, New Delhi ("ROC"), for non-compliance of certain applicable provisions / disclosure requirements, under different provisions of the Companies Act, 2013 (the Act), as observed by MCA officials during inspection of Company records under section 206(5) of the Act for the period from FY 2014-15 to FY 2016-17. All such non compliances are Compoundable / Adjudicable in nature. The Company & its officers (Executive Directors & KMPs), in order to buy peace, qua such non compliances, have filed Compounding Applications/ Petitions under section 441 of the Act and application / request for Adjudication of Penalties under section 454 of the Act with ROC which are pending adjudication.

(iii) Related Party Transactions

All the related party transactions, entered into by the Company, during the financial year, were in its ordinary course of business and on an arm's length basis. There are no materially significant related party transactions entered by the Company with its Promoters, Key Management Personnel or other designated persons which may have potential conflict with the interest of the Company at large. The Policy on materiality of Related Party Transactions and also on dealing with such transactions is available on the website of the Company (https://www.indiabullshomeloans.com/uploads/downloads/ihfl_policy-on-related-party-transactions_24042019_-0636749001589623709.pdf)

(iv) VC, MD & CEO / CFO Certification

(a) The Vice-Chairman, Managing Director & CEO and CFO have issued certificate pursuant to the Regulation 33(2)(a) of SEBI (LODR) Regulations, 2015, certifying that the financial statements do not contain any false or misleading statement or figures and do not omit any material fact which may make the statements or figures contained therein misleading.

(b) The Vice-Chairman, Managing Director & CEO and the CFO have issued certificate pursuant to the provisions of Regulation 17(8) read with Part-B of Schedule-II of the SEBI LODR, certifying that the financial statements do not contain any materially untrue statement and these statements represent a true and fair view of the Company's affairs.

(v) Codes of the Company

(a) Code of Conduct and Ethics

The Company has laid down a Code of Conduct and Ethics (the "Code") for the Board Members and Senior Management personnel of the Company. The Code is available on the website of the Company https://www. indiabullshomeloans.com/.

All Board Members and Senior Management personnel have affirmed compliance with the Code. A declaration signed by the Chief Executive Officer to this effect is enclosed at the end of this Report.

The Code seeks to ensure that the Board Members and Senior Management personnel observe a total commitment to their duties and responsibilities while ensuring a complete adherence with the applicable statutes along with business values and ethics.

(b) Code of Conduct for Prevention of Insider Trading

The Company has laid down a Code of Conduct for Prevention of Insider Trading, in accordance with the requirements of The Securities and Exchange Board of India (Insider Trading) Regulations, 2015 and Companies Act, 2013, with a view to regulate trading in Securities of the Company by its directors, designated persons and employees.

(vi) Whistle Blower Policy

The Company is committed to adhere to the highest standards of ethical, moral and legal conduct of its business operations. To maintain these standards, the Company has implemented the Whistle Blower Policy (''the Policy''), to provide an avenue for employees to report matters without the risk of subsequent victimization, discrimination or disadvantage. The Policy applies to all employees working for the Company and its subsidiaries and no personnel have been denied access to the audit committee. Pursuant to the Policy, the whistle blowers can raise concerns relating to matters such as breach of Company's Code of Conduct, fraud, bribery, corruption, employee misconduct, illegality, misappropriation of Company's funds/assets etc. A whistle-blowing or reporting mechanism, as set out in the Policy, invites all employees to act responsibly to uphold the reputation of the Company and its subsidiaries. The Policy aims to ensure that serious concerns are properly raised and addressed and are recognized as an enabling factor in administering good governance practices. The details of the Whistle Blower Policy are available on the website of the Company (https://www.indiabullshomeloans.com/).

(vii) Strictures and penalties

During the Financial Year 2020-21, there has been no instance of any non-compliance by the Company on any matter related to capital markets and hence, of any penalties being imposed on the Company or strictures being passed against it, by SEBI or the Stock Exchanges.

(viii) Details of compliance with mandatory requirements and adoption of the non-mandatory requirements pursuant to SEBI (LODR) Regulations, 2015.

The Company has complied with all the mandatory requirements pursuant to SEBI (LODR) Regulations, 2015 in letter as well as in spirit. The details of these compliances have been given in the relevant sections of this Report. The status on compliance with the Non mandatory requirements are given at the end of the Report.

10. DISCRETIONARY REQUIREMENTS

(A) Non-Executive Chairman

Since August 12, 2020, Mr. Subhash Sheoratan Mundra, a Non – Executive, Independent Director is holding the office of the Chairman of the Company. Hence, the requirements applicable as to a Non–Executive Chairman in terms of Regulation 17 of SEBI (LODR) Regulations, 2015 are in complied with by the Company.

(B) Shareholders Rights

The Company would be getting its quarterly/half yearly and annual financial results published in leading newspapers with wide circulation across the country and regularly update the same on its public domain website. In view of the same individual communication of quarterly/annual financial results to the shareholders will not be made. Further, information pertaining to important developments in the Company shall be brought to the knowledge of the public at large and to the shareholders of the Company in particular, through communications sent to the stock exchanges where the shares of the Company are listed, through press releases in leading newspapers and through regular uploads made on the Company website.

(C) Unqualified financial statements

The Auditors' Report on the audited annual accounts of the Company does not contain any qualification from the Statutory Auditors and it shall be the endeavor of the Company to continue the trend by building up accounting systems and controls which ensure complete adherence to the applicable accounting standards and practices obviating the possibility of the Auditors qualifying their report as to the audited accounts.

(D) Separate posts of Chairperson and Chief Executive Officer

During the FY 2020-21, upto August 12, 2020, Mr. Sameer Gehlaut was the Executive-Chairman. Effective from August 12, 2020, Mr. Subhash Sheoratan Mundra, an Independent Director is the Non-executive Chairman of the Company. Mr. Gagan Banga is the Vice-Chairman, Managing Director and CEO of the Company.

(E) Reporting of Internal Auditor

The Internal Auditor of the Company reports to CFO and has direct access to the Audit Committee.

Except as set out above, the Company has not adopted the non-mandatory requirements as to any of the other matters recommended under Part E of Schedule II of Regulation 27(1) of SEBI (LODR) Regulations, 2015.

(F) Unclaimed Shares lying in Demat Suspense Account

The Company was not required to transfer any shares in Demat Suspense Account. Accordingly, the disclosure required to be made in terms of Regulation 34(3) read with Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, in respect of shares in the demat suspense account or unclaimed suspense account, is not applicable to the Company.

This Corporate Governance Report of the Company for the financial year ended March 31, 2021 are in compliance with the requirements of Corporate Governance as prescribed under Regulations 17 to 27 and clause (b) to (i) of sub- regulation (2) of Regulation 46 of the SEBI LODR, to the extent applicable to the Company.

ANNUAL DECLARATION BY CHIEF EXECUTIVE OFFICER PURSUANT TO REGULATION 34(3) READ WITH SCHEDULE-V OF THE SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

I confirm that for the year under review, directors and senior management have affirmed their adherence to the provisions of the Code of Conduct.

Sd/-
Gagan Banga
Vice-Chairman, Managing Director & CEO

Date: May 19, 2021
Place: Mumbai

CEO/CFO CERTIFICATION PURSUANT TO REGULATION 17(8) READ WITH PART-B OF SCHEDULE-II OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

To
The Board of Directors
Indiabulls Housing Finance Limited

As required by Regulation 17(8) read with Part-B of Schedule-II of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby confirm to the Board that:

A. We have reviewed financial statements and the cash flow statement for the year and that to the best of our knowledge and belief:

   (1) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;

   (2) these statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.

B. There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company code of conduct.

C. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.

D. We have indicated to the auditors and the Audit committee that:

   (1) There were no significant changes in internal control over financial reporting during the year;

   (2) There were no significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and

   (3) There were no instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

Sd/-
Gagan Banga
Vice-Chairman, Managing Director & CEO

Date: May 19, 2021
Place: Mumbai

Sd/-
Mukesh Garg
CFO

Date: May 19, 2021
Place: New Delhi

CERTIFICATE REGARDING COMPLIANCE OF CONDITIONS OF CORPORATE GOVERNANCE

To
The Members of
Indiabulls Housing Finance Limited

We have examined the compliance of conditions of Corporate Governance by Indiabulls Housing Finance Limited ("the Company"), for the year ended March 31, 2021, as prescribed in Regulations 17 to 27, 46 (2) (b) to (i) and para C, D and E of Schedule V of Chapter IV of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR).

We state that the compliance of conditions of Corporate Governance is the responsibility of the Company's management and, our examination was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion, and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above mentioned SEBI LODR.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

We further state that none of the directors on the board of the company have been debarred or disqualified from being appointed or continuing as directors of companies by the Board/Ministry of Corporate Affairs or any such statutory authority.

This certificate is issued solely for the purposes of complying with the aforesaid Regulations and may not be suitable for any other purpose.

For **S. K. Hota & Associates**
Company Secretaries

Sd/-
S. K. Hota
Proprietor
Membership No: ACS 16165
CP No. 6425
UDIN: A016165C000377273

Date: 27.05.2021
Place: New Delhi

Independent Auditor's Report

To the Members of Indiabulls Housing Finance Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Indiabulls Housing Finance Limited (hereinafter referred to as "the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") comprising of the consolidated Balance sheet as at March 31 2021, the consolidated Statement of Profit and Loss, including other comprehensive income, the consolidated Cash Flow Statement and the consolidated Statement of Changes in Equity for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the subsidiaries, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at March 31, 2021, their consolidated profit including other comprehensive income, their consolidated cash flows and the consolidated statement of changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Consolidated Financial Statements' section of our report. We are independent of the Group in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

Emphasis of Matter

In respect of Holding Company

a. We draw attention to Note 45 of the Consolidated Financial Statements, which describes the manner of utilization of provisions during the year ended March 31, 2021, aggregating to Rs.381 crores, by writing off non-performing assets. The said provisions were, created from Additional Reserves made under section 29 (c) of NHB Act, 1987 and, as permitted under NHB circular no. NHB (ND)/DRS/Pol-No.03/2004-05 dated August 26, 2004. Our opinion is not modified in respect of this matter.

b. We draw attention to Note 44(1) of Consolidated Financial Statements, which describes the uncertainties relating to the impact of COVID-19 pandemic on the Holding Company's operations and financial metrics, including the expected credit losses. Our opinion is not modified in respect of this matter.

In respect of component – Indiabulls Commercial Credit Limited as reported by component auditor

We draw attention to Note 44(2) of the consolidated financial statements which describes the effects of uncertainties relating to COVID – 19 pandemic outbreak on the Company's operations, that are dependent upon future developments, and the impact thereof on the Company's estimates of impairment of loans to customers outstanding as at March 31, 2021, and that such estimates may be affected by the severity and duration of the pandemic. Our opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for the financial year ended March 31, 2021. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of audit procedures performed by us and by other auditors of components not audited by us, as reported by them in their audit reports furnished to us by the management, including those procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Key audit matters	How our audit addressed the key audit matter
Impairment of financial instruments (including provision for expected credit losses) (as described in note 9 of the financial statements)	
Ind AS 109 requires the Group to provide for impairment of its financial assets using the expected credit loss ('ECL') approach involving an estimation of probability of loss on the financial assets over their life, considering reasonable and supportable information about past events, current conditions and forecasts of future economic conditions which could impact the credit quality of the Group's loans and advances. In the process, a significant degree of judgement has been applied by the management in respect of following matters: • The Group has various loan products divided into Corporate loan portfolio and Retail loan portfolio. Retail loans are grouped into different categories on the basis of homogeneity and thereby expected to demonstrate similar credit characteristics. Corporate loan portfolio is assessed on a case to case basis. • Estimation of losses in respect of loans or groups of loans which had no/ minimal defaults in the past. • Staging of loans and estimation of behavioral life. • Management overlay for macro-economic factors and estimation of their impact on the credit quality. The Group has developed models that derive key assumptions used within the provision calculation such as probability of default (PD) and loss given default (LGD). The output of these models is then applied to the provision calculation with other information including the exposure at default (EAD). **Additional considerations on account of CoVID-19** Pursuant to the Reserve Bank of India ("RBI") circular dated March 27, 2020 ("RBI circular") allowing lending institutions to offer a moratorium to customers on payment of instalments falling due between March 1, 2020 and May 31, 2020, the Group had extended a moratorium to its borrower in accordance with its Board approved policy as described in Note 44. In accordance with the guidance from Institute of Chartered Accountants of India (ICAI), extension of the moratorium to borrowers by itself is not considered to result in a SICR for a borrower. Further, Government of India ("GOI") has announced various stimulus packages in order to grant relief to the borrowers. The Group has recorded a management overlay as part of its ECL, to reflect among other things the impact of Novel Coronavirus (CoVID-19) pandemic and macro-economic factors. In accordance with the guidance in Ind AS 109, the management overlay estimate takes into account reasonably and supportable information without incurring significant cost. The actual credit losses for the next 12 months could be significantly different than the ECL estimates prepared by the Group depending upon the impact and duration of the pandemic and various regulatory and policy measures announced by the Government. Given the high degree of management's judgement involved in estimation of ECL, it is an area of material uncertainty and a key audit matter.	• Our audit procedures included considering the Holding Company's accounting policies for impairment of loan receivables and assessing compliance with the policies in terms of Ind AS 109. • Tested the assumptions used by the Holding Company for grouping and staging of loan portfolio into various categories and default buckets for determining the PD and LGD rates. • Tested the operating effectiveness of the controls for staging of loans based on their past-due status. Tested a sample of performing (stage 1) loans to assess whether any loss indicators were present requiring them to be classified under stage 2 or 3. • Tested the input data used for determining the PD and LGD rates and agreed the data with the underlying books of accounts and records. • Performed inquiries with the Holding Company's management and its risk management function to assess the impact of CoVID-19 including current wave on the business activities of the Holding Company. • Assessed the Holding Company's policy with respect to moratorium pursuant to the RBI circular and tested the implementation of such policy on a sample basis. • Assessed the additional considerations applied by the management for staging of loans as SICR/ default in view of Holding Company's policy on moratorium. • Tested assumptions used by the management in determining the overlay for macro-economic factors (including CoVID-19 pandemic). • Tested the arithmetical accuracy of computation of ECL provision performed by the Holding Company in spreadsheets. • Test checked the basis of collateral valuation in the determination of ECL provision. • Compared the disclosures included in the Ind AS financial statements in respect of expected credit losses with the requirements of Ind AS 107 and 109. Reviewed specific disclosures made in the Ind AS financial statements with regards to the impact of CoVID-19 on ECL estimation.

<table>
<tr><th>Key audit matters</th><th>How our audit addressed the key audit matter</th></tr>
<tr><td colspan="2">Fair valuation of financial assets held at fair value through other comprehensive income (“FVTOCI”) or fair value through profit and loss (“FVTPL”) (collectively “fair value”)</td></tr>
<tr><td>The Holding Company has classified financial assets amounting to Rs.231.88 crores as held at fair value through OCI (FVTOCI) and Rs.5,938.87 crores as held at fair value through profit and loss (FVTPL) in accordance with Ind AS 109. Additionally, the Company is also required to disclose fair value of its financial assets and liabilities held at amortized cost in accordance with Ind AS 107.

The determination of the fair value of financial assets is considered to be a significant area in view of the materiality of amounts involved, judgements involved in selecting the valuation basis, and use of unobservable inputs.</td><td>• Understood and tested the design and operating effectiveness of the Company’s control over the assessment of valuation of investments.
• Involved the auditor’s expert to assess the reasonableness of the valuation methodology and underlying assumptions used by the management to estimate the fair value for sample of investments.
• Obtain the valuation reports from external valuers, information available in public domain to assess the value of investment determined by the Company.
• Validated the source data and tested the arithmetical accuracy of the calculation of valuation of investments.
• Assessed the adequacy of disclosure in the financial statements.</td></tr>
</table>

Other Information

The Holding Company’s Board of Directors is responsible for the other information. The other information comprises the Director’s Report, but does not include consolidated financial statements and our report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management for the Consolidated Financial Statements

The Holding Company’s Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of the Group.

Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements for the financial year ended March 31, 2021 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matter

(a) We did not audit the financial statements and other financial information, in respect of 15 subsidiaries, whose financial statements include total assets of Rs 16,190.79 crores as at March 31, 2021, and total revenues of Rs.1,675.23 crores and net cash outflows of Rs.193.92 crores for the year ended on that date. These financial statement and other financial information have been audited by other auditors, which financial statements, other financial information and auditor's reports have been furnished to us by the management. Our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and our report in terms of sub-sections (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, is based solely on the report(s) of such other auditors.

(b) The accompanying consolidated financial statements include unaudited financial statements and other unaudited financial information in respect of 1 subsidiary, whose financial statements and other financial information reflect total assets of Rs.0.01 crore as at March 31, 2021, and total revenues of Rs.0.002 crores and net cash outflows of Rs.0.33 crores for the year ended on that date. These unaudited financial statements and other unaudited financial information have been furnished to us by the management. Our opinion, in so far as it relates amounts and disclosures included in respect of this subsidiary and our report in terms of sub-sections (3) of Section 143 of the Act in so far as it relates to the aforesaid subsidiary, is based solely on such unaudited financial statements and other unaudited financial information. In our opinion and according to the information and explanations given to us by the Management, these financial statements and other financial information are not material to the Group.

Our opinion above on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements and other financial information certified by the Management.

Report on Other Legal and Regulatory Requirements

As required by Section 143(3) of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of subsidiaries, as noted in the 'other matter' paragraph we report, to the extent applicable, that:

(a) We/the other auditors whose report we have relied upon have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements;

(b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidation of the financial statements have been kept so far as it appears from our examination of those books and reports of the other auditors;

(c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Consolidated Cash Flow Statement and Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated financial statements;

(d) In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

(e) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2021 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors who are appointed under Section 139 of the Act, of its subsidiary companies, none of the directors of the Group's companies, incorporated in India, is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) With respect to the adequacy and the operating effectiveness of the internal financial controls with reference to consolidated financial statements of the Holding Company and its subsidiary companies, incorporated in India, refer to our separate Report in "Annexure 1" to this report;

(g) In our opinion and based on the consideration of reports of other statutory auditors of the subsidiaries, the managerial remuneration for the year ended March 31, 2021 has been paid / provided by the Holding Company and its subsidiaries incorporated in India to their directors in accordance with the provisions of section 197 read with Schedule V to the Act;

(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiaries, as noted in the 'Other matter' paragraph:

(i) The consolidated financial statements disclose the impact of pending litigations on its consolidated financial position of the Group, in its consolidated financial statements – Refer Note 33(vi) and Note 34 to the consolidated financial statements;

(ii) Provision has been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts – Refer Note 7 and Note 28 to the consolidated financial statements in respect of such items as it relates to the Group;

(iii) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company and its subsidiaries incorporated in India during the year ended March 31, 2021.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Shrawan Jalan
Partner
Membership Number: 102102
UDIN: 21102102AAAAJK7427

Mumbai
May 19, 2021

Annexure 1 referred to in paragraph 2(f) under the "Report on other legal and regulatory requirements" of our report of even date

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

In conjunction with our audit of the consolidated financial statements of Indiabulls Housing Finance Limited (hereinafter referred to as the "Holding Company") as of and for the year ended March 31, 2021, we have audited the internal financial controls with reference to consolidated financial statements of the Holding Company and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), which are companies incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the companies included in the Group, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Holding Company's internal financial controls with reference to consolidated financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both, issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to consolidated financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to consolidated financial statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated financial statements included obtaining an understanding of internal financial controls with reference to consolidated financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to consolidated financial statements.

Meaning of Internal Financial Controls with Reference to Consolidated Financial Statements

A company's internal financial control with reference to consolidated financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to consolidated financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls With Reference to Consolidated Financial Statements

Because of the inherent limitations of internal financial controls with reference to consolidated financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to consolidated financial statements to future periods are subject to the risk that the internal financial controls with reference to consolidated financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Group, which are companies incorporated in India, have, maintained in all material respects, adequate internal financial controls with reference to consolidated financial statements and such internal financial controls with reference to consolidated financial statements were operating effectively as at March 31, 2021, based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

Other Matters

Our report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to consolidated financial statements of the Holding Company, in so far as it relates to these 12 subsidiaries, which are companies incorporated in India, is based on the corresponding reports of the auditors of such subsidiaries incorporated in India.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Shrawan Jalan
Partner
Membership Number: 102102
UDIN: 21102102AAAAJK7427

Mumbai
May 19, 2021

Consolidated Balance Sheet

of Indiabulls Housing Finance Limited Group as at March 31, 2021

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Note No.	As at March 31, 2021	As at March 31, 2020
ASSETS			
Financial Assets			
Cash and cash equivalents	5	13,124.16	13,564.59
Bank balance other than Cash and cash equivalents	6	3,879.72	1,474.06
Derivative financial instruments	7	154.13	739.18
Receivables			
i) Trade Receivables	8	23.79	28.84
ii) Other Receivables		-	-
Loans	9	65,407.25	70,211.44
Investments	10	6,146.01	12,277.46
Other financial assets	11	1,160.48	1,420.83
Non- Financial Assets			
Current tax assets (net)		583.82	1,214.90
Deferred tax assets (net)	32	669.62	388.28
Property, plant and equipment	12	82.80	120.67
Goodwill		57.83	57.83
Other Intangible assets	12	36.14	18.06
Right-of-use assets	43	118.64	253.29
Other Non- Financial Assets	13	408.14	433.18
Assets Held for Sale		1,385.34	669.42
Total Assets		**93,237.87**	**102,872.03**
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
Derivative financial instruments	7	289.22	187.82
Payables			
(I) Trade Payables	14		
(i) total outstanding dues of micro enterprises and small enterprises		-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		23.50	11.70
Debt Securities	15	30,219.07	32,617.01
Borrowings (Other than Debt Securities)	16	33,908.25	42,370.02
Subordinated liabilities	17	4,678.11	4,687.46
Other financial liabilities	18	7,264.88	6,573.18
Non Financial Liabilities			
Current tax liabilities (net)		144.55	69.31
Provisions	19	124.80	196.95
Other Non-Financial Liabilities	20	451.63	620.93
Equity			
Equity share capital	21	89.07	83.83
Other equity	22	16,044.79	15,453.82
Total Liabilities and Equity		**93,237.87**	**102,872.03**

The accompanying Notes are integral part of the financial statements

In terms of our report attached

For **S.R. Batliboi & Co. LLP**
ICAI Firm registration No. 301003E/E300005
Chartered Accountants

For and on behalf of the Board of Directors

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

per Shrawan Jalan
Partner
Membership No. 102102

Mukesh Garg
Chief Financial Officer
New Delhi

Amit Jain
Company Secretary
Gurugram

Mumbai, May 19, 2021

May 19, 2021

Consolidated Statement of Profit and Loss

of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Note No.	Year ended March 31, 2021	Year ended March 31, 2020
Revenue from operations			
Interest Income	23	9,721.96	11,548.60
Dividend Income	24	0.17	863.04
Fees and commission Income	25	94.02	351.79
Net gain on fair value changes	26	-	-
Net gain on derecognition of financial instruments under amortised cost category		111.27	453.01
Total revenue from operations		**9,927.42**	**13,216.44**
Other Income	27	102.70	6.79
Total Income		**10,030.12**	**13,223.23**
Expenses			
Finance Costs	28	6,939.38	8,511.92
Net loss on fair value changes	26	36.95	119.96
Impairment on financial instruments	29	919.89	1,062.78
Employee Benefits Expenses	30	252.54	604.81
Depreciation, amortization and impairment	12 & 43(c)	96.70	107.84
Other expenses	31	223.00	255.03
Total Expenses		**8,468.46**	**10,662.34**
Profit before tax		1,561.66	2,560.89
Tax Expense:			
(1) Current Tax	32	62.84	371.19
(2) Deferred Tax Charge / (Credit)	32	297.23	23.78
Profit for the year		**1,201.59**	**2,165.92**
Add: Share in Profit of Associate		-	33.88
Profit for the period / year attributable to the Shareholders of the Company		**1,201.59**	**2,199.80**
Other Comprehensive Income			
A (i) Items that will not be reclassified to profit or loss			
(a) Remeasurement gain on defined benefit plan		13.19	9.58
(b) Gain on equity instrument designated at FVOCI		(685.19)	2,054.77
(c) Impairment allowance		-	(2,402.72)
(ii) Income tax impact on above		153.45	83.47
B (i) Items that will be reclassified			
(a) Derivative instruments in Cash flow hedge relationship		(244.82)	(126.11)
(ii) Income tax impact on above		61.62	16.34
Other Comprehensive loss (A+B)		**(701.75)**	**(364.67)**
Total Comprehensive Income for the Year		**499.84**	**1,835.13**
Earnings per equity share			
Basic (Rs.)	38	**27.72**	**51.70**
Diluted (Rs.)	38	**27.72**	**51.69**
Nominal value per share (Rs.)		**2.00**	**2.00**

The accompanying Notes are integral part of the financial statements

In terms of our report attached

For **S.R. Batliboi & Co. LLP**
ICAI Firm registration No. 301003E/E300005
Chartered Accountants

For and on behalf of the Board of Directors

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

per Shrawan Jalan
Partner
Membership No. 102102

Mukesh Garg
Chief Financial Officer
New Delhi

Amit Jain
Company Secretary
Gurugram

Mumbai, May 19, 2021

May 19, 2021

Consolidated Cash Flow Statement

of Indiabulls Housing Finance Limited Group for the Year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

		Year ended March 31, 2021	Year ended March 31, 2020
A	**Cash flows from operating activities :**		
	Profit before tax	1,561.66	2,560.89
	Adjustments to reconcile profit before tax to net cash flows:		
	Employee Stock Compensation	(7.09)	29.69
	Provision for Gratuity, Compensated Absences and Superannuation Expense	(58.36)	29.99
	Impairment on financial instruments	1,264.14	850.95
	Interest Income	(9,721.96)	(11,548.60)
	Dividend Income	(0.17)	(863.04)
	Gain on modification of leases	(8.61)	(1.09)
	Interest Expense	6,472.91	8,276.01
	Depreciation and Amortisation	96.70	107.84
	Provision for Diminution in value of Investment	(636.61)	636.61
	Loss on sale of Property, plant and equipment	3.48	2.33
	Unrealised gains on appreciation of Investments	23.92	(188.75)
	Operating Loss before working capital changes	(1,009.99)	(107.17)
	Working Capital Changes		
	Trade Receivables, Other Financial and non Financial Assets	615.59	(473.62)
	Loans	4,500.82	17,733.83
	Trade Payables, other financial and non Financial Liabilities	668.11	223.55
	Cash from operations	4,774.53	17,376.59
	Interest received on loans	8,438.41	11,137.72
	Interest paid on borrowings	(6,404.41)	(8,777.58)
	Income taxes paid (Net)	279.97	(405.68)
	Net cash from operating activities	**7,088.50**	**19,331.05**
B	**Cash flows from investing activities :**		
	Purchase of Property, plant and equipment and other intangible assets	(34.35)	(34.58)
	Sale of Property, plant and equipment	5.38	0.86
	Movement in Capital Advances	(13.32)	3.01
	Investments in deposit accounts	(2,405.66)	(755.63)
	Proceeds from / (Investments in) Mutual Funds / Other Investments (Net)	5,200.31	8,277.77
	Dividend Received	0.17	863.04
	Interest received on Investments	350.56	592.78
	Investments in Subsidiary / Other Investments	-	(682.31)
	Net cash from / (used in) investing activities	**3,103.09**	**8,264.94**

Consolidated Cash Flow Statement

of Indiabulls Housing Finance Limited Group for the Year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

		Year ended March 31, 2021	Year ended March 31, 2020
C	**Cash flows from financing activities :**		
	Proceeds from Issue of Equity Share through ESOPs (Including Securities Premium)	662.31	4.99
	Distribution of Equity Dividends (including Corporate Dividend Tax thereon)	(416.62)	(1,592.67)
	(Repayment of) / Proceeds from bank loans and Others (Net)	(7,783.84)	(11,375.88)
	Repayment of Commercial Papers (Net)	-	(5,330.00)
	Repayment of Secured Redeemable Non-Convertible Debentures (Net)	(2,508.26)	(11,439.48)
	Net proceeds from issue of Subordinated Debt	-	5.00
	Lease Rent Payment	(49.79)	-
	Proceeds from Working capital loans (Net)	(535.82)	1,793.82
	Net cash (used in) financing activities	**(10,632.02)**	**(27,934.22)**
D	**Net (Decrease) / Increase in cash and cash equivalents (A+B+C)**	**(440.43)**	**(338.23)**
E	**Cash and cash equivalents at the beginning of the year**	**13,564.59**	**13,902.82**
F	**Cash and cash equivalents at the end of the year (D + E)** (Refer Note 5)	**13,124.16**	**13,564.59**

The accompanying Notes are integral part of the financial statements

Notes:

1. The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Indian Accounting Standard (IndAS) - 7 on 'Statement of Cash Flows'.
2 For disclosure of investing and financing activity that do not require cash and cash equivalent (Refer note 33(iv)).

In terms of our report attached

For **S.R. Batliboi & Co. LLP**
ICAI Firm registration No. 301003E/E300005
Chartered Accountants

per Shrawan Jalan
Partner
Membership No. 102102

Mumbai, May 19, 2021

For and on behalf of the Board of Directors

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
Chief Financial Officer
New Delhi

Amit Jain
Company Secretary
Gurugram

May 19, 2021

Consolidated Statement of Changes in Equity

of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

a. **Equity Share Capital:**	Numbers	Amount
Equity shares of INR 2 each issued, subscribed and fully paid		
At March 31, 2019	**427,403,339**	**85.48**
Add: Issued during Financial Year 2019-20	170,752	0.03
Less: Investment in Treasury Shares (Own Shares) during the FY 2019-20	8,400,000	1.68
At April 01, 2020	**419,174,091**	**83.83**
Add: Issued during Financial Year 2020-21	34,774,811	6.96
Less: Investment in Treasury Shares (Own Shares) during the FY 2020-21	8,600,000	1.72
At March 31, 2021	**445,348,902**	**89.07**

b. Other Equity

	Reserve & Surplus															Other Comprehensive Income		
	Capital Reserve	Capital Redemption Reserve	Securities Premium Account	Stock Compensation Adjustment Reserve	General Reserve	Special Reserve U/s 36(I)(viii) of the Income Tax Act, 1961	Reserve (I) As per section 29C of the Housing Bank Act, 1987	Reserve (II)	Reserve (III)	Additional Reserve Fund (U/s 29C of the National Housing Bank Act, 1987	Debenture Redemption Reserve	Debenture Premium Account	Share based Payment reserve	Foreign Currency Translation Reserve	Retained earnings	Equity instruments through other comprehensive income	Cash flow hedge reserve	Total
Balance at 1 April, 2019	**13.92**	**6.36**	**7,512.74**	**164.53**	**955.99**	**173.92**	**1,568.06**	**695.02**	**1,958.00**	**964.71**	**918.50**	**1.28**	**1.73**	**(0.01)**	**1,589.21**	**0.59**	**(127.91)**	**16,396.64**
Profit for the year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,199.80	-	-	2,199.80
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.24	(262.15)	(109.76)	(364.67)
Total comprehensive income	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,207.04**	**(262.15)**	**(109.76)**	**1,835.13**
Add: Transferred / Addition during the year	-	-	-	27.32	150.00	-	211.98	3.96	220.00	-	302.68	-	4.40	0.03	-	-	-	920.37
Add: during the year on Account of ESOPs	-	-	4.96	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.96
Add: Transfer from Stock Compensation Adjustment A/c	-	-	1.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.32
Less: Investment in Treasury Shares (Own Shares)	-	-	258.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	258.01
Less: Transferred to Securities Premium Account	-	-	-	1.32	-	-	-	-	-	-	-	-	-	-	-	-	-	1.32
Less: Adjusted / Utilised during the year	-	-	-	2.03	-	-	-	-	-	964.71	-	-	-	-	-	-	-	966.74
Appropriations:-																		
Interim Dividend paid on Equity Shares @ Rs. 31 Per Share	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,320.27	-	-	1,320.27
Corporate Dividend Tax on Interim Dividend paid on Equity Shares	-	-	-	-	-	-	-	-	-	-	-	-	-	-	269.64	-	-	269.64
Transferred to Reserve III (Reserve U/s 36(1)(viii), Considered as eligible transfer to Special Reserve U/s 29C of the NHB Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	220.00	-	-	220.00
Transferred to Reserve I (Special Reserve U/s 29C of the NHB Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	211.98	-	-	211.98
Transferred to General Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150.00	-	-	150.00
Transferred to Debenture Redemption Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	302.68	-	-	302.68

Consolidated Statement of Changes in Equity

of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	Reserve & Surplus															Other Comprehensive Income		
	Capital Reserve	Capital Redemption Reserve	Securities Premium Account	Stock Compensation Adjustment Reserve	General Reserve	Special Reserve U/s 36(I)(viii) of the Income Tax Act, 1961	Reserve (I) As per section 29C of the Housing Bank Act, 1987	Reserve (II)	Reserve (III)	Additional Reserve Fund (U/s 29C of the National Housing Bank Act, 1987	Debenture Redemption Reserve	Debenture Premium Account	Share based Payment reserve	Foreign Currency Translation Reserve	Retained earnings	Equity instruments through other comprehensive income	Cash flow hedge reserve	Total
Transferred to Reserve I (Special Reserve U/s 45IC of the Reserve Bank of India	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.96	-	-	3.96
Total Appropriations	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,478.53**	**-**	**-**	**2,478.53**
At 31 March 2020	**13.92**	**6.36**	**7,261.01**	**188.50**	**1,105.99**	**173.92**	**1,780.04**	**698.98**	**2,178.00**	**-**	**1,221.18**	**1.28**	**6.13**	**0.02**	**1,317.72**	**(261.56)**	**(237.67)**	**15,453.82**
Profit for the year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,201.59	-	-	1,201.59
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.87	(528.42)	(183.20)	(701.75)
Total comprehensive income	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,211.46**	**(528.42)**	**(183.20)**	**499.84**
Add: Transferred / Addition during the year	-	-	675.92	(9.75)	-	51.54	211.69	27.81	-	825.00	-	-	2.66	-	-	-	-	1,784.87
Less: Investment in Treasury Shares (Own Shares)	-	-	141.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	141.03
Less: Adjusted / Utilised during the year	-	-	20.56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20.56
Appropriations:-																		
Interim Dividend paid on Equity Shares @ Rs. 9 Per Share	-	-	-	-	-	-	-	-	-	-	-	-	-	-	416.11	-	-	416.11
Transferred to Reserve I (Special Reserve U/s 29C of the NHB Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	211.69	-	-	211.69
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	825.00	-	-	825.00
Transferred to Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961	-	-	-	-	-	-	-	-	-	-	-	-	-	-	51.54	-	-	51.54
Transferred to Reserve I (Special Reserve U/s 45IC of the Reserve Bank of India	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27.81	-	-	27.81
Total Appropriations	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,532.15**	**-**	**-**	**1,532.15**
At 31 March 2021	**13.92**	**6.36**	**7,775.34**	**178.75**	**1,105.99**	**225.46**	**1,991.73**	**726.79**	**2,178.00**	**825.00**	**1,221.18**	**1.28**	**8.79**	**0.02**	**997.03**	**(789.98)**	**(420.87)**	**16,044.79**

The accompanying Notes are integral part of the financial statements

In terms of our report attached

For **S.R. Batliboi & Co. LLP**
ICAI Firm registration No. 301003E/E300005
Chartered Accountants

per Shrawan Jalan
Partner
Membership No. 102102

Mumbai, May 19, 2021

For and on behalf of the Board of Directors

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
Chief Financial Officer
New Delhi

Amit Jain
Company Secretary
Gurugram

May 19, 2021

Notes

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

1. Corporate information

Indiabulls Housing Finance Limited is a public limited company domiciled in India with its registered office at M-62 & 63, 1st Floor, Connaught Place, New Delhi-110001. The Company together with its subsidiaries (collectively, 'the Group') is primarily engaged in the business to provide finance and to undertake all lending and finance to any person or persons, co-operative society, association of persons, body of individuals, companies, institutions, firms, builders, developers, contractors, tenants and others either at interest or without and/or with or without any security for construction, erection, building, repair, remodeling, development, improvement, purchase of houses, apartments, flats, bungalows, rooms, huts, townships and/or other buildings and real estate of all descriptions or convenience there on and to equip the same or part thereof with all or any amenities or conveniences, drainage facility, electric, telephonic, television, and other installations, either in total or part thereof and /or to purchase any free hold or lease hold lands, estate or interest in any property and such other activities as may be permitted under the Main Objects of the Memorandum of Association of the Company.

The Board of Directors of Indiabulls Housing Finance Limited (100% subsidiary of "IBFSL") and Indiabulls Financial Services Limited ("IBFSL", "Erstwhile Holding Company") at their meeting held on April 27, 2012 had approved the Scheme of Arrangement involving the reverse merger of IBFSL with the Company in terms of the provisions of Sections 391 to 394 of the Companies Act, 1956 (the "Scheme of Arrangement"). The Appointed Date of the proposed merger fixed under the Scheme of Arrangement was April 1, 2012. The Hon'ble High Court of Delhi, vide its Order dated December 12, 2012, received by the Company on February 8, 2013, approved the Scheme of Arrangement. In terms of the Court approved Scheme of Arrangement, with the filing of the copy of the Order, on March 8, 2013, with the office of ROC, NCT of Delhi & Haryana (the Effective Date), IBFSL, as a going concern, stands amalgamated with IBHFL with effect from the Appointed Date, being April 1, 2012.

Indiabulls Financial Services Limited ("IBFSL") was incorporated on January 10, 2000 as a Private Limited Company. On March 30, 2001, the Company was registered under Section 45-IA of the Reserve Bank of India (RBI) Act, 1934 to carry on the business of a Non-Banking Financial Company. The Company was converted into a public limited Company pursuant to Section 44 of the Companies Act, 1956 on February 03, 2004.

Indiabulls Housing Finance Limited ("the Company") ("IBHFL") was incorporated on May 10, 2005. On December 28, 2005 the Company was registered under Section 29A of the National Housing Bank Act, 1987 to commence / carry on the business of a Housing Finance Institution without accepting public deposits. The Company is required to comply with provisions of the National Housing Bank Act, 1987, the Housing Finance Companies (NHB) Directions, 2010 and other guidelines / instructions / circulars issued by the National Housing Bank from time to time.

2. (i) Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time).

The consolidated financial statements have been prepared on a historical cost basis, except for fair value through other comprehensive income (FVOCI) instruments, derivative financial instruments, other financial assets held for trading and financial assets and liabilities designated at fair value through profit or loss (FVTPL), all of which have been measured at fair value. Further the carrying values of recognised assets and liabilities that are hedged items in fair value hedges, and otherwise carried at amortised cost, are adjusted to record changes in fair value attributable to the risks that are being hedged. The consolidated financial statements are presented in Indian Rupees (INR) and all values are rounded to the nearest Crores, except when otherwise indicated.

(ii) Presentation of financial statements

The Group presents its balance sheet in order of liquidity. Financial assets and financial liabilities are generally reported gross in the balance sheet. They are only offset and reported net when, in addition to having an unconditional legally enforceable right to offset the recognised amounts without being contingent on a future event, the parties also intend to settle on a net basis in all of the following circumstances:

A. The normal course of business

B. The event of default

C. The event of insolvency or bankruptcy of the Group and/or its counterparties.

3 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at 31 March 2021 including controlled structured entities. The Group consolidates a subsidiary when it controls it. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Generally, there is a presumption that a majority of voting

Notes

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021

(All amount in Rs. in Crore, except for share data unless stated otherwise)

rights result in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

(i) The contractual arrangement with the other vote holders of the investee

(ii) Rights arising from other contractual arrangements

(iii) The Group's voting rights and potential voting rights

(iv) The size of the Group's holding of voting rights relative to the size and dispersion of the holdings of the other voting rights holders.

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

The financial statements of all entities used for the purpose of consolidation are drawn up to same reporting date as that of the parent company, i.e., year ended on 31 March.

Consolidation procedure:

a. Combine like items of assets, liabilities, equity, income, expenses and cash flows of the parent with those of its subsidiaries. For this purpose, income and expenses of the subsidiary are based on the amounts of the assets and liabilities recognised in the consolidated financial statements at the acquisition date.

b. Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary.

c. Eliminate in full intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of the Group (profits or losses resulting from intragroup transactions that are recognised in assets, such as inventory and fixed assets, are eliminated in full). Intragroup losses may indicate an impairment that requires recognition in the consolidated financial statements. Ind AS 12 Income Taxes applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.

Profit or loss and each component of OCI are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies. All intra-group assets, liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

If the Group loses control over a subsidiary, it:

(i) Derecognises the assets (including goodwill) and liabilities of the subsidiary

(ii) Derecognises the carrying amount of any non-controlling interests

(iii) Derecognises the cumulative translation differences recorded in equity

(iv) Recognises the fair value of the consideration received

(v) Recognises the fair value of any investment retained

(vi) Recognises any surplus or deficit in profit or loss.

(vii) Reclassifies the parent's share of components previously recognised in OCI to profit or loss or retained earnings, as appropriate, as would be required if the Group had directly disposed of the related assets or liabilities

A change in the ownership interest of a subsidiary, without loss of control, is accounted for as an equity transaction.

4 Significant accounting policies

4.1 Significant accounting judgements, estimates and assumptions

The preparation of Consolidated financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

A. Impairment loss on financial assets

The measurement of impairment losses across all categories of financial assets except assets valued at FVTPL, enquires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant

Notes

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Group's expected credit loss (ECL) calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgements and estimates include:

- The Group's model, which assigns Probability of Defaults (PDs)
- The Group's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a Long Term ECL (LTECL) basis
- The segmentation of financial assets when their ECL is assessed on a collective basis
- Development of ECL models, including the various formulas and the choice of inputs
- Determination of associations between macroeconomic scenarios and, economic inputs, and the effect on PDs, Exposure at Default (EADs) and Loss Given Default (LGDs)
- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models.

B. Business Model Assumption

Classification and measurement of financial assets depends on the results of the SPPI and the business model test. The Group determines the business model at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Group monitors financial assets measured at amortised cost that are de-recognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Group's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

C. Defined employee benefit assets and liabilities

The cost of the defined benefit gratuity plan and other post-employment benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

D. Share Based Payments

Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them.

E. Fair value measurement

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

F. Effective interest rate method

The Group's EIR methodology, recognises interest income using a rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans and recognises the effect of potentially different interest rates charged at various stages and other characteristics of the product life cycle. This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments, as well expected changes to the Group's base rate and other fee income/expense that are integral parts of the instrument.

4.2 Cash and cash equivalents

Cash and cash equivalent comprises cash in hand, demand deposits and time deposits held with bank, debit balance in cash credit account.

Notes

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

4.3 Recognition of income and expense

a) Interest income

The Group earns revenue primarily from giving loans. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Interest revenue is recognized using the effective interest method (EIR). The effective interest method calculates the amortized cost of a financial instrument and allocates the interest income. The effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the gross carrying amount of the financial asset or liability. The calculation takes into account all contractual terms of the financial instrument (for example, prepayment options) and includes any fees or incremental costs that are directly attributable to the instrument and are an integral part of the EIR, but not future credit losses.

The Group calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets. When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Group calculates the interest to the extant recoverable. If the financial assets cures and is no longer credit-impaired, the Group reverts to calculating interest income.

b) Interest expense

Interest expense includes issue costs that are initially recognized as part of the carrying value of the financial liability and amortized over the expected life using the effective interest method. These include fees and commissions payable to arrangers and other expenses such as external legal costs, provided these are incremental costs that are directly related to the issue of a financial liability.

c) Other charges and other interest

Additional interest and Overdue interest is recognised on realisation basis.

d) Commission on Insurance Policies

Commission on insurance policies sold is recognised when the Group under its agency code sells the insurance policies and when the same is accepted by the principal insurance Company.

e) Dividend income

Dividend income is recognized when the Group's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the entity and the amount of the dividend can be measured reliably. This is generally when shareholders approve the dividend.

4.4 Foreign currency

The Group's financial statements are presented in Indian Rupees (INR) which is also the Group's functional currency.

Transactions in foreign currencies are initially recorded by the Group at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Foreign currency denominated monetary assets and liabilities are translated at the functional currency spot rates of exchange at the reporting date and exchange gains and losses arising on settlement and restatement are recognized in the statement of profit and loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

4.5 Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee:

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

- Office Premises – 1-12 Years

The right-of-use assets are also subject to impairment. Refer to the accounting policies in Note 4.8 Impairment of non-financial assets.

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Lease Liability

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable. The lease payments also include payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option).

Determining the lease term of contracts with renewal and termination options – Group as lessee

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

Leases - Estimating the incremental borrowing rate

The Group cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group 'would have to pay', which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease.

4.6 Property, plant and equipment (PPE) and Intangible assets

PPE

PPE are stated at cost (including incidental expenses directly attributable to bringing the asset to its working condition for its intended use) less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure related to PPE is capitalized only when it is probable that future economic benefits associated with these will flow to the Group and the cost of item can be measured reliably. Other repairs and maintenance costs are expensed off as and when incurred.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

4.7 Depreciation and amortization

Depreciation

Depreciation on tangible fixed assets is provided on straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013, except for Vehicles.

Vehicles are amortised on a straight line basis over a period of five years from the date when the assets are available for use. The life has been assessed based on past usage experience and considering the change in technology.

Depreciation on additions to fixed assets is provided on a pro-rata basis from the date the asset is put to use. Leasehold improvements are amortised over the period of Lease. Depreciation on sale / deduction from fixed assets is provided for up to the date of sale / deduction, as the case may be.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate

Amortization

Intangible assets consisting of Software are amortised on a straight line basis over a period of four years from the date when the assets are available for use.

The amortisation period and the amortisation method for these softwares with a finite useful life are reviewed at least at each financial year-end.

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4.8 Impairment of non-financial assets

The carrying amount of assets is reviewed at each balance sheet date if there is any indication of impairment based on internal/external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the assets, net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

4.9 Provisions, Contingent Liability and Contingent Assets

A provision is recognised when the Group has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. Contingent liability is disclosed for (1) Possible obligations which will be confirmed only by future events not wholly within the control of the Group or (2) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made. Contingent Assets are not recognised in the financial statements.

4.10 Retirement and other employee benefits

Retirement benefit in the form of provident fund and Employee State Insurance Scheme is a defined contribution scheme. The Group has no obligation, other than the contribution payable to the provident fund and Employee State Insurance scheme. The Group recognizes contribution payable to the provident fund and Employee State Insurance scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

The Group has unfunded defined benefit plans Gratuity plan and Compensated absences plan for all eligible employees, the liability for which is determined on the basis of actuarial valuation at each year end. Separate actuarial valuation is carried out for each plan using the projected unit credit method. Superannuation (Pension & Medical coverage) payable to a Director on retirement is also actuarially valued at the end of the year using the Projected Unit Credit Method.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through other comprehensive income in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

4.11 Taxes

Tax expense comprises current and deferred tax.

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with Income tax Act, 1961, Income Computation and Disclosure Standards and other applicable tax laws. The tax rates and tax laws used to compute the amount are those that are enacted at the reporting date.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which during the specified period gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Group will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the Group.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

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The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

4.12 Earning per share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting year.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

4.13 Share based payments

Equity-settled share based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled share based payments is expensed on a straight line basis over the vesting period, based on the Group₹s estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Group revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in Statement of Profit and Loss such that the cumulative expenses reflects the revised estimate, with a corresponding adjustment to the Stock Compensation Adjustment Reserve.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

4.14 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

4.14.1 Financial Assets

4.14.1.1 Initial recognition and measurement

Financial assets, with the exception of loans and advances to customers, are initially recognised on the trade date, i.e., the date that the Group becomes a party to the contractual provisions of the instrument. Loans and advances to customers are recognised when funds are disbursed to the customers. The classification of financial instruments at initial recognition depends on their purpose and characteristics and the management's intention when acquiring them. All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

4.14.1.2 Classification and Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through other comprehensive income (FVTOCI)
- Debt instruments and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)

4.14.1.3 Debt instruments at amortised costs

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

Business model: The business model reflects how the Group manages the assets in order to generate cash flows. That is, where the Group's objective is solely to collect the contractual cash flows from the

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assets, the same is measured at amortized cost or where the Group's objective is to collect both the contractual cash flows and cash flows arising from the sale of assets, the same is measured at fair value through other comprehensive income (FVTOCI). If neither of these is applicable (e.g. financial assets are held for trading purposes), then the financial assets are classified as part of 'other' business model and measured at FVPL.

SPPI: Where the business model is to hold assets to collect and earn contractual cash flows (i.e. measured at amortized cost), the Group assesses whether the financial instruments' cash flows represent solely payments of principal and interest (the 'SPPI test'). In making this assessment, the Group considers whether the contractual cash flows are consistent with a basic lending arrangement i.e. interest includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with a basic lending arrangement. Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial asset is classified and measured at fair value through profit or loss. The amortized cost, as mentioned above, is computed using the effective interest rate method.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method less impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in interest income in the statement of profit or loss. The losses arising from impairment are recognised in the statement of profit and loss.

4.14.1.4 Debt instruments at FVOCI

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

The objective of the business model is achieved both by collecting contractual cash flows and fair value changes relating to market movements selling the financial assets, and The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Group recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the Statement of Profit & Loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to Statement of profit and loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

4.14.1.5 Debt instruments at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Group may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of profit and loss.

4.14.1.6 Equity Investments

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading classified as at FVTPL. For all other equity instruments, the Group may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Group makes such election on an instrument-by- instrument basis. The classification is made on initial recognition and is irrevocable.

If the Group decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the Other Comprehensive Income. There is no recycling of the amounts from Other Comprehensive Income to Statement of Profit &Loss, even on sale of investment. However, the Group may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of profit and loss.

4.14.2 Financial Liabilities

4.14.2.1 Initial recognition and measurement

Financial liabilities are classified and measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for trading or it is designated as on initial recognition. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Group's financial liabilities include trade and other payables, borrowings including bank overdrafts and derivative financial instruments.

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4.14.2.2 Borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss. This category generally applies to borrowings.

4.14.3 Derivative financial instruments

The Group holds derivatives to mitigate the risk of changes in exchange rates on foreign currency exposures as well as interest fluctuations. The counterparty for these contracts is generally a bank. Derivatives that are not designated a hedge are categorized as financial assets or financial liabilities, at fair value through profit or loss. Such derivatives are recognized initially at fair value and attributable transaction costs are recognized in net profit in the Statement of Profit and Loss when incurred. Subsequent to initial recognition, these derivatives are measured at fair value through profit or loss and the resulting gains or losses are included in Statement of Profit and Loss.

4.14.4 Reclassification of financial assets and liabilities

The Group doesn't reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Group acquires, disposes of, or terminates a business line. Financial liabilities are never reclassified.

4.14.5 De recognition of financial assets and liabilities

4.14.5.1 Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is de-recognised when the rights to receive cash flows from the financial asset have expired. The Group also de-recognised the financial asset if it has transferred the financial asset and the transfer qualifies for de recognition.

The Group has transferred the financial asset if, and only if, either:

- It has transferred its contractual rights to receive cash flows from the financial asset

Or

- It retains the rights to the cash flows, but has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement

Pass-through arrangements are transactions whereby the Group retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following three conditions are met:

- The Group has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates.
- The Group cannot sell or pledge the original asset other than as security to the eventual recipients.
- The Group has to remit any cash flows it collects on behalf of the eventual recipients without material delay.

In addition, the Group is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- The Group has transferred substantially all the risks and rewards of the asset

Or

- The Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

The Group considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Group has neither transferred nor retained substantially all the risks and rewards and has retained control of the asset, the asset continues to be recognised only to the extent of the Group's continuing involvement, in which case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

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Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration the Group could be required to pay.

If continuing involvement takes the form of a written or purchased option (or both) on the transferred asset, the continuing involvement is measured at the value the Group would be required to pay upon repurchase. In the case of a written put option on an asset that is measured at fair value, the extent of the entity's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price. The profit or loss on derecognition is recognised in the Statement of profit and loss.

Derecognition due to modification of terms and conditions

The Group de-recognizes a financial asset, when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new loan, with the difference recognised as a derecognition gain or loss, to the extent that an impairment loss has not already been recorded. The newly recognised loans are classified as Stage 1 for ECL measurement purposes, unless the new loan is deemed to be Purchase Oriented Credit Impaired ("POCI":)

If the modification does not result in cash flows that are substantially different, the modification does not result in derecognition. Based on the change in cash flows discounted at the original EIR, the Group records a modification gain or loss, to the extent that an impairment loss has not already been recorded.

4.14.5.2 Financial Liabilities

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid is recognised in profit or loss.

4.15 Impairment of financial assets

4.15.1 Overview of the ECL principles

The Group is recording the allowance for expected credit losses for all loans and other debt financial assets not held at FVTPL, together with loan commitments and financial guarantee contracts, (in this section all referred to as 'financial instruments'). Equity instruments are not subject to impairment under IND AS 109.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months' expected credit loss (12mECL) as outlined in Note 4.15.2). The 12mECL is the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date.

Both LTECLs and 12mECLs are calculated on individual and collective basis, depending on the nature of the underlying portfolio of financial instruments. The Group has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition.

Based on the above process, the Group groups its loans into Stage 1, Stage 2, Stage 3, as described below:

Stage 1 : When loans are first recognised, the Group recognises an allowance based on 12mECLs. Stage 1 loans also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2 or Stage 3.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Group records an allowance for the LTECLs. Stage 2 loans also include facilities, where the credit risk has improved and the loan has been reclassified from Stage 3.

Stage 3: Loans considered credit-impaired. The Group records an allowance for the LTECLs.

4.15.2 The calculation of ECLs

The Group calculates ECLs based on a probability-weighted scenarios and historical data to measure the expected cash shortfalls, discounted at an approximation to the EIR. A cash shortfall is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive.

The mechanics of the ECL calculations are outlined below and the key elements are, as follows:

- PD - The Probability of Default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.

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- EAD - The Exposure at Default is an exposure at a default date.
- LGD - The Loss Given Default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

The maximum period for which the credit losses are determined is the expected life of a financial instrument.

The mechanics of the ECL method are summarised below:

Stage 1: The 12mECL is calculated as the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. The Group calculates the 12mECL allowance based on the expectation of a default occurring in the 12 months following the reporting date. These expected 12-month default probabilities are applied to an EAD and multiplied by the expected LGD.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Group records an allowance for the LTECLs. The mechanics are similar to those explained above, but PDs and LGDs are estimated over the lifetime of the instrument.

Stage 3: For loans considered credit-impaired, the Group recognizes the lifetime expected credit losses for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

Loan commitments: When estimating LTECLs for undrawn loan commitments, the Group estimates the expected portion of the loan commitment that will be drawn down over its expected life. The ECL is then based on the present value of the expected shortfalls in cash flows if the loan is drawn down. The expected cash shortfalls are discounted at an approximation to the expected EIR on the loan.

For loan commitments, the ECL is recognised within Provisions.

4.15.3 Forward looking information

While estimating the expected credit losses, the Group reviews macro-economic developments occurring in the economy and market it operates in. On a periodic basis, the Group analyses if there is any relationship between key economic trends like GDP, Property Price Index, Unemployment rates, Benchmark rates set by the Reserve Bank of India, inflation etc. with the estimate of PD, LGD determined by the Group based on its internal data. While the internal estimates of PD, LGD rates by the Group may not be always reflective of such relationships, temporary overlays are embedded in the methodology to reflect such macro-economic trends reasonably.

4.15.4 Write-offs

Financial assets are written off partially or in their entirety when the recovery of amounts due is considered unlikely. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to Statement of Profit and Loss.

4.16 Fair value measurement

The Group measures financial instruments, such as, derivatives at fair value at each balance sheet date using valuation techniques.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

In the principal market for the asset or liability, or

In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

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Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

4.17 Dividend

The Group recognises a liability to make cash distributions to equity holders when the distribution is authorised and the distribution is no longer at the discretion of the Group. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Group's Board of Directors.

4.18 Hedging

The Group makes use of derivative instruments to manage exposures to interest rate and foreign currency. In order to manage particular risks, the Group applies hedge accounting for transactions that meet specified criteria.

At the inception of a hedge relationship, the Group formally designates and documents the hedge relationship to which the Group wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes the Group's risk management objective and strategy for undertaking hedge, the hedging/ economic relationship, the hedged item or transaction, the nature of the risk being hedged, hedge ratio and how the entity will assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedged item's fair value or cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair value or cash flows and are assessed on an ongoing basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

Hedges that meet the strict criteria for hedge accounting are accounted for, as described below:

4.18.1 Fair value hedges

Fair value hedges hedge the exposure to changes in the fair value of a recognised asset or liability or an unrecognised firm commitment, or an identified portion of such an asset, liability or firm commitment, that is attributable to a particular risk and could affect profit or loss.

For designated and qualifying fair value hedges, the cumulative change in the fair value of a hedging derivative is recognised in the statement of profit and loss in net gain on fair value changes. Meanwhile, the cumulative change in the fair value of the hedged item attributable to the risk hedged is recorded as part of the carrying value of the hedged item in the balance sheet and is also recognised in the statement of profit and loss in net gain on fair value changes.

The Group classifies a fair value hedge relationship when the hedged item (or group of items) is a distinctively identifiable asset or liability hedged by one or a few hedging instruments. The financial instruments hedged for interest rate risk in a fair value hedge relationships fixed rate debt issued and other borrowed funds.

If the hedging instrument expires or is sold, terminated or exercised, or where the hedge no longer meets the criteria for hedge accounting, the hedge relationship is discontinued prospectively. If the relationship does not meet hedge effectiveness criteria, the Group discontinues hedge accounting from the date on which the qualifying criteria are no longer met. For hedged items recorded at amortised cost, the accumulated fair value hedge adjustment to the carrying amount of the hedged item on termination of the hedge accounting relationship is amortised over the remaining term of the original hedge using the recalculated EIR method by recalculating the EIR at the date when the amortisation begins. If the hedged item is derecognised, the unamortised fair value adjustment is recognised immediately in the statement of profit and loss.

4.18.2 Cash flow hedges

A cash flow hedge is a hedge of the exposure to variability in cash flows that is attributable to a particular risk associated with a recognised asset or liability (such as all or some future interest payments on variable rate debt) or a highly probable forecast transaction and could affect profit or loss.

For designated and qualifying cash flow hedges, the effective portion of the cumulative gain or loss on the hedging instrument is initially recognised directly in OCI within equity (cash flow hedge reserve). The ineffective portion of the gain or loss on the hedging instrument is recognised immediately in the profit and loss statement.

When the hedged cash flow affects the statement of profit and loss, the effective portion of the gain

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or loss on the hedging instrument is recorded in the corresponding income or expense line of the statement of profit and loss. When the forecast transaction subsequently results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously recognised in OCI are reversed and included in the initial cost of the asset or liability.

When a hedging instrument expires, is sold, terminated, exercised, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss that has been recognised in OCI at that time re-mains in OCI and is recognised when the hedged forecast transaction is ultimately recognised in the statement of profit and loss. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in OCI is immediately transferred to the statement of profit and loss.

4.18.3 Cost of hedging

The Group also may separate forward element and the spot element of a forward contract and designate as the hedging instrument only the change in the value of the spot element of a forward contract. Similarly currency basis spread may be separated and excluded from the designation of a financial instrument as the hedging instrument.

When an entity separates the forward element and the spot element of a forward contract and designates as the hedging instrument only the change in the value of the spot element of the forward contract, or when an entity separates the foreign currency basis spread from a financial instrument and excludes it from the designation of that financial instrument as the hedging instrument, such amount is recognised in Other Comprehensive Income and accumulated as a separate component of equity under Cost of hedging reserve. These amounts are reclassified to the statement of profit or loss account as a reclassification adjustment in the same period or periods during which the hedged cash flows affect profit or loss.

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(5) Cash and cash equivalents

	As at March 31 , 2021	As at March 31 , 2020
Cash-on-Hand	5.23	0.27
Balance with banks		
In Current accounts#	9,117.77	11,570.85
Bank Deposits	4,001.16	1,993.47
Total	**13,124.16**	**13,564.59**

includes Rs. 4.17 Crore (Previous Year Rs. 4.67 Crore) in designated unclaimed dividend accounts.

(6) Bank Balance other than cash and cash equivalents

	As at March 31 , 2021	As at March 31 , 2020
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments(1)	3,879.72	1,474.06
Total	**3,879.72**	**1,474.06**

(1) Deposits accounts with bank are held as Margin Money/ are under lien. The Company has the complete beneficial interest on the income earned from these deposits.

For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:

	As at March 31 , 2021	As at March 31 , 2020
Balances with banks:		
In current accounts	9,117.77	11,570.85
Bank Deposits	4,001.16	1,993.47
Cash on hand	5.23	0.27
Total	**13,124.16**	**13,564.59**

(7) Derivative financial instruments

Part I	**As at March 31, 2021**			
	Notional amounts	**Fair value assets**	**Notional amounts**	**Fair value liabilities**
Currency Derivatives:				
- Forward Contracts	-	-	5,450.40	158.98
- Currency swaps	1,859.73	154.13	-	-
- Currency options	-	-	-	-
(i)	**1,859.73**	**154.13**	**5,450.40**	**158.98**
Interest rate derivatives - Interest Rate Swaps	-	-	**2,182.90**	**130.24**
(ii)	-	-	**2,182.90**	**130.24**
Total derivative financial instruments (i)+(ii)	**1,859.73**	**154.13**	**7,633.30**	**289.22**

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Part II	As at March 31, 2021			
	Notional amounts	Fair value assets	Notional amounts	Fair value liabilities
Included in above are derivatives held for hedging and risk management purposes as follows:				
Fair value hedging:				
Interest rate derivatives	-	-	-	-
(i)	**-**	**-**	**-**	**-**
Cash flow hedging:				
- Forward Contracts	-	-	5,450.40	158.98
-Currency swaps	1,859.73	154.13	-	-
- Currency options	-	-	-	-
-Interest rate derivatives	-	-	2,182.90	130.24
(ii)	**1,859.73**	**154.13**	**7,633.30**	**289.22**
Undesignated derivatives (iii)	**-**	**-**	**-**	**-**
Total derivative financial instruments (i)+(ii)+(iii)	**1,859.73**	**154.13**	**7,633.30**	**289.22**

Part I	As at March 31, 2020			
	Notional amounts	Fair value assets	Notional amounts	Fair value liabilities
Currency Derivatives:				
- Forward Contracts	4,271.49	238.36	6.08	-
-Currency swaps	3,075.89	468.56	-	-
- Currency options	383.24	25.81	-	-
(i)	**7,730.62**	**732.73**	**6.08**	**-**
Interest rate derivatives - Interest Rate Swaps	936.55	6.45	2,285.21	187.82
(ii)	**936.55**	**6.45**	**2,285.21**	**187.82**
Total derivative financial instruments (i)+(ii)	**8,667.17**	**739.18**	**2,291.29**	**187.82**
Part II				
Included in above are derivatives held for hedging and risk management purposes as follows:				
Fair value hedging:				
Interest rate derivatives	-	-	-	-
(i)	**-**	**-**	**-**	**-**
Cash flow hedging:				
- Forward Contracts	4,271.49	238.36	6.08	-
-Currency swaps	3,075.89	468.56	-	-
- Currency options	383.24	25.81	-	-
-Interest rate derivatives	-	-	2,285.21	186.48
(ii)	**7,730.62**	**732.73**	**2,291.29**	**186.48**
Undesignated derivatives				
(iii)	**936.55**	**6.45**	**-**	**1.34**
Total derivative financial instruments (i)+(ii)+(iii)	**8,667.17**	**739.18**	**2,291.29**	**187.82**

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7.1 Hedging activities and derivatives

The Group is exposed to certain risks relating to its ongoing business operations. The primary risks managed using derivative instruments are interest rate risk and foreign currency risk.

7.1.1 Derivatives not designated as hedging instruments

The Group uses interest rate swaps to manage its interest rate risk arising from INR denominated borrowings . The interest rate swaps are not designated in a hedging relationship and are entered into for periods consistent with exposure of the underlying transactions.

7.1.2 Derivatives designated as hedging instruments

a. Cash flow hedges

The foreign currency and interest rate risk on borrowings have been actively hedged through a combination of forward contracts, principal only swaps and interest rate swaps

The Group is exposed to interest rate risk arising from its foreign currency borrowings amounting to $ 520,000,000 (Previous Year $ 717,630,447). Interest on the borrowing is payable at a floating rate linked to USD LIBOR. The group economically hedged the interest rate risk arising from the debt with a 'receive floating pay fixed' interest rate swap ('swap').

The Group uses Interest Rate Swaps (IRS) Contracts (Floating to Fixed) to hedge its risks associated with interest rate fluctuations relating interest rate risk arising from foreign currency loans / external commercial borrowings. The Group designates such IRS contracts in a cash flow hedging relationship by applying the hedge accounting principles as per IND AS 109. These IRS contracts are stated at fair value at each reporting date. Changes in the fair value of these IRS contracts that are designated and effective as hedges of future cash flows are recognised directly in "Cash Flow Hedge Reserve" under Reserves and surplus and the ineffective portion is recognised immediately in the Statement of Profit and Loss. Hedge accounting is discontinued when the hedging instrument expires or is sold, terminated, or exercised, or no longer qualifies for hedge accounting.

The Group also hedges foreign currency risk arising from its fixed rate foreign currency bond by entering into the Forward Contracts and Principal Only Swaps. There is an economic relationship between the hedged item and the hedging instrument as the terms of the Forward contracts/Principal Only Swaps match that of the foreign currency borrowing (notional amount, interest payment dates, principal repayment date etc.). The Group has established a hedge ratio of 1:1 for the hedging relationships as the underlying risk of the Forward contracts/Cross currency swap are identical to the hedged risk components.

	As At March 31, 2021			
	Notional amount	Carrying amount	Line item in the statement of financial position	Change in fair value used for measuring ineffectiveness for the year
The impact of hedging instruments(Net)	9,493.03	(135.09)	Derivative Financial Asset/ (Liability)	(244.82)

	As At March 31, 2020			
	Notional amount	Carrying amount	Line item in the statement of financial position	Change in fair value used for measuring ineffectiveness for the year
The impact of hedging instruments(Net)	10,021.91	546.26	Derivative Financial Asset/ (Liability)	(126.11)

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	Change in fair value	Cash flow hedge reserve as at March 31, 2021	Cost of hedging as at March 31, 2021	Cash flow hedge reserve as at March 31, 2020	Cost of hedging as at March 31, 2020
The impact of hedged item	(244.82)	(567.55)	-	(322.73)	-

March, 31, 2021	Total hedging gain / (loss) recognised in OCI	Ineffective-ness recognised in profit or (loss)	Line item in the statement of profit or (loss)
Effect of Cash flow hedge	**(244.82)**	**0.35**	**Finance cost**

March, 31, 2020	Total hedging gain / (loss) recognised in OCI	Ineffective-ness recognised in profit or (loss)	Line item in the statement of profit or (loss)
Effect of Cash flow hedge	**(126.11)**	**(0.82)**	**Finance cost**

b. Fair value hedge

The Group uses IRS instruments to convert a proportion of its fixed rate debt to floating rates in order to hedge the interest rate risk arising, principally, from issue of non-convertible debentures. Group designates these as fair value hedges of interest rate risk. Changes in the fair values of derivatives designated as fair value hedges and changes in fair value of the related hedged item are recognised directly in the Statement of Profit and Loss thus ineffective portion being recognised in the Statement of Profit and Loss.

(8) Trade Receivables

	As at March 31 , 2021	As at March 31 , 2020
Unsecured considered good	23.79	28.84
Total	**23.79**	**28.84**

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(9) Loans

	As at March 31 , 2021	As at March 31 , 2020
	Amortised Cost	
Term Loans (Net of Assignment)(1) to (3)*	67,862.00	73,948.39
Less: Impairment loss allowance	2,454.75	3,736.95
Total (A) Net	**65,407.25**	**70,211.44**
Secured by tangible assets and intangible assets(2) & (3)	64,308.70	69,883.79
Unsecured	3,553.30	4,064.60
Less: Impairment loss allowance	2,454.75	3,736.95
Total (B) Net	**65,407.25**	**70,211.44**
(C) (I) Loans in India		
Others	67,862.00	73,948.39
Less: Impairment loss allowance	2,454.75	3,736.95
Total (C)(I) Net	**65,407.25**	**70,211.44**
(C) (II)Loans outside India	-	-
Less: Impairment loss allowance	-	-
Total (C)(II) Net	-	-
Total C (I) and C (II)	**65,407.25**	**70,211.44**

(1) Term Loans (Net of Assignment):	As at March 31 , 2021	As at March 31 , 2020
Total Term Loans	80,740.94	93,021.06
Less: Loans Assigned	14,693.83	19,956.28
	66,047.11	**73,064.78**
Add: Interest Accrued on Loans#	1,814.89	883.61
Term Loans (Net of Assignment)	**67,862.00**	**73,948.39**

*Includes credit substitutes

includes redemption premium accrued on zero coupon bond for Rs 398.23 crore, which will become due and payable upon maturity only. The accounting of the redemption premium shall in no way whatsoever, be considered as the credit of the premium to the account of the Company nor create an enforceable right in favour of the Company on any date prior to redemption.

(2) Secured Loans and Other Credit Facilities given to customers are secured / partly secured by :

(a) Equitable mortgage of property and / or,

(b) Pledge of shares / debentures, units, other securities, assignment of life insurance policies and / or,

(c) Hypothecation of assets and / or,

(d) Company guarantees and / or,

(e) Personal guarantees and / or,

(f) Negative lien and / or Undertaking to create a security.

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(3) Impairment allowance for loans and advances to customers

IHFL's Analytics Department has designed and operates its Internal Rating Model. The model is tested and calibrated periodically. The model grades loans on a four-point grading scale, and incorporates both quantitative as well as qualitative information on the loans and the borrowers. The model uses historical empirical data to arrive at factors that are indicative of future credit risk and segments the portfolio on the basis of combinations of these parameters into smaller homogenous portfolios from the perspective of credit behaviour. Some of the factors that the internal risk based model may consider are:

a) Loan to value

b) Type of collateral

c) Cash-flow and income assessment of the borrower

d) Interest and debt service cover

e) Repayment track record of the borrower

f) Vintage i.e. months on books and number of paid EMIs

g) Project progress in case of project finance

In addition to information specific to the borrower and the performance of the loan, the model may also utilise supplemental external information that could affect the borrower's behaviour. The model is also calibrated to incorporate external inputs such as GDP growth rate, unemployment rate and factors specific to the sector/industry of the borrower.

The Internal Rating Model is dynamic and is calibrated periodically; the choice of parameters and division into smaller homogenous portfolios is thus also dynamic.

The table below shows the credit quality and the maximum exposure to credit risk based on the Group's internal credit rating system and year-end stage classification*.

Risk Categorization	As at March 31, 2021			
	Stage 1	Stage 2	Stage 3	Total
Very Good	36,481.55	-	-	36,481.55
Good	5,378.08	19,590.26	-	24,968.34
Average	-	2,450.48	-	2,450.48
Non-performing	-	-	2,146.74	2,146.74
Grand Total	**41,859.63**	**22,040.74**	**2,146.74**	**66,047.11**

Risk Categorization	As at March 31, 2020			
	Stage 1	Stage 2	Stage 3	Total
Very Good	46,888.85	-	-	46,888.85
Good	1,862.72	18,924.75	-	20,787.47
Average	-	3,675.97	-	3,675.97
Non-performing	-	-	1,712.49	1,712.49
Grand Total	**48,751.57**	**22,600.72**	**1,712.49**	**73,064.78**

*The above table does not include the amount of interest accrued but not due in all the years

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An analysis of changes in the ECL allowances in relation to Loans & advances is, as follows:

Particulars	As at March 31, 2021			
	Stage 1	Stage 2	Stage 3	Total
ECL allowance opening balance	**552.20**	**2,631.27**	**557.67**	**3,741.14**
ECL on assets added/ change in ECL estimates	362.67	331.76	292.60	987.03
Assets derecognised or repaid(including write offs/ Write back)	(45.68)	(1,774.21)	(449.95)	(2,269.84)
Transfers from Stage 1	(324.55)	196.86	127.69	-
Transfers from Stage 2	15.19	(347.33)	332.14	-
Transfers from Stage 3	0.01	0.35	(0.36)	-
ECL allowance closing balance	**559.84**	**1,038.70**	**859.79**	**2,458.33**

The decrease in total ECL during the year is due to overall decrease in loan portfolio and certain loans which became non performing being written off.

Particulars	As at March 31, 2020			
	Stage 1	Stage 2	Stage 3	Total
ECL allowance opening balance	**178.93**	**614.25**	**228.24**	**1,021.42**
ECL on assets added/ change in ECL estimates	811.59	1,931.41	71.67	2,814.67
Assets derecognised or repaid(including write offs/ Write back)	(50.60)	(33.01)	(11.34)	(94.95)
Transfers from Stage 1	(389.28)	172.01	217.27	-
Transfers from Stage 2	1.54	(53.40)	51.86	-
Transfers from Stage 3	0.03	0.01	(0.03)	0.01
ECL allowance closing balance	**552.20**	**2,631.27**	**557.67**	**3,741.14**

The increase in ECL of the portfolio is explained by an increase in the amount of loans classified as Stage II and Stage III after factoring stress scenario of general economic conditions.

The Group has adopted a conservative approach to expected credit loss [ECL] staging and accounts have been categorized as Stage 2 based on analysis of stress in particular industry segments – even if the loan accounts are regular in debt servicing.

IndAS ECL guidelines also do not permit creation of unattached ad-hoc provisions outside of the analytically computed ECL provisions. Thus, this identification of stress in particular industry segments and categorizing a significantly larger number of loans as Stage 2 has formed the basis of the provisioning the Group has created – as on March 31, 2020, the Group had total provisions against loan book of ₹ 3,741 Crore which is 5.1% of the loan book.

4. Impairment assessment

The Group's impairment assessment and measurement approach is set out in the notes below. It should be read in conjunction with the Summary of significant accounting policies.

(i) Probability of default

The Group considers a loan as defaulted and classified it as Stage 3 (credit-impaired) for ECL calculations typically when the borrowers become 90 days past due on contract payments.

Classification of loans into Stage 2 is done on a conservative basis and typically accounts where contractual repayments are more than 30 days past due are classified in Stage 2. Accounts usually go over 30 days past due owing to temporary mismatch in timing of borrower's or his/her business' underlying cashflows, and are usually quickly resolved. The Group may also classify a loan in Stage 2 if there is significant deterioration in the loans collateral, deterioration in the financial condition of the borrower or an assessment that adverse market conditions may have a disproportionately detrimental effect on the loan repayment. Thus as a part of the qualitative assessment of whether an instrument is

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in default, the Group also considers a variety of instances that may indicate delay in or non-repayment of the loan. When such event occurs, the Group carefully considers whether the event should result in treating the borrower as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate.

It is the Group's policy to consider a financial instrument as 'cured' and therefore re-classified out of Stage 3 when none of the default criteria are present. The decision whether to classify an asset as Stage 2 or Stage 1 once cured depends on the updated credit grade once the account is cured, and whether this indicates there has been a significant reduction in credit risk.

(ii) Internal rating model and PD Estimation process

IBHFL's Analytics Department has designed and operates its Internal Rating Model that factors in both quantitative as well as qualitative information on the loans and the borrowers. Both Lifetime ECL and 12 months ECL are calculated either on individual basis or a collective basis, depending on the nature of the underlying loan portfolio. In addition to information specific to the borrower and the performance of the loan, the model may also utilise supplemental external information that could affect the borrower's behaviour. The model is also calibrated to incorporate external inputs such as GDP growth rate, unemployment rate and factors specific to the sector/industry of the borrower.

(iii) Exposure at default

The outstanding balance as at the reporting date is considered as EAD by the Group. Considering that PD determined above factors in amount at default, there is no separate requirement to estimate EAD.

(iv) Loss given default

The Group uses historical loss data for identified homogenous pools for the purpose of calculating LGD. The estimated recovery cash flows are discounted such that the LGD calculation factors in the NPV of the recoveries.

(v) Significant increase in credit risk

The internal rating model evaluates the loans on an ongoing basis. The rating model also assesses if there has been a significant increase in credit risk since the previously assigned risk grade One key factor that indicates significant increase in credit risk is when contractual payments are more than 30 days past due.

5. Inputs to the ECL model for forward looking economic scenarios

The internal rating model also provides for calibration to reflect changes in macroeconomic parameters and industry specific factors.

6. Collateral

The Group is in the business of extending secured loans mainly backed by mortgage of property (residential or commercial).

In addition to the above mentioned collateral, the Group holds other types of collateral and credit enhancements, such as cross-collateralisation on other assets of the borrower, share pledge, guarantees of parent/holding companies, personal guarantees of promoters/proprietors, hypothecation of receivables via escrow account, hypothecation of receivables in other bank accounts etc.

In its normal course of business, the Group does not physically repossess properties or other assets, but recovery efforts are made on delinquent loans through on-rolls collection executives, along with legal means to recover due loan repayments. Once contractual loan repayments are more than 90 days past due, repossession of property may be initiated under the provisions of the SARFAESI Act 2002. Re-possessed property is disposed of in the manner prescribed in the SARFAESI act to recover outstanding debt.

The Group did not hold any financial instrument for which no loss allowance is recognised because of collateral as at March 31, 2021. There was no change in the Group's collateral policy during the year.

7. As at the year end the Company has undrawn loan commitments (after applying credit conversion factor) of Rs. 1,045.90 Crore (Previous Year Rs. 1,137.28 Crore).

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(10) Investments

	As at March 31, 2021				
	Amortised Cost	At fair value		Others	Total
		Through other comprehensive income	Through profit or loss		
Mutual funds and Debt Funds	-	-	4,293.71	-	4,293.71
Government Securities	-	-	943.40	-	943.40
Debt Securities	-	-	581.81	-	581.81
Equity Instruments	-	228.29	-	-	228.29
Commercial Papers	-	-	98.80	-	98.80
Total gross (A)	**-**	**228.29**	**5,917.72**	**-**	**6,146.01**
Overseas Investments	-	213.88	-	-	213.88
Investments in India	-	14.41	5,917.72	-	5,932.13
Total (B)	**-**	**228.29**	**5,917.72**	**-**	**6,146.01**
Total (A) to tally with (B)	-	-	-	-	-
Less: Allowance for Impairment loss (C)	-	-	-	-	-
Total Net D = (A) -(C)	**-**	**228.29**	**5,917.72**	**-**	**6,146.01**

Investments	As at March 31, 2020				
	Amortised Cost	At fair value		Others	Total
		Through other comprehensive income	Through profit or loss		
Mutual funds and Debt Funds	-	-	4,650.80	-	4,650.80
Government Securities	1,519.77	-	-	-	1,519.77
Debt Securities	21.38	-	3,086.25	-	3,107.63
Equity Instruments	-	2,900.69	-	-	2,900.69
Commercial Papers	-	-	98.57	-	98.57
Total gross (A)	**1,541.15**	**2,900.69**	**7,835.62**	**-**	**12,277.46**
Overseas Investments	-	2,867.90	-	-	2,867.90
Investments in India	1,541.15	32.79	7,835.62	-	9,409.56
Total (B)	**1,541.15**	**2,900.69**	**7,835.62**	**-**	**12,277.46**
Less: Allowance for Impairment loss (C)	-	-	-	-	-
Total (A) to tally with (B)	**-**	**-**	**-**	**-**	**-**
Total Net D = (A) -(C)	**1,541.15**	**2,900.69**	**7,835.62**	**-**	**12,277.46**

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(1) On December 13, 2010 the Erstwhile Holding Company (IBFSL) had sold 26% shares held by it in Indian Commodity Exchange Limited (ICEX) to Reliance Exchange Next Limited (R-Next) for a total consideration of Rs. 47.35 Crore against a proportionate cost of Rs. 26.00 Crore. As a result thereof, the stake of IBFSL in ICEX has been reduced from 40% to 14% and the same has been reclassified as a long term investment from the earlier classification of being an Associate. MMTC filed a petition before the National Company Law Tribunal(NCLT)(Earlier known as Company Law Board)) against ICEX, R-Next and IBFSL alleging that the transfer is null and void in terms of the Shareholders Agreement in view of the Forward Markets Commission (FMC) guidelines. IBFSL contends that such view of MMTC is based on the old FMC guidelines and without considering the amended FMC Guidelines dated June 17, 2010 wherein the transfer norms were relaxed. IBFSL had filed its objections on maintainability of the petition which is pending adjudication before the CLB.

(2) During the financial year 2016-17, the Company has invested Rs. 7.00 Crore by subscribing to 7,000,000 Equity Shares of face value Rs. 5 per share, issued by Indian Commodity Exchange Limited through Rights issue. During the financial year 2018-19 the Company has sold 5,000,000 shares of Indian Commodity exchange for total consideration of Rs. 3.00 Crore.

(3) OakNorth Holdings Limited ceased to be an associate of Indiabulls Housing Finance Limited (IBH) in FY19-20. The Company had accounted for unrealised profit amounting to Rs. 2,429.04 Crores as on March 31, 2020 on its residual stake as on the same date. During the current financial year, the Company has sold a part of its investment in OakNorth Holdings Limited. The realised amount of profit on sale of this investment amounted to Rs. 1,588.76 Crores. Thus, there has been a net reversal of Rs. 666.8 Crores in Other Comprehensive Income on account of revaluation of equity stake in OakNorth Holdings Limited. Also, the Company has revalued its equity investment in Lakshmi Vilas Bank Limited leading to additional unrealised loss of Rs. 18.4 Crores in FY 20-21.

The unrealized profit on the residual stake in OakNorth Holdings Limited stood at Rs. 173.48 Crores as on March 31, 2021.

(11) Other financial assets (at amortised cost)

	As at March 31, 2021	As at March 31, 2020
Security Deposits	37.46	51.65
Interest only Scrip's receivable	858.19	1,155.94
Interest Accrued on Deposit accounts / Margin Money	102.62	106.00
Interest Accrued on investment	-	25.01
Other Receivable	162.21	82.23
Total	**1,160.48**	**1,420.83**

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(12) Property, plant and equipment and intangible assets

Note 12.1 Property, plant and equipment

	Leasehold Improvements	Computers and printers	Furniture and fixtures	Motor vehicles	Office equipment	Land*	Building [(1)]	Total
Cost								
At April 1, 2019	**51.79**	**67.48**	**28.66**	**100.69**	**24.65**	**0.42**	**14.60**	**288.29**
Additions	16.13	1.45	3.17	6.43	1.61	-	-	28.79
Disposals	3.65	2.90	0.89	1.28	1.34	-	-	10.06
At March 31, 2020	**64.27**	**66.03**	**30.94**	**105.84**	**24.92**	**0.42**	**14.60**	**307.02**
Additions	1.68	0.37	0.99	0.46	0.36	-	-	3.86
Disposals	6.35	0.93	1.54	14.39	1.33	-	-	24.54
At March 31, 2021	**59.60**	**65.47**	**30.39**	**91.91**	**23.95**	**0.42**	**14.60**	**286.34**
Depreciation								
At April 1, 2019	**23.49**	**45.10**	**14.58**	**54.25**	**15.76**	**-**	**0.42**	**153.60**
Charge for the year	5.87	11.72	2.36	16.53	2.91	-	0.24	39.63
Disposals	1.42	2.90	0.47	0.97	1.12	-	-	6.88
At March 31, 2020	**27.94**	**53.92**	**16.47**	**69.81**	**17.55**	**-**	**0.66**	**186.35**
Charge for the year	5.56	8.47	2.35	13.56	2.68	-	0.25	32.87
Disposals	2.90	0.87	0.70	10.20	1.01	-	-	15.68
At March 31, 2021	**30.60**	**61.52**	**18.12**	**73.17**	**19.22**	**-**	**0.91**	**203.54**
Net Block								
At March 31, 2020	**36.33**	**12.11**	**14.47**	**36.03**	**7.37**	**0.42**	**13.94**	**120.67**
At March 31, 2021	**29.00**	**3.95**	**12.27**	**18.74**	**4.73**	**0.42**	**13.69**	**82.80**

Note 12.2 Other Intangible assets

	Software	Total
Gross block		
At April 1, 2019	**53.71**	**53.71**
Purchase	5.79	5.79
Disposals	-	-
At March 31, 2020	**59.50**	**59.50**
Purchase	30.49	30.49
Disposals	-	-
At March 31, 2021	**89.99**	**89.99**
Amortization		
At April 1, 2019	**32.40**	**32.40**
Charge for the year	9.04	9.04
At March 31, 2020	**41.44**	**41.44**
Charge for the year	12.41	12.41
At March 31, 2021	**53.85**	**53.85**
Net block		
At March 31, 2020	**18.06**	**18.06**
At March 31, 2021	**36.14**	**36.14**

*Mortgaged as Security against Secured Non Convertible Debentures[Refer Note 15]

(1) Flat costing Re. 0.31 Crore (Previous Year Re. 0.31 Crore) Mortgaged as Security against Secured Non Convertible Debentures[Refer Note 15]

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(13) Other non financial assets

	As at March 31, 2021	As at March 31, 2020
Capital Advances	40.27	26.95
Others including Prepaid Expenses/Cenvat Credit and Employee advances	367.87	406.23
Total	**408.14**	**433.18**

(14) Trade Payables

	As at March 31, 2021	As at March 31, 2020
(a) Total outstanding dues of micro enterprises and small enterprises*; and	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	23.50	11.70
Total	**23.50**	**11.70**

* Disclosures under the Micro, Small and Medium Enterprises Development Act, 2006:

(a) An amount of Nil and Nil was due and outstanding to suppliers as at the end of the accounting year on account of Principal and Interest respectively.

(b) No interest was paid during the year in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 and no amount was paid to the supplier beyond the appointed day.

(c) No amount of interest is due and payable for the period of delay in making payment but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006

(d) No interest was accrued and unpaid at the end of the accounting year.

(e) No further interest remaining due and payable even in the succeeding years for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Group. This has been relied upon by the Auditors.

(15) Debt Securities

	As at March 31, 2021	As at March 31, 2020
	At Amortised Cost	
Secured		
Debentures*(Refer Note 33(i))	30,219.07	32,617.01
Unsecured		
Commercial Paper	-	-
Total gross (A)	**30,219.07**	**32,617.01**
Debt securities in India	26,563.32	29,680.76
Debt securities outside India	3,655.75	2,936.25
Total (B) to tally with (A)	**30,219.07**	**32,617.01**

*Redeemable Non-Convertible Debentures are secured against Immovable Property / Other Financial Assets and pool of Current and Future Loan Receivables of the Group including investments.

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(16) Borrowings other than debt securities*

	As at March 31, 2021	As at March 31, 2020
	At Amortised Cost	
Secured		
Loans from bank and others*(Refer Note 33(ii))	22,908.14	32,028.84
From banks- Cash Credit Facility*	2,365.00	978.40
From banks- Working Capital Loan*	5,173.00	5,708.82
Securitisation Liability*	3,322.26	3,389.14
Unsecured		
Lease Liability	139.85	264.82
Total gross (A)	**33,908.25**	**42,370.02**
Borrowings in India	30,106.06	37,223.83
Borrowings outside India (ECB)	3,802.19	5,146.19
Total (B) to tally with (A)	**33,908.25**	**42,370.02**

*Secured by hypothecation of Loan Receivables (Current and Future) / Other financial Assets / Cash and Cash Equivalents of the Group including investments.

(17) Subordinated Liabilities

	As at March 31, 2021	As at March 31, 2020
	At Amortised Cost	
-10.60% Non convertible Subordinated Perpetual Debentures*	100.00	100.00
-Subordinate Debt(Refer Note 33(iii))	4,578.11	4,587.46
Total gross (A)	**4,678.11**	**4,687.46**
Subordinated Liabilities in India	4,678.11	4,687.46
Subordinated Liabilities outside India	-	-
Total (B) to tally with (A)	**4,678.11**	**4,687.46**

*Put Option or Call Option exercisable at the end of 10 years from the date of allotment only with the prior approval of the concerned regulatory authority.

(18) Other financial liabilities (at amortised cost)

	As at March 31, 2021	As at March 31, 2020
Interest accrued but not due on borrowings	1,480.54	1,512.55
Foreign Currency Forward premium payable	646.16	512.70
Amount payable on Assigned Loans	1,045.67	633.53
Other liabilities	234.10	373.85
Temporary Overdrawn Balances as per books	3,327.04	3,377.05
Unclaimed Dividends*	4.17	4.67
Proposed Interim Dividend	416.11	-
Servicing liability on assigned loans	111.09	158.83
Total	**7,264.88**	**6,573.18**

*In respect of amounts as mentioned under Section 124 of the Companies Act, 2013, there were no dues (Previous Year Rs. Nil) required to be credited to the Investor Education and Protection Fund as on March 31, 2021.

Notes

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(19) Provisions

	As at March 31, 2021	As at March 31, 2020
Provision for employee benefits(Refer Note 30)		
Provision for Compensated absences	15.48	21.71
Provision for Gratuity	46.15	56.29
Provision for Superannuation	59.59	114.76
Provisions for Loan Commitments*	3.58	4.19
Total	**124.80**	**196.95**

*Refer Note 9 for movement

(20) Other Non-financial liabilities

	As at March 31, 2021	As at March 31, 2020
Statutory Dues Payable and other non financial liabilities	451.63	620.93
Total	**451.63**	**620.93**

(21) Equity share capital

Details of authorized, issued, subscribed and paid up share capital

	As at March 31, 2021	As at March 31, 2020
Authorized share Capital	Amount	
3,000,000,000 (March 31, 2020 3,000,000,000) Equity Shares of face value Rs. 2 each	600.00	600.00
1,000,000,000 (March 31, 2020 1,000,000,000) Preference Shares of face value Rs.10 each	1,000.00	1,000.00
	1,600.00	**1,600.00**
Issued , Subscribed & Paid up capital		
Issued and Subscribed Capital		
445,348,902 (March 31, 2020 - 419,174,091) Equity Shares of Rs. 2/- each	89.07	83.83
Called-Up and Paid Up Capital		
Fully Paid-Up		
445,348,902 (March 31, 2020 - 419,174,091) Equity Shares of Rs. 2/- each		
Terms / Rights attached to Share		
The Company has only one class of Equity Shares of face value Rs. 2 each (Previous Year Rs. 2 each) fully paid up. Each holder of Equity Shares is entitled to one vote per share. The final dividend proposed by the Board of Directors, if any, is subject to the approval of the Shareholders in the ensuing Annual General Meeting, if applicable.		
In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.		
Total	**89.07**	**83.83**

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(i) As at March 31, 2021 617,505 (Previous Year 4,004,745) GDR's were outstanding and were eligible for conversion into Equity Shares. The Company does not have information with respect to holders of these GDR's. Holders of Global Depository Receipts (GDRs) will be entitled to receive dividends, subject to the terms of the Deposit Agreement, to the same extent as the holders of Equity Shares, less the fees and expenses payable under such Deposit Agreement and any Indian tax applicable to such dividends. Holders of GDRs will not have voting rights with respect to the Deposited Shares. The GDRs may not be transferred to any person located in India including Indian residents or ineligible investors except as permitted by Indian laws and regulations.

The reconciliation of equity shares outstanding at the beginning and at the end of the reporting period.

Name of the shareholder	As at March 31, 2021		As at March 31, 2020	
	No. of shares	Rs. in Crores	No. of shares	Rs. in Crores
Equity Share at the beginning of year	419,174,091	83.83	427,403,339	85.48
Add:				
Equity Share Allotted during the year				
ESOP exercised during the year (Refer note (iv))	-	-	170,752	0.03
QIP Issue (Refer Note vii)	34,774,811	6.96	-	-
Less: Investment in Treasury Shares (Own Shares) during the FY 2020-21	8,600,000	1.72	8,400,000	1.68
Equity share at the end of year	**445,348,902**	**89.07**	**419,174,091**	**83.83**

Details of shareholders holding more than 5% shares in the Company

Name of the shareholder	As at March 31, 2021	
	No. of shares	% of holding
Promoter		
Inuus Infrastructure Private Limited	82,943,325	17.94%
Non - Promoters		
Life Insurance Corporation Of India	45,823,723	9.91%
Total	**128,767,048**	**27.85%**

Details of shareholders holding more than 5% shares in the Company

Name of the shareholder	As at March 31, 2020	
	No. of shares	% of holding
Promoter		
Inuus Infrastructure Private Limited	82,943,325	19.40%
Non - Promoters		
Life Insurance Corporation Of India	45,823,723	10.72%
Total	**128,767,048**	**30.12%**

As per records of the Company, including its register of shareholders/ members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

(ii) Employees Stock Options Schemes:

Grants During the Year:

The Compensation Committee constituted by the Board of Directors of the Company has, at its meeting held on October 4, 2020, granted, 12,500,000 Stock Options representing an equal number of equity shares of face value of Rs. 2 each at an exercise price of Rs. 200, which is at a premium of approx. 28% on the latest available closing market price on the National Stock Exchange of India Limited, as on October 1, 2020. These options vest with effect from the first vesting date i.e. October 4, 2021, and thereafter on each vesting date as per the vesting schedule provided in the Scheme.

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(iii) Employee Stock Benefit Scheme 2019 ("Scheme").

The Scheme has been adopted and approved pursuant to: (a) a resolution of the Board of Directors of INDIABULLS HOUSING FINANCE LIMITED at its meeting held on November 6, 2019; and (b) a special resolution of the shareholders' of the Company passed through postal ballot on December 23, 2019, result of which were declared on December 24, 2019.

This Scheme comprises:

a. INDIABULLS HOUSING FINANCE LIMITED Employees Stock Option Plan 2019 ("ESOP Plan 2019")

b. INDIABULLS HOUSING FINANCE LIMITED Employees Stock Purchase Plan 2019 ("ESP Plan 2019")

c. INDIABULLS HOUSING FINANCE LIMITED Stock Appreciation Rights Plan 2019 ("SARs Plan 2019")

In accordance with the ESOP Regulations, the Company had set up Pragati Employee Welfare Trust (formerly known as Indiabulls Housing Finance Limited Employee Welfare Trust) (Trust) for the purpose of implementation of ESOP Scheme. The Scheme is administered through ESOP Trust, whereby shares held by the ESOP Trust are transferred to the employees, upon exercise of stock options as per the terms of the Scheme.

(iv) (a) The other disclosures in respect of the ESOS / ESOP Schemes are as under:-

Particulars	IHFL-IBFSL Employees Stock Option Plan II – 2006	IHFL-IBFSL Employees Stock Option – 2008	IHFL ESOS - 2013	IHFL ESOS - 2013
Total Options under the Scheme	720,000	7,500,000	39,000,000	39,000,000
Total Options issued under the Scheme	720,000	7,500,000	10,500,000	10,500,000
Vesting Period and Percentage	Four years,25% each year	Ten years,15% First year, 10% for next eight years and 5% in last year	Five years, 20% each year	Five years, 20% each year
First Vesting Date	1st November, 2008	8th December, 2009	12th October, 2015	12th August, 2018
Revised Vesting Period & Percentage	Nine years,11% each year for 8 years and 12% during the 9th year	N.A.	N.A.	N.A.
Exercise Price (Rs.)	100.00	95.95	394.75	1,156.50
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year (Nos.)	1,152	15,864	3,789,756	7,724,000
Options vested during the year (Nos.)	-	-	-	-
Exercised during the year (Nos.)	-	-	-	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	-	267	93,000	2,270,900
Re-granted during the year	-	-	-	N.A .
Outstanding at the end of the year (Nos.)	1,152	15,597	3,696,756	5,453,100
Exercisable at the end of the year (Nos.)	1,152	15,597	3,696,756	1,817,700
Remaining contractual Life (Weighted Months)	7	27	34	56

N.A - Not Applicable

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Particulars	IHFL ESOS - 2013	IHFL ESOS - 2013	IHFL-IBFSL Employees Stock Option – 2008 -Regrant	IHFL-IBFSL Employees Stock Option – 2008-Regrant
Total Options under the Scheme	39,000,000	39,000,000	N.A.	N.A.
Total Options issued under the Scheme	12,500,000	10,000,000	N.A.	N.A.
Vesting Period and Percentage	Three years, 33.33% each year	Five years, 20% each year	N.A.	N.A.
First Vesting Date	5th October, 2021	10th March, 2020	31st December, 2010	16th July, 2011
Revised Vesting Period & Percentage	N.A.	N.A.	Ten years, 10% for every year	Ten years, 10% for every year
Exercise Price (Rs.)	200.00	702.00	125.90	158.50
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year (Nos.)	12,500,000	6,882,400	10,890	38,880
Options vested during the year (Nos.)	-	-	-	19,440
Exercised during the year (Nos.)	-	-	-	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	412,642	1,996,600	-	-
Re-granted during the year	N.A	N.A	N.A	N.A
Outstanding at the end of the year (Nos.)	12,087,358	4,885,800	10,890	38,880
Exercisable at the end of the year (Nos.)	-	-	10,890	38,880
Remaining contractual Life (Weighted Months)	78	83	38	45

N.A - Not Applicable

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Particulars	IHFL-IBFSL Employees Stock Option Plan – 2006 - Regrant	IHFL-IBFSL Employees Stock Option – 2008 -Regrant	IHFL-IBFSL Employees Stock Option Plan II – 2006 -Regrant
Total Options under the Scheme	N.A.	N.A.	N.A.
Total Options issued under the Scheme	N.A.	N.A.	N.A.
Vesting Period and Percentage	N.A.	N.A.	N.A.
First Vesting Date	27th August, 2010	11th January, 2012	27th August, 2010
Revised Vesting Period & Percentage	Ten years, 10% for every year	Ten years, 10% for every year	Ten years, 10% for every year
Exercise Price (Rs.)	95.95	153.65	100.00
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	39,500	3,000	21,900
Options vested during the year (Nos.)	-	1,500	-
Exercised during the year (Nos.)	-	-	-
Expired during the year (Nos.)	-	-	-
Cancelled during the year	-	-	-
Lapsed during the year	-	-	-
Re-granted during the year	N.A	N.A	N.A
Outstanding at the end of the year (Nos.)	39,500	3,000	21,900
Exercisable at the end of the year (Nos.)	39,500	3,000	21,900
Remaining contractual Life (Weighted Months)	41	51	41

N.A - Not Applicable

The details of the Fair value of the options as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

Particulars	IHFL - IBFSL Employees Stock Option – 2008 Regrant	IHFL - IBFSL Employees Stock Option – 2008 Regrant	IHFL - IBFSL Employees Stock Option – 2006- Regrant	IHFL - IBFSL Employees Stock Option Plan II – 2006- Regrant	IHFL - IBFSL Employees Stock Option – 2008 Regrant
Exercise price (Rs.)	125.90	158.50	95.95	100.00	153.65
Expected volatility*	99.61%	99.60%	75.57%	75.57%	99.60%
Option Life (Weighted Average)	9.80 Years	9.80 Years	9.80 Years	9.80 Years	9.80 Years
Expected Dividends yield	3.19%	2.89%	4.69%	4.50%	2.98%
Weighted Average Fair Value (Rs.)	83.48	90.24	106.3	108.06	84.93
Risk Free Interest rate	7.59%	7.63%	7.50%	7.50%	7.63%

Particulars	IHFL - IBFSL Employees Stock Option – 2008	IHFL ESOS - 2013 (Grant 1)	IHFL ESOS - 2013 (Grant 2)	IHFL ESOS - 2013 (Grant 3)	IHFL ESOS - 2013 (Grant 4)
Exercise price (Rs.)	95.95	394.75	1,156.50	1,200.40	702.00
Expected volatility*	97.00%	46.30%	27.50%	27.70%	33.90%
Option Life (Weighted Average)	11 Years	5 Years	3 Years	3 Years	3 Years
Expected Dividends yield	4.62%	10.00%	5.28%	5.08%	7.65%
Weighted Average Fair Value (Rs.)	52.02	89.76	200.42	226.22	126.96
Risk Free Interest rate	6.50%	8.57%	6.51%	7.56%	7.37%

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Particulars	IHFL - IBFSL Employees Stock Option – 2013
Exercise price (Rs.)	200.00
Expected volatility*	39.95%
Expected forfeiture percentage on each vesting date	Nil
Option Life (Weighted Average)	2 Years
Expected Dividends yield	0.00%
Weighted Average Fair Value (Rs.)	27.4
Risk Free Interest rate	5.92%

*The expected volatility was determined based on historical volatility data.

(b) The Company has established the "Pragati Employee Welfare Trust" ("Pragati – EWT") (earlier known as Indiabulls Housing Finance Limited - Employees Welfare Trust" (IBH – EWT) ("Trust") for the implementation and management of its employees benefit scheme viz. the "Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme – 2019" (Scheme), for the benefit of the employees of the Company and its subsidiaries.

Pursuant to Regulation 3(12) of the SEBI (Share Based Employee Benefits) Regulations, 2014, the shares in Trust have been appropriated towards the Scheme for grant of Share Appreciations Rights (SARs) to the employees of the Company and its subsidiaries as permitted by SEBI. The Company will treat these SARs as equity and therefore they will be treated as equity settled SARs and accounting has been done accordingly. The other disclosures in respect of the SARs are as under:-

Particulars	IHFL ESOS - 2019
Total Options under the Scheme	17,000,000
Total Options issued under the Scheme	17,000,000
Vesting Period and Percentage	Three years,33.33% each year
First Vesting Date	10th October, 2021
Exercise Price (Rs.)	Rs. 225 First Year, Rs. 275 Second Year, Rs. 300 Third Year
Exercisable Period	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	17,000,000
Options vested during the year (Nos.)	-
Exercised during the year (Nos.)	-
Expired during the year (Nos.)	-
Cancelled during the year	-
Lapsed during the year	-
Re-granted during the year	-
Outstanding at the end of the year (Nos.)	17,000,000
Exercisable at the end of the year (Nos.)	-
Remaining contractual Life (Weighted Months)	78

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The details of the Fair value of the options as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

Particulars	IHFL ESOS - 2019
Exercise price (Rs.)	Rs. 225 First Year, Rs. 275 Second Year, Rs. 300 Third Year
Expected volatility*	39.95%
Expected forfeiture percentage on each vesting date	Nil
Option Life (Weighted Average)	1 Year for 1st Vesting, 2 years for 2nd Vesting and 3 years for 3rd Vesting.
Expected Dividends yield	0.00%
Weighted Average Fair Value (Rs.)	9.25 for First Year, 13.20 for Second Year and 19.40 for third year
Risk Free Interest rate	5.92%

*The expected volatility was determined based on historical volatility data.

(v) 26,253,933 Equity Shares of Rs. 2 each (Previous Year : 18,527,342) are reserved for issuance towards Employees Stock options as granted.

(vi) The weighted average share price at the date of exercise of these options was N.A. per share (Previous Year Rs. 682.59 per share).

(vii) The Company under the provisions of Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, and Sections 42 and 62 of the Companies Act, 2013, as amended, including the rules made thereunder, has concluded Qualified Institutions Placement (QIP), by issuing 34,774,811 equity shares at a price of Rs. 196.37 per equity share aggregating Rs. 682.87 Crores, on September 15, 2020. Share issue expenses amounting to Rs. 20.56 Crores (incurred in respect of this issuance) has been adjusted against the Securities Premium Account.

(viii) During the year, the Company has issued 4.50% secured foreign currency convertible bonds due 2026 ('FCCBs') of USD 150 Million at par, convertible into fully paid-up equity shares of face value of 2/- each of the Company at an initial conversion price of Rs.242 per equity share ("conversion price"), on or after April 21, 2021 and up to the close of business hours on February 20, 2026, at the option of the FCCB holders. FCCBs, which are not converted to equity shares during such specified period, will be redeemable on March 4, 2026. The Conversion price is subject to adjustment w.r.t issuance of bonus share, free issuance of shares, division, consolidation and reclassification of shares, declaration of dividend or any other condition as mentioned in offering circular, but cannot be below the floor price which is Rs. 227.09.

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(22) Other equity

Particulars	As at March 31, 2021	As at March 31, 2020
Capital Reserve[1]		
Balance as per last Balance Sheet	13.92	13.92
Add: Additions during the year	-	-
Closing Balance	**13.92**	**13.92**
Capital Redemption Reserve[2]		
Balance as per last Balance Sheet	6.36	6.36
Add: Additions during the year	-	-
Closing Balance	**6.36**	**6.36**
Securities Premium Account[3]		
Balance as per last Balance Sheet	7,261.01	7,512.74
Add: Additions during the year on account of shares issued under Qualified Institutional Placement	675.92	-
Add: Additions during the year on account of ESOPs	-	4.96
Add: Transfer from Stock compensation	-	1.32
	7,936.93	**7,519.02**
Less: Share issue expenses written off	20.56	-
Less: Investment in Treasury Shares (Own Shares)	141.03	258.01
Closing Balance	**7,775.34**	**7,261.01**
Debenture Premium Account[4]		
Balance as per last Balance Sheet	1.28	1.28
Add: Additions during the year on account	-	-
Closing Balance	**1.28**	**1.28**
Stock Compensation Adjustment[5]		
Balance as per last Balance Sheet	188.50	164.53
Add: Additions during the year	(9.75)	27.32
Less: Transferred to Share Premium account	-	1.32
Less: Utilised during the year	-	2.03
Closing Balance	**178.75**	**188.50**
Special Reserve u/s 36(1)(viii) of I Tax Act, 1961[6]		
Balance as per last Balance Sheet	173.92	173.92
Add: Additions during the year	51.54	-
Closing Balance	**225.46**	**173.92**
General Reserve[7]		
Balance as per last Balance Sheet	1,105.99	955.99
Add: Amount Transferred during the year	-	150.00
Closing Balance	**1,105.99**	**1,105.99**

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Particulars	As at March 31, 2021	As at March 31, 2020
Reserve Fund		
Reserve (I)(As per Section 29C of the Housing Bank Act, 1987)[8]		
Balance As per last Balance Sheet	1,780.04	1,568.06
Add: Amount Transferred during the year	211.69	211.98
Closing Balance	**1,991.73**	**1,780.04**
Reserve (III) [8]		
Balance As per last Balance Sheet	2,178.00	1,958.00
Add: Amount Transferred during the year	-	220.00
Closing Balance	**2,178.00**	**2,178.00**
Additional Reserve[8]		
(U/s 29C of the National Housing Bank Act, 1987)		
Balance As per last Balance Sheet	-	964.71
Add: Additions during the year	825.00	-
Less: Amount utilised during the year	-	964.71
Closing Balance	**825.00**	**-**
Reserve Fund		
Reserve (II)[9]		
Balance As per last Balance Sheet	698.98	695.02
Add: Amount Transferred during the year	27.81	3.96
Less: Amount Utilised	-	-
Closing Balance	**726.79**	**698.98**
Debenture Redemption Reserve[10]		
Balance As per last Balance Sheet	1,221.18	918.50
Add: Additions during the year	-	302.68
Less: Amount Utilised	-	-
Closing Balance	**1,221.18**	**1,221.18**
Share based Payment reserve[5]		
Balance As per last Balance Sheet	6.13	1.73
Add: Additions during the year	2.66	4.40
Closing Balance	**8.79**	**6.13**
Foreign Currency Translation Reserve[13]		
Balance As per last Balance Sheet	0.02	(0.01)
Add: Additions during the year	-	0.03
Closing Balance	**0.02**	**0.02**

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Particulars	As at March 31, 2021	As at March 31, 2020
Retained Earnings[11]		
Balance As per last Balance Sheet	1,317.72	1,589.21
Add: Additions during the year (including transfer from OCI to be recognised directly in retained earnings)	1,211.46	2,207.04
Less: Amount utilised during the year	1,532.15	2,478.53
Closing Balance	**997.03**	**1,317.72**
Other Comprehensive Income[12]		
Balance As per last Balance Sheet	(499.23)	(127.32)
Less: Amount utilised during the year	(711.62)	(371.91)
Closing Balance	**(1,210.85)**	**(499.23)**
	16,044.79	**15,453.82**

(1) Capital reserve is created on receipt of non refundable debenture warrants exercise price.

(2) Capital redemption reserve is created on redemption of preference shares.

(3) Securities premium reserve is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

(4) Debenture premium account is used to record the premium on issue of debenture.

(5) Stock Compensation Adjustment is created as required by Ind AS 102 ‘Share Based Payments’ on the Employee Stock Option Scheme operated by the Company for employees of the Group.

(6) This includes reserve created under section 36(1)(viii) of the Income Tax Act, 1961, by the Erstwhile Holding Company Indiabulls Financial Services Limited, which has been transferred to IBHFL under the Scheme of Arrangement during the year ended March 31, 2013.

(7) Under the erstwhile Companies Act 1956, general reserve was created through an annual transfer of net income at a specified percentage in accordance with applicable regulations. The purpose of these transfers was to ensure that if a dividend distribution in a given year is more than 10% of the paid-up capital of the Company for that year, then the total dividend distribution is less than the total distributable results for that year. Consequent to introduction of Companies Act 2013, the requirement to mandatorily transfer a specified percentage of the net profit to general reserve has been withdrawn. However, the amount previously transferred to the general reserve can be utilised only in accordance with the specific requirements of Companies Act, 2013.

(8) In terms of Section 29C of the National Housing Bank (“NHB”) Act, 1987, the Company is required to transfer at least 20% of its Profit after tax to a Reserve Fund before any dividend is declared. Transfer to a Reserve Fund in terms of Section 36(1)(viii) of the Income Tax Act, 1961 is also considered as an eligible transfer as transfer to Special Reserve under Section 29C of the National Housing Bank (“NHB”) Act, 1987. The Company has transferred an amount of Rs. Nil (Previous Year Rs. 220.00 Crore) to reserve created in terms of Section 36(1)(viii) of the Income Tax Act, 1961 termed as “Reserve (III)” and also transferred an amount of Rs. 211.69 Crore (Previous Year Rs. 211.98 Crore) to the Reserve in terms of Section 29C of the National Housing Bank (“NHB”) Act, 1987 as at the year end. Further an additional amount of Rs. 825.00 (Previous Year Rs. Nil) has been set apart by way of transfer to Additional Reserve Fund in excess of the statutory minimum requirement as specified under Section 29C pursuant to Circular no. NHB(ND)/DRS/Pol-No. 03/2004-05 dated August 26, 2004 issued by the National Housing Bank. The additional amount so transferred may be utilised in the future for any business purpose.

(9) This includes reserve created under section 45-IC of the Reserve Bank of India Act 1934, by the Erstwhile Holding Company Indiabulls Financial Services Limited, which has been transferred to IBHFL under the Scheme of Arrangement during the year ended March 31, 2013.

(10) The Companies Act 2013 till August, 2019 required companies that issued debentures to create a debenture redemption reserve from annual profits until such debentures are redeemed. The Company was required to transfer a specified percentage (as provided in the Companies Act, 2013) of the outstanding redeemable debentures to debenture redemption reserve. The amounts credited to the debenture redemption reserve may not be utilised except to redeem debentures. On redemption of debentures, the amount may be transferred from debenture redemption reserve to General Reserve.

(11) Retained earnings represents the surplus in Profit and Loss Account and appropriations.

(12) Other comprehensive income includes fair value gain/(loss) on equity instruments and effective portion of cash flow hedge.

(13) Reserve arising on conversion of Foreign currency in INR of wholly owned subsidiary.

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(23) Interest Income

	Year ended March 31, 2021		
	Interest income on securities classified at fair value through profit and loss	On financial assets measured at Amortised cost	Total
Interest on Loans	-	9,374.78	9,374.78
Interest on Pass Through Certificates / Bonds	111.12	5.97	117.09
Interest on deposits with Banks	-	230.09	230.09
Total	**111.12**	**9,610.84**	**9,721.96**

	Year ended March 31, 2020		
	Interest income on securities classified at fair value through profit and loss	On financial assets measured at Amortised cost	Total
Interest on Loans	-	10,930.83	10,930.83
Interest on Pass Through Certificates / Bonds	214.21	144.05	358.26
Interest on deposits with Banks	-	259.51	259.51
Total	**214.21**	**11,334.39**	**11,548.60**

(24) Dividend Income

	Year ended March 31, 2021	Year ended March 31, 2020
Dividend Income on Mutual Funds/Shares	0.17	863.04
Total	**0.17**	**863.04**

(25) Fee and Commission Income

	Year ended March 31, 2021	Year ended March 31, 2020
Commission on Insurance	0.87	0.92
Other Operating Income	22.75	199.31
Income from Advisory Services	37.65	107.15
Income from Service Fee	32.75	44.41
Total	**94.02**	**351.79**

(26) Net gain/ (loss) on fair value changes

	Year ended March 31, 2021	Year ended March 31, 2020
Net gain/ (loss) on financial instruments at fair value through profit or loss		
(i) On trading portfolio		
- Investments	(36.95)	(120.63)
- Derivatives	-	0.67
Total Net gain/(loss) on fair value changes (A)	**(36.95)**	**(119.96)**
Fair Value changes:		
-Realised	(13.02)	(308.73)
-Unrealised	(23.93)	188.77
Total Net gain/(loss) on fair value changes(B) to tally with (A)	**(36.95)**	**(119.96)**

(27) Other Income

	Year ended March 31, 2021	Year ended March 31, 2020
Interest on Income tax Refund	70.61	2.34
Miscellaneous Income	15.56	4.18
Sundry Credit balances written back/ Bad debt recovered	16.53	0.27
Total	**102.70**	**6.79**

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(28) Finance Costs

	Year ended March 31, 2021	Year ended March 31, 2020
	On financial liabilities measured at Amortised cost	On financial liabilities measured at Amortised cost
Debt Securities	2,871.00	3,614.86
Borrowings (Other than Debt Securities)(1)	2,981.36	4,056.08
Subordinated Liabilities	446.18	447.54
Processing and other Fee	143.37	116.34
Bank Charges	24.07	2.63
FCNR Hedge Premium	192.56	157.74
Other Interest Expenses	280.84	116.73
Total	**6,939.38**	**8,511.92**

1) Includes premium on principal only swaps on foreign currency loans amounting to Rs. 78.58 Crore (Previous Year Rs. 133.91 Crore).

(2) Disclosure of Foreign Currency Exposures:-

Particulars	Year Ended March 31, 2021			
	Foreign Currency	Exchange Rate	Amount in Foreign Currency	Amount
I. Assets				
Receivables (trade & other)	N.A.	-	-	-
Other Monetary assets	N.A.	-	-	-
Total Receivables (A)	N.A.	-	-	-
Hedges by derivative contracts (B)	N.A.	-	-	-
Unhedged receivables (C=A-B)	N.A.	-	-	-
II. Liabilities				
Payables (trade & other)				
Borrowings (ECB and Others)	USD	73.5047	102.00	7,497.48
Total Payables (D)	USD	73.5047	102.00	7,497.48
Hedges by derivative contracts (E)	USD	73.5047	102.00	7,497.48
Unhedged Payables F=D-E)	USD	73.5047	-	-
III. Contingent Liabilities and Commitments				
Contingent Liabilities	N.A.	-	-	-
Commitments	N.A.	-	-	-
Total (G)	N.A.	-	-	-
Hedges by derivative contracts(H)	N.A.	-	-	-
Unhedged Payables (I=G-H)	N.A.	-	-	-
Total unhedged FC Exposures (J=C+F+I)	**N.A.**	**-**	**-**	**-**

Note: For the above disclosure, Interest accrued on borrowings at respective year end has not been considered

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Particulars	Year Ended March 31, 2020			
	Foreign Currency	Exchange Rate	Amount in Foreign Currency	Amount
I. Assets				
Receivables (trade & other)	N.A.	-	-	-
Other Monetary assets	N.A.	-	-	-
Total Receivables (A)	N.A.	-	-	-
Hedges by derivative contracts (B)	N.A.	-	-	-
Unhedged receivables (C=A-B)	N.A.	-	-	-
II. Liabilities				
Payables (trade & other)				
Borrowings (ECB and Others)	USD	75.3859	107.89	8,133.14
Total Payables (D)	USD	75.3859	107.89	8,133.14
Hedges by derivative contracts (E)	USD	75.3859	107.89	8,133.14
Unhedged Payables F=D-E)	USD	75.3859	-	-
III. Contingent Liabilities and Commitments				
Contingent Liabilities	N.A.	-	-	-
Commitments	N.A.	-	-	-
Total (G)	N.A.	-	-	-
Hedges by derivative contracts(H)	N.A.	-	-	-
Unhedged Payables (I=G-H)	N.A.	-	-	-
Total unhedged FC Exposures (J=C+F+I)	**N.A.**	**-**	**-**	**-**

Note: For the above disclosure, Interest accrued on borrowings at respective year end has not been considered.

(29) Impairment on financial instruments

	Year ended March 31, 2021	Year ended March 31, 2020
	On financial assets measured at Amortised cost	
ECL on Loans / Bad Debts Written Off (Net of Recoveries) (1)	919.89	1,062.78
Total	**919.89**	**1,062.78**

(1) ECL on loans / Bad Debts Written Off (Net of Recoveries) includes;

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
ECL on Loan Assets	810.39	895.16
Bad Debt /advances written off / Bad Debt Recovery*	109.50	167.62
Total	**919.89**	**1,062.78**

*Net of Bad Debt Recovery of Rs. 344.24 Crore (Previous Year Net of Bad Debt Recovery of Rs. 752.87 Crore).

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(30) Employee Benefits Expenses

	Year ended March 31, 2021	Year ended March 31, 2020
Salaries and wages	303.89	519.67
Contribution to provident and other funds	4.44	11.63
Share Based Payments to employees	(7.09)	29.70
Staff welfare expenses	2.01	9.80
Provision for Gratuity, Compensated Absences and Superannuation Expense(1)	(50.71)	34.01
Total	**252.54**	**604.81**

(1) Employee Benefits – Provident Fund, ESIC, Gratuity and Compensated Absences disclosures as per Indian Accounting Standard (IndAS) 19 – Employee Benefits:

Contributions are made to Government Provident Fund and Family Pension Fund, ESIC and other statutory funds which cover all eligible employees under applicable Acts. Both the employees and the Company make predetermined contributions to the Provident Fund and ESIC. The contributions are normally based on a certain proportion of the employee's salary. The Group has recognised an amount of Rs. 4.44 Crore (Previous year Rs. 11.63 Crore) in the Statement of Profit and Loss towards Employers contribution for the above mentioned funds.

Provision for unfunded Gratuity and Compensated Absences for all employees is based upon actuarial valuations carried out at the end of every financial year. Major drivers in actuarial assumptions, typically, are years of service and employee compensation. Pursuant to the issuance of the Indian Accounting Standard (IndAS) 19 on 'Employee Benefits', commitments are actuarially determined using the 'Projected Unit Credit' Method. Gains and losses on changes in actuarial assumptions are accounted for in Other Comprehensive Income.

Disclosure in respect of Gratuity ,Compensated Absences and Superannuation:

Particulars	Gratuity		Compensated Absences		Superannuation	
	2020-2021	2019-2020	2020-2021	2019-2020	2020-2021	2019-2020
Reconciliation of liability recognised in the Balance Sheet:						
Present Value of commitments (as per Actuarial valuation)	46.04	56.15	15.46	21.68	59.59	114.76
Fair value of plan assets	-	-	-	-	-	-
Net liability in the Balance sheet (as per Actuarial valuation)	**46.04**	**56.15**	**15.46**	**21.68**	**59.59**	**114.76**
Movement in net liability recognised in the Balance Sheet:						
Net liability as at the beginning of the year	56.15	49.63	21.68	21.45	114.76	101.13
Amount (paid) during the year/Transfer adjustment	(7.62)	(4.02)	-	-	-	-
Net expenses recognised / (reversed) in the Statement of Profit and Loss	8.62	13.57	(5.94)	0.54	(53.12)	14.19
Actuarial changes arising from changes in Demographic assumptions	-	0.01	-	-	-	-
Actuarial changes arising from changes in financial assumptions	(6.05)	6.70	(0.04)	0.07	(1.31)	6.34
Experience adjustments	(5.08)	(9.74)	(0.24)	(0.38)	(0.74)	(6.90)
Net liability as at the end of the year	**46.02**	**56.15**	**15.46**	**21.68**	**59.59**	**114.76**

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Particulars	Gratuity		Compensated Absences		Superannuation	
	2020-2021	2019-2020	2020-2021	2019-2020	2020-2021	2019-2020
Expenses recognised in the Statement of Profit and Loss:						
Current service cost	5.56	9.66	2.47	5.15	2.87	6.34
Past service cost	-	-	-	-	(63.79)	-
Interest Cost	3.06	3.91	1.08	1.68	7.80	7.85
Actuarial (gains) / losses	-	-	(9.49)	(6.29)	-	-
Expenses charged / (reversal) to the Statement of Profit and Loss	**8.62**	**13.57**	**(5.94)**	**0.54**	**(53.12)**	**14.19**
Return on Plan assets:						
Actuarial (gains) / losses	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Actual return on plan assets	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Reconciliation of defined-benefit commitments:						
Commitments as at the beginning of the year	56.15	49.63	21.68	21.45	114.76	101.13
Current service cost	5.56	9.66	2.47	5.15	2.87	6.34
Past service cost	-	-	-	-	(63.79)	-
Interest cost	3.06	3.91	1.08	1.68	7.80	7.85
(Paid benefits)	(7.62)	(4.02)	-	-	-	-
Actuarial (gains) / losses	-	-	(9.49)	(6.29)	-	-
Actuarial changes arising from changes in Demographic assumptions	-	0.01	-	-	-	-
Actuarial changes arising from changes in financial assumptions	(6.05)	6.70	(0.04)	0.07	(1.31)	6.34
Experience adjustments	(5.08)	(9.74)	(0.24)	(0.38)	(0.74)	(6.90)
Commitments as at the end of the year	**46.02**	**56.15**	**15.46**	**21.68**	**59.59**	**114.76**
Reconciliation of Plan assets:						
Plan assets as at the beginning of the year	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Contributions during the year	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Paid benefits	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Actuarial (gains) / losses	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Plan assets as at the end of the year	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Plan assets as at the end of the year	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

N.A - not applicable

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The actuarial calculations used to estimate commitments and expenses in respect of unfunded Gratuity, Compensated absences and Superannuation (Pension & Medical coverage) are based on the following assumptions which if changed, would affect the commitment's size, funding requirements and expenses:

Particulars	Gratuity (Unfunded)		Compensated Absences (Unfunded)		Superannuation (Unfunded)	
	2020-2021	2019-2020	2020-2021	2019-2020	2020-2021	2019-2020
Discount Rate	6.79%	6.80%	6.79%	6.80%	7.00%	6.80%
Expected Return on plan assets	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Expected rate of salary increase	5.00%	6.00%	5.00%	6.00%	0.00%	For 20-21 0% thereafter 6%
Mortality	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)
Retirement Age (Years)	60	60	60	60	60	60

N.A - not applicable

The employer's best estimate of contributions expected to be paid during the annual period beginning after the Balance Sheet date, towards Gratuity, Compensated Absences and Superannuation is Rs. 9.35 Crore (Previous Year Rs. 13.85 Crore) Rs. 3.62 Crore (Previous Year Rs. 6.09 Crore) and Rs. 4.05 Crore (Previous Year Rs. 14.87 Crore) respectively.

A quantitative sensitivity analysis for significant assumption is as shown below:

Gratuity

	March 31, 2021		March 31, 2020	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(2.92)	3.19	(3.92)	4.33

Gratuity

	March 31, 2021		March 31, 2020	
Assumptions	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	3.24	(2.99)	4.34	(3.98)

Leave Encashment

	March 31, 2021		March 31, 2020	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(0.99)	1.07	(1.51)	1.65

Leave Encashment

	March 31, 2021		March 31, 2020	
Assumptions	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	1.10	(1.00)	1.66	(1.52)

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Superannuation

	March 31, 2021		March 31, 2020	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(4.08)	4.02	(8.10)	7.99

Superannuation

	March 31, 2021		March 31, 2020	
Assumptions	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	-	-	-	-

The following payments are expected contributions to the defined benefit plan in future years:

Expected payment for future years	Gratuity		Leave Encashment		Superannuation	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Within the next 12 months (next annual reporting period)	2.42	2.35	0.85	1.07	-	1.79
Between 1 and 2 years	0.78	1.03	0.27	0.44	-	1.53
Between 2 and 5 years	2.95	3.15	1.17	1.31	-	4.76
Between 5 and 6 years	0.86	1.28	0.26	0.54	-	1.66
Beyond 6 years	39.01	48.36	12.90	18.33	59.59	105.02
Total expected payments	**46.02**	**56.16**	**15.45**	**21.69**	**59.59**	**114.76**

Notes

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

(31) Other expenses

	Year ended March 31, 2021	Year ended March 31, 2020
Rent	7.74	7.78
Rates & Taxes Expenses	1.85	1.90
Repairs and maintenance	16.99	32.36
Communication Costs	6.80	11.49
Membership Fee	0.30	0.05
Printing and stationery	1.22	2.65
Advertisement and publicity	4.22	33.60
Fund expenses	10.18	10.93
Audit Fee(1)	3.07	3.09
Legal and Professional charges(1)	60.90	24.91
Subscription charges	0.74	0.15
CSR expenses(2)	83.23	87.38
Director's fees	0.19	0.22
Travelling and Conveyance	2.23	10.73
Stamp Duty	4.13	9.76
Recruitment Expenses	0.01	0.58
Service Charges	0.01	0.01
Business Promotion	0.26	3.19
Loss on sale of Property, plant and equipment	3.48	2.33
Commission & Brokerage	5.89	-
Electricity and water	4.84	8.34
Miscellaneous Expenses	4.72	3.58
Total	**223.00**	**255.03**

(1) Fees paid to the auditors include:

	Year ended March 31, 2021	Year ended March 31, 2020
As auditor		
Audit Fee	3.07	3.09
Certification fee*	2.06	1.49
Others	-	-
***Included in Legal and Professional Charges**	**5.13**	**4.58**

(2) In respect of Corporate Social Responsibility activities, gross amount required to be spent by the Group during the year was Rs. 83.23 Crore (Previous Year Rs. 87.38 Crore) and Group has spent Rs. 83.23 Crore (Previous Year Rs. 87.38 Crore).

Notes

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

(32) Tax Expenses

The Group has elected to exercise the option permitted under Section 115BAA of the Income Tax Act, 1961, as introduced by the Taxation Laws (Amendment) Ordinance, 2019. The effective applicable corporate tax rate for the Company is now 25.17%. Accordingly, the Group has recognized provision for Income Tax for year ended March 31, 2021 and re-measured its Deferred Tax asset/liability basis the rate prescribed in the aforesaid section. The major components of income tax expense for the year ended March 31, 2021 and March 31, 2020 are:

Profit or loss section	Year ended March 31, 2021	Year ended March 31, 2020
Current income tax:		
Current income tax charge	63.93	371.26
Adjustments in respect of current income tax of previous year	(1.09)	(0.07)
Deferred tax:		
Relating to origination and reversal of temporary differences	297.23	23.78
Income tax expense reported in the statement of profit or loss	**360.07**	**394.97**

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2021:

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
Accounting profit before tax from continuing operations	1,561.66	2,560.89
Profit/(loss) before tax from a discontinued operation		-
Accounting profit before income tax	**1,561.66**	**2,560.89**
Tax at statutory Income Tax rate of 25.17% (Previous Year 25.17%)	397.76	657.81
Tax on Expenses / deductions Allowed/Disallowed in Income tax Act	(37.69)	(262.84)
Tax on Expenses allowed/disallowed in income Tax Act	(44.83)	(17.07)
Deduction u/s 36(i)(viii)	(12.97)	(53.41)
Net Addition/deduction u/s 36(i)(viia)	19.38	13.09
Income Exempt for Tax Purpose	(0.10)	(227.88)
Long Term Capital Gain on Sale of Investments	(0.80)	(1.93)
Others	1.63	24.36
Tax expenses related to the profit for the year (a)	360.07	394.97
Tax on Other comprehensive income (b)	(215.07)	(99.81)
Total tax expenses for the comprehensive income (a+b)	**145.00**	**295.16**

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Deferred Tax

The following table shows deferred tax recorded in the balance sheet and changes recorded in the Statement of Profit and Loss and Other Comprehensive Income

Particulars	Deferred tax assets	Deferred tax liabilities	Income statement	OCI
	As at March 31, 2021	As at March 31, 2021	Year ended March 31, 2021	Year ended March 31, 2021
Depreciation	38.19	0.01	12.79	-
Impairment allowance for financial assets	780.48	-	(316.70)	-
Fair value of financial instruments held for trading	-	7.94	(62.23)	-
Remeasurement gain / (loss) on defined benefit plan	30.43	-	(14.77)	(3.32)
Impact on Borrowings using effective rate of interest	-	35.42	25.36	-
Gain / loss on equity instrument designated at FVOCI	-	(3.36)	-	156.77
Derivative instruments in cash flow hedge relationship	142.84	-	-	61.62
Impact on Loans using Effective Rate of Interest	6.34	-	(7.73)	-
Provision for diminution in value of investment	0.48	-	(0.05)	-
Difference between accounting income and taxable income on investments	-	7.21	9.77	-
Provision for bad debts under section 36(1)(viia) of the Income Tax Act,1961	-	3.19	(1.00)	-
Share based payments	28.02	-	-	-
Impact on account of EIS and Servicing assets/liability	-	188.03	62.92	-
Right of use assets	0.04	-	(0.05)	-
Other temporary differences	-	118.76	(5.55)	-
Total	**1,026.82**	**357.20**	**(297.23)**	**215.07**

Particulars	Deferred tax assets	Deferred tax liabilities	Income statement	OCI
	As at March 31, 2020	As at March 31, 2020	Year ended March 31, 2020	Year ended March 31, 2020
Depreciation	25.48	0.09	14.69	-
Impairment allowance for financial assets	1,097.70	-	(149.96)	604.72
Fair value of financial instruments held for trading	-	46.52	(2.79)	-
Remeasurement gain / (loss) on defined benefit plan	48.53	-	(11.06)	(0.51)
Impact on Borrowings using effective rate of interest	-	60.79	22.92	-
Gain / loss on equity instrument designated at FVOCI	0.05	516.92	-	(516.92)
Derivative instruments in Cash flow hedge relationship	81.22	-	-	12.52
Disallowance under section 35DD of the Income Tax Act,1961	-	-	(0.01)	-
Impact on Loans using Effective Rate of Interest	14.07	-	(64.41)	-
Provision for diminution in value of investment	0.53	-	0.53	-
Difference between accounting income and taxable income on investments	-	16.98	(16.01)	-
Provision for bad debts under section 36(1)(viia) of the Income Tax Act,1961	-	2.19	3.29	-
Share based payments	28.02	-	(10.89)	-
Impact on account of EIS and Servicing assets/liability	-	250.96	199.89	-
Right of use assets	-	(0.09)	0.09	-
Other temporary differences	-	12.96	(10.06)	-
Total	**1,295.60**	**907.32**	**(23.78)**	**99.81**

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(33) Explanatory Notes

(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:*

	As at March 31, 2021
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 15, 2029	699.55
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2028	999.06
8.75% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028	0.06
8.84% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028	12.03
9.10% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028	0.34
9.20% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028	13.53
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 4, 2028	1,024.00
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2028	24.97
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 22, 2028	3,059.04
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	1,448.89
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026	13.51
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026	976.13
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026	398.50
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026(1)	35.50
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 22, 2026	24.73
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2026	196.61
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2026	24.78
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2026	24.65
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 8, 2026	24.66
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 29, 2026	204.59
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 11, 2026	34.74
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2026	24.77
4.50 % Redeemable Non convertible Debentures of Face value $ 1,000 each Redeemable on March 4, 2026	1,091.99
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 7, 2026	49.79
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2025	9.92
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2025	94.59
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2025	168.85
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 26, 2025	999.21
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 19, 2025	24.79
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 24, 2025	223.49
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2024	24.80
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	24.80
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2024	24.71
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2024	24.72
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023	24.52
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 21, 2023	399.52

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(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:*(Contd...)

	As at March 31, 2021
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 8, 2023	24.70
8.66% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023	20.45
8.90% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023	0.90
9.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023	74.17
11.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	998.60
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 28, 2023	248.10
9.05% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on July 07, 2023	39.79
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2023	99.62
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 30, 2023	99.67
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 18, 2023	988.24
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 28, 2023	199.94
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2023	4.96
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2023	98.29
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 26, 2023	24.79
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2023	34.45
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2022	49.52
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 29, 2022	994.26
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 18, 2022	14.88
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2022	9.96
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 19, 2022	14.87
7.77 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 7, 2022	288.43
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 6, 2022	14.88
7.82 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 25, 2022	99.71
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 6, 2022	19.98
10.95 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2022	799.19
6.38 % Redeemable Non convertible Debentures of Face value $ 1,000 each Redeemable on May 28, 2022	2,563.76
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2022	999.97
10.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 3, 2022	124.99
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 30, 2022	264.97
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 29, 2022	623.74
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 22, 2022	159.99
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 21, 2022	599.98
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 27, 2022	499.81
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 3, 2022	149.53
9.58 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2021	62.37
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2021	248.50
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2021	323.57
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 10, 2021	199.97

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(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:* (Contd...)

	As at March 31, 2021
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2021	99.88
8.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 22, 2021	29.98
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 26, 2021	2,344.55
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2021	914.19
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2021(1)	10.92
Redeemable (at premium) Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021	0.09
Redeemable (at premium) Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021	23.57
8.80% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021	899.03
8.90% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021	18.80
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 7, 2021	**499.34**
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 11, 2021	9.99
8.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 9, 2021	**109.92**
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 22, 2021	**211.26**
8.39 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 15, 2021	**213.99**
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 7, 2021	**14.98**
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2021	**9.99**
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 21, 2021	**24.98**
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 10, 2021	**24.98**
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 12, 2021	**24.99**
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 8, 2021(1)	**124.80**
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2021	**75.00**
Total	**30,219.07**

(1) Redeemable at premium

* Redeemable Non-Convertible Debentures are secured against Immovable Property / Other financial Assets and pool of Current and Future Loan Receivables of the Company(Including Investments).

(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:*

	As at March 31, 2020
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 15, 2029	699.55
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2028	999.06
8.75% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028	0.06
8.84% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028	11.94
9.10% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028	0.34
9.20% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028	13.42
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 4, 2028	1,023.99
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2028	24.97
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 22, 2028	3,059.01
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	1,448.89
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	13.48

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(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:*(Contd...)

	As at March 31, 2020
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	974.28
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	397.75
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026(1)	32.50
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 22, 2026	24.69
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2026	196.15
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2026	24.75
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2026	24.60
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 8, 2026	24.61
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 29, 2026	204.24
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 11, 2026	34.70
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2026	24.73
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 7, 2026	49.76
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2025	9.91
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2025	94.54
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2025	168.68
9.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 26, 2025	999.21
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 19, 2025	24.76
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 24, 2025	223.18
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2024	24.76
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	24.76
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2024	24.65
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2024	24.66
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023	24.38
10.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 21, 2023	399.52
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 8, 2023	24.61
8.66% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023	20.32
8.90% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023	0.90
9.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023	73.70
11.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	998.61
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 28, 2023	247.46
9.05% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on July 07, 2023	39.72
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2023	99.49
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 30, 2023	99.56
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2023	4.94
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2023	97.55
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 26, 2023	24.70
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2023	34.20
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2022	49.31
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 29, 2022	991.64

Notes

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:*(Contd...)

	As at March 31, 2020
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 18, 2022	14.82
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2022	9.94
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 19, 2022	14.82
7.77 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 7, 2022	287.66
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 6, 2022	14.82
7.82 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 25, 2022	99.56
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 6, 2022	19.98
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2022	799.19
6.38 % Redeemable Non convertible Debentures of Face value $. 1,000 each Redeemable on May 28, 2022	2,622.78
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2022	999.97
10.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 3, 2022	124.99
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 30, 2022	264.94
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 22, 2022	159.99
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 21, 2022	599.98
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 27, 2022	499.80
9.58 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2021	61.32
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2021	99.88
8.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 22, 2021	29.97
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2021	2,857.34
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2021	1,245.19
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2021(1)	10.00
8.90% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021	21.52
8.80% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021	896.00
8.90% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021	13.69
8.80% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021	0.08
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 7, 2021	499.34
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 11, 2021	9.99
8.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 9, 2021	109.90
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 22, 2021	211.04
8.39 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 15, 2021	213.84
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 7, 2021	14.94
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2021	9.96
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 21, 2021	24.90
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 10, 2021	24.90
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 12, 2021	24.92
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 8, 2021	6.00
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 8, 2021(1)	168.80
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2021	99.89
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2021	497.50
7.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 27, 2021	313.47

Notes

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:*(Contd...)

	As at March 31, 2020
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 18, 2021	19.93
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 12, 2021(1)	29.74
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 8, 2021	24.96
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 19, 2021	80.35
9.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 7, 2021	299.79
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2020	134.75
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2020	119.70
8.80% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2020	9.87
8.70% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2020	0.11
7.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 22, 2020	1,496.21
9.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 18, 2020	409.35
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 4, 2020	998.96
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 13, 2020	14.99
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 7, 2020	14.98
7.68 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 24, 2020	4.99
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 9, 2020	119.89
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 29, 2020(1)	54.78
9.22 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 11, 2020	249.80
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 11, 2020	49.97
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 1, 2020(1)	204.78
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 12, 2020(1)	38.91
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 5, 2020(1)	25.54
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 4, 2020(1)	6.41
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 30, 2020(1)	24.94
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 28, 2020(1)	8.50
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 20, 2020	20.00
Total	**32,617.01**

(1) Redeemable at premium

* Redeemable Non-Convertible Debentures are secured against Immovable Property / Other Financial Assets and pool of Current and Future Loan Receivables of the Group (Including investments).

Notes

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(ii) Term Loan from banks includes as at March 31, 2021*:

	As at March 31, 2021
Term Loan taken from Bank. This loan is repayable in monthly installment with moratorium period of 12 month from the date of disbursement. The balance tenure for this loan is 52 months from the Balance Sheet.(1)	523.79
Term Loan taken from Bank. This loan is repayable in half yearly installment after the moratorium of 3 years from the date of disbursement. The balance tenure for this loan is 22 months from the Balance Sheet.(1)	999.94
Term Loan taken from Bank(s), These loans are repayable in quarterly installment with moratorium period of 1 years from the date of disbursement. These loan are secured by hypothecation of loan receivables of the company. The balance tenure for these loans is 11 months(average) from the Balance Sheet.(1)	942.43
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 6 month from the date of disbursement. The balance tenure for these loans is 61 months(average) from the Balance Sheet.(1)	1,642.28
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 2 years from the date of disbursement. The balance tenure for these loans is 18 months(average) from the Balance Sheet.(1)	1,997.72
Term Loan taken from Bank(s). These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 20 months(average) from the Balance Sheet.(2) & (3)	3,802.19
Term Loan taken from Bank. This loan is repayable in yearly instalment after the moratorium period of 1 years from the date of disbursement. The balance tenure for this loan is 17 months from the Balance Sheet.(1)	666.67
Term Loan taken from Bank(s). These loans are repayable in monthly instalment from the date of disbursement. The balance tenure for these loans is 14 months(average) from the Balance Sheet.(1)	73.32
Term Loan taken from Bank(s). These loans are repayable in quarterly instalment from the date of disbursement. The balance tenure for these loans is 57 months(average) from the Balance Sheet.(1)	1,618.24
Term Loan taken from Bank(s). These loans are repayable in half yearly instalment from the date of disbursement. The balance tenure for these loans is 9 months(average) from the Balance Sheet.(1)	221.87
Term Loan taken from Bank. This loan is repayable in yearly installment with the moratorium period of 4 years from the date of disbursement. The balance tenure for this loan is 54 months from the Balance Sheet.(1)	399.97
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 3 years from the date of disbursement. The balance tenure for these loans is 20 months(average) from the Balance Sheet.(1)	3,599.84
Term Loan taken from Bank(s), These loans are repayable in half yearly installment with the moratorium period of 1 years from the date of disbursement. The balance tenure for these loans is 14 months(average) from the Balance Sheet.(1)	1,549.37
Term Loan taken from Bank. This loan is repayable in half yearly installment with the moratorium period of 1.5 years from the date of disbursement. The balance tenure for this loan is 9 months from the Balance Sheet.(1)	699.80
Term Loan taken from Bank(s), These loans are repayable in Monthly instalment from the date of disbursement. The average balance tenure for these loans is 3 months from the Balance Sheet date.	60.08
Term Loans taken from financial institution. These loans are repayable in half yearly instalments. The average balance tenure for these loans is 37 months from the Balance Sheet date.	851.00
Term Loan taken from Bank. This loan is repayable in quarterly instalments with moratorium period of 3 month from the date of disbursement. The balance tenure for this loan is 27 months from the Balance Sheet date.	258.67
Term Loan taken from Banks. These loans are repayable in quarterly instalments from the date of disbursement. The average balance tenure for these loans is 33 months from the Balance Sheet date.	215.35
Term Loan taken from Banks. These loans are repayable in yearly instalments with the moratorium period of 3 years from the date of disbursement. The average balance tenure for these loans is 19 months from the Balance Sheet date.	879.92
Term Loan taken from Banks. These loans are repayable in yearly instalments with the moratorium period of 2 years from the date of disbursement. The average balance tenure for these loans is 15 months from the Balance Sheet date.	1,265.91
Term Loan taken from Bank(s), These loans are repayable in quarterly instalment with moratorium period of 6 months from the date of disbursement. The average balance tenure for these loans is 72 months from the Balance Sheet date.	275.08
Term Loan taken from Other, This loan is repayable within 36 months from the date of disbursement of loan.	364.70
Total	**22,908.14**

(1) Linked to base rate / MCLR of respective lenders

(2) Linked to Libor

(3) Includes External commercial borrowings from banks.

* Secured by hypothecation of Loan Receivables (Current and Future) / Other financial Assets / Cash and Cash Equivalents of the Group (including investments).

Notes

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(ii) Term Loan from banks includes as at March 31, 2020*:

	As at March 31, 2020
Term Loan taken from Bank. This loans is repayable in quarterly installment with moratorium period of 9 month from the date of disbursement. The balance tenure for this loan is 6 months from the Balance Sheet.(1)	62.48
Term Loan taken from Bank. This loan is repayable in half yearly installment after the moratorium of 3 years from the date of disbursement. The balance tenure for this loan is 34 months from the Balance Sheet.(1)	999.90
Term Loan taken from Bank. This loan is Repayable in equal instalments at the 49th , 61th and 72th month from the date of the first drawdown The balance tenure for this loan is 7 months from the Balance Sheet.(2) & (3)	128.08
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 1 years from the date of disbursement. These loans are secured by hypothecation of loan receivables of the company. The balance tenure for these loans are 17 months (average) from the Balance Sheet.(1)	1,421.78
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 6 month from the date of disbursement. The balance tenure for these loans are 54 months (average) from the Balance Sheet.(1)	1,248.37
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 2 years from the date of disbursement. The balance tenure for these loans are 21 months (average) from the Balance Sheet.(1)	3,897.54
Term Loan taken from Bank(s). These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans are 19 months (average) from the Balance Sheet.(2) & (3)	5,336.26
Term Loan taken from Bank(s).These loans are repayable in yearly installment after the moratorium period of 1 years from the date of disbursement. The balance tenure for these loans are 21 months (average) from the Balance Sheet.(1)	1,049.97
Term Loan taken from Bank. This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loan is 24 months from the Balance Sheet.(1)	16.67
Term Loan taken from Bank. This loans is repayable in quarterly installment from the date of disbursement. The balance tenure for this loan is 14 months from the Balance Sheet.(1)	19.78
Term Loan taken from Bank(s). These loans are repayable in half yearly installment from the date of disbursement. The balance tenure for these loan are 15 months (average) from the Balance Sheet.(1)	740.12
Term Loan taken from Bank. This loan is repayable in yearly installment with the moratorium period of 4 years from the date of disbursement. The balance tenure for this loan is 66 months from the Balance Sheet.(1)	399.96
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 3 years from the date of disbursement. The balance tenure for these loan are 24 months (average) from the Balance Sheet.(1)	5,223.48
Term Loan taken from Bank(s).These loans are repayable in half yearly installment with the moratorium period of 1 years from the date of disbursement. The balance tenure for these loan are 27 months (average) from the Balance Sheet.(1)	3,273.71
Term Loan taken from Bank. This loans is repayable in half yearly installment with the moratorium period of 1.5 years from the date of disbursement. The balance tenure for this loan is 15 months from the Balance Sheet.(1)	1,049.00
Term Loan taken from Bank. This loan is repayable at the end of 24 months,30th Months and 35th month from the date of disbursement. The balance tenure for this loan is 5 months from the Balance Sheet.(1)	50.00
Term Loan taken from Bank. This loan is repayable in half yearly installment after the moratorium of 2 years from the date of disbursement. The balance tenure for this loan is 8 months from the Balance Sheet.(1)	50.00
Term Loan taken from Bank(s). These loan are repayable in bullet at the end of the tenure. The balance tenure for these loan are 3 days from the Balance Sheet.(1)	1,468.97
Term Loan taken from Bank(s), These loans are repayable in Monthly installment from the date of disbursement. The average balance tenure for these loans are 18 months from the Balance Sheet date.	123.98
Term Loan taken from Bank. These loans are repayable in half yearly installment with moratorium period of 2 years from the date of disbursement. The balance tenure for these loans are 8 months from the Balance Sheet date.	6.00
Term Loans taken from financial institution. These loans are repayable in half yearly instalments. The average balance tenure for these loans are 49 months from the Balance Sheet date.	1,545.50
Term Loan taken from Bank. This loan is repayable in quarterly instalments with moratorium period of 1 year from the date of disbursement. The balance tenure for this loan is 6 months from the Balance Sheet date.	74.98
Term Loan taken from Bank. This loan is repayable in quarterly instalments with moratorium period of 3 month from the date of disbursement. The balance tenure for this loan is 39 months from the Balance Sheet date.	373.63

Notes

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(ii) Term Loan from banks includes as at March 31, 2020*: (Contd...)

	As at March 31, 2020
Term Loan taken from Banks. These loans are repayable in quarterly instalments from the date of disbursement. The average balance tenure for these loans are 13 months from the Balance Sheet date.	64.79
Term Loan taken from Banks. These loans are repayable in yearly instalments with the moratorium period of 3 years from the date of disbursement. The average balance tenure for these loans are 31 months from the Balance Sheet date.	979.87
Term Loan taken from Banks. These loans are repayable in yearly instalments with the moratorium period of 2 years from the date of disbursement. The average balance tenure for these loans are 27 months from the Balance Sheet date.	1,866.48
Term Loan taken from Bank(s), These loans are repayable in quarterly installment with moratorium period of 6 months from the date of disbursement. The average balance tenure for these loans are 84 months from the Balance Sheet date.	297.84
Term Loan taken from Other, This loan is repayable within 36 months from the date of disbursement of loan.	259.70
Total	**32,028.84**

(1) Linked to base rate / MCLR of respective lenders

(2) Linked to Libor

(3) Includes External commercial borrowings from banks.

* Secured by hypothecation of Loan Receivables(Current and Future) / Other financial Assets / Cash and Cash Equivalents of the Group (including investments).

(iii) Subordinated Debt

	As at March 31, 2021
8.80% Subordinated Debt of Face value of Rs.100,000 each Redeemable on May 2, 2028	97.18
8.85% Subordinated Debt of Face value of Rs.100,000 each Redeemable on March 28, 2028	4.50
8.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2028	100.00
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 27, 2028	1,466.08
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 05, 2028	29.96
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 30, 2027	39.11
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 15, 2027	31.31
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 08, 2027	58.66
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	887.41
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2027	47.77
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2027	99.90
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2027	106.02
8.79 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	2.38
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	192.44
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	0.15
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026[1]	1.39
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 29, 2026	601.40
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 3, 2025	163.47
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 21, 2025	8.14
9.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 17, 2025	4.97
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 6, 2024	99.92
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 17, 2024	9.89
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 23, 2023	19.66
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 24, 2023	4.95

Notes

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(iii) Subordinated Debt (Contd...)

	As at March 31, 2021
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 27, 2023	24.64
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 23, 2023	24.65
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 3, 2023	123.74
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 23, 2023	19.63
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 28, 2023	24.78
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 6, 2023	19.63
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 18, 2023	24.57
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 30, 2023	9.92
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 14, 2023	24.59
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 4, 2022	19.80
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 15, 2022	1.09
10.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 31, 2022	24.70
10.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 22, 2022	39.56
10.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 9, 2022	34.62
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2022	14.82
11.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 30, 2022	14.85
11.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 22, 2022	19.88
11.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 31, 2022	35.98
Total	**4,578.11**

(1) Redeemable at premium

(iii) Subordinated Debt

	As at March 31, 2020
8.80% Subordinated Debt of Face value of Rs.100,000 each Redeemable on May 2, 2028	96.92
8.85% Subordinated Debt of Face value of Rs.100,000 each Redeemable on March 28, 2028	4.46
8.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2028	100.00
8.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 27, 2028	1,462.72
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 05, 2028	49.96
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 30, 2027	39.00
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 15, 2027	31.19
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 08, 2027	58.52
8.35% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 8, 2027	886.07
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 30, 2027	47.58
10.25% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 28, 2027	99.90
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 5, 2027	105.59
8.79% Subordinated Debt of Face value of Rs. 1,000 each Redeemable on September 26, 2026	2.38
9.15% Subordinated Debt of Face value of Rs. 1,000 each Redeemable on September 26, 2026	192.08
9.00% Subordinated Debt of Face value of Rs. 1,000 each Redeemable on September 26, 2026	0.15
0.00% Subordinated Debt of Face value of Rs. 1,000 each Redeemable on September 26, 2026[(1)]	1.27

Notes

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

(iii) Subordinated Debt (Contd...)

	As at March 31, 2020
9.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 29, 2026	600.30
10.00% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on August 3, 2025	163.24
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on July 21, 2025	8.14
9.70% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 17, 2025	4.96
8.35% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 6, 2024	99.92
10.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on July 17, 2024	9.87
10.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on December 23, 2023	19.57
10.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 24, 2023	4.94
10.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 27, 2023	24.53
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 23, 2023	24.54
9.90% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 3, 2023	123.28
9.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on May 23, 2023	19.50
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2023	24.68
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 6, 2023	19.47
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on February 18, 2023	24.39
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 30, 2023	9.89
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 14, 2023	24.40
10.20% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on December 4, 2022	19.67
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 15, 2022	1.08
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 31, 2022	24.56
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 22, 2022	39.34
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 9, 2022	34.43
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 5, 2022	14.69
11.00% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 30, 2022	14.72
11.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on February 22, 2022	19.77
11.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 31, 2022	35.79
Total	**4,587.46**

(1) Redeemable at premium

(iv) Disclosure of investing and financing activity that do not require cash and cash equivalent*:

Particulars	Year Ended March 31, 2021	Year Ended March 31, 2020
Property, plant and equipment and intangible assets	(48.76)	50.99
Investments in subsidiaries and other long-term Investments	(215.23)	13,057.93
Right-of-use assets	(134.65)	(253.29)
Equity share capital including securities premium	-	(22.38)
Borrowings**	8.66	264.83

* Includes non cash movements such as effective interest rate on borrowings and investment, fair value adjustment on investment etc.

** Represents debt securities, borrowings (other than debt securities) and subordinated liabilities.

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(v) During the year, the Group has bought back non-convertible debenture having face value of Rs. 3,588.62 Crores (Previous Year Rs. 8,316.73 Crores), thereby earning a profit of Rs. 15.93 Crores (Previous Year Rs. 320.83 Crores) which is clubbed under net gain on derecognition of financial instruments under amortised cost category.

(vi) The Citizens Whistle Blower Forum has filed a Public Interest Litigation ("PIL") before the Delhi High Court wherein certain allegations have been made against the Indiabulls group. The Company has vehemently denied the frivolous allegations that have been made without basic research or inquiry. The company has also filed a perjury application wherein notice has been issued. The Management has concluded that the allegations made in the Writ Petition has no merit and no impact on the financial statements. The matter is sub judice and pending with the Delhi High Court.

(vii) The Company along with its wholly owned subsidiary companies Indiabulls Asset Management Company Limited (IAMCL) and Indiabulls Trustee Company Limited, Trustee of IAMCL, (ITCL) has executed definitive transaction document with Nextbillion Technology Private Limited, part of Groww Group (hereinafter referred to as "Groww"), to divest its entire stake in the business of managing mutual fund, being carried out by IAMCL & ITCL to the Groww at an aggregate purchase consideration of INR 175 crores (including cash and cash equivalents of INR 100 Crore, as on closing date) ("Transaction") subject to necessary approvals, as may be required in this regard.

(34) Contingent Liability and Commitments:

(a) Demand pending u/s 143(3) of the Income Tax Act,1961

(i) For Rs. 0.82 Crore with respect to FY 2007-08 (Previous Year Rs. 0.82 Crore) against disallowances under Income Tax Act,1961, against which appeal is pending before Hon'ble Jurisdictional High Court.

(ii) For Rs. 1.17 Crores with respect to FY 2007-08 (Previous Year Rs. 1.17 Crores) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(iii) For Rs. 1.23 Crores with respect to FY 2008-09 (Previous Year Rs. 1.23 Crores) against disallowances under Income Tax Act,1961, against which the appeal is pending before Supreme Court.

(iv) For Rs. 1.27 Crores with respect to FY 2010-11 (Previous Year Rs. 1.27 Crores) against disallowances under Income Tax Act, 1961, against which the department has filed appeal before the High Court.

(v) For Rs. 0.05 Crore with respect to FY 2010-11 (Previous Year Rs. 0.05 Crore) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(vi) For Rs. 0.05 Crore with respect to FY 2010-11 (Previous Year Rs. 0.05 Crore) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(vii) For Rs. 1.75 Crores with respect to FY 2011-12 (Previous Year Rs. 1.75 Crores) against disallowances under Income Tax Act,1961,against which the appeal is pending before High Court.

(viii) For Rs. 0.00 Crore with respect to FY 2011-12 (Previous Year Rs. 0.00 Crore) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(ix) For Rs. 0.00 Crore with respect to FY 2011-12 (Previous Year Rs. 12.03 Crores) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(x) For Rs. 0.11 Crore with respect to FY 2012-13 (Previous Year Rs. 0.11 Crore) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(xi) For Rs. 14.16 Crores with respect to FY 2013-14 (Previous Year Rs. 14.16 Crores) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(xii) For Rs. 13.81 Crores with respect to FY 2014-15 (Previous Year Rs. 13.81 Crores) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(xiii) For Rs. 20.54 Crores with respect to FY 2015-16 (Previous Year Rs. 20.54 Crores) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(xiv) For Rs. 48.66 Crores with respect to FY 2016-17 (Previous Year Rs. 48.66 Crores) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

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Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(b) Demand pending u/s of 25, 55 , 56 & 61 of The Rajasthan Value Added Tax Act, 2003 for Rs. 1.45 Crore (Including interest & Penalty) with respect to FY 2007-08 to FY 2012-13 (Previous Year Rs. 1.45 Crore) against which appeal was pending before Rajasthan High Court. The Company has paid tax along with interest for Rs. 0.62 Crore (Previous Year Rs. 0.62 Crore) under protest. Further the company has deposited Rs. 0.21 Crore on May 30, 2016. Further ,the company has opted for New Amnesty Scheme 2016 and accordingly deposited 25 % of the disputed demand amount and withdrawn appeal before the Hon'ble High Court.

(c) Contingent liability with respect to Security deposit to the Bombay Stock Exchange (Representing 1% of the public issue amount i.e Rs. 2,000.00 Crores) against which security deposit provided by the company to the exchange is Rs. Nil (Year ended March 31, 2020 Rs. 3.00 Crores) and the balance in the form of a bank guarantee is Rs. Nil (Year ended March 31, 2020 Rs. 17.00 Crores).

(d) The Company in the ordinary course of business, has various cases pending in different courts, however, the management does not expect any unfavourable outcome resulting in material adverse effect on the financial position of the Company.

(e) Capital commitments for acquisition of fixed assets at various branches as at the year end (net of capital advances paid) Rs. 3.15 Crores (Year ended March 31, 2020 Rs. 32.32 Crores).

(f) Corporate guarantees provided to Unique Identification Authority of India for Aadhaar verification of loan applications for Rs. 0.25 Crore (Year ended March 31, 2020 Rs. 0.25 Crore).

(g) Bank guarantees provided against court case for Rs. 0.05 Crore (Year ended March 31, 2020 Rs. 0.05 Crore).

(35) Segment Reporting:

The Group's main business is financing by way of loans for purchase or construction of residential houses, commercial real estate and certain other purposes in India. All other activities of the Group revolve around the main business. Accordingly, there are no separate reportable segments as per IND-AS 108 dealing with Operating Segment.

(36) Disclosures in respect of Related Parties as per Indian Accounting Standard (IndAS) – 24 'Related Party Disclosures'.

(a) Detail of related party

Nature of relationship	Related party
Associate Company	OakNorth Holdings Limited (Previously known as Acorn OakNorth Holdings Limited) till March 30, 2020
Key Management Personnel	Mr. Subhash Sheoratan Mundra, Non Executive Chairman from August 12, 2020, Independent Director
	Mr. Sameer Gehlaut, Chairman till August 11, 2020, Non - Executive Director
	Mr. Gagan Banga, Vice Chairman/ Managing Director & CEO
	Mr. Ashwini Omprakash Kumar, Deputy Managing Director
	Mr. Ajit Kumar Mittal, Executive Director
	Mr. Sachin Chaudhary, Executive Director
	Dr K.C Chakrabarty, Independent Director till October 26, 2019
	Mr. Shamsher Singh Ahlawat, Independent Director
	Mr. Prem Prakash Mirdha, Independent Director
	Justice Gyan Sudha Misra, Independent Director
	Mr. Achutan Siddharth, Independent Director from July 3, 2020
	Mr. Dinabandhu Mohapatra, Independent Director from November 23, 2020
	Mr. Satish Chand Mathur, Independent Director

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(b) Significant transactions with related parties:

Nature of Transactions	Year ended March 31, 2021	Year ended March 31, 2020
Finance		
Other receipts and payments		
Issue of Equity Shares Under ESOP Schemes (Based on the Exercise price)		
-Key Management Personnel	-	0.12
Total	**-**	**0.12**
Other receipts and payments		
Salary / Remuneration (Consolidated)		
-Key Management Personnel	(43.84)	58.72
Total	**(43.84)**	**58.72**
Salary / Remuneration (Short-term employee benefits)		
-Key Management Personnel	11.29	35.83
Total	**11.29**	**35.83**
Salary / Remuneration (Share-based payments)		
-Key Management Personnel	(1.30)	6.45
Total	**(1.30)**	**6.45**
Salary / Remuneration (Post-employment benefits)		
-Key Management Personnel	(55.80)	16.12
Total	**(55.80)**	**16.12**
Salary / Remuneration (Others)		
-Key Management Personnel	1.97	0.32
Total	**1.97**	**0.32**

(c) Outstanding balance:

Nature of Transactions	Year ended March 31, 2021	Year ended March 31, 2020
NIL		

Notes

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(d) Statement of Partywise transactions during the Year:

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
Issue of Equity Shares Under ESOP Schemes (Based on the Exercise price)		
Directors		
– Sachin Chaudhary	-	0.12
Total	**-**	**0.12**
Salary / Remuneration (Short-term employee benefits)		
Remuneration to Directors		
– Sameer Gehlaut	-	12.51
– Gagan Banga	5.14	11.04
– Ajit Kumar Mittal	-	2.09
– Ashwini Omprakash Kumar	2.89	5.12
– Sachin Chaudhary	3.26	4.69
– K C Chakraborty	-	0.38
Total	**11.29**	**35.83**
Salary / Remuneration (Share-based payments)		
– Gagan Banga	(1.11)	3.06
– Ajit Kumar Mittal	0.10	0.51
– Ashwini Omprakash Kumar	(0.20)	1.51
– Sachin Chaudhary	(0.09)	1.37
Total	**(1.30)**	**6.45**
Salary / Remuneration (Post-employment benefits)		
– Sameer Gehlaut	(55.15)	14.54
– Gagan Banga	(0.01)	1.03
– Ajit Kumar Mittal	-	(0.01)
– Ashwini Omprakash Kumar	(0.36)	0.37
– Sachin Chaudhary	(0.28)	0.19
Total	**(55.80)**	**16.12**
Salary / Remuneration (Others)		
– Achuthan Siddharth	0.31	-
– Dinabandhu Mohapatra	0.22	-
– Shamsher Singh Ahlawat	0.12	0.08
– Prem Prakash Mirdha	0.12	0.05
– Justice Gyan Sudha Misra	0.16	0.06
– Satish Chand Mathur	0.22	0.07
– Subhash Sheoratan Mundra	0.82	0.06
Total	**1.97**	**0.32**

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

(37) (a) The consolidated financial statements include the financial statements of the Company and its subsidiaries. Indiabulls Housing Finance Limited is the ultimate parent of the Group.

Significant subsidiaries of the Company are:

Name of Subsidiary	Country of incorporation	% equity interest March 31, 2021	% equity interest March 31, 2020
1. Indiabulls Collection Agency Limited	India	100%	100%
2. Ibulls Sales Limited	India	100%	100%
3. Indiabulls Insurance Advisors Limited	India	100%	100%
4. Nilgiri Financial Consultants Limited	India	100%	100%
5. Indiabulls Capital Services Limited	India	100%	100%
6. Indiabulls Commercial Credit Limited (formerly known as Indiabulls Infrastructure Credit Limited)	India	100%	100%
7. Indiabulls Advisory Services Limited	India	100%	100%
8. Indiabulls Asset Holding Company Limited	India	100%	100%
9. Indiabulls Asset Management Company Limited	India	100%	100%
10. Indiabulls Trustee Company Limited	India	100%	100%
11. Indiabulls Holdings Limited	India	100%	100%
12. Indiabulls Venture Capital Management Company Limited	India	100%	100%
13. Indiabulls Asset Management Mauritius	Mauritius	100%	100%

The Company has given Corporate counter guarantees of Rs. 1,051.00 Crore (Previous Year Rs. 1,545.50 Crore) to third parties on behalf of its wholly owned subsidiary namely Indiabulls Commercial Credit Limited to avail Loan facilities from Financial Institutions.

Investment in Associate

The Company had 15.71% interest and a right to board seat in OakNorth Holdings Limited (Formerly known as Acorn OakNorth Holdings Limited). OakNorth Bank- a licensed UK commercial bank is a wholly owned subsidiary of OakNorth Holdings Limited. The Group's interest in OakNorth Holdings Limited was accounted for using the equity method in the consolidated financial statements.

The shareholding of the Company in OakNorth Holdings Limited had reduced below 15% on a fully diluted basis during the FY 2019-20 and the Company also relinquished its Board seat w.e.f. March 31, 2020 which has resulted in a loss of significant influence and therefore OakNorth Holdings Limited ceases to be an Associate w.e.f. March 31, 2020. Below is the summarised financial information of the Company's investment in OakNorth Holdings Limited.

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
Profit or loss from continuing operations	N.A.	33.88
Post-tax profit or loss from discontinued operations	N.A.	-
Other comprehensive income	N.A.	0.28
Total comprehensive income	**N.A.**	**34.16**

Notes

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

(37) (b) Additional information pursuant to para 2 of general instructions for the preparation of consolidated financial statements

Name of the entity in the Group	Net assets .i.e. total assets minus total liabilities				Share in profit or loss				Share in other comprehensive income				Share in total comprehensive income			
	March 31, 2021		March 31, 2020		March 31, 2021		March 31, 2020		March 31, 2021		March 31, 2020		March 31, 2021		March 31, 2020	
	As % of consolidated net assets	Amount (Rs. in Crores)	As % of consolidated net assets	Amount (Rs. in Crores)	As % of consolidated profit or loss	Amount (Rs. in Crores)	As % of consolidated profit or loss	Amount (Rs. in Crores)	As % of consolidated other comprehensive income	Amount (Rs. in Crores)	As % of consolidated other comprehensive income	Amount (Rs. in Crores)	As % of total comprehensive income	Amount (Rs. in Crores)	As % of total comprehensive income	Amount (Rs. in Crores)
Parent																
Indiabulls Housing Finance Limited	57.26%	9,204.87	62.52%	9,677.61	56.51%	678.98	82.37%	1,811.97	100.08%	(702.32)	100.00%	(2,033.44)	-4.67%	(23.34)	-133.19%	(221.47)
Subsidiaries																
Indian																
1. Indiabulls Collection Agency Limited	0.14%	22.84	0.14%	22.34	0.04%	0.50	0.04%	0.94	0.00%	-	0.00%	-	0.10%	0.50	0.57%	0.94
2. Ibulls Sales Limited	0.06%	10.32	0.07%	10.77	-0.04%	(0.46)	-0.02%	(0.49)	0.00%	-	0.00%	(0.02)	-0.09%	(0.46)	-0.31%	(0.51)
3. Indiabulls Insurance Advisors Limited	0.03%	5.50	0.03%	5.41	0.01%	0.09	0.01%	0.16	0.00%	-	0.00%	-	0.02%	0.09	0.10%	0.16
4. Nilgiri Financial Consultants Limited	0.14%	22.68	0.14%	22.14	0.05%	0.55	0.24%	5.18	0.00%	-	0.00%	-	0.11%	0.55	3.12%	5.18
5. Indiabulls Capital Services Limited	0.08%	13.14	0.08%	13.12	0.00%	0.02	0.09%	1.95	0.00%	-	0.00%	-	0.00%	0.02	1.17%	1.95
6. Indiabulls Commercial Credit Limited (formerly known as Indiabulls Infrastructure Credit Limited)	43.44%	6,982.99	37.37%	5,785.03	44.26%	531.84	15.13%	332.85	-0.04%	0.29	0.00%	(0.05)	106.46%	532.13	200.14%	332.80
7. Indiabulls Advisory Services Limited	0.05%	7.80	0.05%	7.45	0.00%	0.05	0.00%	0.10	0.00%	-	0.00%	-	0.01%	0.05	0.06%	0.10
8. Indiabulls Asset Holding Company Limited	0.00%	0.05	0.00%	0.05	0.00%	-	-0.00%	(0.01)	0.00%	-	0.00%	-	0.00%	-	-0.01%	(0.01)
9. ICCL Lender Repayment Trust	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-
10. Indiabulls Asset Management Company Limited	1.08%	173.77	1.27%	196.62	1.76%	21.12	0.95%	20.98	-0.04%	0.28	-0.01%	0.12	4.28%	21.40	12.69%	21.10
11. Indiabulls Trustee Company Limited	0.00%	0.52	0.00%	0.50	0.00%	0.02	-0.00%	(0.03)	0.00%	-	0.00%	-	0.00%	0.02	-0.02%	(0.03)
12. Indiabulls Holdings Limited	0.00%	0.05	0.00%	0.05	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-
13. Indiabulls Venture Capital Management Company Limited	0.00%	0.04	0.00%	0.04	0.00%	-	-0.00%	(0.02)	0.00%	-	0.00%	-	0.00%	-	-0.01%	(0.02)
14. Pragati Employees Welfare Trust (formerly known as Indiabulls Housing Finance Limited - Employees Welfare Trust)	-2.29%	(368.55)	-1.69%	(261.55)	-2.59%	(31.08)	-0.31%	(6.91)	0.00%	-	0.00%	-	-6.22%	(31.08)	-4.16%	(6.91)
15. Indiabulls Asset Management Mauritius	0.00%	0.01	0.00%	0.24	-0.00%	(0.04)	-0.03%	(0.75)	0.00%	-	0.00%	-	-0.01%	(0.04)	-0.45%	(0.75)
16. IBHFL Lender Repayment Trust	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.02%	(0.41)	0.00%	-	-0.25%	(0.41)
Associate (Investment as per Equity Method)																
Foreign																
1. OakNorth Holdings Limited(till March 30, 2020)	N.A.	N.A.	0.00%	-	N.A.	N.A.	1.54%	33.88	N.A.	N.A.	-0.01%	0.28	N.A.	N.A.	20.54%	34.16
Total	**100.00%**	**16,076.03**	**100.00%**	**15,479.82**	**100.00%**	**1,201.59**	**100.00%**	**2,199.80**	**100.00%**	**(701.75)**	**100.00%**	**(2,033.52)**	**100.00%**	**499.84**	**100.00%**	**166.28**

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(38) Earnings Per Equity Share

Earnings Per Equity Share (EPS) as per Indian Accounting Standard (IndAS)-33 "Earnings Per Share",:

The basic earnings per share is computed by dividing the net profit attributable to Equity Shareholders for the year by the weighted average number of Equity Shares outstanding during the year. Diluted earnings per share are computed using the weighted average number of Equity Shares and also the weighted average number of Equity Shares that could have been issued on the conversion of all dilutive potential Equity Shares. The dilutive potential Equity Shares are adjusted for the proceeds receivable, had the shares been actually issued at fair value.

Dilutive potential Equity Shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The number of Equity Shares and potential diluted Equity Shares are adjusted for potential dilutive effect of Employee Stock Option Plan as appropriate.

Dilutive potential Equity Shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The number of Equity Shares and potential diluted Equity Shares are adjusted for potential dilutive effect of Employee Stock Option Plan as appropriate.

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
Profit available for Equity Shareholders (Rs.)	1,201.59	2,199.80
Weighted average number of Shares used in computing Basic Earnings per Equity Share (Nos.)	433,493,782	425,455,242
Add: Potential number of Equity share that could arise on exercise of Employee Stock Options (Nos.)	46,143	89,074
Weighted average number of shares used in computing Diluted Earnings per Equity Share (Nos.)	433,539,925	425,544,315
Face Value of Equity Shares - (Rs.)	2.00	2.00
Basic Earnings Per Equity Share - (Rs.)	27.72	51.70
Diluted Earnings Per Equity Share - (Rs.)	27.72	51.69

(39) Fair value measurement

39.1 Valuation principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions , regardless of whether that price is directly observable or estimated using a valuation technique.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques.

39.2 Valuation governance

The Group's process to determine fair values is part of its periodic financial close process. The Audit Committee exercises the overall supervision over the methodology and models to determine the fair value as part of its overall monitoring of financial close process and controls. The responsibility of ongoing measurement resides with business units . Once submitted, fair value estimates are also reviewed and challenged by the Risk and Finance functions.

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39.3 Assets and liabilities by fair value hierarchy

The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy:

	As at March 31, 2021			
	Level 1	Level 2	Level 3	Total
Assets measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	-	-	-
Interest rate swaps	-	-	-	-
Currency swaps	-	154.13	-	154.13
Currency options	-	-	-	-
Total derivative financial instruments	**-**	**154.13**	**-**	**154.13**
Financial investment measured at FVTPL				
Government Debt Securities	-	943.40	-	943.40
Debt Securities	-	581.81	-	581.81
Mutual Funds	-	4,293.71	-	4,293.71
Commercial Papers	-	98.80	-	98.80
Total financial investment measured at FVTPL	**-**	**6,071.85**	**-**	**6,071.85**
Financial investments measured at FVOCI				
Equities	-	228.29	-	228.29
Total financial investments measured at FVOCI	**-**	**228.29**	**-**	**228.29**
Total assets measured at fair value on a recurring basis	**-**	**6,300.14**	**-**	**6,300.14**
Liabilities measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	158.98	-	158.98
Interest rate swaps	-	130.24	-	130.24
Currency swaps	-	-	-	-
Total derivative financial instruments	-	289.22	-	289.22
Total financial Liabilities measured at fair value	**-**	**289.22**	**-**	**289.22**

	As at March 31, 2020			
	Level 1	Level 2	Level 3	Total
Assets measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	238.36	-	238.36
Interest rate swaps	-	6.45	-	6.45
Currency swaps	-	468.56	-	468.56
Currency options	-	25.81	-	25.81
Total derivative financial instruments	**-**	**739.18**	**-**	**739.18**

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	As at March 31, 2020			
	Level 1	**Level 2**	**Level 3**	**Total**
Financial investment measured at FVTPL				
Government Debt Securities	-	-	-	-
Debt Securities	-	3,086.25	-	3,086.25
Mutual Funds	-	4,650.80	-	4,650.80
Commercial Papers	-	98.57	-	98.57
Total financial investment measured at FVTPL	**-**	**8,574.80**	**-**	**8,574.80**
Financial investments measured at FVOCI				
Equities	-	2,900.69	-	2,900.69
Total financial investments measured at FVOCI	**-**	**2,900.69**	**-**	**2,900.69**
Total assets measured at fair value on a recurring basis	**-**	**11,475.49**	**-**	**11,475.49**
Liabilities measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	-	-	-
Interest rate swaps	-	187.82	-	187.82
Currency swaps	-	-	-	-
Total derivative financial instruments	-	187.82	-	187.82
Total financial Liabilities measured at fair value	**-**	**187.82**	**-**	**187.82**

39.4 Valuation techniques

Debt securities, Commercial papers and government debt securities

Fair value of these instruments is derived based on the indicative quotes of price and yields prevailing in the market as at reporting date and are classified as Level 2.

Equity instruments

Equity instruments in non-listed entities are initially recognised at transaction price and re-measured and valued on a case-by-case and classified as Level 2. Fair value is the price of recent transaction as there has not been a significant lapse of time since the last transaction took place.

Mutual Funds

Open ended mutual funds are valued at NAV declared by respective fund house and are classified under Level 2.

Interest rate swaps, Currency swaps and Forward rate contracts

The fair value of Interest rate swaps is calculated as the present value of estimated cash flows based on observable yield curves. The fair value of Forward foreign exchange contracts and currency swaps is determined using observable foreign exchange rates and yield curves at the balance sheet date.

39.5 There have been no transfers between Level 1, Level 2 and Level 3 for the year ended March 31, 2021 and March 31, 2020.

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39.6 Fair value of financial instruments not measured at fair value

Set out below is a comparison, by class, of the carrying amounts and fair values of the Group's financial instruments that are not carried at fair value in the financial statements. This table does not include the fair values of non–financial assets and non–financial liabilities.

	As at March 31, 2021				
	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
Financial Assets:					
Cash and cash equivalent	13,124.16	-	-	-	*
Bank balances other than cash and cash equivalent	3,879.72	-	-	-	*
Trade Receivables	23.79	-	-	-	*
Loans and advances:	65,407.25	-	-	-	*
Investments – at amortised cost:	-	-	-	-	-
Other Financial assets:	1,160.48	-	-	-	*
Total financial assets	**83,595.40**	**-**	**-**	**-**	**-**
Financial Liabilities:					
Trade payables	23.50	-	-	-	*
Debt securities	30,219.07	-	31,550.29	-	31,550.29
Borrowing other than debt securities	33,908.25	-	-	-	*
Subordinated Liabilities	4,678.11	-	5,095.48	-	5,095.48
Other financial liability	7,264.88	-	-	-	*
Total financial liabilities	**76,093.81**	**-**	**36,645.77**	**-**	**36,645.77**

	As at March 31, 2020				
	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
Financial Assets:					
Cash and cash equivalent	13,564.59	-	-	-	*
Bank balances other than cash and cash equivalent	1,474.06	-	-	-	*
Trade Receivables	28.84	-	-	-	*
Loans and advances:	70,211.44	-	-	-	*
Investments – at amortised cost:	1,541.15	-	1,542.70	-	1,542.70
Other Financial assets:	1,420.83	-	-	-	*
Total financial assets	**88,240.91**	**-**	**1,542.70**	**-**	**1,542.70**
Financial Liabilities:					
Trade payables	11.70	-	-	-	*
Debt securities	32,617.01	-	32,410.92	-	32,410.92
Borrowing other than debt securities	42,370.02	-	-	-	*
Subordinated Liabilities	4,687.46	-	4,935.11	-	4,935.11
Other financial liability	6,573.18	-	-	-	*
Total financial liabilities	**86,259.37**	**-**	**37,346.04**	**-**	**37,346.04**

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39.7 Valuation methodologies of financial instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Group's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables.

Debt Securities & Subordinated liabilities

These includes Subordinated debt, secured debentures, unsecured debentures. The fair values of such liabilities are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields and discounting by yields incorporating the credit risk. These instrument are classified in Level 2.

Investments - at amortised cost

These includes Government Securities and Corporate Bonds which are held for maturity. Fair value of these instruments is derived based on the indicative quotes of price and are classified under level 2.

***Assets and Liabilities other than above**

The carrying value of assets and liabilities other than investments at amortised cost, debt securities and subordinated liabilities represents a reasonable approximation of fair value.

(40) Transfers of financial assets

Transfers of financial assets that are not derecognised in their entirety

Securitisations: The Group uses securitisations as a source of finance. Such transaction resulted in the transfer of contractual cash flows from portfolios of financial assets to holders of issued debt securities. Such deals resulted in continued recognition of the securitised assets since the Group retains substantial risks and rewards.

The table below outlines the carrying amounts and fair values of all financial assets transferred that are not derecognised in their entirety and associated liabilities.

	As at March 31, 2021	As at March 31, 2020
Securitisations		
Carrying amount of transferred assets measured at amortised cost	2,350.87	1,495.23
Carrying amount of associated liabilities	**(1,932.93)**	**(1,545.18)**

The carrying amount of above assets and liabilities is a reasonable approximation of fair value

Transfers of financial assets that are derecognised in their entirety

The Group has elected to apply the de-recognition provisions of Ind AS 109 prospectively from the date of transition to Ind AS. Thus, Pre-transition securitisation deals continues to be de-recognised in their entirety.

The table below outlines details for each type of continued involvement relating to transferred assets derecognised in their entirety.

Particulars	Carrying amount of continuing involvement in statement of financial position		Fair value of continuing involvement		Maximum exposure to loss
	Balance with banks	Liabilities	Balance with banks	Liabilities	
Type of continuing involvement					
Securitisation					
March 31, 2021	**427.33**	**-**	**427.33**	**-**	**427.33**
March 31, 2020	601.46	-	601.46	-	601.46

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Assignment Deals

During the year ended 31st March 2021, the Group has sold some loans and advances measured at amortised cost as per assignment deals, as a source of finance. As per the terms of deal, since the derecognition criteria as per IND AS 109, including transfer of substantially all the risks and rewards relating to assets being transferred to the buyer being met, the assets have been derecognised.

The management has evaluated the impact of the assignment transactions done during the year for its business model. Based on the future business plans, the Group's business model remains to hold the assets for collecting contractual cash flows.

The table below summarises the carrying amount of the derecognised financial assets measured at amortised cost and the gain/(loss) on derecognition, per type of asset.

Loans and advances measured at amortised cost	Year ended March 2021	Year ended March 2020
Carrying amount of derecognised financial assets	14,265.33	19,354.83
Gain/(loss) from derecognition (for the respective financial year)	95.34	132.18

Since the group transferred the above financial asset in a transfer that qualified for derecognition in its entirety therefore the whole of the interest spread (over the expected life of the asset) is recognised on the date of derecognition itself as interest-only strip receivable ("Receivables on assignment of loan") and correspondingly recognised as profit on derecognition of financial asset.

Transfers of financial assets that are not derecognised in their entirety

During the year ended 31st March 2021, the Group has sold some loans and advances measured at amortised cost as per assignment deals, as a source of finance. As per the terms of deal, since the derecognition criteria as per IND AS 109, including transfer of substantially all the risks and rewards relating to assets being transferred to the buyer not being met, the assets have been re-recognised.

The table below summarises the carrying amount of the derecognised financial assets measured at amortised cost and the gain/(loss) on derecognition, per type of asset.

Loans and advances measured at amortised cost	As at March 2021	As at March 2020
Carrying amount of transferred assets measured at amortised cost	1,353.46	1,794.08
Carrying amount of associated liabilities	(1,389.12)	(1,843.96)

The carrying amount of above assets and liabilities is a reasonable approximation of fair value.

Sale of Investments measured at amortised cost

The Company during the financial year derecognised investment in bonds measured at Amortised cost having carrying value of Rs. 1,541.15 crores (Previous year : Rs. 830.83 crores) due to sale of these investments, resulting in a profit of Rs. 24.45 crores (Previous year loss: Rs. 28.38 crores). The sale of such Investments is infrequent and was made due to the unanticipated funding needs and thus this sale does not impact the hold to collect objective of the Company and the asset portfolio continues to be classified and measured at amortised cost.

(41) Capital management-

For the purpose of the Group's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Group. The primary objective of the Group's capital management is to maximise the shareholder value. IBHFL monitors capital using a capital adequacy ratio as prescribed by the NHB guidelines and ICCL monitors capital using a capital adequacy ratio as prescribed by the RBI guidelines.

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(42) Risk Management

Introduction and risk profile

Indiabulls Housing Finance Limited (IBHFL) is a housing finance company in India and is regulated by the National Housing Bank (NHB) and Indiabulls Commercial Credit Limited (ICCL) (wholly owned subsidiary of IBHFL) is a non banking finance company in India and is regulated by the Reserve Bank of India (RBI). In view of the intrinsic nature of operations, the company is exposed to a variety of risks, which can be broadly classified as credit risk, market risk, liquidity risk and operational risk. It is also subject to various regulatory risks.

Risk management structure and policies

As a lending institution, Group is exposed to various risks that are related to lending business and operating environment. The Principal Objective in Group 's risk management processes is to measure and monitor the various risks that Group is subject to and to follow policies and procedures to address such risks. Group 's risk management framework is driven by Board and its subcommittees including the Audit Committee, the Asset Liability Management Committee and the Risk Management Committee. Group gives due importance to prudent lending practices and have implemented suitable measures for risk mitigation, which include verification of credit history from credit information bureaus, personal verification of a customer's business and residence, technical and legal verifications, conservative loan to value, and required term cover for insurance. The major types of risk Company face in businesses are liquidity risk, credit risk, interest rate risk and equity price risk.

(A) Liquidity risk

Liquidity risk is the potential for loss to an entity arising from either its inability to meet its obligations or to fund increases in assets as they fall due without incurring unacceptable cost or losses.

The Group manages liquidity risk by maintaining sufficient cash and cash equivalents (including marketable securities) to meet its obligations at all times. It also ensures having access to funding through an adequate amount of committed credit lines. The Group's treasury department is responsible for liquidity and funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management and the management regularly monitors the position of cash and cash equivalents vis-à-vis projections. Assessment of maturity profiles of financial assets and financial liabilities including debt financing plans and maintenance of Balance Sheet liquidity ratios are considered while reviewing the liquidity position.

The table below summarises the maturity profile of the undiscounted cash flows of the company's financial liabilities. In FY 2020-21 'Upto one month borrowings from banks and others' includes repo borrowings of Rs. Nil (Previous Year Rs. 1,468.97 Crore) with specific collateral of investments in government securities:

Particulars	As At March 31, 2021				
	Upto One month	Over one month to 2 years	2 years to 5 years	more than 5 years	Total
Borrowings from Banks & Others	3,467.61	44,345.59	17,313.41	17,787.69	82,914.30
Lease liability recognised under Ind AS 116	2.85	45.07	62.02	29.91	139.85
Trade Payables	-	23.50	-	-	23.50
Amount payable on Assigned Loans	1,045.67	-	-	-	1,045.67
Other liabilities	125.40	517.37	7.44	-	650.21
Temporary Overdrawn Balances as per books	3,327.04	-	-	-	3,327.04
Unclaimed Dividends	4.17	-	-	-	4.17
Derivatives	(0.31)	(25.40)	51.39	-	25.68
Foreign Currency Forward payable	-	591.91	54.25	-	646.16
Undrawn Loan Commitments	70.00	1,811.65	210.14	-	2,091.79
Servicing liability on assigned loans	3.88	62.66	42.31	2.24	111.09
	8,046.31	**47,372.35**	**17,740.96**	**17,819.84**	**90,979.46**

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Particulars	As At March 31, 2020				
	Upto One month	Over one month to 2 years	2 years to 5 years	more than 5 years	Total
Borrowings from Banks & Others	4,401.25	47,913.36	23,647.10	20,767.09	96,728.80
Lease liability recognised under Ind AS 116	5.79	126.84	137.81	70.45	340.88
Trade Payables	-	11.70	-	-	11.70
Amount payable on Assigned Loans	633.53	-	-	-	633.53
Other liabilities	292.43	76.05	5.37	-	373.85
Temporary Overdrawn Balances as per books	3,377.05	-	-	-	3,377.05
Unclaimed Dividends	4.67	-	-	-	4.67
Foreign Currency Forward payable	-	215.96	296.74	-	512.70
Undrawn Loan Commitments	-	2,274.56	-	-	2,274.56
Servicing liability on assigned loans	4.96	86.42	57.63	9.82	158.83
	8,719.68	**50,704.89**	**24,144.65**	**20,847.36**	**104,416.58**

(B) Credit Risk

Credit Risk arises from the potential that an obligor is either unwilling to perform on an obligation or its ability to perform such obligation is impaired resulting in economic loss to the Group. IBHFL's Credit Risk Management framework is categorized into following main components:

- Board and senior management oversight
- Organization structure
- Systems and procedures for identification, acceptance, measurement, monitoring and controlling risks.

It is the overall responsibility of the board appointed Risk Management Committee to approve the Group's credit risk strategy and lending policies relating to credit risk and its management. The policies are based on the Group's overall business strategy and the same is reviewed periodically.

The Board of Directors constituted Risk Management Committee keeps an active watch on emerging risks the Group is exposed to. The Risk Management Committee defines loan sanctioning authorities, including process of vetting by credit committees for various types/values of loans. The RMC approves credit policies, reviews regulatory requirements, and also periodically reviews large ticket loans and overdue accounts from this pool.

The Risk Management Committee approves the 'Credit Authority Matrix' that defines the credit approval hierarchy and the approving authority for each group of approving managers/ committees in the hierarchy.

To maintain credit discipline and to enunciate credit risk management and control process there is a separate Risk Management department independent of loan origination function. The Risk Management department performs the function of Credit policy formulation, credit limit setting, monitoring of credit exceptions / exposures and review /monitoring of documentation.

Derivative financial Instruments

Credit risk arising from derivative financial instruments is, at any time, limited to those with positive fair values, as recorded on the balance sheet. With gross–settled derivatives, the Group is also exposed to a settlement risk, being the risk that the Group honours its obligation, but the counterparty fails to deliver the counter value.

Analysis of risk concentration

The Group's concentrations of risk for loans are managed by counterparty and type of loan (i.e. Housing and Non-Housing as defined by NHB). Housing and Non housing loans are given to both individual and corporate borrowers. The table below shows the concentration of risk by type of loan.

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	March 31, 2021	March 31, 2020
Housing	43,247.35	47,607.57
Non Housing	22,159.90	22,603.87

The Group's concentrations of risk (for financial assets other than loans and advances) are managed by industry sector.

The following table shows the risk concentration by industry for the financial assets (other than loans) of the Group:-

Particulars	As At March 31, 2021			
	Financial services	Government*	Others	Total
Financial asset				
Cash and cash equivalents	13,124.16	-	-	13,124.16
Bank balance other than Cash and cash equivalents	3,879.72	-	-	3,879.72
Derivative financial instruments	154.13	-	-	154.13
Receivables	23.79	-	-	23.79
Investments	5,004.96	1,014.59	126.46	6,146.01
Other financial assets	1,160.48	-	-	1,160.48

* Government sector includes exposure to Central Government, State Governments, Government Corporations and Government Companies.

Particulars	As At March 31, 2020			
	Financial services	Government*	Others	Total
Financial asset				
Cash and cash equivalents	13,564.59	-	-	13,564.59
Bank balance other than Cash and cash equivalents	1,474.06	-	-	1,474.06
Derivative financial instruments	739.18	-	-	739.18
Receivables	28.84	-	-	28.84
Investments	9,038.13	3,165.23	74.10	12,277.46
Other financial assets	1,420.83	-	-	1,420.83

* Government sector includes exposure to Central Government, State Governments, Government Corporations and Government Companies.

(C) Market Risk

Market Risk is the risk that the value of on and off-balance sheet positions of a financial institution will be adversely affected by movements in market rates or prices such as interest rates, foreign exchange rates, equity prices, credit spreads and/or commodity prices resulting in a loss to earnings and capital.

Financial institutions may be exposed to Market Risk in variety of ways. Market risk exposure may be explicit in portfolios of securities / equities and instruments that are actively traded. Conversely it may be implicit such as interest rate risk due to mismatch of loans and deposits. Besides, market risk may also arise from activities categorized as off-balance sheet item. Therefore market risk is potential for loss resulting from adverse movement in market risk factors such as interest rates, forex rates, equity and commodity prices.

The Group's exposure to market risk is primarily on account of interest rate risk and Foreign exchange risk.

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(i) Interest Rate Risk:-

Interest rate risk arises when there is a mismatch between positions, which are subject to interest rate adjustment within a specified period. The Group's lending, funding and investment activities give rise to interest rate risk. The immediate impact of variation in interest rate is on the Group's net interest income, while a long term impact is on the Group's net worth since the economic value of the assets, liabilities and off-balance sheet exposures are affected. While assessing interest rate risks, signals given to the market by RBI and government departments from time to time and the financial industry's reaction to them shall be continuously monitored.

Due to the very nature of housing finance, the Group is exposed to moderate to higher Interest Rate Risk. This risk has a major impact on the balance sheet as well as the income statement of the Group. Interest Rate Risk arises due to:

i) Changes in Regulatory or Market Conditions affecting the interest rates

ii) Short term volatility

iii) Prepayment risk translating into a reinvestment risk

iv) Real interest rate risk.

In short run, change in interest rate affects Group's earnings (measured by NII or NIM) and in long run it affects Market Value of Equity (MVE) or net worth. It is essential for the Group to not only quantify the interest rate risk but also to manage it proactively. The Group mitigates its interest rate risk by keeping a balanced portfolio of fixed and variable rate loans and borrowings. Further Group carries out Earnings at risk analysis and maturity gap analysis at quarterly intervals to quantify the risk.

Interest Rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates (all other variables being constant) of the Group's statement of profit and loss:

Particulars	Basis Points	Effect on Profit /loss and Equity for the year 2020-21	Effect on Profit /loss and Equity for the year 2019-20
Borrowings*			
Increase in basis points	+25	(90.60)	(111.62)
Decrease in basis points	-25	90.60	111.62
Advances			
Increase in basis points	+25	181.84	209.36
Decrease in basis points	-25	(181.84)	(209.36)
Investments			
Increase in basis points	+25	0.03	-
Decrease in basis points	-25	(0.03)	-

*The impact of borrowings is after considering the impact on derivatives contracts entered to hedge the interest rate fluctuation on borrowings.

(ii) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. The Group's exposure to the risk of changes in foreign exchange rates relates primary to the foreign currency borrowings taken from banks through the FCNR route and External Commercial Borrowings (ECB).

The Group follows a conservative policy of hedging its foreign currency exposure through Forwards and / or Currency Swaps in such a manner that it has fixed determinate outflows in its function currency and as such there would be no significant impact of movement in foreign currency rates on the Group's profit before tax (PBT) and equity.

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(iii) Equity Price Risk

Equity price risk is the risk that the fair value of equities decreases as the result of changes in the level of equity indices and individual stocks. The non–trading equity price risk exposure arises from equity securities classified as FVOCI. A 10 per cent increase in the value of the company's FVOCI equities at March 31, 2021 would have increased equity by Rs. 23.19 Crore (Previous Year Rs. 290.43 Crore). An equivalent decrease would have resulted in an equivalent but opposite impact.

(D) Operational Risk

Operational risk is the risk of loss resulting from inadequate or failed internal processes, people and system or from external events. Operational risk is associated with human error, system failures and inadequate procedures and controls. It is the risk of loss arising from the potential that inadequate information system; technology failures, breaches in internal controls, fraud, unforeseen catastrophes, or other operational problems may result in unexpected losses or reputation problems. Operational risk exists in all products and business activities.

IBHFL recognizes that operational risk event types that have the potential to result in substantial losses includes Internal fraud, External fraud, employment practices and workplace safety, clients, products and business practices, business disruption and system failures, damage to physical assets, and finally execution, delivery and process management.

The Group cannot expect to eliminate all operational risks, but it endeavours to manage these risks through a control framework and by monitoring and responding to potential risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes, such as the use of internal audit.

(43) Leases

Company is a Lessee

(a) The Company has lease contracts for various office premises used in its operations. Leases of office premises generally have lease terms between 1 to 12 years. The Company's obligations under its leases are secured by the lessor's title to the leased assets. Generally, the Company is restricted from assigning and subleasing the leased assets.

The Company also has certain leases of office premises with lease terms of 12 months or less. The Company applies the 'short-term lease' recognition exemptions for these leases.

(b) Leases are shown as follows in the Company's balance sheet and profit & loss account

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period:

Particulars	Building - Office Premises	Total
Opening balance as at 1 April 2019 on implementation of IndAS 116	**310.87**	**310.87**
Additions	20.90	20.90
Deletion (Terminated during the year)	(19.30)	(19.30)
Depreciation expense	59.18	59.18
Closing net carrying balance 31 March 2020	**253.29**	**253.29**
Additions	14.85	14.85
Deletion (Termination/Modification during the year)	(98.08)	(98.08)
Depreciation expense	51.41	51.41
Closing net carrying balance 31 March 2021	**118.64**	**118.64**

Notes

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Set out below are the carrying amounts of lease liabilities (included under Borrowings (Other than Debt Securities)) and the movements during the year:

Particulars	Amount
Opening balance as at 1 April 2019 on implementation of IndAS 116	**310.87**
Additions	20.90
Deletion (Terminated during the year)	(20.38)
Accretion of interest	26.48
Payments	(73.04)
As at 31 March 2020	**264.82**
Additions	14.85
Deletion (Termination/Modification during the year)	(102.45)
Accretion of interest	16.65
Payments	(49.79)
Amount recognised in the Statement of Profit and Loss for changes in lease payments on a/c of rent concession	(4.24)
As at 31 March 2021	**139.85**
Current	29.25
Non-current	110.60

(c) Amounts recognised in the Statement of Profit and Loss

Particulars	For the year ended FY 2020-21 Amount	For the year ended FY 2019-20 Amount
Depreciation expense of right-of-use assets	51.41	59.18
Interest expense on lease liabilities	16.65	26.48
Gain on termination/modification of leases	(4.97)	(1.08)
Amount recognised in the Statement of Profit and Loss for changes in lease payments on a/c of rent concession	(3.64)	-
Expense relating to short-term leases (included in other expenses)	6.02	7.78
Total amount recognised in profit or loss	**65.47**	**92.36**

The Company had total cash outflows for leases of Rs. 49.79 crores in FY 2020-21 (Previous Year Rs. 73.04 crores).

(44) (1) The outbreak of CoVID–19 virus, and more specifically the ongoing current wave of infections and resultant lockdowns continue to cause significant disruptions and dislocations for individuals and businesses. While the lockdown introduced by the government at the beginning of the year were lifted in a phased manner and was followed by a period of increased economic activity, with the onset of a very severe second wave of infections, state governments have reintroduced lockdowns and have imposed restrictions on movement of people and goods. The Company's performance continues to be dependent on future developments, which are uncertain, including, among other things, including the current wave that has significantly increased the number of cases in India and any action to contain its spread or mitigate its impact.

In accordance with RBI guidelines relating to CoVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020, the Company had granted moratorium on the payment of instalments falling due between March 1, 2020 and May 31, 2020 to

Notes

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021

(All amount in Rs. in Crore, except for share data unless stated otherwise)

all eligible borrowers who have requested for the moratorium. The moratorium was further extended for instalment falling due between June 1, 2020 to August 31, 2020 in accordance with the RBI press release dated May 22, 2020 which permitted lending institutions to extend the moratorium. In accordance with the guidance from Institute of Chartered Accountant of India ("ICAI"), extension of the moratorium to borrowers by the Company pursuant to the RBI guidelines relating to COVID 19 Regulatory Package dated March 27, 2020 and April 17, 2020 and RBI press conference, by itself was not considered to result in a SICR for a borrower.

The Company is mainly engaged in providing individual housing loans, loans against property (LAP) and project finance for real estate development. Operations of all these segments were impacted over the past few years and consequent to CoVID-19 pandemic are expected to be further significantly impacted, including erosion in the asset values of the collateral held by the Company. The Company has assessed each of its loan portfolio and performed a comprehensive analysis of the staging of each of its borrower segment. Further, for project finance loans, the Company has reviewed the project status, funding plans and analysis of the borrowers for large projects. Further, the Company has also analysed its outstanding exposures viz a viz the valuation of the collateral/underlying property based on third party valuation reports. Based on the above analysis, the Company has recorded expected credit loss provision to reflect, among other things, the impact of CoVID-19 pandemic. The ECL provision has been determined based on estimates using information available as of the reporting date and given the uncertainties relating to the impact of CoVID-19, the period of which current wave may continue, and relief measures that may be announced by the government, the expected credit loss including management overlay is based on various variables and assumptions, which could result in actual credit loss being different than that being estimated; this will have a corresponding impact on the carrying value of the financial assets, results of operation and the financial position of the Company.

(2) The outbreak of CoVID–19 virus, and more specifically the ongoing current wave of infections and resultant lockdowns continue to cause significant disruptions and dislocations for individuals and businesses. While the lockdown introduced by the government at the beginning of the year were lifted in a phased manner and was followed by a period of increased economic activity, with the onset of a very severe second wave of infections, state governments have reintroduced lockdowns and have imposed restrictions on movement of people and goods. The Company's performance continues to be dependent on future developments, which are uncertain, including, among other things, including the current wave that has significantly increased the number of cases in India and any action to contain its spread or mitigate its impact.

In accordance with RBI guidelines relating to CoVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020, Indiabulls Commercial Credit Limited ('ICCL', 'the Company') had granted moratorium on the payment of instalments falling due between March 1, 2020 and May 31, 2020 to all eligible borrowers who have requested for the moratorium. The moratorium was further extended for instalment falling due between June 1, 2020 to August 31, 2020 in accordance with the RBI press release dated May 22, 2020 which permitted lending institutions to extend the moratorium. In accordance with the guidance from Institute of Chartered Accountant of India ("ICAI"), extension of the moratorium to borrowers by the Company pursuant to the RBI guidelines relating to COVID 19 Regulatory Package dated March 27, 2020 and April 17, 2020 and RBI press conference, by itself was not considered to result in a SICR for a borrower.

Indiabulls Commercial Credit Limited ('ICCL', 'the Company') is mainly engaged in the business of financing by way of loans against property (LAP), mortgage backed SME loans, and certain other purposes in India. Operations of all these segments were impacted over the past few years and consequent to CoVID-19 pandemic are expected to be further significantly impacted, including erosion in the asset values of the collateral held by the Company. The Company has assessed each of its loan portfolio and performed a comprehensive analysis of the staging of each of its borrower segment. Further, for project finance loans, the Company has reviewed the project status, funding plans and analysis of the borrowers for large projects. Further, the Company has also analysed its outstanding exposures viz a viz the valuation of the collateral/underlying property based on third party valuation reports. Based on the above analysis, the Company has recorded expected credit loss provision to reflect, among other things, the impact of CoVID-19 pandemic. The ECL provision has been determined based on estimates using information available as of the reporting date and given the uncertainties relating to the impact of CoVID-19, the period of which current wave may continue, and relief measures that may be announced by the government, the expected credit loss including management overlay is based on various variables and assumptions, which could result in actual credit loss being different than that being estimated; this will have a corresponding impact on the carrying value of the financial assets, results of operation and the financial position of the Company.

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Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(45) At March 31, 2020, the Company had created provision for expected credit loss by debiting the Additional Reserve under section 29 (c) of NHB Act, 1987 as per NHB circular no. NHB (ND)/DRS/Pol-No.03/2004-05 dated August 26, 2004 ("Additional Reserve u/s 29 (c)"). For the year ended March 31, 2021, Rs. 381 crores of such provision which was no longer required has been utilised towards write off of non-performing assets.

(46) Previous Year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification/ disclosures.

For and on behalf of the Board of Directors

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
Chief Financial Officer
New Delhi

Amit Jain
Company Secretary
Gurugram

May 19, 2021

Independent Auditor's Report

To the Members of Indiabulls Housing Finance Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying Standalone Financial Statements of Indiabulls Housing Finance Limited ("the Company"), which comprise the Balance sheet as at March 31 2021, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the Standalone Financial Statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Financial Statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, its profit including other comprehensive loss, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the Standalone Financial Statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Standalone Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Standalone Financial Statements.

Emphasis of Matter

We draw attention to Note 49 of the Standalone Financial Statements, which describes the manner of utilization of provisions during the year ended March 31, 2021, aggregating to Rs.381 crores, by writing off non-performing assets. The said provisions were, created from Additional Reserves made under section 29 (c) of NHB Act, 1987 and, as permitted under NHB circular no. NHB (ND)/DRS/Pol-No.03/2004-05 dated August 26, 2004. Our opinion is not modified in respect of this matter.

We draw attention to Note 47 of the Standalone Financial Statements which describes the uncertainties relating to the impact of COVID-19 pandemic on the Company's operations and financial metrics, including the expected credit losses. Our opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Standalone Financial Statements for the financial year ended March 31, 2021. These matters were addressed in the context of our audit of the Standalone Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the Standalone Financial Statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the Standalone Financial Statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying Standalone Financial Statements.

Key audit matters	How our audit addressed the key audit matter
Impairment of financial instruments (including provision for expected credit losses) (as described in note 8 of the financial statements)	
Ind AS 109 requires the Company to provide for impairment of its financial assets using the expected credit loss ('ECL') approach involving an estimation of probability of loss on the financial assets over their life, considering reasonable and supportable information about past events, current conditions and forecasts of future economic conditions which could impact the credit quality of the Company's loans and advances. In the process, a significant degree of judgement has been applied by the management in respect of following matters: • The Company has various loan products divided into Corporate loan portfolio and Retail loan portfolio. Retail loans are grouped into different categories on the basis of homogeneity and thereby expected to demonstrate similar credit characteristics. Corporate loan portfolio is assessed on a case to case basis. • Estimation of losses in respect of loans or groups of loans which had no/ minimal defaults in the past. • Staging of loans and estimation of behavioral life. • Management overlay for macro-economic factors and estimation of their impact on the credit quality. • The Company has developed models that derive key assumptions used within the provision calculation such as probability of default (PD) and loss given default (LGD). • The output of these models is then applied to the provision calculation with other information including the exposure at default (EAD). **Additional considerations on account of CoVID-19** Pursuant to the Reserve Bank of India ("RBI") circular dated March 27, 2020 ("RBI circular") allowing lending institutions to offer a moratorium to customers on payment of instalments falling due between March 1, 2020 and May 31, 2020, the Company had extended a moratorium to its borrower in accordance with its Board approved policy as described in Note 47. In accordance with the guidance from Institute of Chartered Accountants of India (ICAI), extension of the moratorium to borrowers by itself is not considered to result in a SICR for a borrower. Further, Government of India ("GOI") has announced various stimulus packages in order to grant relief to the borrowers. The Company has recorded a management overlay as part of its ECL, to reflect among other things the impact of Novel Coronavirus (CoVID-19) pandemic and macro-economic factors. In accordance with the guidance in Ind AS 109, the management overlay estimate takes into account reasonably and supportable information without incurring significant cost. The actual credit losses for the next 12 months could be significantly different than the ECL estimates prepared by the Company depending upon the impact and duration of the pandemic and various regulatory and policy measures announced by the Government. Given the high degree of management's judgement involved in estimation of ECL, it is an area of material uncertainty and a key audit matter.	• Our audit procedures included considering the Company's accounting policies for impairment of loan receivables and assessing compliance with the policies in terms of Ind AS 109. • Tested the assumptions used by the Company for grouping and staging of loan portfolio into various categories and default buckets for determining the PD and LGD rates. • Tested the operating effectiveness of the controls for staging of loans based on their past-due status. Tested a sample of performing (stage 1) loans to assess whether any loss indicators were present requiring them to be classified under stage 2 or 3. • Tested the input data used for determining the PD and LGD rates and agreed the data with the underlying books of accounts and records. • Performed inquiries with the Company's management and its risk management function to assess the impact of CoVID-19 including current wave on the business activities of the Company. • Assessed the Company's policy with respect to moratorium pursuant to the RBI circular and tested the implementation of such policy on a sample basis. • Assessed the additional considerations applied by the management for staging of loans as SICR/ default in view of Company's policy on moratorium. • Tested assumptions used by the management in determining the overlay for macro-economic factors (including CoVID-19 pandemic). • Tested the arithmetical accuracy of computation of ECL provision performed by the Company in spreadsheets. • Test checked the basis of collateral valuation in the determination of ECL provision. • Compared the disclosures included in the Ind AS financial statements in respect of expected credit losses with the requirements of Ind AS 107 and 109. Reviewed specific disclosures made in the Ind AS financial statements with regards to the impact of CoVID-19 on ECL estimation.

Key audit matters	How our audit addressed the key audit matter
Fair valuation of financial assets held at fair value through other comprehensive income ("FVTOCI") or fair value through profit and loss ("FVTPL") (collectively "fair value")	
The Company has classified financial assets amounting to Rs.231.88 crores as held at fair value through OCI (FVTOCI) and Rs.5,938.87 crores as held at fair value through profit and loss (FVTPL) in accordance with Ind AS 109. Additionally, the Company is also required to disclose fair value of its financial assets and liabilities held at amortized cost in accordance with Ind AS 107. The determination of the fair value of financial assets is considered to be a significant area in view of the materiality of amounts involved, judgements involved in selecting the valuation basis, and use of unobservable inputs. Given the inherent subjectivity in the valuation of the above investments, relative significance of these investments to the financial statements and the nature and extent of audit procedures involved, we determined this to be a key audit matter.	• Understood and tested the design and operating effectiveness of the Company's control over the assessment of valuation of investments. • Involved the auditor's expert to assess the reasonableness of the valuation methodology and underlying assumptions used by the management to estimate the fair value for sample of investments. • Obtain the valuation reports from external valuers, information available in public domain to assess the value of investment determined by the Company. • Validated the source data and tested the arithmetical accuracy of the calculation of valuation of investments. Assessed the adequacy of disclosure in the financial statements.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the Director's Report but does not include the Standalone Financial Statements and our auditor's report thereon.

Our opinion on the Standalone Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Standalone Financial Statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Standalone Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Standalone Financial Statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone Financial Statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial

controls with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Standalone Financial Statements, including the disclosures, and whether the Standalone Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Standalone Financial Statements for the financial year ended March 31, 2021 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by Section 143(3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

   (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

   (d) In our opinion, the aforesaid Standalone Financial Statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

   (e) On the basis of the written representations received from the directors as on March 31, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act;

   (f) With respect to the adequacy of the internal financial controls with reference to Standalone Financial Statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

   (g) In our opinion, the managerial remuneration for the year ended March 31, 2021 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act;

   (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:

      (i) The Company has disclosed the impact of pending litigations on its financial position in its Standalone Financial Statements – Refer Note 32(vii) and Note 33 to the Standalone Financial Statements;

      (ii) The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts – Refer Note 6 and Note 27 to the Standalone Financial Statements;

      (iii) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Shrawan Jalan
Partner
Membership Number: 102102
UDIN: 21102102AAAAJH1768

Mumbai
May 19, 2021

Annexure 1 referred to in paragraph 1 under the heading "Report on other legal and regulatory requirements" of our report of even date

Re: Indiabulls Housing Finance Limited

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

(b) The fixed assets were physically verified by the management in the year in accordance with a planned phased programme of verifying them over a period of three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

(c) According to the information and explanations given by the management, the title deeds of immovable properties included in property, plant and equipment are held in the name of the Company, except as follows:

1. Freehold land located at Lal Dora village of Bijwasan, New Delhi, having carrying amount of Rs.1,131,270 as at March 31, 2021, mortgaged as security towards Secured Non-Convertible Debentures issued by the Company.

2. Freehold land located at District. Mehsana, Ahmedabad having carrying amount of Rs.912,000 as at March 31, 2020, mortgaged as security towards Secured Non- Convertible Debentures issued by the Company.

Wherein, the title deeds are in the name of Indiabulls Financial Services Limited, (erstwhile Holding Company) that was merged with the Company under Section 391 to 394 of the Companies Act, 1956 in terms of the approval of the Honourable High court of judicature.

Further, based on the information and explanation given to us, information and explanations given to us immovable property consisting of a freehold land and a flat (building) whose title deeds have been mortgaged as security towards Secured Non-Convertible Debentures issued by the Company and are held in the name of the Company.

(ii) The Company's business does not involve inventories and, accordingly, the requirements under clause 3(ii) of the Order are not applicable to the Company and hence not commented upon.

(iii) According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Accordingly, the provisions of clause 3(iii)(a), (b) and (c) of the Order are not applicable to the Company and hence not commented upon.

(iv) In our opinion and according to the information and explanations given to us, there are no loans, investments, guarantees, and securities given in respect of which provisions of section 185 and 186 of the Act are applicable and hence not commented upon.

(v) The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) To the best of our knowledge and as explained, the Central Government has not specified the maintenance of cost records under section 148(1) of the Act, for the services of the Company.

(vii) (a) Undisputed statutory dues including provident fund, employees' state insurance, income-tax, goods and services tax, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there has been a slight delay in a few cases. The provisions relating to duty of excise and sales-tax are not applicable to the Company.

(b) According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, goods and service tax, value added tax, cess and other statutory dues applicable to the Company were outstanding, at the year end, for a period of more than six months from the date they became payable.

(c) According to the records of the Company, the dues outstanding of income-tax, sales-tax, service tax, value added tax and cess on account of any dispute, are as follows:

Name of the Statute	Nature of dues	Amount under dispute (Rs.)	Amount unpaid	Period to which its relates	Forum where dispute is pending
The Income Tax Act, 1961	Income Tax	12,301,239	12,301,239	Financial year 2008-09	Supreme Court
The Income Tax Act, 1961	Income Tax	12,737,519	12,737,519	Financial year 2010-11	High Court of Delhi
The Income Tax Act, 1961	Income Tax	491,992	491,992	Financial year 2010-11	CIT (Appeals)
The Income Tax Act, 1961	Income Tax	36,379	36,379	Financial year 2011-12	CIT (Appeals)
The Income Tax Act, 1961	Income Tax	1,144,660	1,144,660	Financial year 2012-13	CIT (Appeals)
The Income Tax Act, 1961	Income Tax	141,604,444	141,604,444	Financial year 2013-14	CIT (Appeals)
The Income Tax Act, 1961	Income Tax	138,105,980	138,105,980	Financial year 2014-15	CIT (Appeals)
The Income Tax Act, 1961	Income Tax	205,405,006	205,405,006	Financial year 2015-16	CIT (Appeals)
The Income Tax Act, 1961	Income Tax	486,553,886	486,553,886	Financial year 2016-17	CIT (Appeals)
The Income Tax Act, 1961	Income Tax	482,318	482,318	Financial year 2010-11	CIT (Appeals)
The Income Tax Act, 1961	Income Tax	30,823	30,823	Financial year 2011-12	CIT (Appeals)
The Rajasthan Value Added Tax Act, 2003	Disallowance u/s 25, 55, 56 and 61	14,505,873	6,206,103	Year ended March 31, 2008 to October 31, 2012	Rajasthan High Court

(viii) In our opinion and according to the information and explanations given by the management, the Company has not defaulted in repayment of loans or borrowing to a financial institution, bank or dues to debenture holders. The Company does not have any due of loans or borrowing to government during the year.

(ix) According to the information and explanations given by the management, the Company has not raised any money by way of initial public offer or further public offer.

Further, monies raised by the Company by way of term loans and non-convertible debenture were applied for the purpose for which those were raised, though idle/surplus funds which were not required for immediate utilization were gainfully invested in liquid investments payable on demand.

(x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the Company or no material fraud on the Company by the officers and employees of the Company has been noticed or reported during the year.

(xi) According to the information and explanations given by the management and audit procedures performed by us, the managerial remuneration has been paid and provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act, 2013.

(xii) In our opinion, the Company is not a nidhi company. Therefore, the provisions of clause 3(xii) of the Order are not applicable to the Company and hence not commented upon.

(xiii) According to the information and explanations given by the management, transactions with the related parties are in compliance with section 177 and 188 of the Act where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.

(xiv) According to the information and explanations given by the management and audit procedures performed by us, the Company has complied with provisions of section 42 of the Companies Act, 2013 in respect of the private placement of shares and foreign currency convertible bonds during the year. According to the information and explanations given by the management, we report that the amounts raised, have been used for the purposes for which the funds were raised.

(xv) According to the information and explanations given by the management and audit procedures performed by us, the Company has not entered into any non-cash transactions with directors or persons connected with the directors as referred to in section 192 of the Act.

(xvi) According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Shrawan Jalan
Partner
Membership Number: 102102
UDIN: 21102102AAAAJH1768

Mumbai
May 19, 2021

Annexure 2 referred to in paragraph 2(f) under the heading "Report on other legal and regulatory requirements" of our report of even date

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to standalone financial statements of Indiabulls Housing Finance Limited ("the Company") as of March 31, 2021 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these standalone financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to these standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone financial statements included obtaining an understanding of internal financial controls with reference to these standalone financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to these standalone financial statements.

Meaning of Internal Financial Controls with reference to these Standalone Financial Statements

A company's internal financial controls with reference to standalone financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to standalone financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Standalone Financial Statements

Because of the inherent limitations of internal financial controls with reference to standalone financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to standalone financial statements to future periods are subject to the risk that the internal financial control with reference to standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone financial statements and such internal financial controls with reference to standalone financial statements were operating effectively as at March 31, 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Shrawan Jalan
Partner
Membership Number: 102102
UDIN: 21102102AAAAJH1768

Mumbai
May 19, 2021

Standalone Balance Sheet

of Indiabulls Housing Finance Limited as at March 31, 2021

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Note No.	As at March 31, 2021	As at March 31, 2020
ASSETS			
Financial Assets			
Cash and cash equivalents	4	11,245.42	11,491.60
Bank balance other than Cash and cash equivalents	5	3,841.55	1,421.69
Derivative financial instruments	6	154.13	739.18
Receivables			
i) Trade Receivables	7	3.10	5.32
ii) Other Receivables		-	-
Loans	8	54,472.75	59,093.37
Investments	9	10,017.75	16,166.76
Other Financial Assets	10	1,161.71	1,387.32
Non- Financal Assets			
Current tax assets (net)		393.87	968.45
Deferred tax assets (net)	31	595.02	349.95
Property, plant and equipment	11	79.33	113.41
Righit-of-use Assets	46	114.99	247.93
Other Intangible assets	11	34.45	14.23
Other Non- Financial Assets	12	357.57	564.46
Assets held for sale		1,000.63	88.90
Total Assets		**83,472.27**	**92,652.57**
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
Derivative financial instruments	6	289.22	187.82
Payables			
(I) Trade Payables	13		
(i) total outstanding dues of micro enterprises and small enterprises		-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		22.96	11.56
Debt Securities	14	29,164.70	32,092.12
Borrowings (Other than Debt Securities)	15	29,558.67	36,609.92
Subordinated liabilities	16	4,348.71	4,338.60
Other Financial Liabilities	17	3,943.04	3,639.11
Non Financial Liabilities			
Current tax liabilities (net)		138.39	60.81
Provisions	18	118.90	189.43
Deferred tax liabilities (net)	31	-	-
Other Non-Financial Liabitilies	19	365.47	593.60
Equity			
Equity share capital	20	92.47	85.51
Other equity	21	15,429.74	14,844.09
Total Liabilities and Equity		**83,472.27**	**92,652.57**

The accompanying Notes are integral part of the financial statements

In terms of our report attached

For **S.R. Batliboi & Co. LLP**
ICAI Firm registration No. 301003E/E300005
Chartered Accountants

For and on behalf of the Board of Directors

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

per Shrawan Jalan
Partner
Membership No. 102102

Mukesh Garg
Chief Financial Officer
New Delhi

Amit Jain
Company Secretary
Gurugram

Mumbai, May 19, 2021

May 19, 2021

Standalone Statement of Profit and Loss

of Indiabulls Housing Finance Limited for the year ended March 31, 2021

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Note No.	Year ended March 31, 2021	Year ended March 31, 2020
Revenue from operations			
Interest Income	22	8,490.50	9,881.51
Dividend Income	23	0.17	816.82
Fees and commission Income	24	54.16	256.15
Net gain on derecognition of financial instruments under amortised cost category		109.81	444.75
Total revenue from operations		**8,654.64**	**11,399.23**
Other Income	26	98.15	16.07
Total Income		**8,752.79**	**11,415.30**
Expenses			
Finance Costs	27	6,308.04	7,709.60
Net loss on fair value changes	25	49.79	169.47
Impairment on financial instruments	28	493.01	109.26
Employee Benefits Expense	29	224.72	556.97
Depreciation, amortization and impairment	11 & 46(c)	90.82	97.80
Other expenses	30	194.24	225.48
Total Expenses		**7,360.62**	**8,868.58**
Profit before tax		1,392.17	2,546.72
Tax Expense:			
(1) Current Tax	31	-	319.20
(2) Deferred Tax Charge/ (Credit)	31	333.71	67.61
Profit for the Year		**1,058.46**	**2,159.91**
Other Comprehensive Income			
A (i) Items that will not be reclassified to statement of profit or loss			
(a) Remeasurement gain on defined benefit plan		12.43	9.57
(b) (Loss) / Gain on equity instrument designated at FVOCI Refer Note 9(4)		(685.19)	(89.64)
(c) impairement allowance		-	(2,402.72)
(ii) Income tax impact on above		153.64	630.68
B (i) Items that will be reclassified to statement of profit or loss			
(a) Derivative instruments in Cash flow hedge relationship		(244.82)	(126.11)
(ii) Cost of hedging for currency basis spread when excluded from designation in a hedge relationship			
(iii) Income tax impact on above		61.62	16.34
Other Comprehensive (loss) / Income (A+B)		**(702.32)**	**(1,961.88)**
Total Comprehensive Income for the Year		**356.14**	**198.03**
Earnings per equity share			
Basic (Rs.)	37	**23.71**	**50.52**
Diluted (Rs.)	37	**23.71**	**50.51**
Nominal value per share (Rs.)		**2.00**	**2.00**

The accompanying Notes are integral part of the financial statements

In terms of our report attached

For **S.R. Batliboi & Co. LLP**
ICAI Firm registration No. 301003E/E300005
Chartered Accountants

For and on behalf of the Board of Directors

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

per Shrawan Jalan
Partner
Membership No. 102102

Mukesh Garg
Chief Financial Officer
New Delhi

Amit Jain
Company Secretary
Gurugram

Mumbai, May 19, 2021

May 19, 2021

Standalone Cash Flow Statement

of Indiabulls Housing Finance Limited for the Year ended March 31, 2021

(All amount in Rs. in Crore, except for share data unless stated otherwise)

		Year ended March 31, 2021	Year ended March 31, 2020
A	**Cash flows from operating activities :**		
	Profit before tax	**1,392.17**	**2,546.72**
	Adjustments to reconcile profit before tax to net cash flows:		
	Employee Stock Compensation	(9.74)	27.32
	Provision for Gratuity, Compensated Absences and Superannuation Expense	(57.49)	29.67
	Impairment on Financial Instruments	962.69	816.25
	Interest Expense	6,147.23	7,600.84
	Interest Income	(8,584.39)	(10,005.43)
	Dividend Received	(0.17)	(816.82)
	Profit on Lease	(7.97)	(0.77)
	Depreciation and Amortisation	90.82	97.80
	Guarantee Income	(9.33)	(12.43)
	Loss on sale of Property, plant and equipment	3.39	2.00
	Unrealised loss / (gains) on appreciation of Investments	21.52	(124.05)
	Operating (Loss) / Gain before working capital changes	(51.27)	161.10
	Working Capital Changes		
	Trade Receivable, Other Financial and non Financial Assets	706.31	(329.59)
	Loans	5,268.06	14,196.27
	Trade Payables, other financial and non Financial Liabilities	243.98	(1,005.55)
	Cash from / (used in) operations	6,167.08	13,022.23
	Interest received on loans	7,249.60	9,375.60
	Interest paid on borrowings	(6,104.07)	(7,746.52)
	Income taxes paid (Net)	288.65	(571.07)
	Net cash flow from operating activities	**7,601.26**	**14,080.24**
B	**Cash flows from investing activities**		
	Purchase of Property, plant and equipment and other intangible assets	(34.22)	(32.39)
	Sale of Property, plant and equipment	3.93	0.67
	Movement in Capital Advances	23.32	2.84
	Dividend Received	0.17	816.82
	Investment in deposit accounts	(2,419.86)	(755.79)
	Proceeds from Subsidiaries / other Investments	4,530.58	9,071.53
	Interest received on Investments	476.93	622.61
	Net cash flow from investing activities	**2,580.85**	**9,726.29**

Standalone Cash Flow Statement

of Indiabulls Housing Finance Limited for the Year ended March 31, 2021

(All amount in Rs. in Crore, except for share data unless stated otherwise)

		Year ended March 31, 2021	Year ended March 31, 2020
C	**Cash flows from financing activities**		
	Net Proceeds from Issue of Equity Share (Including Securities Premium)	662.31	4.99
	Distribution of Equity Dividends (including Corporate Dividend Tax thereon)	(416.62)	(1,594.93)
	Loan to Subsidiary Companies	(707.58)	(341.42)
	Repayment of Term loans (Net)	(6,388.94)	(9,131.32)
	Repayment of Commercial Papers (Net)	-	(5,330.00)
	Repayment of Secured Redeemable Non-Convertible Debentures (Net)	(3,008.15)	(10,989.09)
	Lease Rent payments	(48.49)	(68.57)
	(Repayment of) / Proceeds from Working capital loans (Net)	(520.82)	1,778.82
	Net cash (used in) / from financing activities	**(10,428.29)**	**(25,671.52)**
D	**Net (Decrease) / Increase in cash and cash equivalents (A+B+C)**	**(246.18)**	**(1,864.99)**
E	**Cash and cash equivalents at the beginning of the year**	**11,491.60**	**13,356.56**
F	**Cash and cash equivalents at the end of the year (D + E)** (Refer Note 4)	**11,245.42**	**11,491.60**

The accompanying Notes are integral part of the financial statements

Notes:

1. The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Indian Accounting Standard (IndAS) - 7 on 'Statement of Cash Flows'.
2 For disclosure of investing and financing activity that do not require cash and cash equivalent (Refer Note 32)(iv).

In terms of our report attached

For **S.R. Batliboi & Co. LLP**
ICAI Firm registration No. 301003E/E300005
Chartered Accountants

per Shrawan Jalan
Partner
Membership No. 102102

Mumbai, May 19, 2021

For and on behalf of the Board of Directors

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
Chief Financial Officer
New Delhi

Amit Jain
Company Secretary
Gurugram

May 19, 2021

Standalone Statement of Changes in Equity

of Indiabulls Housing Finance Limited for the year ended March 31, 2021

(All amount in Rs. in Crore, except for share data unless stated otherwise)

a. Equity Share Capital:	Numbers	Amount
Equity shares of INR 2 each issued, subscribed and fully paid		
At 31 March , 2019	**427,403,339**	**85.48**
Add : issued during the FY 2019-20	170,752	0.03
At 31 March , 2020	**427,574,091**	**85.51**
Add : issued during the FY 2020-21	34,774,811	6.96
At 31 March , 2021	**462,348,902**	**92.47**

b. Other Equity

	Reserve & Surplus													Other Comprehensive Income		
	Capital reserve	Capital Redemption Reserve	Securites premium Account	Stock Compensation Adjustment Reserve	General reserve	Special Reserve U/s 36(I) (viii) of the Income Tax Act, 1961	Reserve (I) As per section 29C of the Housing Bank Act, 1987	Reserve (II)	Reserve (III)	Additional Reserve Fund (U/s 29C of the National Housing Bank Act, 1987	Debenture Redemption Reserve	Debenture Premium Account	Retained earnings	Equity instruments through other comprehensive income	Cash flow hedge reserve	Total
As at 31 March, 2019	**13.75**	**0.36**	**7,490.72**	**162.50**	**955.99**	**89.00**	**1,568.06**	**505.48**	**1,958.00**	**964.71**	**834.67**	**1.28**	**538.36**	**2,218.46**	**(127.90)**	**17,173.44**
Profit for the period	-	-	-	-	-	-	-	-	-	-	-	-	2,159.91	-	-	2,159.91
Other Comrehensive Income	-	-	-	-	-	-	-	-	-	-	-	-	5.25	(1,857.36)	(109.77)	(1,961.88)
Total comprehensive income	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,165.16**	**(1,857.36)**	**(109.77)**	**198.03**
Add: Transferred / Addition during the year	-	-	-	27.32	150.00	-	211.98	-	220.00	-	139.47	-	-	-	-	748.77
Add: during the year on Account of ESOPs	-	-	4.96	-	-	-	-	-	-	-	-	-	-	-	-	4.96
Add: Transfer from Stock Comentation Adjustment A/c	-	-	1.32	-	-	-	-	-	-	-	-	-	-	-	-	1.32
Less:Transferred to Securities Premium Account	-	-	-	1.32	-	-	-	-	-	-	-	-	-	-	-	1.32
Less: Adjused / Utilised during the year	-	-	-	-	-	-	-	-	-	964.71	-	-	-	-	-	964.71
Appropriations:-																-
Interim Dividend paid on Equity Shares @ Rs. 31 Per Share	-	-	-	-	-	-	-	-	-	-	-	-	1,325.31	-	-	1,325.31
Corporate Dividend Tax on Interim Dividend paid on Equity Shares	-	-	-	-	-	-	-	-	-	-	-	-	269.64	-	-	269.64
Transferred to Reserve III (Reserve U/s 36(1) (viii), Considered as eligible transfer to Special Reserve U/s 29C of the NHB Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	220.00	-	-	220.00
Transferred to Reserve I (Special Reserve U/s 29C of the NHB Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	211.98	-	-	211.98
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Standalone Statement of Changes in Equity

of Indiabulls Housing Finance Limited for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

b. Other Equity

	Reserve & Surplus													Other Comprehnesive Income		
	Capital reserve	Capital Redemption Reserve	Securites premium Account	Stock Compensation Adjustment Reserve	General reserve	Special Reserve U/s 36(I) (viii) of the Income Tax Act, 1961	Reserve (I) As per section 29C of the Housing Bank Act, 1987	Reserve (II)	Reserve (III)	Additional Reserve Fund (U/s 29C of the National Housing Bank Act, 1987	Debenture Redemption Reserve	Debenture Premium Account	Retained earnings	Equity instruments through other comprehensive income	Cash flow hedge reserve	Total
Transferred to General Reserve	-	-	-	-	-	-	-	-	-	-	-	-	150.00	-	-	150.00
Transferred to Debenture Redemption Reserve	-	-	-	-	-	-	-	-	-	-	-	-	139.47	-	-	139.47
Total Appropriations	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,316.40**	**-**	**-**	**2,316.40**
As at 31 March, 2020	**13.75**	**0.36**	**7,497.00**	**188.50**	**1,105.99**	**89.00**	**1,780.04**	**505.48**	**2,178.00**	**-**	**974.14**	**1.28**	**387.12**	**361.10**	**(237.67)**	**14,844.09**
Profit for the period	-	-	-	-	-	-	-	-	-	-	-	-	1,058.46	-	-	1,058.46
Other Comrehensive Income	-	-	-	-	-	-	-	-	-	-	-	-	9.30	(528.42)	(183.20)	(702.32)
Total comprehensive income	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,067.76**	**(528.42)**	**(183.20)**	**356.14**
Add: Transferred / Addition during the year	-	-	-	(9.74)	-	-	211.69	-	-	825.00	-	-	-	-	-	1,026.95
Add: during the year	-	-	675.92	-	-	-	-	-	-	-	-	-	-	-	-	675.92
Less: Adjused / Utilised during the year	-	-	20.56	-	-	-	-	-	-	-	-	-	-	-	-	20.56
Appropriations:-																
Interim Dividend payable on Equity Shares @ Rs. 9 Per Share	-	-	-	-	-	-	-	-	-	-	-	-	416.11	-	-	416.11
Transferred to Reserve I (Special Reserve U/s 29C of the NHB Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	211.69	-	-	211.69
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	825.00	-	-	825.00
Total Appropriations	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,452.80**	**-**	**-**	**1,452.80**
At 31 March 2021	**13.75**	**0.36**	**8,152.36**	**178.76**	**1,105.99**	**89.00**	**1,991.73**	**505.48**	**2,178.00**	**825.00**	**974.14**	**1.28**	**2.08**	**(167.32)**	**(420.87)**	**15,429.74**

The accompanying Notes are integral part of the financial statements

In terms of our report attached

For **S.R. Batliboi & Co. LLP**
ICAI Firm registration No. 301003E/E300005
Chartered Accountants

per Shrawan Jalan
Partner
Membership No. 102102

Mumbai, May 19, 2021

For and on behalf of the Board of Directors

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
Chief Financial Officer
New Delhi

Amit Jain
Company Secretary
Gurugram

May 19, 2021

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021

(All amount in Rs. in Crore, except for share data unless stated otherwise)

1. Corporate information

Indiabulls Housing Finance Limited ("the Company") ("IBHFL") ("IHFL") is a public limited company domiciled in India with its registered office at M-62 & 63, Ist Floor, Connaught Place, New Delhi-110001. The Company is engaged in the business to provide finance and to undertake all lending and finance to any person or persons, co-operative society, association of persons, body of individuals, companies, institutions, firms, builders, developers, contractors, tenants and others either at interest or without and/or with or without any security for construction, erection, building, repair, remodelling, development, improvement, purchase of houses, apartments, flats, bungalows, rooms, huts, townships and/or other buildings and real estate of all descriptions or convenience there on and to equip the same or part thereof with all or any amenities or conveniences, drainage facility, electric, telephonic, television, and other installations, either in total or part thereof and /or to purchase any free hold or lease hold lands, estate or interest in any property and such other activities as may be permitted under the Main Objects of the Memorandum of Association of the Company.

The Board of Directors of Indiabulls Housing Finance Limited (100% subsidiary of "IBFSL") and Indiabulls Financial Services Limited ("IBFSL", "Erstwhile Holding Company") at their meeting held on April 27, 2012 had approved the Scheme of Arrangement involving the reverse merger of IBFSL with the Company in terms of the provisions of Sections 391 to 394 of the Companies Act, 1956 (the "Scheme of Arrangement"). The Appointed Date of the proposed merger fixed under the Scheme of Arrangement was April 1, 2012. The Hon'ble High Court of Delhi, vide its Order dated December 12, 2012, received by the Company on February 8, 2013, approved the Scheme of Arrangement. In terms of the Court approved Scheme of Arrangement, with the filing of the copy of the Order, on March 8, 2013, with the office of ROC, NCT of Delhi & Haryana (the Effective Date), IBFSL, as a going concern, stands amalgamated with IBHFL with effect from the Appointed Date, being April 1, 2012.

Indiabulls Financial Services Limited ("IBFSL") was incorporated on January 10, 2000 as a Private Limited Company. On March 30, 2001, the Company was registered under Section 45-IA of the Reserve Bank of India (RBI) Act, 1934 to carry on the business of a Non-Banking Financial Company. The Company was converted into a public limited Company pursuant to Section 44 of the Companies Act, 1956 on February 03, 2004.

The Company was incorporated on May 10, 2005. On December 28, 2005 the Company was registered under Section 29A of the National Housing Bank Act, 1987 to commence / carry on the business of a Housing Finance Institution without accepting public deposits. The Company is required to comply with provisions of the National Housing Bank Act, 1987, the Housing Finance Companies (NHB) Directions, 2010 (as amended from time to time) and other guidelines / instructions / circulars issued by the National Housing Bank from time to time.

2. (i) Basis of preparation

The standalone financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) along with other relevant provisions of the Act, the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 ('the RBI Master Directions') and notification for Implementation of Indian Accounting Standard vide circular RBI/2019-20/170 DOR(NBFC).CC.PD.No.109/22.10.106/2019-20 dated 13 March 2020 ('RBI Notification for Implementation of Ind AS') issued by RBI.

The standalone financial statements have been prepared on a historical cost basis, except for fair value through other comprehensive income (FVOCI) instruments, derivative financial instruments, other financial assets held for trading and financial assets and liabilities designated at fair value through profit or loss (FVTPL), all of which have been measured at fair value. Further the carrying values of recognised assets and liabilities that are hedged items in fair value hedges, and otherwise carried at amortised cost, are adjusted to record changes in fair value attributable to the risks that are being hedged. The standalone financial statements are presented in Indian Rupees (INR). The figures are rounded off to the nearest crore.

(ii) Presentation of financial statements

The Company presents its balance sheet in order of liquidity. Financial assets and financial liabilities are generally reported gross in the balance sheet. They are only offset and reported net when, in addition to having an unconditional legally enforceable right to offset the recognised amounts without being contingent on a future event, the parties also intend to settle on a net basis in all of the following circumstances:

A. The normal course of business

B. The event of default

C. The event of insolvency or bankruptcy of the Company and/or its counterparties

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3. Significant accounting policies

3.1 Significant accounting Judgements, estimates and assumptions

The preparation of Standalone financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

A Impairment loss on financial assets

The measurement of impairment losses across all categories of financial assets except assets valued at FVTPL, enquires judgment, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Company's expected credit loss (ECL) calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgments and estimates include:

- The Company's model, which assigns Probability of Defaults (PDs)
- The Company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a Long Term ECL (LTECL) basis
- The segmentation of financial assets when their ECL is assessed on a collective basis
- Development of ECL models, including the various formulas and the choice of inputs
- Determination of associations between macroeconomic scenarios and, economic inputs, and the effect on PDs, Exposure at Default (EADs) and Loss Given Default (LGDs)
- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models

B. Business Model Assumption

Classification and measurement of financial assets depends on the results of the SPPI and the business model test. The Company determines the business model at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgment reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised cost that are de-recognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

C. Defined employee benefit assets and liabilities

The cost of the defined benefit gratuity plan and other post-employment benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

D. Share Based Payments

Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation

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model including the expected life of the share option, volatility and dividend yield and making assumptions about them.

E. Fair value measurement

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

F. Effective interest rate method

The Company's EIR methodology, recognises interest income using a rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans and recognises the effect of potentially different interest rates charged at various stages and other characteristics of the product life cycle. This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments, as well expected changes to the company's base rate and other fee income/expense that are integral parts of the instrument.

G. Investment in Associates

The company accounts for its investments in associates as per IndAS 109 and designates such investment as FVOCI investment

3.2 Cash and cash equivalents

Cash and cash equivalent comprises cash in hand, demand deposits and time deposits held with bank, debit balance in cash credit account.

3.3 Recognition of income and expense

a) Interest income

The Company earns revenue primarily from giving loans. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Interest revenue is recognized using the effective interest method (EIR). The effective interest method calculates the amortized cost of a financial instrument and allocates the interest income. The effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the gross carrying amount of the financial asset or liability. The calculation takes into account all contractual terms of the financial instrument (for example, prepayment options) and includes any fees or incremental costs that are directly attributable to the instrument and are an integral part of the EIR, but not future credit losses.

The Company calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets. When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company calculates the interest to the extant recoverable. If the financial assets cures and is no longer credit-impaired, the Company reverts to calculating interest income.

b) Interest expense

Interest expense includes issue costs that are initially recognized as part of the carrying value of the financial liability and amortized over the expected life using the effective interest method. These include fees and commissions payable to arrangers and other expenses such as external legal costs, provided these are incremental costs that are directly related to the issue of a financial liability.

c) Other charges and other interest

Additional interest and Overdue interest is recognised on realization basis.

d) Commission on Insurance Policies

Commission on insurance policies sold is recognised when the Company under its agency code sells the insurance policies and when the same is accepted by the principal insurance company.

e) Dividend income

Dividend income is recognized when the Company's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the entity and the amount of the dividend can be measured reliably. This is generally when shareholders approve the dividend.

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3.4 Foreign currency

The Company's financial statements are presented in Indian Rupees (INR) which is also the Company's functional currency.

Transactions in foreign currencies are initially recorded by the Company at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Foreign currency denominated monetary assets and liabilities are translated at the functional currency spot rates of exchange at the reporting date and exchange gains and losses arising on settlement and restatement are recognized in the statement of profit and loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

3.5 Leases

The company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

- Office Premises – 1-12 Years

The right-of-use assets are also subject to impairment. Refer to the accounting policies in note 3.8 Impairment of non-financial assets.

Lease Liability

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable. The lease payments also include payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option).

Determining the lease term of contracts with renewal and termination options – Company as lessee

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

Leases - Estimating the incremental borrowing rate

The Company cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR

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therefore reflects what the Company 'would have to pay', which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease.

3.6 Property, plant and equipment (PPE) and Intangible assets

PPE

PPE are stated at cost (including incidental expenses directly attributable to bringing the asset to its working condition for its intended use) less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure related to PPE is capitalized only when it is probable that future economic benefits associated with these will flow to the Company and the cost of item can be measured reliably. Other repairs and maintenance costs are expensed off as and when incurred.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

3.7 Depreciation and amortization

Depreciation

Depreciation on tangible fixed assets is provided on straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013, except for Vehicles.

Vehicles are amortised on a straight line basis over a period of five years from the date when the assets are available for use. The life has been assessed based on past usage experience and considering the change in technology.

Depreciation on additions to fixed assets is provided on a pro-rata basis from the date the asset is put to use. Leasehold improvements are amortised over the period of Lease. Depreciation on sale / deduction from fixed assets is provided for up to the date of sale / deduction, as the case may be.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate

Amortization

Intangible assets consisting of Software are amortised on a straight line basis over a period of four years from the date when the assets are available for use. The amortisation period and the amortisation method for these softwares with a finite useful life are reviewed at least at each financial year-end.

3.8 Impairment of non-financial assets

The carrying amount of assets is reviewed at each balance sheet date if there is any indication of impairment based on internal/external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the assets, net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

3.9 Provisions, Contingent Liability and Contingent Assets

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. Contingent liability is disclosed for (1) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or (2) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made. Contingent Assets are not recognised in the financial statements.

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3.10 Retirement and other employee benefits

Retirement benefit in the form of provident fund and Employee State Insurance Scheme is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund and Employee State Insurance scheme. The Company recognizes contribution payable to the provident fund and Employee State Insurance scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

The Company has unfunded defined benefit plans Gratuity plan and Compensated absences plan for all eligible employees, the liability for which is determined on the basis of actuarial valuation at each year end. Separate actuarial valuation is carried out for each plan using the projected unit credit method. Superannuation (Pension & Medical coverage) payable to a Director on retirement is also actuarially valued at the end of the year using the Projected Unit Credit Method.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

3.11 Taxes

Tax expense comprises current and deferred tax.

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with Income tax Act, 1961, Income Computation and Disclosure Standards and other applicable tax laws. The tax rates and tax laws used to compute the amount are those that are enacted at the reporting date.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which during the specified period gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the Company.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

3.12 Earning per share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting year.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average

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number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

3.13 Share based payments

Equity-settled share based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled share based payments is expensed on a straight line basis over the vesting period, based on the Company₹s estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in Statement of Profit and Loss such that the cumulative expenses reflects the revised estimate, with a corresponding adjustment to the Stock Compensation Adjustment Reserve.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

3.14 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

3.14.1 Financial Assets

3.14.1.1 Initial recognition and measurement

Financial assets, with the exception of loans and advances to customers, are initially recognised on the trade date, i.e., the date that the Company becomes a party to the contractual provisions of the instrument. Loans and advances to customers are recognised when funds are disbursed to the customers. The classification of financial instruments at initial recognition depends on their purpose and characteristics and the management's intention when acquiring them. All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

3.14.1.2 Classification and Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through other comprehensive income (FVTOCI)
- Debt instruments and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)

3.14.1.3 Debt instruments at amortised costs

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

Business model: The business model reflects how the Company manages the assets in order to generate cash flows. That is, where the Company's objective is solely to collect the contractual cash flows from the assets, the same is measured at amortized cost or where the Company's objective is to collect both the contractual cash flows and cash flows arising from the sale of assets, the same is measured at fair value through other comprehensive income (FVTOCI). If neither of these is applicable (e.g. financial assets are held for trading purposes), then the financial assets are classified as part of 'other' business model and measured at FVPL.

SPPI: Where the business model is to hold assets to collect and earn contractual cash flows (i.e. measured at amortized cost), the Company assesses whether the financial instruments' cash flows represent solely payments of principal and interest (the 'SPPI test'). In making this assessment, the Company considers whether the contractual cash flows are consistent with a basic lending arrangement i.e. interest includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with a basic lending arrangement. Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial asset is classified and measured at fair value through profit or loss. The amortized cost, as mentioned above, is

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computed using the effective interest rate method.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method less impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in interest income in the statement of profit or loss. The losses arising from impairment are recognised in the statement of profit and loss.

3.14.1.4 Debt instruments at FVOCI

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

The objective of the business model is achieved both by collecting contractual cash flows and fair value changes relating to market movements selling the financial assets, and The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Company recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the Statement of Profit and Loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to Statement of Profit and Loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

3.14.1.5 Debt instruments at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

3.14.1.6 Equity Investments

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by- instrument basis. The classification is made on initial recognition and is irrevocable.

If the company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from Other Comprehensive Income to Statement of Profit and Loss, even on sale of investment. However, the company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

3.14.2 Financial Liabilities

3.14.2.1 Initial recognition and measurement

Financial liabilities are classified and measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for trading or it is designated as on initial recognition. All financial liabilities are recognised initially at fair value and, in the case of borrowings and payables, net of directly attributable transaction costs.

The company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and derivative financial instruments.

3.14.2.2 Borrowings

After initial recognition, interest-bearing borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in Statement of Profit and Loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss. This category generally applies to borrowings.

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3.14.3 Derivative financial instruments

The Company holds derivatives to mitigate the risk of changes in exchange rates on foreign currency exposures as well as interest fluctuations. The counterparty for these contracts is generally a bank. Derivatives that are not designated a hedge are categorized as financial assets or financial liabilities, at fair value through profit or loss. Such derivatives are recognized initially at fair value and attributable transaction costs are recognized in the Statement of Profit and Loss when incurred. Subsequent to initial recognition, these derivatives are measured at fair value through profit or loss and the resulting gains or losses are included in Statement of Profit and Loss.

3.14.4 Reclassification of financial assets and liabilities

The company doesn’t reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the company acquires, disposes of, or terminates a business line. Financial liabilities are never reclassified.

3.14.5 De recognition of financial assets and liabilities

3.14.5.1 Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is de-recognised when the rights to receive cash flows from the financial asset have expired. The Company also de-recognised the financial asset if it has transferred the financial asset and the transfer qualifies for de recognition.

The Company has transferred the financial asset if, and only if, either:

- It has transferred its contractual rights to receive cash flows from the financial asset, or
- It retains the rights to the cash flows, but has assumed an obligation to pay the received cash flows in full without material delay to a third party under a ‘pass-through’ arrangement

Pass-through arrangements are transactions whereby the Company retains the contractual rights to receive the cash flows of a financial asset (the ‘original asset’), but assumes a contractual obligation to pay those cash flows to one or more entities (the ‘eventual recipients’), when all of the following three conditions are met:

- The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates.
- The Company cannot sell or pledge the original asset other than as security to the eventual recipients.
- The Company has to remit any cash flows it collects on behalf of the eventual recipients without material delay.

  In addition, the Company is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- The Company has transferred substantially all the risks and rewards of the asset, Or
- The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

The Company considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Company has neither transferred nor retained substantially all the risks and rewards and has retained control of the asset, the asset continues to be recognised only to the extent of the Company’s continuing involvement, in which case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount

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of consideration the Company could be required to pay.

If continuing involvement takes the form of a written or purchased option (or both) on the transferred asset, the continuing involvement is measured at the value the Company would be required to pay upon repurchase. In the case of a written put option on an asset that is measured at fair value, the extent of the entity's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price. The profit or loss on derecognition is recognized in the Statement of profit and loss.

Derecognition due to modification of terms and conditions

The Company de-recognizes a financial asset, when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new loan, with the difference recognised as a derecognition gain or loss, to the extent that an impairment loss has not already been recorded. The newly recognised loans are classified as Stage 1 for ECL measurement purposes, unless the new loan is deemed to be Purchase Oriented Credit Impaired ("POCI:)

If the modification does not result in cash flows that are substantially different, the modification does not result in derecognition. Based on the change in cash flows discounted at the original EIR, the Group records a modification gain or loss, to the extent that an impairment loss has not already been recorded.

3.14.5.2 Financial Liabilities

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid is recognised in profit or loss.

3.15 Impairment of financial assets

3.15.1 Overview of the ECL principles

The Company is recording the allowance for expected credit losses for all loans and other debt financial assets not held at FVTPL, together with loan commitments and financial guarantee contracts, (in this section all referred to as 'financial instruments'). Equity instruments are not subject to impairment under IND AS 109.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months' expected credit loss (12mECL) as outlined in Note 3.15.2). The 12mECL is the portion of LTECL that represent the ECL that result from default events on a financial instrument that are possible within the 12 months after the reporting date.

Both LTECL and 12mECL are calculated on individual and collective basis, depending on the nature of the underlying portfolio of financial instruments. The Company has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition.

Based on the above process, the Company groups its loans into Stage 1, Stage 2, Stage 3, as described below:

Stage 1 : When loans are first recognised, the Company recognises an allowance based on 12mECL. Stage 1 loans also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2 or Stage 3.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the company records an allowance for the LTECL. Stage 2 loans also include facilities, where the credit risk has improved and the loan has been reclassified from Stage 3.

Stage 3: Loans considered credit-impaired. The Company records an allowance for the LTECL.

3.15.2 The calculation of ECL

The Company calculates ECL based on a probability-weighted scenarios and historical data to measure the expected cash shortfalls, discounted at an approximation to the EIR. A cash shortfall is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive.

The mechanics of the ECL calculations are outlined below and the key elements are, as

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follows:

- PD - The Probability of Default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.
- EAD - The Exposure at Default is an exposure at a default date.
- LGD - The Loss Given Default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

The maximum period for which the credit losses are determined is the expected life of a financial instrument.

The mechanics of the ECL method are summarised below:

Stage 1: The 12mECL is calculated as the portion of LTECL that represent the ECL that result from default events on a financial instrument that are possible within the 12 months after the reporting date. The Company calculates the 12mECL allowance based on the expectation of a default occurring in the 12 months following the reporting date. These expected 12-month default probabilities are applied to an EAD and multiplied by the expected LGD.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECL. The mechanics are similar to those explained above, but PDs and LGDs are estimated over the lifetime of the instrument.

Stage 3: For loans considered credit-impaired , the Company recognizes the lifetime expected credit losses for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

Loan commitments: When estimating LTECL for undrawn loan commitments, the Company estimates the expected portion of the loan commitment that will be drawn down over its expected life. The ECL is then based on the present value of the expected shortfalls in cash flows if the loan is drawn down. The expected cash shortfalls are discounted at an approximation to the expected EIR on the loan.

For loan commitments, the ECL is recognised within Provisions.

3.15.3 Forward looking information

While estimating the expected credit losses, the Company reviews macro-economic developments occurring in the economy and market it operates in. On a periodic basis, the Company analyses if there is any relationship between key economic trends like GDP, Property Price Index, Unemployment rates, Benchmark rates set by the Reserve Bank of India, inflation etc. with the estimate of PD, LGD determined by the Company based on its internal data. While the internal estimates of PD, LGD rates by the Company may not be always reflective of such relationships, temporary overlays are embedded in the methodology to reflect such macro-economic trends reasonably.

3.15.4 Write-offs

Financial assets are written off partially or in their entirety when the recovery of amounts due is considered unlikely. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to Statement of Profit and Loss.

3.16 Fair value measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date using valuation techniques.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the

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asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

3.17 Dividend

The Company recognises a liability to make cash distributions to equity holders when the distribution is authorised and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

3.18 Hedging

The Company makes use of derivative instruments to manage exposures to interest rate and foreign currency. In order to manage particular risks, the Company applies hedge accounting for transactions that meet specified criteria.

At the inception of a hedge relationship, the Company formally designates and documents the hedge relationship to which the Company wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes the Company's risk management objective and strategy for undertaking hedge, the hedging/ economic relationship, the hedged item or transaction, the nature of the risk being hedged, hedge ratio and how the entity will assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedged item's fair value or cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair value or cash flows and are assessed on an ongoing basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

Hedges that meet the strict criteria for hedge accounting are accounted for, as described below:

3.18.1 Fair value hedges

Fair value hedges hedge the exposure to changes in the fair value of a recognised asset or liability or an unrecognised firm commitment, or an identified portion of such an asset, liability or firm commitment, that is attributable to a particular risk and could affect profit or loss.

For designated and qualifying fair value hedges, the cumulative change in the fair value of a hedging derivative is recognised in the statement of profit and loss in net gain on fair value changes. Meanwhile, the cumulative change in the fair value of the hedged item attributable to the risk hedged is recorded as part of the carrying value of the hedged item in the balance sheet and is also recognised in the statement of profit and loss in net gain on fair value changes.

The Company classifies a fair value hedge relationship when the hedged item (or group of items) is a distinctively identifiable asset or liability hedged by one or a few hedging instruments. The financial instruments hedged for interest rate risk in a fair value hedge relationships fixed rate debt issued and other borrowed funds.

If the hedging instrument expires or is sold, terminated or exercised, or where the hedge no longer meets the criteria for hedge accounting, the hedge relationship is discontinued prospectively. If the relationship does not meet hedge effectiveness criteria, the Company discontinues hedge accounting from the date on which the qualifying criteria are no longer met. For hedged items recorded

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at amortised cost, the accumulated fair value hedge adjustment to the carrying amount of the hedged item on termination of the hedge accounting relationship is amortised over the remaining term of the original hedge using the recalculated EIR method by recalculating the EIR at the date when the amortisation begins. If the hedged item is derecognised, the unamortised fair value adjustment is recognised immediately in the statement of profit and loss.

3.18.2 Cash flow hedges

A cash flow hedge is a hedge of the exposure to variability in cash flows that is attributable to a particular risk associated with a recognised asset or liability (such as all or some future interest payments on variable rate debt) or a highly probable forecast transaction and could affect profit or loss.

For designated and qualifying cash flow hedges, the effective portion of the cumulative gain or loss on the hedging instrument is initially recognised directly in OCI within equity (cash flow hedge reserve). The ineffective portion of the gain or loss on the hedging instrument is recognised immediately in net gain/loss on fair value changes in the profit and loss statement.

When the hedged cash flow affects the statement of profit and loss, the effective portion of the gain or loss on the hedging instrument is recorded in the corresponding income or expense line of the statement of profit and loss. When the forecast transaction subsequently results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously recognised in OCI are reversed and included in the initial cost of the asset or liability.

When a hedging instrument expires, is sold, terminated, exercised, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss that has been recognised in OCI at that time re-mains in OCI and is recognised when the hedged forecast transaction is ultimately recognised in the statement of profit and loss. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in OCI is immediately transferred to the statement of profit and loss.

3.18.3 Cost of hedging

The Company may separate forward element and the spot element of a forward contract and designate as the hedging instrument only the change in the value of the spot element of a forward contract. Similarly currency basis spread may be separated and excluded from the designation of a financial instrument as the hedging instrument.

When an entity separates the forward element and the spot element of a forward contract and designates as the hedging instrument only the change in the value of the spot element of the forward contract, or when an entity separates the foreign currency basis spread from a financial instrument and excludes it from the designation of that financial instrument as the hedging instrument, such amount is recognised in Other Comprehensive Income and accumulated as a separate component of equity under Cost of hedging reserve. These amounts are reclassified to the statement of profit or loss account as a reclassification adjustment in the same period or periods during which the hedged cash flows affect profit or loss.

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(4) Cash and cash equivalents

	As at March 31 , 2021	As at March 31 , 2020
Cash-on-Hand	4.87	0.24
Balance with banks		
In Current accounts#	7,303.38	9,546.86
Bank Deposits	3,937.17	1,944.50
Total	**11,245.42**	**11,491.60**

includes Rs. 4.17 Crore (Previous Year Rs. 4.67 Crore) in designated unclaimed dividend accounts.

(5) Bank Balance other than cash and cash equivalents

	As at March 31 , 2021	As at March 31 , 2020
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments(1)	3,841.55	1,421.69
Total	**3,841.55**	**1,421.69**

(1) Deposits accounts with bank are held as Margin Money/ are under lien. The Company has the complete beneficial interest on the income earned from these deposits.

For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:

	As at March 31 , 2021	As at March 31 , 2020
In current accounts	7,303.38	9,546.86
Bank Deposits	3,937.17	1,944.50
Cash on hand	4.87	0.24
Total	**11,245.42**	**11,491.60**

(6) Derivative financial instruments

Part I	As at March 31, 2021			
	Notional amounts	Fair value assets	Notional amounts	Fair value liabilities
Currency Derivatives:				
- Forward Contracts	-	-	5,450.40	158.98
- Currency swaps	1,859.73	154.13	-	-
- Currency options	-	-	-	-
(i)	**1,859.73**	**154.13**	**5,450.40**	**158.98**
Interest rate derivatives - Interest Rate Swaps	-	-	**2,182.90**	**130.24**
(ii)	-	-	**2,182.90**	**130.24**
Total derivative financial instruments (i)+(ii)	**1,859.73**	**154.13**	**7,633.30**	**289.22**

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Part II	As at March 31, 2021			
	Notional amounts	Fair value assets	Notional amounts	Fair value liabilities
Included in above are derivatives held for hedging and risk management purposes as follows:				
Fair value hedging:				
Interest rate derivatives	-	-	-	-
(i)	**-**	**-**	**-**	**-**
Cash flow hedging:				
- Forward Contracts	-	-	5,450.40	158.98
- Currency swaps	1,859.73	154.13	-	-
- Currency options	-	-	-	-
- Interest rate derivatives	-	-	2,182.90	130.24
(ii)	**1,859.73**	**154.13**	**7,633.30**	**289.22**
Undesignated derivatives (iii)	**-**	**-**	**-**	**-**
Total derivative financial instruments (i)+(ii)+(iii)	**1,859.73**	**154.13**	**7,633.30**	**289.22**

Part I	As at March 31, 2020			
	Notional amounts	Fair value assets	Notional amounts	Fair value liabilities
Currency Derivatives:				
- Forward Contracts	4,271.49	238.36	6.08	-
- Currency swaps	3,075.89	468.56	-	-
- Currency options	383.24	25.81	-	-
(i)	**7,730.62**	**732.73**	**6.08**	**-**
Interest rate derivatives - Interest Rate Swaps	**936.55**	**6.45**	**2,285.21**	**187.82**
(ii)	**936.55**	**6.45**	**2,285.21**	**187.82**
Total derivative financial instruments (i)+(ii)	**8,667.17**	**739.18**	**2,291.29**	**187.82**
Part II				
Included in above are derivatives held for hedging and risk management purposes as follows:				
Fair value hedging:				
Interest rate derivatives	-	-	-	-
(i)	**-**	**-**	**-**	**-**
Cash flow hedging:				
- Forward Contracts	4,271.49	238.36	6.08	-
- Currency swaps	3,075.89	468.56	-	-
- Currency options	383.24	25.81		
- Interest rate derivatives	-	-	2,285.21	186.48
(ii)	**7,730.62**	**732.73**	**2,291.29**	**186.48**
Undesignated derivative (iii)	**936.55**	**6.45**	**-**	**1.34**
Total derivative financial instruments (i)+(ii)+(iii)	**8,667.17**	**739.18**	**2,291.29**	**187.82**

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6.1 Hedging activities and derivatives

The Company is exposed to certain risks relating to its ongoing business operations. The primary risks managed using derivative instruments are interest rate risk and foreign currency risk.

6.1.1 Derivatives not designated as hedging instruments

The Company uses interest rate swaps to manage its interest rate risk arising from INR denominated borrowings . The interest rate swaps are not designated in a hedging relationship and are entered into for periods consistent with exposure of the underlying transactions.

6.1.2 Derivatives designated as hedging instruments

a. Cash flow hedges

The foreign currency and interest rate risk on borrowings have been actively hedged through a combination of forward contracts, principal only swaps and interest rate swaps

The company is exposed to interest rate risk arising from its foreign currency borrowings amounting to $ 520,000,000 (Previous Year $ 717,630,447). Interest on the borrowing is payable at a floating rate linked to USD LIBOR. The company economically hedged the interest rate risk arising from the debt with a 'receive floating pay fixed' interest rate swap ('swap').

The Company uses Interest Rate Swaps (IRS) Contracts (Floating to Fixed) to hedge its risks associated with interest rate fluctuations relating interest rate risk arising from foreign currency loans / external commercial borrowings. The Company designates such IRS contracts in a cash flow hedging relationship by applying the hedge accounting principles as per IND AS 109. These IRS contracts are stated at fair value at each reporting date. Changes in the fair value of these IRS contracts that are designated and effective as hedges of future cash flows are recognised directly in "Cash Flow Hedge Reserve" under Reserves and surplus and the ineffective portion is recognised immediately in the Statement of Profit and Loss. Hedge accounting is discontinued when the hedging instrument expires or is sold, terminated, or exercised, or no longer qualifies for hedge accounting.

The Company also hedges foreign currency risk arising from its fixed rate foreign currency bond by entering into the Forward Contracts and Principal Only Swaps. There is an economic relationship between the hedged item and the hedging instrument as the terms of the Forward contracts/Principal Only Swaps match that of the foreign currency borrowing (notional amount, interest payment dates, principal repayment date etc.). The Company has established a hedge ratio of 1:1 for the hedging relationships as the underlying risk of the Forward contracts/Cross currency swap are identical to the hedged risk components

	As At March 31, 2021			
	Notional amount	Carrying amount	Line item in the statement of financial position	Change in fair value
The impact of hedging instruments (Net)	9,493.03	(135.09)	Derivative Financial Asset/ (Liability)	(244.82)

	As At March 31, 2020			
	Notional amount	Carrying amount	Line item in the statement of financial position	Change in fair value
The impact of hedging instruments (Net)	10,021.91	546.25	Derivative Financial Asset/ (Liability)	(126.11)

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	Change in fair value	Cash flow hedge reserve as at March 31, 2021	Cost of hedging as at March 31 , 2021	Cash flow hedge reserve as at March 31, 2020	Cost of hedging as at March 31 , 2020
The impact of hedged item	(244.82)	(567.55)	-	(322.73)	-

March, 31, 2021	Total hedging gain / (loss) recognised in OCI	Ineffective-ness recognised in profit or (loss)	Line item in the statement of profit or loss
Effect of Cash flow hedge	**(244.82)**	**0.35**	**Finance cost**

March, 31, 2020	Total hedging gain / (loss) recognised in OCI	Ineffective-ness recognised in profit or (loss)	Line item in the statement of profit or loss
Effect of Cash flow hedge	**(126.11)**	**(0.82)**	**Finance cost**

b. Fair value hedge

The Company uses IRS instruments to convert a proportion of its fixed rate debt to floating rates in order to hedge the interest rate risk arising, principally, from issue of non-convertible debentures. Company designates these as fair value hedges of interest rate risk. Changes in the fair values of derivatives designated as fair value hedges and changes in fair value of the related hedged item are recognised directly in Statement of Profit and Loss thus ineffective portion being recognised in the Statement of Profit and Loss.

(7) Trade Receivables

	As at March 31 , 2021	As at March 31 , 2020
Unsecured considered good	3.10	5.32
Receivables which have significant increase in credit risk	-	-
Receivables – credit impaired	-	-
Total	**3.10**	**5.32**

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(8) Loans

	As at March 31 , 2021	As at March 31 , 2020
	Amortised Cost	
Term Loans(Net of Assignment)(1) to (4)*	56,587.93	62,562.56
Less: Impairment loss allowance	2,115.18	3,469.19
Total (A) Net	**54,472.75**	**59,093.37**
Secured by tangible assets and intangible assets(2),(3)(a) & (4)	55,881.55	60,786.25
Unsecured(3)(b)	706.38	1,776.31
Less: Impairment loss allowance	2,115.18	3,469.19
Total (B) Net	**54,472.75**	**59,093.37**
(C) (I) Loans in India		
Others	56,587.93	62,562.56
Less: Impairment loss allowance	2,115.18	3,469.19
Total (C)(I) Net	**54,472.75**	**59,093.37**
(C) (II)Loans outside India	-	-
Less: Impairment loss allowance	-	-
Total (C)(II) Net	-	-
Total C (I) and C (II)	**54,472.75**	**59,093.37**

(1) Term Loans (Net of Assignment):	As at March 31 , 2021	As at March 31 , 2020
Total Term Loans	69,217.34	81,223.07
Less: Loans Assigned	14,250.22	19,392.48
	54,967.12	61,830.59
Add: Interest Accrued on Loans#	1,620.81	731.97
Term Loans (Net of Assignment)	**56,587.93**	**62,562.56**

*Includes credit substitutes

includes redemption premium accrued on zero coupon bond for Rs 398.23 crore, which will become due and payable upon maturity only. The accounting of the redemption premium shall in no way whatsoever, be considered as the credit of the premium to the account of the Company nor create an enforceable right in favour of the Company on any date prior to redemption.

(2) Secured Loans and Other Credit Facilities given to customers are secured / partly secured by :

(a) Equitable mortgage of property and / or,

(b) Pledge of shares / debentures, units, other securities, assignment of life insurance policies and / or,

(c) Hypothecation of assets and / or,

(d) Company guarantees and / or,

(e) Personal guarantees and / or,

(f) Negative lien and / or Undertaking to create a security.

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(3) (a) Includes Loan to Subsidiaries for Rs. 1,296 Crore (March 31, 2020 Rs. 588.42 Crore).

(b) Includes Loan to Subsidiaries for Rs. 67.30 Crore (March 31, 2020 Rs. Nil Crore).

(4) Impairment allowance for loans and advances to customers

IHFL's Analytics Department has designed and operates its Internal Rating Model. The model is tested and calibrated periodically. The model grades loans on a four-point grading scale, and incorporates both quantitative as well as qualitative information on the loans and the borrowers. The model uses historical empirical data to arrive at factors that are indicative of future credit risk and segments the portfolio on the basis of combinations of these parameters into smaller homogenous portfolios from the perspective of credit behaviour. Some of the factors that the internal risk based model may consider are:

a) Loan to value

b) Type of collateral

c) Cash-flow and income assessment of the borrower

d) Interest and debt service cover

e) Repayment track record of the borrower

f) Vintage i.e. months on books and number of paid EMIs

g) Project progress in case of project finance

In addition to information specific to the borrower and the performance of the loan, the model may also utilise supplemental external information that could affect the borrower's behaviour. The model is also calibrated to incorporate external inputs such as GDP growth rate, unemployment rate and factors specific to the sector/industry of the borrower.

The Internal Rating Model is dynamic and is calibrated periodically; the choice of parameters and division into smaller homogenous portfolios is thus also dynamic.

The table below shows the credit quality and the maximum exposure to credit risk based on the Company's internal credit rating system and year-end stage classification. *.

Risk Categorization	**As at March 31, 2021**			
	Stage 1	**Stage 2**	**Stage 3**	**Total**
Very Good	29,754.83	-	-	29,754.83
Good	3,200.16	18,393.66	-	21,593.82
Average	-	2,091.93	-	2,091.93
Non-performing	-	-	1,526.54	1,526.54
Grand Total	**32,954.99**	**20,485.59**	**1,526.54**	**54,967.12**

Risk Categorization	**As at March 31, 2020**			
	Stage 1	**Stage 2**	**Stage 3**	**Total**
Very Good	39,278.11	-	-	39,278.11
Good	1,862.72	16,709.97	-	18,572.69
Average	-	2,614.67	-	2,614.67
Non-performing	-	-	1,365.12	1,365.12
Grand Total	**41,140.83**	**19,324.64**	**1,365.12**	**61,830.59**

*The above table does not include the amount of interest accrued but not due in all the years

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An analysis of changes in the ECL allowances in relation to Loans & advances is, as follows:

Particulars	As at March 31, 2021			
	Stage 1	Stage 2	Stage 3	Total
ECL allowance opening balance	**487.84**	**2,504.52**	**481.01**	**3,473.37**
ECL on assets added/ change in ECL estimates	320.66	232.16	218.20	771.02
Assets derecognised or repaid(including write offs/ Write back)	(44.94)	(1,677.25)	(403.43)	(2,125.62)
Transfers from Stage 1	(300.18)	183.37	116.81	-
Transfers from Stage 2	11.56	(243.44)	231.87	(0.01)
Transfers from Stage 3	0.01	0.07	(0.08)	-
ECL allowance closing balance	**474.95**	**999.43**	**644.38**	**2,118.76**

The decrease in total ECL during the year is due to overall decrease in loan portfolio and certain loans which became non performing being written off

Particulars	As at March 31, 2020			
	Stage 1	Stage 2	Stage 3	Total
ECL allowance opening balance	139.13	610.92	179.89	929.94
ECL on assets added/ change in ECL estimates	714.65	1,821.11	71.39	2,607.15
Assets derecognised or repaid(including write offs/ Write back)	(32.79)	(30.93)	-	(63.72)
Transfers from Stage 1	(334.67)	143.34	191.32	(0.01)
Transfers from Stage 2	1.50	(39.93)	38.44	0.01
Transfers from Stage 3	0.02	0.01	(0.03)	-
ECL allowance closing balance	**487.84**	**2,504.52**	**481.01**	**3,473.37**

The increase in ECL of the portfolio is explained by an increase in the amount of loans classified as Stage II and Stage III after factoring stress scenario of general economic conditions.

The Company has adopted a conservative approach to expected credit loss (ECL) staging and accounts have been categorized as Stage 2 based on analysis of stress in particular industry segments – even if the loan accounts are regular in debt servicing.

IndAS ECL guidelines also do not permit creation of unattached ad-hoc provisions outside of the analytically computed ECL provisions. Thus, this identification of stress in particular industry segments and categorizing a significantly larger number of loans as Stage 2 has formed the basis of the provisioning the Company has created – as on March 31, 2020, the company had total provisions against loan book of Rs 3,473.37 Crores which is 5.6% of the loan book.

5. Impairment assessment

The Company's impairment assessment and measurement approach is set out in the notes below. It should be read in conjunction with the Summary of significant accounting policies.

(i) Probability of default

The Company considers a loan as defaulted and classified it as Stage 3 (credit-impaired) for ECL calculations typically when the borrowers become 90 days past due on contract payments.

Classification of loans into Stage 2 is done on a conservative basis and typically accounts where contractual repayments are more than 30 days past due are classified in Stage 2. Accounts usually go over 30 days past due owing to temporary mismatch in timing of borrower's or his/her business' underlying cashflows, and are usually quickly resolved. The Company may also classify a loan in Stage 2 if there is significant deterioration in the loans collateral, deterioration in the financial condition of the borrower or an assessment that adverse market conditions may have a disproportionately

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detrimental effect on the loan repayment. Thus as a part of the qualitative assessment of whether an instrument is in default, the Company also considers a variety of instances that may indicate delay in or non-repayment of the loan. When such event occurs, the Company carefully considers whether the event should result in treating the borrower as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate.

It is the company's policy to consider a financial instrument as 'cured' and therefore re-classified out of Stage 3 when none of the default criteria are present. The decision whether to classify an asset as Stage 2 or Stage 1 once cured depends on the updated credit grade once the account is cured, and whether this indicates there has been a significant reduction in credit risk.

(ii) Internal rating model and PD Estimation process

IHFL's Analytics Department has designed and operates its Internal Rating Model that factors in both quantitative as well as qualitative information on the loans and the borrowers. Both Lifetime ECL and 12 months ECL are calculated either on individual basis or a collective basis, depending on the nature of the underlying loan portfolio. In addition to information specific to the borrower and the performance of the loan, the model may also utilise supplemental external information that could affect the borrower's behaviour. The model is also calibrated to incorporate external inputs such as GDP growth rate, unemployment rate and factors specific to the sector/industry of the borrower.

(iii) Exposure at default

The outstanding balance as at the reporting date is considered as EAD by the company. Considering that PD determined above factors in amount at default, there is no separate requirement to estimate EAD.

(iv) Loss given default

The Company uses historical loss data for identified homogenous pools for the purpose of calculating LGD. The estimated recovery cash flows are discounted such that the LGD calculation factors in the NPV of the recoveries.

(v) Significant increase in credit risk

The internal rating model evaluates the loans on an ongoing basis. The rating model also assesses if there has been a significant increase in credit risk since the previously assigned risk grade One key factor that indicates significant increase in credit risk is when contractual payments are more than 30 days past due.

6. Inputs to the ECL model for forward looking economic scenarios

The internal rating model also provides for calibration to reflect changes in macroeconomic parameters and industry specific factors.

7. Collateral

The company is in the business of extending secured loans mainly backed by mortgage of property (residential or commercial).

In addition to the above mentioned collateral, the Company holds other types of collateral and credit enhancements, such as cross-collateralisation on other assets of the borrower, share pledge, guarantees of parent/holding companies, personal guarantees of promoters/proprietors, hypothecation of receivables via escrow account, hypothecation of receivables in other bank accounts etc.

In its normal course of business, the Company does not physically repossess properties or other assets, but recovery efforts are made on delinquent loans through on-rolls collection executives, along with legal means to recover due loan repayments. Once contractual loan repayments are more than 90 days past due, repossession of property may be initiated under the provisions of the SARFAESI Act 2002. Re-possessed property is disposed of in the manner prescribed in the SARFAESI act to recover outstanding debt.

The Company did not hold any financial instrument for which no loss allowance is recognised because of collateral at March 31, 2021. There was no change in the Company's collateral policy during the year.

8. As at the year end the Company has undrawn loan commitments (after applying credit conversion factor) of Rs. 960.07 Crore (Previous Year Rs. 1,134.72 Crore).

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(9) Investments

	As at March 31, 2021				
	Amortised Cost	At fair value		Others*	Total
		Through other comprehensive income	Through profit or loss		Total
Mutual funds and Debt Funds	-	-	3,265.93	-	3,265.93
Government Securities		-	943.40	-	943.40
Debt Securities	-	-	1,630.74	-	1,630.74
Equity Instruments	-	231.88	-	-	231.88
Subsidiaries	-	-	-	3,852.05	3,852.05
Associates	-	-	-	-	-
Commercial Papers	-	-	98.80	-	98.80
Total gross (A)	**-**	**231.88**	**5,938.87**	**3,852.05**	**10,022.80**
Overseas Investments	-	213.88	-	-	213.88
Investments in India	-	18.00	5,938.87	3,852.05	9,808.92
Total (B)	**-**	**231.88**	**5,938.87**	**3,852.05**	**10,022.80**
Total (A) to tally with (B)	**-**	**-**	**-**	**-**	**-**
Less: Allowance for Impairment loss (C)	**-**	**-**	**-**	**5.05**	**5.05**
Total Net D = (A) -(C)	**-**	**231.88**	**5,938.87**	**3,847.00**	**10,017.75**

*At Cost

Investments	As at March 31, 2020				
	Amortised Cost	At fair value		Others*	Total
		Through other comprehensive income	Through profit or loss		Total
Mutual funds and Debt Funds	-	-	3,385.86	-	3,385.86
Government Securities	1,519.77	-	-	-	1,519.77
Debt Securities	21.38	-	4,394.15	-	4,415.53
Equity Instruments	-	2,904.30	-	-	2,904.30
Subsidiaries	-	-	-	3,847.78	3,847.78
Commercial Papers	-	-	98.57	-	98.57
Total gross (A)	**1,541.15**	**2,904.30**	**7,878.58**	**3,847.78**	**16,171.81**
Overseas Investments	-	2,867.90	-	-	2,867.90
Investments in India	1,541.15	36.40	7,878.58	3,847.78	13,303.91
Total (B)	**1,541.15**	**2,904.30**	**7,878.58**	**3,847.78**	**16,171.81**
Total (A) to tally with (B)	**-**	**-**	**-**	**-**	**-**
Less: Allowance for Impairment loss (C)	**-**	**-**	**-**	**5.05**	**5.05**
Total Net D = (A) -(C)	**1,541.15**	**2,904.30**	**7,878.58**	**3,842.73**	**16,166.76**

*At Cost

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(1) As at March 31, 2021, the Company holds 100% of the Equity Share capital of Indiabulls Insurance Advisors Limited and Indiabulls Capital Services Limited, these are considered as strategic and long term in nature and are held at a cost of Rs. 0.05 Crore and Rs. 5.00 Crore respectively. Based on the audited financials of these companies, as at March 31, 2021, there has been an erosion in the value of investment made in these companies as the operations in this company have not yet commenced / are in the process of being set up. During the financial year 2016-17 provision of Rs. 5.05 Crore for diminution in the carrying value was made for these companies in the books of accounts.

(2) On December 13, 2010 the Erstwhile Holding Company (IBFSL) had sold 26% shares held by it in Indian Commodity Exchange Limited (ICEX) to Reliance Exchange Next Limited (R-Next) for a total consideration of Rs. 47.35 Crore against a proportionate cost of Rs. 26.00 Crore. As a result thereof, the stake of IBFSL in ICEX has been reduced from 40% to 14% and the same has been reclassified as a long term investment from the earlier classification of being an Associate. MMTC filed a petition before the National Company Law Tribunal(NCLT)(Earlier known as Company Law Board)) against ICEX, R-Next and IBFSL alleging that the transfer is null and void in terms of the Shareholders Agreement in view of the Forward Markets Commission (FMC) guidelines. IBFSL contends that such view of MMTC is based on the old FMC guidelines and without considering the amended FMC Guidelines dated June 17, 2010 wherein the transfer norms were relaxed. IBFSL had filed its objections on maintainability of the petition which is pending adjudication before the CLB.

(3) During the financial year 2016-17, the Company has invested Rs. 7.00 Crore by subscribing to 7,000,000 Equity Shares of face value Rs. 5 per share, issued by Indian Commodity Exchange Limited through Rights issue. During the financial year 2018-19 the Company has sold 5,000,000 shares of Indian Commodity exchange for total consideration of Rs.3.00 Crore.

(4) OakNorth Holdings Ltd. ceased to be an associate of Indiabulls Housing Finance Limited (IBH) in FY19-20. The Company had accounted for unrealized profit amounting to Rs. 2,429.04 Crores as on March 31, 2020 on its residual stake as on the same date. During the current financial year, the company has sold a part of its investment in OakNorth Holdings Ltd. The realized amount of profit on sale of this investment amounted to Rs. 1,588.76 Crores. Thus, there has been a net reversal of Rs. 666.8 Crores in Other Comprehensive Income on account of revaluation of equity stake in OakNorth Holdings Ltd. Also, the company has revalued its equity investment in Lakshmi Vilas Bank Ltd leading to additional unrealized loss of Rs. 18.4 Crores in FY20-21.

The unrealized profit on the residual stake in OakNorth Holdings Ltd stood at Rs. 173.48 Crs as on March 31, 2021.

(10) Other financial assets (at amortised cost)

	As at March 31, 2021	As at March 31, 2020
Security Deposit	36.44	47.26
Interest receivable on Derivate Assets	-	-
Interest only Strip receivable	818.50	1,064.67
Interest Accrued on Deposit accounts / Margin Money	155.40	200.71
Other Receivable	151.37	74.68
Total	**1,161.71**	**1,387.32**

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(11) Property, plant and equipment and intangible assets

Note 11.1 Property, plant and equipment

	Leasehold Improvements	Computers and printers	Furniture and fixtures	Motor vehicles	Office equipment	Land*	Building (1)	Total
Cost								
At April 1, 2019	**50.63**	**64.66**	**27.78**	**88.47**	**23.81**	**0.32**	**14.60**	**270.27**
Additions	15.91	1.38	3.15	5.74	1.55	-	-	27.73
Disposals	3.26	2.88	0.82	1.26	1.21	-	-	9.43
At April 1, 2020	**63.28**	**63.16**	**30.11**	**92.95**	**24.15**	**0.32**	**14.60**	**288.57**
Additions	1.68	0.38	0.97	0.46	0.36	-	-	3.85
Disposals	6.19	0.93	1.45	8.50	1.30	-	-	18.37
At March 31, 2021	**58.77**	**62.61**	**29.63**	**84.91**	**23.21**	**0.32**	**14.60**	**274.05**
Depreciation								
At April 1, 2019	**23.38**	**42.78**	**14.34**	**48.87**	**15.29**	**-**	**0.43**	**145.09**
Charge for the year	5.74	11.43	2.27	14.35	2.80	-	0.24	36.83
Disposals	1.37	2.88	0.46	0.97	1.08	-	-	6.76
At April 1, 2020	**27.75**	**51.33**	**16.15**	**62.25**	**17.01**	**-**	**0.67**	**175.16**
Charge for the year	5.47	8.27	2.27	11.77	2.60	-	0.24	30.62
Disposals	2.84	0.87	0.65	5.71	0.99	-	-	11.06
At March 31, 2021	**30.38**	**58.73**	**17.77**	**68.31**	**18.62**	**-**	**0.91**	**194.72**
Net Block								
At March 31, 2020	**35.53**	**11.83**	**13.96**	**30.70**	**7.14**	**0.32**	**13.93**	**113.41**
At March 31, 2021	**28.39**	**3.88**	**11.86**	**16.60**	**4.59**	**0.32**	**13.69**	**79.33**

Note 11.2 Other Intangible assets

	Software	Total
Gross block		
At April 1, 2019	**40.75**	**40.75**
Purchase	4.67	4.67
Disposals	-	-
At April 1, 2020	**45.42**	**45.42**
Purchase	30.37	30.37
Disposals	-	-
At March 31, 2021	**75.79**	**75.79**
Amortization		
At April 1, 2019	**25.41**	**25.41**
Charge for the year	5.78	5.78
At April 1, 2020	**31.19**	**31.19**
Charge for the year	10.15	10.15
At March 31, 2021	**41.34**	**41.34**
Net block		
At March 31, 2020	**14.23**	**14.23**
At March 31, 2021	**34.45**	**34.45**

*Mortgaged as Security against Secured Non Convertible Debentures (Refer Note 14)

(1) Flat costing Rs. 0.31 Crore Mortgaged as Security against Secured Non Convertible Debentures (Refer Note 14)

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(12) Other non financial assets

	As at March 31, 2021	As at March 31, 2020
Capital Advances	3.61	26.94
Others including Prepaid Expenses/Cenvat Credit and Employee advances	353.96	537.52
Total	**357.57**	**564.46**

(13) Trade Payables

	As at March 31, 2021	As at March 31, 2020
(a) Total outstanding dues of micro enterprises and small enterprises*; and	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	22.96	11.56
	22.96	**11.56**

* Disclosures under the Micro, Small and Medium Enterprises Development Act, 2006:

(a) An amount of Nil and Nil was due and outstanding to suppliers as at the end of the accounting year on account of Principal and Interest respectively.

(b) No interest was paid during the year in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 and no amount was paid to the supplier beyond the appointed day.

(c) No amount of interest is due and payable for the period of delay in making payment but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006

(d) No interest was accrued and unpaid at the end of the accounting year.

(e) No further interest remaining due and payable even in the succeeding years for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the Auditors.

(14) Debt Securities

	As at March 31, 2021	As at March 31, 2020
	At Amortised Cost	
Secured		
Debentures*(Refer Note 32(i))	29,164.70	32,092.12
Unsecured		
Commercial Paper	-	-
Total gross (A)	**29,164.70**	**32,092.12**
Debt securities in India	25,508.95	29,155.87
Debt securities outside India	3,655.75	2,936.25
Total (B) to tally with (A)	**29,164.70**	**32,092.12**

*Redeemable Non-Convertible Debentures are secured against Immovable Property / Other financial Assets and pool of Current and Future Loan Receivables of the Company, Including Investments.

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(15) Borrowings other than debt securities*

	As at March 31, 2021	As at March 31, 2020
	At Amortised Cost	
Secured		
Loans from bank and others*#(Refer Note 32(ii))	18,737.43	26,436.06
From banks- Cash Credit Facility*	2,329.83	978.40
From banks- Working Capital Loan*	5,173.00	5,693.82
Securitisation Liability*	3,182.39	3,242.54
Unsecured		
Lease Liability	136.02	259.10
Total gross (A)	**29,558.67**	**36,609.92**
Borrowings in India	25,756.48	31,463.73
Borrowings outside India (ECB)	3,802.19	5,146.19
Total (B) to tally with (A)	**29,558.67**	**36,609.92**

*Secured by hypothecation of Loan Receivables(Current and Future) / Other financial Assets / Cash and Cash Equivalents of the Company(including investments).

(16) Subordinated Liabilities

	As at March 31, 2021	As at March 31, 2020
	At Amortised Cost	
-10.60% Non convertible Subordinated Perpetual Debentures*	100.00	100.00
-Subordinate Debt(Refer Note 32(iii))	4,248.71	4,238.60
Total gross (A)	**4,348.71**	**4,338.60**
Subordinated Liabilities in India	4,348.71	4,338.60
Subordinated Liabilities outside India	-	-
Total (B) to tally with (A)	**4,348.71**	**4,338.60**

*Put Option or Call Option exercisable at the end of 10 years from the date of allotment only with the prior approval of the concerned regulatory authority

(17) Other financial liabilities (at amortised cost)

	As at March 31, 2021	As at March 31, 2020
Interest accrued but not due on borrowings	1,403.48	1,449.01
Foreign Currency Forward premium payable	646.16	512.70
Amount payable on Assigned Loans	993.85	438.18
Other liabilities	201.23	325.96
Temporary Overdrawn Balances as per books	171.52	759.87
Unclaimed Dividends(Refer Note 38)	4.17	4.67
Proposed Interim Dividend on Equity Shares	416.11	-
Servicing liability on assigned loans	106.52	148.72
Total	**3,943.04**	**3,639.11**

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(18) Provisions

	As at March 31, 2021	As at March 31, 2020
Provision for employee benefits (Refer Note 29)		
Provision for Compensated absences	14.00	19.84
Provision for Gratuity	41.73	50.65
Provision for Superannuation	59.59	114.76
Provisions for Loan Commitments	3.58	4.18
Total	**118.90**	**189.43**

(19) Other Non-financial liabilities

	As at March 31, 2021	As at March 31, 2020
Statutory Dues Payable and other non financial liabilities	365.47	593.60
Total	**365.47**	**593.60**

(20) Equity share capital

Details of authorized, issued, subscribed and paid up share capital

	As at March 31, 2021	As at March 31, 2020
Authorised share Capital		
3,000,000,000(Previous Year 3,000,000,000) Equity Shares of face value Rs. 2 each	600.00	600.00
1,000,000,000(Previous Year 1,000,000,000) Preference Shares of face value Rs.10 each	1,000.00	1,000.00
	1,600.00	**1,600.00**
Issued, Subscribed & Paid up capital		
Issued and Subscribed Capital		
462,348,902 (Previous Year 427,574,091) Equity Shares of Rs. 2/- each	92.47	85.51
Called-Up and Paid Up Capital		
Fully Paid-Up		
462,348,902 (Previous Year 427,574,091) Equity Shares of Rs. 2/- each		
Terms/Rights attached to Share		
The Company has only one class of Equity Shares of face value Rs. 2 each (Previous Year Rs. 2 each) fully paid up. Each holder of Equity Shares is entitled to one vote per share. The final dividend proposed by the Board of Directors, if any, is subject to the approval of the Shareholders in the ensuing Annual General Meeting, if applicable.		
In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.		
Total	**92.47**	**85.51**

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(i) As at March 31, 2021 617,505 (Previous Year 4,004,745) GDR's were outstanding and were eligible for conversion into Equity Shares. The Company does not have information with respect to holders of these GDR's. Holders of Global Depository Receipts (GDRs) will be entitled to receive dividends, subject to the terms of the Deposit Agreement, to the same extent as the holders of Equity Shares, less the fees and expenses payable under such Deposit Agreement and any Indian tax applicable to such dividends. Holders of GDRs will not have voting rights with respect to the Deposited Shares. The GDRs may not be transferred to any person located in India including Indian residents or ineligible investors except as permitted by Indian laws and regulations.

The reconciliation of equity shares outstanding at the beginning and at the end of the reporting period.

Name of the shareholder	As at March 31, 2021		As at March 31, 2020	
	No. of shares	Amount	No. of shares	Amount
Equity Share at the beginning of year	427,574,091	85.51	427,403,339	85.48
Add:				
Equity Share Allotted during the year				
ESOP exercised during the year (Refer note (iv))	-	-	170,752	0.03
Issue during the year (Refer note vii)	34,774,811	6.96	-	-
Equity share at the end of year	**462,348,902**	**92.47**	**427,574,091**	**85.51**

Details of shareholders holding more than 5% shares in the Company

Name of the shareholder	As at March 31, 2021	
	No. of shares	% of holding
Promoter		
Inuus Infrastructure Private Limited	82,943,325	17.94%
Non - Promoters		
Life Insurance Corporation Of India	45,823,723	9.91%
Total	**128,767,048**	**27.85%**

Details of shareholders holding more than 5% shares in the Company

Name of the shareholder	As at March 31, 2020	
	No. of shares	% of holding
Promoter		
Inuus Infrastructure Private Limited	82,943,325	19.40%
Non - Promoters		
Life Insurance Corporation Of India	45,823,723	10.72%
Total	**128,767,048**	**30.12%**

As per records of the Company, including its register of shareholders/ members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

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(ii) Employees Stock Options Schemes:

Grants During the Year:

The Compensation Committee constituted by the Board of Directors of the Company has, at its meeting held on October 4, 2020, granted, 12,500,000 Stock Options representing an equal number of equity shares of face value of Rs. 2 each at an exercise price of Rs. 200, which is at a premium of approx. 28% on the latest available closing market price on the National Stock Exchange of India Limited, as on October 1, 2020. These options vest with effect from the first vesting date i.e. October 5, 2021, and thereafter on each vesting date as per the vesting schedule provided in the Scheme.

(iii) Employee Stock Benefit Scheme 2019 ("Scheme").

The Scheme has been adopted and approved pursuant to: (a) a resolution of the Board of Directors of INDIABULLS HOUSING FINANCE LIMITED at its meeting held on November 6, 2019; and (b) a special resolution of the shareholders' of the Company passed through postal ballot on December 23, 2019, result of which were declared on December 24, 2019.

This Scheme comprises:

a. INDIABULLS HOUSING FINANCE LIMITED Employees Stock Option Plan 2019

("ESOP Plan 2019")

b. INDIABULLS HOUSING FINANCE LIMITED Employees Stock Purchase Plan 2019

("ESP Plan 2019")

c. INDIABULLS HOUSING FINANCE LIMITED Stock Appreciation Rights Plan 2019

("SARs Plan 2019")

In accordance with the ESOP Regulations, the Company had set up Pragati Employee Welfare Trust(formerly known as Indiabulls Housing Finance Limited Employee Welfare Trust) (Trust) for the purpose of implementation of ESOP Scheme. The Scheme is administered through ESOP Trust, whereby shares held by the ESOP Trust are transferred to the employees, upon exercise of stock options as per the terms of the Scheme

(iv) (a) The other disclosures in respect of the ESOS / ESOP Schemes are as under:-

Particulars	IHFL-IBFSL Employees Stock Option Plan II – 2006	IHFL-IBFSL Employees Stock Option – 2008	IHFL ESOS - 2013	IHFL ESOS - 2013
Total Options under the Scheme	720,000	7,500,000	39,000,000	39,000,000
Total Options issued under the Scheme	720,000	7,500,000	10,500,000	10,500,000
Vesting Period and Percentage	Four years,25% each year	Ten years,15% First year, 10% for next eight years and 5% in last year	Five years, 20% each year	Five years, 20% each year
First Vesting Date	1st November, 2008	8th December, 2009	12th October, 2015	12th August, 2018
Revised Vesting Period & Percentage	Nine years,11% each year for 8 years and 12% during the 9th year	N.A.	N.A.	N.A.
Exercise Price (Rs.)	100.00	95.95	394.75	1,156.50

Notes

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	IHFL-IBFSL Employees Stock Option Plan II – 2006	IHFL-IBFSL Employees Stock Option – 2008	IHFL ESOS - 2013	IHFL ESOS - 2013
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	1,152	15,864	3,789,756	7,724,000
Options vested during the year (Nos.)	-	-	-	-
Exercised during the year (Nos.)	-	-	-	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	-	267	93,000	2,270,900
Re-granted during the year	-	-	-	N.A
Outstanding at the end of the year (Nos.)	1,152	15,597	3,696,756	5,453,100
Exercisable at the end of the year (Nos.)	1,152	15,597	3,696,756	1,817,700
Remaining contractual Life (Weighted Months)	7	27	34	56

N.A - Not Applicable

Particulars	IHFL ESOS - 2013	IHFL ESOS - 2013	IHFL-IBFSL Employees Stock Option – 2008 -Regrant	IHFL-IBFSL Employees Stock Option – 2008-Regrant
Total Options under the Scheme	39,000,000	39,000,000	N.A.	N.A.
Total Options issued under the Scheme	12,500,000	10,000,000	N.A.	N.A.
Vesting Period and Percentage	Three years, 33.33% each year	Five years, 20% each year	N.A.	N.A.
First Vesting Date	5th October, 2021	10th March, 2020	31st December, 2010	16th July, 2011
Revised Vesting Period & Percentage	N.A.	N.A.	Ten years, 10% for every year	Ten years, 10% for every year
Exercise Price (Rs.)	200.00	702.00	125.90	158.50
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	12,500,000	6,882,400	10,890	38,880
Options vested during the year (Nos.)	-	-	-	19,440
Exercised during the year (Nos.)	-	-	-	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	412,642	1,996,600	-	-
Re-granted during the year	N.A	N.A	N.A	N.A
Outstanding at the end of the year (Nos.)	12,087,358	4,885,800	10,890	38,880
Exercisable at the end of the year (Nos.)	-	-	10,890	38,880
Remaining contractual Life (Weighted Months)	78	83	38	45

N.A - Not Applicable

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Particulars	**IHFL-IBFSL Employees Stock Option Plan – 2006 - Regrant**	**IHFL-IBFSL Employees Stock Option – 2008 -Regrant**	**IHFL-IBFSL Employees Stock Option Plan II – 2006 -Regrant**
Total Options under the Scheme	N.A.	N.A.	N.A.
Total Options issued under the Scheme	N.A.	N.A.	N.A.
Vesting Period and Percentage	N.A.	N.A.	N.A.
First Vesting Date	27th August, 2010	11th January, 2012	27th August, 2010
Revised Vesting Period & Percentage	Ten years, 10% for every year	Ten years, 10% for every year	Ten years, 10% for every year
Exercise Price (Rs.)	95.95	153.65	100.00
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	39,500	3,000	21,900
Options vested during the year (Nos.)	-	1,500	-
Exercised during the year (Nos.)	-	-	-
Expired during the year (Nos.)	-	-	-
Cancelled during the year	-	-	-
Lapsed during the year	-	-	-
Re-granted during the year	N.A	N.A	N.A
Outstanding at the end of the year (Nos.)	39,500	3,000	21,900
Exercisable at the end of the year (Nos.)	39,500	3,000	21,900
Remaining contractual Life (Weighted Months)	41	51	41

N.A - Not Applicable

The details of the Fair value of the options as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

Particulars	**IHFL - IBFSL Employees Stock Option – 2008 Regrant**	**IHFL - IBFSL Employees Stock Option – 2008 Regrant**	**IHFL - IBFSL Employees Stock Option – 2006-Regrant**	**IHFL - IBFSL Employees Stock Option Plan II – 2006- Regrant**	**IHFL - IBFSL Employees Stock Option – 2008 Regrant**
Exercise price (Rs.)	125.90	158.50	95.95	100.00	153.65
Expected volatility*	99.61%	99.60%	75.57%	75.57%	99.60%
Option Life (Weighted Average)	9.80 Years	9.80 Years	9.80 Years	9.80 Years	9.80 Years
Expected Dividends yield	3.19%	2.89%	4.69%	4.50%	2.98%
Weighted Average Fair Value (Rs.)	83.48	90.24	106.3	108.06	84.93
Risk Free Interest rate	7.59%	7.63%	7.50%	7.50%	7.63%

Particulars	**IHFL - IBFSL Employees Stock Option – 2008**	**IHFL ESOS - 2013 (Grant 1)**	**IHFL ESOS - 2013 (Grant 2)**	**IHFL ESOS - 2013 (Grant 3)**	**IHFL ESOS - 2013 (Grant 4)**
Exercise price (Rs.)	95.95	394.75	1,156.50	1,200.40	702.00
Expected volatility*	97.00%	46.30%	27.50%	27.70%	33.90%
Option Life (Weighted Average)	11 Years	5 Years	3 Years	3 Years	3 Years
Expected Dividends yield	4.62%	10.00%	5.28%	5.08%	7.65%
Weighted Average Fair Value (Rs.)	52.02	89.76	200.42	226.22	126.96
Risk Free Interest rate	6.50%	8.57%	6.51%	7.56%	7.37%

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Particulars	**IHFL - IBFSL Employees Stock Option – 2013**
Exercise price (Rs.)	200.00
Expected volatility*	39.95%
Expected forfeiture percentage on each vesting date	Nil
Option Life (Weighted Average)	2 Years
Expected Dividends yield	0.00%
Weighted Average Fair Value (Rs.)	27.4
Risk Free Interest rate	5.92%

*The expected volatility was determined based on historical volatility data.

(b) The Company has established the "Pragati Employee Welfare Trust" ("Pragati – EWT") (earlier known as Indiabulls Housing Finance Limited - Employees Welfare Trust" (IBH – EWT) ("Trust") for the implementation and management of its employees benefit scheme viz. the "Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme – 2019" (Scheme), for the benefit of the employees of the Company and its subsidiaries. Pursuant to Regulation 3(12) of the SEBI (Share Based Employee Benefits) Regulations, 2014, the shares in Trust have been appropriated towards the Scheme for grant of Share Appreciations Rights (SARs) to the employees of the Company and its subsidiaries as permitted by SEBI. The company will treat these SARs as equity and therefore they will be treated as equity settled SARs and accounting has been done accordingly. The other disclosures in respect of the SARs are as under:-

Particulars	**IHFL ESOS - 2019**
Total Options under the Scheme	17,000,000
Total Options issued under the Scheme	17,000,000
Vesting Period and Percentage	Three years,33.33% each year
First Vesting Date	10th October, 2021
Exercise Price (Rs.)	Rs. 225 First Year, Rs. 275 Second Year, Rs. 300 Third Year
Exercisable Period	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	17,000,000
Options vested during the year (Nos.)	-
Exercised during the year (Nos.)	-
Expired during the year (Nos.)	-
Cancelled during the year	-
Lapsed during the year	-
Re-granted during the year	-
Outstanding at the end of the year (Nos.)	17,000,000
Exercisable at the end of the year (Nos.)	-
Remaining contractual Life (Weighted Months)	78

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

The details of the Fair value of the options as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

Particulars	IHFL ESOS - 2019
Exercise price (Rs.)	Rs. 225 First Year, Rs. 275 Second Year, Rs. 300 Third Year
Expected volatility*	39.95%
Expected forfeiture percentage on each vesting date	Nil
Option Life (Weighted Average)	1 Year for first Vesting, 2 years for second Vesting and 3 years for third Vesting.
Expected Dividends yield	0.00%
Weighted Average Fair Value (Rs.)	9.25 for First Year, 13.20 for Second Year and 19.40 for third year
Risk Free Interest rate	5.92%

*The expected volatility was determined based on historical volatility data.

(v) 26,253,933 Equity Shares of Rs. 2 each (Previous Year : 18,527,342) are reserved for issuance towards Employees Stock options as granted.

(vi) The weighted average share price at the date of exercise of these options was N.A per share(Previous Year Rs. 682.59 per share).

(vii) The Company under the provisions of Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, and Sections 42 and 62 of the Companies Act, 2013, as amended, including the rules made thereunder, has concluded Qualified Institutions Placement (QIP), by issuing 34,774,811 equity shares at a price of Rs. 196.37 per equity share aggregating Rs. 682.87 Crores, on September 15, 2020. Share issue expenses amounting to Rs. 20.56 Crores (incurred in respect of this issuance) has been adjusted against the Securities Premium Account.

(viii) During the year, the Company has issued 4.50% secured foreign currency convertible bonds due 2026 (‘FCCBs’) of USD 150 Million at par, convertible into fully paid-up equity shares of face value of 2/- each of the Company at an initial conversion price of Rs.242 per equity share (“conversion price”), on or after April 21, 2021 and up to the close of business hours on February 20, 2026, at the option of the FCCB holders. FCCBs, which are not converted to equity shares during such specified period, will be redeemable on March 4, 2026. The Conversion price is subject to adjustment w.r.t issuance of bonus share, free issuance of shares, division, consolidation and reclassification of shares, declaration of dividend or any other condition as mentioned in offering circular, but cannot be below the floor price which is Rs. 227.09.

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(21) Other equity

Particulars	As at March 31, 2021	As at March 31, 2020
	Amount	
Capital Reserve[1]		
Balance as per last Balance Sheet	13.75	13.75
Add: Additions during the year	-	-
Closing Balance	**13.75**	**13.75**
Capital Redemption Reserve[2]		
Balance as per last Balance Sheet	0.36	0.36
Add: Additions during the year	-	-
Closing Balance	**0.36**	**0.36**
Securities Premium Account[3]		
Balance as per last Balance Sheet	7,497.00	7,490.72
Add: Additions during the year on account of Esops	-	4.96
Add: Additions during the year on account of QIP Issue	675.92	-
Add: Transfer from Stock compensation	-	1.32
	8,172.92	**7,497.00**
Less: Share issue expenses written off	20.56	-
Closing Balance	**8,152.36**	**7,497.00**
Debenture Premium Account[4]		
Balance as per last Balance Sheet	1.28	1.28
Add: Additions during the year on account	-	-
Closing Balance	**1.28**	**1.28**
Stock Compensation Adjustment[5]		
Balance as per last Balance Sheet	188.50	162.50
Add: Additions during the year	(9.74)	27.32
Less: Transferred to Share Premium account	-	1.32
Closing Balance	**178.76**	**188.50**
Special Reserve u/s 36(1)(viii) of I Tax Act, 1961[6]		
Balance as per last Balance Sheet	89.00	89.00
Add: Additions during the year	-	-
Closing Balance	**89.00**	**89.00**
General Reserve[7]		
Balance as per last Balance Sheet	1,105.99	955.99
Add: Amount Transferred during the year	-	150.00
Closing Balance	**1,105.99**	**1,105.99**

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Particulars	As at March 31, 2021	As at March 31, 2020
	Amount	
Reserve Fund		
Reserve (I)(As per Section 29C of the Housing Bank Act, 1987) (8) & (9)		
Balance As per last Balance Sheet	1,780.04	1,568.06
Add: Amount Transferred during the year	211.69	211.98
Closing Balance	**1,991.73**	**1,780.04**
Reserve Fund		
Reserve (II)(10)		
Balance As per last Balance Sheet	505.48	505.48
Add: Amount Transferred during the year	-	-
Closing Balance	**505.48**	**505.48**
Reserve Fund		
Reserve (III) (8) & (9)		
Balance As per last Balance Sheet	2,178.00	1,958.00
Add: Amount Transferred during the year	-	220.00
Closing Balance	**2,178.00**	**2,178.00**
Additional Reserve(8)		
(U/s 29C of the National Housing Bank Act, 1987)		
Balance As per last Balance Sheet	-	964.71
Add: Additions during the year	825.00	-
Less: Amount utilised during the year	-	964.71
Closing Balance	**825.00**	**-**
Debenture Redemption Reserve(11)		
Balance As per last Balance Sheet	974.14	834.67
Add: Additions during the year	-	139.47
Closing Balance	**974.14**	**974.14**
Other Comprehensive Income(12)		
Balance As per last Balance Sheet	123.43	2,090.56
Less: Amount utilised during the year	(711.62)	(1,967.13)
Closing Balance	**(588.19)**	**123.43**
Retained Earnings(13)		
Balance at the beginning of the year	387.12	538.36
Add: Additions during the year (including transfer from OCI to be recognised directly in retained earnings)	1,067.76	2,165.16
Less: Amount utilised during the year	1,452.80	2,316.40
Closing Balance	**2.08**	**387.12**
	15,429.74	**14,844.09**

(1) Capital reserve is created on receipt of non refundable debenture warrants exercise price.

(2) Capital redemption reserve is created on redemption of preference shares.

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(3) Securities premium reserve is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

(4) Debenture premium account is used to record the premium on issue of debenture.

(5) Stock Compensation Adjustment is created as required by Ind AS 102 'Share Based Payments' on the Employee Stock Option Scheme operated by the Company for employees of the Group.

(6) This pertains to reserve created under section 36(1)(viii) of the Income Tax Act, 1961, by the Erstwhile Holding Company Indiabulls Financial Services Limited, which has been transferred to the Company under the Scheme of Arrangement during the year ended March 31, 2013.

(7) Under the erstwhile Companies Act 1956, general reserve was created through an annual transfer of net income at a specified percentage in accordance with applicable regulations. The purpose of these transfers was to ensure that if a dividend distribution in a given year is more than 10% of the paid-up capital of the Company for that year, then the total dividend distribution is less than the total distributable results for that year. Consequent to introduction of Companies Act 2013, the requirement to mandatorily transfer a specified percentage of the net profit to general reserve has been withdrawn. However, the amount previously transferred to the general reserve can be utilised only in accordance with the specific requirements of Companies Act, 2013.

(8) In terms of Section 29C of the National Housing Bank ("NHB") Act, 1987, the Company is required to transfer at least 20% of its Profit after tax to a Reserve Fund before any dividend is declared. Transfer to a Reserve Fund in terms of Section 36(1)(viii) of the Income Tax Act, 1961 is also considered as an eligible transfer as transfer to Special Reserve under Section 29C of the National Housing Bank ("NHB") Act, 1987. The Company has transferred an amount of Rs. Nil Crore (Previous Year Rs. 220.00 Crore) to reserve created in terms of Section 36(1)(viii) of the Income Tax Act, 1961 termed as "Reserve (III)" and also transferred an amount of Rs. 211.69 Crore (Previous Year Rs. 211.98 Crore) to the Reserve in terms of Section 29C of the National Housing Bank ("NHB") Act, 1987 as at the year end. Further an additional amount of Rs. 825 Crores (Previous Year Rs. Nil Crore) has been set apart by way of transfer to Additional Reserve Fund in excess of the statutory minimum requirement as specified under Section 29C pursuant to Circular no. NHB(ND)/DRS/Pol-No. 03/2004-05 dated August 26, 2004 issued by the National Housing Bank. The additional amount so transferred may be utilised in the future for any business purpose.

(9) Disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 for clause 3.2 is as follows:-

Particulars		As at March 31, 2021	As at March 31, 2020
		Amount	
Balance at the beginning of the year			
a)	Statutory Reserve U/s 29C of the National Housing Bank Act, 1987	1,780.04	1,568.06
b)	Amount of Reserve U/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	2,178.00	1,958.00
c)	Total	**3,958.04**	**3,526.06**
Addition / Appropriation / Withdrawal during the year			
Add:			
a)	Amount transferred U/s 29C of the NHB Act, 1987	211.69	211.98
b)	Amount of Reserve U/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	-	220.00

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Particulars	As at March 31, 2021	As at March 31, 2020
	Amount	
Less:		
a) Amount appropriated from the Statutory Reserve U/s 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from the Reserve U/s 36(1)(viii) of Income Tax Act, 1961 which has been taken into account for the purpose of provision U/s 29C of the NHB Act, 1987	-	-
Balance at the end of the year		
a) Statutory Reserve U/s 29C of the National Housing Bank Act, 1987	1,991.73	1,780.04
b) Amount of Reserve U/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	2,178.00	2,178.00
c) Total	**4,169.73**	**3,958.04**

(10) This pertains to reserve created under section 45-IC of the Reserve Bank of India Act 1934, by the Erstwhile Holding Company Indiabulls Financial Services Limited, which has been transferred to the Company under the Scheme of Arrangement during the year ended March 31, 2013.

(11) The Companies Act 2013 till August, 2019 required companies that issued debentures to create a debenture redemption reserve from annual profits until such debentures are redeemed. The Company was required to transfer a specified percentage (as provided in the Companies Act, 2013) of the outstanding redeemable debentures to debenture redemption reserve. The amounts credited to the debenture redemption reserve may not be utilised except to redeem debentures. On redemption of debentures, the amount may be transferred from debenture redemption reserve to General Reserve.

(12) Other comprehensive income includes fair value gain/(loss) on equity instruments and effective portion of cash flow hedge.

(13) Retained earnings represents the surplus in Profit and Loss Account and appropriations.

(22) Interest Income

	Year ended March 31, 2021		
	Interest income on securities classified at fair value through profit and loss	On financial assets measured at Amortised cost	Total
Interest on Loans	-	8,058.88	8,058.88
Interest on Pass Through Certificates / Bonds	198.53	5.97	204.50
Interest on deposits with Banks	-	227.12	227.12
Total	**198.53**	**8,291.97**	**8,490.50**

	Year ended March 31, 2020		
	Interest income on securities classified at fair value through profit and loss	On financial assets measured at Amortised cost	Total
Interest on Loans	-	9,183.87	9,183.87
Interest on Pass Through Certificates / Bonds	300.59	144.05	444.64
Interest on deposits with Banks	-	253.00	253.00
Total	**300.59**	**9,580.92**	**9,881.51**

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

(23) Dividend Income

	Year ended March 31, 2021	Year ended March 31, 2020
	Amount	
Dividend Income on Mutual Funds	0.17	816.82
	0.17	**816.82**

(24) Fee and Commission Income

	Year ended March 31, 2021	Year ended March 31, 2020
	Amount	
Commission on Insurance	0.87	0.92
Other Operating Income	21.53	158.79
Income from Advisory Services	-	53.29
Income from Service Fee	31.76	43.15
	54.16	**256.15**

(25) Net gain/ (loss) on fair value changes

	Year ended March 31, 2021	Year ended March 31, 2020
	Amount	
Net gain/ (loss) on financial instruments at fair value through profit or loss		
(i) On trading portfolio		
- Investments	(49.79)	(169.47)
Total Net gain/(loss) on fair value changes (A)	**(49.79)**	**(169.47)**
Fair Value changes:		
-Realised	(28.27)	(293.52)
-Unrealised	(21.52)	124.05
Total Net gain/(loss) on fair value changes (B) to tally with (A)	**(49.79)**	**(169.47)**

(26) Other Income

	Year ended March 31, 2021	Year ended March 31, 2020
	Amount	
Interest on Income Tax Refund	64.16	-
Miscellaneous Income	19.27	15.81
Sundry Credit balances written back/ Bad debt recovered	14.72	0.26
	98.15	**16.07**

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(27) Finance Costs

	Year ended March 31, 2021	Year ended March 31, 2020
	On financial liabilities measured at Amortised cost	On financial liabilities measured at Amortised cost
	Amount	
Debt Securities	2,775.68	3,496.54
Borrowings (Other than Debt Securities)(1)	2,484.30	3,414.86
Subordinated Liabilities	414.86	416.26
Processing and other Fee	137.03	107.21
Bank Charges	23.78	1.54
FCNR Hedge Premium	192.56	157.74
Other Interest Expenses	279.83	115.45
Total	**6,308.04**	**7,709.60**

1) Includes premium on principal only swaps on foreign currency loans amounting to Rs. 78.58 Crore (Previous Year Rs.133.91 Crore).

(2) Disclosure of Foreign Currency Exposures:-

Particulars	Year Ended March 31, 2021			
	Foreign Currency	Exchange Rate	Amount in Foreign Currency	Amount
I. Assets				
Receivables (trade & other)	N.A.	-	-	-
Other Monetary assets	N.A.	-	-	-
Total Receivables (A)	N.A.	-	-	-
Hedges by derivative contracts (B)	N.A.	-	-	-
Unhedged receivables (C=A-B)	N.A.	-	-	-
II. Liabilities				
Payables (trade & other)				
Borrowings (ECB and Others)	USD	73.5047	102.00	7,497.48
Total Payables (D)	USD	73.5047	102.00	7,497.48
Hedges by derivative contracts (E)	USD	73.5047	102.00	7,497.48
Unhedged Payables F=D-E)	USD	73.5047	-	-
III. Contingent Liabilities and Commitments				
Contingent Liabilities	N.A.	-	-	-
Commitments	N.A.	-	-	-
Total (G)	N.A.	-	-	-
Hedges by derivative contracts(H)	N.A.	-	-	-
Unhedged Payables (I=G-H)	N.A.	-	-	-
Total unhedged FC Exposures (J=C+F+I)	**N.A.**	**-**	**-**	**-**

Note: For the above disclosure, Interest accrued on borrowings at respective year end has not been considered

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Year Ended March 31, 2020			
	Foreign Currency	Exchange Rate	Amount in Foreign Currency	Amount
I. Assets				
Receivables (trade & other)	N.A.	-	-	-
Other Monetary assets	N.A.	-	-	-
Total Receivables (A)	N.A.	-	-	-
Hedges by derivative contracts (B)	N.A.	-	-	-
Unhedged receivables (C=A-B)	N.A.	-	-	-
II. Liabilities				
Payables (trade & other)				
Borrowings (ECB and Others)	USD	75.3859	107.89	8,133.14
Total Payables (D)	USD	75.3859	107.89	8,133.14
Hedges by derivative contracts (E)	USD	75.3859	107.89	8,133.14
Unhedged Payables F=D-E)	USD	75.3859	-	-
III. Contingent Liabilities and Commitments				
Contingent Liabilities	N.A.	-	-	-
Commitments	N.A.	-	-	-
Total (G)	N.A.	-	-	-
Hedges by derivative contracts(H)	N.A.	-	-	-
Unhedged Payables (I=G-H)	N.A.	-	-	-
Total unhedged FC Exposures (J=C+F+I)	**N.A.**	**-**	**-**	**-**

Note: For the above disclosure, Interest accrued on borrowings at respective year end has not been considered

(3) Additional Disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 for Clause 3.4 for Derivatives are as follows(Refer Note 48):-

3.4.1. Forward Rate Agreement (FRA) / Interest Rate Swap (IRS):-

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
(i) The notional principal of swap agreements	2,182.90	3,221.76
(ii) Losses which would be incurred if counterparties failed to fulfill their obligations under the agreements	-	6.45
(iii) Collateral required by the FC upon entering into swaps	Nil	Nil
(iv) Concentration of credit risk arising from the swaps	Counterparty for all Swaps entered into by the company are Scheduled Commercial Banks	
(v) The fair value of the swap book Receivable/(Payable)	(130.24)	(181.37)

Notes

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3.4.2 Exchange Traded Interest Rate (IR) Derivative:-

Particulars		Currency Derivatives	Interest Rate Derivatives
(i)	Notional principal amount of exchange traded IR derivatives undertaken during the year	N.A.	N.A.
(ii)	Notional principal amount of exchange traded IR derivatives outstanding as on 31st March 2021	N.A.	N.A.
(iii)	Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective"	N.A.	N.A.
(iv)	Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective"	N.A.	N.A.

3.4.3. (A) Qualitative Disclosure:-

The Company's activities expose it to the financial risks of changes in foreign exchange rates and interest rates. The Company uses derivative contracts such as foreign exchange forward, cross currency contracts, interest rate swaps, foreign currency futures, options and swaps to hedge its exposure to movements in foreign exchange and interest rates. The use of these derivative contracts reduce the risk or cost to the Company and the Company does not use those for trading or speculation purposes.

The Company uses hedging instruments that are governed by the policies of the Company which are approved by the Board of Directors, which provide written principles on the use of such financial derivatives consistent with the risk management strategy of the Company. The Board constituted Risk Management Committee (RMC) of the company manages risk on the company's derivative portfolio. The officials authorized by the board to enter into derivative transactions for the company are kept separate from the authorized signatories to confirm the derivative transactions. All derivative transactions that are entered into by the company are reported to the board, and the mark-to-market on its portfolio is monitored regularly by the senior management. The company uses Bloomberg to monitor and value its derivative portfolio to ascertain its hedge effectiveness vis-à-vis the underlying.

To hedge its risks on the principal and/ or interest amount for foreign currency borrowings on its balance sheet, the company has currently used cross currency derivatives, forwards and principal only swaps. Additionally, the company has entered into Interest Rate Swaps (IRS) to hedge its basis risk on fixed rate borrowings and LIBOR risk on its foreign currency borrowings.

Derivative financial instruments are initially measured at fair value on the contract date and are subsequently re-measured to fair value at each reporting date. Derivatives are classified as assets when the fair value is positive (positive marked to market value) or as liabilities when the fair value is negative (negative marked to market value). Derivative assets and liabilities are recognized on the balance sheet at fair value. Fair value of derivatives is ascertained from the mark to market and accrual values received from the counterparty banks. These values are cross checked against the valuations done internally on Bloomberg. Changes in the fair value of derivatives other than those designated as hedges are recognized in the Statement of Profit and Loss.

Hedge accounting is discontinued when the hedging instrument expires or is sold, terminated or exercised, no longer qualifies for hedge accounting or the Company chooses to end the hedging relationship.

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3.4.3. (B)

Particulars	Currency Derivatives	Interest Rate Derivatives
	Amount	
(i) Derivatives (Notional Principal Amount)	7,310.12	2,182.90
(ii) Marked to Market Positions	(4.85)	(130.24)
(a) Assets (+)	154.13	-
(b) Liabilities (-)	(158.98)	(130.24)
(iii) Credit Exposure	Nil	Nil
(iv) Unhedged Exposures	Nil	Nil

(28) Impairment on financial instruments

	Year ended March 31, 2021	Year ended March 31, 2020
	On financial assets measured at Amortised cost	
	Amount	
	Amount	Amount
ECL on Loans / Bad Debts Written Off(Net of Recoveries) [(1)]	493.01	109.26
Total	**493.01**	**109.26**

(1) ECL on loans / Bad Debts Written Off(Net of Recoveries) includes;

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
	Amount	
ECL on Loan Assets	291.41	718.87
Bad Debt /advances written off*	201.60	(609.61)
	493.01	**109.26**

*Net of Bad Debt recovery of Rs. 219.68 Crore (Previous Year Net of Bad Debt recovery Rs. 706.98 Crore).

Notes

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(29) Employee Benefits Expenses

	Year ended March 31, 2021	Year ended March 31, 2020
	Amount	
Salaries and wages	279.55	476.51
Contribution to provident and other funds	4.01	10.64
Share Based Payments to employees	(9.74)	27.32
Staff welfare expenses	1.99	9.71
Provision for Gratuity, Compensated Absences and Superannuation Expense(1)	(51.09)	32.79
Total	**224.72**	**556.97**

(1) Employee Benefits – Provident Fund, ESIC, Gratuity and Compensated Absences disclosures as per Indian Accounting Standard (IndAS) 19 – Employee Benefits:

Contributions are made to Government Provident Fund and Family Pension Fund, ESIC and other statutory funds which cover all eligible employees under applicable Acts. Both the employees and the Company make predetermined contributions to the Provident Fund and ESIC. The contributions are normally based on a certain proportion of the employee's salary. The Company has recognised an amount of Rs. 4.01 Crore (Previous year Rs. 10.64 Crore) in the Statement of Profit and Loss towards Employers contribution for the above mentioned funds.

Provision for unfunded Gratuity and Compensated Absences for all employees is based upon actuarial valuations carried out at the end of every financial year. Major drivers in actuarial assumptions, typically, are years of service and employee compensation. Pursuant to the issuance of the Indian Accounting Standard (IndAS) 19 on 'Employee Benefits', commitments are actuarially determined using the 'Projected Unit Credit' Method. Gains and losses on changes in actuarial assumptions are accounted for in Statement of Profit and Loss for Compensated absences and for Gratuity in Other Comprehensive Income.

Disclosure in respect of Gratuity, Compensated Absences and Superannuation:

Particulars	Gratuity (Unfunded)		Compensated Absences (Unfunded)	
	2020-2021	2019-2020	2020-2021	2019-2020
	Amount		Amount	
Reconciliation of liability recognised in the Balance Sheet:				
Present Value of commitments (as per Actuarial valuation)	41.73	50.65	14.00	19.84
Fair value of plan assets	-	-	-	-
Net liability in the Balance sheet (as per Actuarial valuation)	41.73	50.65	14.00	19.84
Movement in net liability recognised in the Balance Sheet:				
Net liability as at the beginning of the year	50.65	44.48	19.84	19.53
Amount (paid) during the year/Transfer adjustment	(6.40)	(3.12)	-	-
Net expenses recognised / (reversed) in the Statement of Profit and Loss	7.86	12.28	(5.83)	0.31
Actuarial changes arising from changes in Demographic assumptions	-	0.01	-	-
Actuarial changes arising from changes in financial assumptions	(5.48)	6.04	-	-
Experience adjustments	(4.90)	(9.04)	-	-
Net liability as at the end of the year	**41.73**	**50.65**	**14.00**	**19.84**

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Particulars	Gratuity (Unfunded)		Compensated Absences (Unfunded)	
	2020-2021	2019-2020	2020-2021	2019-2020
	Amount		Amount	
Expenses recognised in the Statement of Profit and Loss:				
Current service cost	5.10	8.79	2.31	4.77
Past service cost	-	-	-	-
Interest Cost	2.76	3.49	0.99	1.54
Actuarial (gains) / losses	-	-	(9.13)	(6.00)
Expenses charged / (reversal) to the Statement of Profit and Loss	**7.86**	**12.28**	**(5.83)**	**0.31**
Return on Plan assets:				
Actuarial (gains) / losses	N.A.	N.A.	N.A.	N.A.
Actual return on plan assets	N.A.	N.A.	N.A.	N.A.
Reconciliation of defined-benefit commitments:				
Commitments as at the beginning of the year	50.65	44.48	19.84	19.53
Current service cost	5.10	8.79	2.31	4.77
Past service cost	-	-	-	-
Interest cost	2.76	3.49	0.99	1.54
(Paid benefits)	(6.40)	(3.12)	-	-
Actuarial (gains) / losses	-	-	(9.13)	(6.00)
Actuarial changes arising from changes in Demographic assumptions	-	0.01	-	-
Actuarial changes arising from changes in financial assumptions	(5.48)	6.04	-	-
Experience adjustments	(4.90)	(9.04)	-	-
Commitments as at the end of the year	**41.73**	**50.65**	**14.00**	**19.84**
Reconciliation of Plan assets:				
Plan assets as at the beginning of the year	N.A.	N.A.	N.A.	N.A.
Expected return on plan assets	N.A.	N.A.	N.A.	N.A.
Contributions during the year	N.A.	N.A.	N.A.	N.A.
Paid benefits	N.A.	N.A.	N.A.	N.A.
Actuarial (gains) / losses	N.A.	N.A.	N.A.	N.A.
Plan assets as at the end of the year	N.A.	N.A.	N.A.	N.A.

N.A - not applicable

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Particulars	Superannuation (Unfunded)	
	2020-2021	2019-2020
	Amount	
Reconciliation of liability recognised in the Balance Sheet:		
Present Value of commitments (as per Actuarial valuation)	59.59	114.76
Fair value of plan assets	-	-
Net liability in the Balance sheet (as per Actuarial valuation)	59.59	114.76
Movement in net liability recognised in the Balance Sheet:		
Net liability as at the beginning of the year	114.76	101.13
Amount (paid) during the year/Transfer adjustment	-	-
Net expenses recognised / (reversed) in the Statement of Profit and Loss	(53.12)	14.19
Actuarial changes arising from changes in financial assumptions	(1.31)	6.34
Experience adjustments	(0.74)	(6.90)
Net liability as at the end of the year	59.59	114.76
Expenses recognised in the Statement of Profit and Loss:		
Current service cost	2.87	6.34
Past service cost	(63.79)	-
Interest Cost	7.80	7.85
Actuarial (gains) / losses	-	-
Expenses charged / (reversal) to the Statement of Profit and Loss	(53.12)	14.19
Return on Plan assets:		
Actuarial (gains) / losses	N.A.	N.A.
Actual return on plan assets	N.A.	N.A.
Reconciliation of defined-benefit commitments:		
Commitments as at the beginning of the year	114.76	101.13
Current service cost	2.87	6.34
Past service cost	(63.79)	-
Interest cost	7.80	7.85
(Paid benefits)	-	-
Actuarial (gains) / losses	-	-
Actuarial changes arising from changes in financial assumptions	(1.31)	6.34
Experience adjustments	(0.74)	(6.90)
Commitments as at the end of the year	59.59	114.76
Reconciliation of Plan assets:		
Plan assets as at the beginning of the year	N.A.	N.A.
Expected return on plan assets	N.A.	N.A.
Contributions during the year	N.A.	N.A.
Paid benefits	N.A.	N.A.
Actuarial (gains) / losses	N.A.	N.A.
Plan assets as at the end of the year	N.A.	N.A.

N.A - not applicable

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The actuarial calculations used to estimate commitments and expenses in respect of unfunded Gratuity, Compensated absences and Superannuation (Pension & Medical coverage) are based on the following assumptions which if changed, would affect the commitment's size, funding requirements and expenses:

Particulars	Gratuity (Unfunded)		Compensated Absences (Unfunded)	
	2020-2021	2019-2020	2020-2021	2019-2020
Discount Rate	6.79%	6.80%	6.79%	6.80%
Expected Return on plan assets	N.A.	N.A.	N.A.	N.A.
Expected rate of salary increase	5.00%	6.00%	5.00%	6.00%
Mortality	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)
Retirement Age (Years)	60	60	60	60

N.A - not applicable

Particulars	Superannuation (Unfunded)	
	2020-2021	2019-2020
Discount Rate	7.00%	6.80%
Expected Return on plan assets	N.A.	N.A.
Expected rate of salary increase	0.00%	For 20-21 0% thereafter 6%
Mortality	IALM (2012-14)	IALM (2012-14)
Retirement Age (Years)	60	60

N.A - not applicable

The employer's best estimate of contributions expected to be paid during the annual period beginning after the Balance Sheet date, towards Gratuity, Compensated Absences and Superannuation is Rs. 8.54 Crore (Previous Year Rs. 12.63 Crore), Rs. 3.31 Crore (Previous Year Rs. 5.62 Crore) and Rs. 4.05 Crore (Previous Year Rs.14.87 Crore) respectively.

A quantitative sensitivity analysis for significant assumption is as shown below:

Gratuity

	March 31, 2021		March 31, 2020	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(2.65)	2.90	(3.54)	3.91

Gratuity

	March 31, 2021		March 31, 2020	
Assumptions	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	2.94	(2.71)	3.92	(3.59)

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Leave Encashment

	March 31, 2021		March 31, 2020	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(0.91)	0.98	(1.38)	1.51

Leave Encashment

	March 31, 2021		March 31, 2020	
Assumptions	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	1.00	(0.92)	1.52	(1.39)

Superannuation

	March 31, 2021		March 31, 2020	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(4.08)	4.02	(8.10)	7.99

Superannuation

	March 31, 2021		March 31, 2020	
Assumptions	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	-	-	-	-

The following payments are expected contributions to the defined benefit plan in future years:

Expected payment for future years	Gratuity		Leave Encashment	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
	Amount		Amount	
Within the next 12 months (next annual reporting period)	2.31	2.21	0.81	1.02
Between 1 and 2 years	0.70	0.91	0.25	0.40
Between 2 and 5 years	2.56	2.83	0.94	1.21
Between 5 and 6 years	0.73	1.18	0.23	0.51
Beyond 6 years	35.44	43.52	11.77	16.70
Total expected payments	**41.73**	**50.65**	**14.00**	**19.84**

Expected payment for future years	Superannuation	
	March 31, 2021	March 31, 2020
	Amount	
Within the next 12 months (next annual reporting period)	-	1.79
Between 1 and 2 years	-	1.53
Between 2 and 5 years	-	4.76
Between 5 and 6 years	-	1.66
Beyond 6 years	59.59	105.02
Total expected payments	**59.59**	**114.76**

Notes

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(30) Other expenses

	Year ended March 31, 2021	Year ended March 31, 2020
	Amount	
Rent	7.61	7.62
Rates & Taxes Expenses	1.38	1.31
Repairs and maintenance	16.45	30.24
Communication Costs	6.71	11.25
Printing and stationery	1.07	2.46
Advertisement and publicity	3.90	31.05
Auditor's remuneration		
Audit Fee[1]	2.89	2.89
Legal and Professional charges[1]	58.17	23.02
CSR expenses[2]	76.99	80.23
Travelling and Conveyance	2.04	10.02
Stamp Duty	3.96	8.59
Recruitment Expenses	0.01	0.52
Business Promotion	0.26	2.90
Loss on sale of Fixed Assets	3.39	2.00
Electricity and water	4.76	8.01
Miscellaneous Expenses	4.65	3.37
Total	**194.24**	**225.48**

(1) Fees paid to the auditors include:

	Year ended March 31, 2021	Year ended March 31, 2020
As auditor	Amount	
Audit Fee	2.89	2.89
Certification fee*	2.06	1.49
Others	-	-
*Included in Legal and Professional Charges	**4.95**	**4.38**

(2) In respect of Corporate Social Responsibility activities, gross amount required to be spent by the Company during the year was Rs. 76.99 Crore (Previous Year Rs. 80.23 Crore) and Company has spent Rs. 76.99 Crore (Previous Year Rs. 80.23 Crore).

Notes

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(31) Tax Expenses

The Company has elected to exercise the option permitted under 115BAA of the Income Tax Act, 1961, as introduced by the Taxation Laws (Amendment) Ordinance, 2019. The effective applicable corporate tax rate for the company is now 25.17%. Accordingly, the Company has recognized provision for Income Tax for year ended March 31, 2021 and re-measured its Deferred Tax asset/liability basis the rate prescribed in the aforesaid section. The major components of income tax expense for the year ended March 31, 2021 and March 31, 2020 are:

Profit or loss section	Year ended March 31, 2021	Year ended March 31, 2020
	Amount	
Current income tax:		
Current income tax charge	-	319.20
Adjustments in respect of current income tax of previous year	-	-
Deferred tax:		
Relating to origination and reversal of temporary differences	333.71	67.61
Income tax expense reported in the statement of profit or loss	**333.71**	**386.81**

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2021:

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
	Amount	
Accounting profit before tax from continuing operations	1,392.17	2,546.72
Profit/(loss) before tax from a discontinued operation	-	-
Accounting profit before income tax	1,392.17	2,546.72
Tax at statutory Income Tax rate of 25.17%(Previous Year 25.17%)	350.38	640.96
Tax on Expenses / deductions Allowed/Disallowed in Income tax Act	(16.67)	(254.15)
Tax on Expenses allowed/disallowed in income Tax Act	(52.78)	(10.16)
Deduction u/s 36(i)(viii)	-	(53.41)
Net Addition/deduction u/s 36(i)(viia)	19.38	13.09
Income Exempt for Tax Purpose	(0.09)	(216.25)
Long Term Capital Gain on Sale of Investments	8.52	2.51
Others	8.30	10.07
Tax expenses related to the profit for the year (a)	333.71	386.81
Tax on Other comprehensive income (b)	(215.26)	(647.02)
Total tax expenses for the comprehensive income (a+b)	**118.45**	**(260.21)**

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Deferred Tax

The following table shows deferred tax recorded in the balance sheet and changes recorded in the Statement of Profit and Loss and Other Comprehensive Income

Particulars	**Deferred tax assets**	**Deferred tax liabilities**	**Income statement**	**OCI**
	March 31, 2021	**March 31, 2021**	**Year ended March 31, 2021**	**Year ended March 31, 2021**
		Amount		
Depreciation	37.16	-	12.44	-
Impairment allowance for financial assets	689.95	-	(330.64)	-
Fair value of financial instruments held for trading	-	6.54	(60.52)	-
Remeasurement gain / (loss) on defined benefit plan	29.02	-	(14.47)	(3.13)
Impact on Borrowings using effective rate of Interest	-	34.74	18.91	-
Gain / loss on equity instrument designated at FVOCI	-	(3.36)	-	156.77
Derivative instruments in Cash flow hedge relationship	142.84	-	-	61.62
Share based Payments	28.02	-	-	-
Impact on Loans using effective rate of Interest	3.90	-	(5.21)	-
Impact on account of EIS and Servicing assets/ liability	-	179.19	51.33	-
Other temporary differences	-	118.76	(5.55)	-
Total	**930.89**	**335.87**	**(333.71)**	**215.26**

Particulars	**Deferred tax assets**	**Deferred tax liabilities**	**Income statement**	**OCI**
	March 31, 2020	**March 31, 2020**	**Year ended March 31, 2020**	**Year ended March 31, 2020**
		Amount		
Depreciation	24.71	-	14.09	-
Impairment allowance for financial assets	1,020.59	-	(194.58)	604.72
Fair value of financial instruments held for trading	-	46.25	(3.33)	-
Remeasurement gain / (loss) on defined benefit plan	46.62	-	(10.59)	(0.50)
Impact on Borrowings using effective rate of Interest	-	53.66	29.91	-
Gain / loss on equity instrument designated at FVOCI	-	516.92	-	30.28
Derivative instruments in Cash flow hedge relationship	81.22	-	-	12.52
Share based Payments	28.02	-	(10.89)	-
Impact on Loans using effective rate of Interest	9.11	-	(55.80)	-
Impact on account of EIS and Servicing assets/ liability	-	230.53	173.63	-
Other temporary differences	-	12.96	(10.05)	-
Total	**1,210.27**	**860.32**	**(67.61)**	**647.02**

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(32) Explanatory Notes

(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:*

	As at March 31, 2021
	Amount
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 15, 2029	699.55
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2028	999.06
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 4, 2028	1,024.00
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2028	24.97
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 22, 2028	3,059.04
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	1,448.89
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	13.51
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	976.13
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	398.50
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026(1)	35.50
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 22, 2026	24.73
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2026	196.61
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2026	24.78
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2026	24.65
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 8, 2026	24.66
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 29, 2026	204.59
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 11, 2026	34.74
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2026	24.77
4.50 % Redeemable Non convertible Debentures of Face value $ 1,000 each Redeemable on March 4, 2026	1,091.99
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 7, 2026	49.79
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2025	9.92
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2025	94.59
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2025	168.85
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 26, 2025	999.21
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 19, 2025	24.79
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 24, 2025	223.49
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2024	24.80
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	24.80
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2024	24.71
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2024	24.72
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023	24.52
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 21, 2023	399.52
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 8, 2023	24.70
11.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	998.60
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 28, 2023	248.10
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2023	99.62
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 30, 2023	99.67

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:* (Contd...)

	As at March 31, 2021
	Amount
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 18, 2023	988.24
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 28, 2023	199.94
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2023	4.96
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2023	98.29
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 26, 2023	24.79
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2023	34.45
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2022	49.52
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 29, 2022	994.26
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 18, 2022	14.88
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2022	9.96
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 19, 2022	14.87
7.77 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 7, 2022	288.43
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 6, 2022	14.88
7.82 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 25, 2022	99.71
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 6, 2022	19.98
10.95 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2022	799.19
6.38 % Redeemable Non convertible Debentures of Face value $. 1,000 each Redeemable on May 28, 2022	2,563.76
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2022	999.97
10.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 3, 2022	124.99
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 30, 2022	264.97
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 29, 2022	623.74
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 22, 2022	159.99
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 21, 2022	599.98
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 27, 2022	499.81
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 3, 2022	149.53
9.58 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2021	62.37
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2021	248.50
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2021	323.57
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 10, 2021	199.97
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2021	99.88
8.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 22, 2021	29.98
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2021	2,392.95
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2021	914.19
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2021(1)	10.92
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 7, 2021	499.34
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 11, 2021	9.99
8.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 9, 2021	109.92
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 22, 2021	211.26
8.39 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 15, 2021	213.99

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:* (Contd...)

	As at March 31, 2021
	Amount
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 7, 2021	14.98
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2021	9.99
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 21, 2021	24.98
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 10, 2021	24.98
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 12, 2021	24.99
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 8, 2021(1)	124.80
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2021	74.99
	29,164.70

(1) Redeemable at premium

* Redeemable Non-Convertible Debentures are secured against Immovable Property / Other financial Assets and pool of Current and Future Loan Receivables of the Company(Including Investments).

(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:*

	As at March 31, 2020
	Amount
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 15, 2029	699.55
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2028	999.06
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 4, 2028	1,023.99
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2028	24.97
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 22, 2028	3,059.01
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	1,448.89
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	13.48
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	974.28
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	397.75
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026(1)	32.50
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 22, 2026	24.69
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2026	196.15
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2026	24.75
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2026	24.60
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 8, 2026	24.61
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 29, 2026	204.24
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 11, 2026	34.70
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2026	24.73
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 7, 2026	49.76
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2025	9.91
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2025	94.54
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2025	168.68
9.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 26, 2025	999.21
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 19, 2025	24.76
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 24, 2025	223.18
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2024	24.76

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:* (Contd...)

	As at March 31, 2020
	Amount
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	24.76
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2024	24.65
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2024	24.66
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023	24.38
10.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 21, 2023	399.52
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 8, 2023	24.61
11.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	998.61
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 28, 2023	247.46
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2023	99.49
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 30, 2023	99.56
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2023	4.94
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2023	97.55
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 26, 2023	24.70
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2023	34.20
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2022	49.31
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 29, 2022	991.64
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 18, 2022	14.82
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2022	9.94
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 19, 2022	14.82
7.77 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 7, 2022	287.66
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 6, 2022	14.82
7.82 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 25, 2022	99.56
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 6, 2022	19.98
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2022	799.19
6.38 % Redeemable Non convertible Debentures of Face value $. 1,000 each Redeemable on May 28, 2022	2,622.78
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2022	999.97
10.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 3, 2022	124.99
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 30, 2022	264.94
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 22, 2022	159.99
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 21, 2022	599.98
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 27, 2022	499.80
9.58 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2021	61.32
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2021	99.88
8.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 22, 2021	29.97
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2021	3,374.12
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2021	1,305.19
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2021(1)	10.00
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 7, 2021	499.34
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 11, 2021	9.99
8.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 9, 2021	109.90

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) includes:* (Contd...)	As at March 31, 2020
	Amount
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 22, 2021	211.04
8.39 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 15, 2021	213.84
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 7, 2021	14.94
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2021	9.96
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 21, 2021	24.90
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 10, 2021	24.90
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 12, 2021	24.92
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 8, 2021	6.00
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 8, 2021(1)	168.80
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2021	99.89
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2021	497.50
7.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 27, 2021	313.47
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 18, 2021	19.93
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 12, 2021(1)	29.74
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 8, 2021	24.96
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 19, 2021	80.35
9.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 7, 2021	299.79
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2020	134.75
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2020	119.70
7.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 22, 2020	1,496.21
9.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 18, 2020	409.35
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 4, 2020	998.96
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 13, 2020	14.99
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 7, 2020	14.98
7.68 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 24, 2020	4.99
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 9, 2020	119.89
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 29, 2020(1)	54.78
9.22 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 11, 2020	249.80
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 11, 2020	49.97
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 1, 2020(1)	204.78
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 12, 2020(1)	38.91
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 5, 2020(1)	25.54
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 4, 2020(1)	6.41
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 30, 2020(1)	24.94
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 28, 2020(1)	8.50
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 20, 2020	20.00
	32,092.12

(1) Redeemable at premium

* Redeemable Non-Convertible Debentures are secured against Immovable Property / Other financial Assets and pool of Current and Future Loan Receivables of the Company(Including Investments).

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(ii) Term Loan from banks includes as at March 31, 2021*:

	As at March 31, 2021
	Amount
Term Loan taken from Bank. This loan is repayable in monthly installment with moratorium period of 12 month from the date of disbursement. The balance tenure for this loan is 52 months from the Balance Sheet.(1)	523.79
Term Loan taken from Bank. This loan is repayable in half yearly installment after the moratorium of 3 years from the date of disbursement. The balance tenure for this loan is 22 months from the Balance Sheet.(1)	999.94
Term Loan taken from Bank(s), These loans are repayable in quarterly installment with moratorium period of 1 years from the date of disbursement. These loan are secured by hypothecation of loan receivables of the company. The balance tenure for these loans is 11 months(average) from the Balance Sheet.(1)	942.43
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 6 month from the date of disbursement. The balance tenure for these loans is 61 months(average) from the Balance Sheet.(1)	1,642.28
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 2 years from the date of disbursement. The balance tenure for these loans is 18 months(average) from the Balance Sheet.(1)	1,997.72
Term Loan taken from Bank(s). These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 20 months(average) from the Balance Sheet.(2) & (3)	3,802.19
Term Loan taken from Bank. This loan is repayable in yearly installment after the moratorium period of 1 years from the date of disbursement. The balance tenure for this loan is 17 months from the Balance Sheet.(1)	666.67
Term Loan taken from Bank(s). These loans are repayable in monthly installment from the date of disbursement. The balance tenure for these loans is 14 months(average) from the Balance Sheet.(1)	73.32
Term Loan taken from Bank(s). These loans are repayable in quarterly installment from the date of disbursement. The balance tenure for these loans is 57 months(average) from the Balance Sheet.(1)	1,618.24
Term Loan taken from Bank(s). These loans are repayable in half yearly installment from the date of disbursement. The balance tenure for these loans is 9 months(average) from the Balance Sheet.(1)	221.87
Term Loan taken from Bank. This loan is repayable in yearly installment with the moratorium period of 4 years from the date of disbursement. The balance tenure for this loan is 54 months from the Balance Sheet.(1)	399.97
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 3 years from the date of disbursement. The balance tenure for these loans is 20 months(average) from the Balance Sheet.(1)	3,599.84
Term Loan taken from Bank(s), These loans are repayable in half yearly installment with the moratorium period of 1 years from the date of disbursement. The balance tenure for these loans is 14 months(average) from the Balance Sheet.(1)	1,549.37
Term Loan taken from Bank. This loan is repayable in half yearly installment with the moratorium period of 1.5 years from the date of disbursement. The balance tenure for this loan is 9 months from the Balance Sheet.(1)	699.80
	18,737.43

(1) Linked to base rate / MCLR of respective lenders

(2) Linked to Libor

(3) Includes External commercial borrowings from banks.

* Secured by hypothecation of Loan Receivables(Current and Future) / Other financial Assets / Cash and Cash Equivalents of the Company(including investments).

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(ii) Term Loan from banks includes as at March 31, 2020*:

	As at March 31, 2020
	Amount
Term Loan taken from Bank. This loans is repayable in quarterly installment with moratorium period of 9 month from the date of disbursement. The balance tenure for this loan is 6 months from the Balance Sheet.(1)	62.48
Term Loan taken from Bank. This loan is repayable in half yearly installment after the moratorium of 3 years from the date of disbursement. The balance tenure for this loan is 34 months from the Balance Sheet.(1)	999.90
Term Loan taken from Bank. This loan is Repayable in equal installments at the 49th , 61th and 72th month from the date of the first drawdown The balance tenure for this loan is 7 months from the Balance Sheet.(2) & (3)	128.08
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 1 years from the date of disbursement. These loan are secured by hypothication of loan receivables of the company. The balance tenure for these loans are 17 months (average) from the Balance Sheet.(1)	1,421.78
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 6 month from the date of disbursement. The balance tenure for these loans are 54 months (average) from the Balance Sheet.(1)	1,248.37
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 2 years from the date of disbursement. The balance tenure for these loans are 21 months (average) from the Balance Sheet.(1)	3,897.54
Term Loan taken from Bank(s). These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans are 19 months (average) from the Balance Sheet.(2) & (3)	5,336.26
Term Loan taken from Bank(s).These loans are repayable in yearly installment after the moratorium period of 1 years from the date of disbursement. The balance tenure for these loans are 21 months (average) from the Balance Sheet.(1)	1,049.97
Term Loan taken from Bank. This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loan is 24 months from the Balance Sheet.(1)	16.67
Term Loan taken from Bank. This loans is repayable in quarterly installment from the date of disbursement. The balance tenure for this loan is 14 months from the Balance Sheet.(1)	19.78
Term Loan taken from Bank(s). These loans are repayable in half yearly installment from the date of disbursement. The balance tenure for these loans are 15 months (average) from the Balance Sheet.(1)	740.12
Term Loan taken from Bank. This loan is repayable in yearly installment with the moratorium period of 4 years from the date of disbursement. The balance tenure for this loan is 66 months from the Balance Sheet.(1)	399.96
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 3 years from the date of disbursement. The balance tenure for these loans are 24 months (average) from the Balance Sheet.(1)	5,223.48
Term Loan taken from Bank(s).These loans are repayable in half yearly installment with the moratorium period of 1 years from the date of disbursement. The balance tenure for these loans are 27 months (average) from the Balance Sheet.(1)	3,273.71
Term Loan taken from Bank. This loans is repayable in half yearly installment with the moratorium period of 1.5 years from the date of disbursement. The balance tenure for this loan is 15 months from the Balance Sheet.(1)	1,049.00
Term Loan taken from Bank. This loan is repayable at the end of 24 months,30th Months and 35th month from the date of disbursement. The balance tenure for this loan is 5 months from the Balance Sheet.(1)	50.00
Term Loan taken from Bank. This loan is repayable in half yearly installment after the moratorium of 2 years from the date of disbursement. The balance tenure for this loan is 8 months from the Balance Sheet.(1)	50.00
Term Loan taken from Bank(s). These loan are repayable in bullet at the end of the tenure. The balance tenure for these loans are 3 days from the Balance Sheet.(1)	1,468.96
	26,436.06

(1) Linked to base rate / MCLR of respective lenders

(2) Linked to Libor

(3) Includes External commercial borrowings from banks.

* Secured by hypothecation of Loan Receivables(Current and Future) / Other financial Assets / Cash and Cash Equivalents of the Company(including investments).

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(iii) Subordinated Debt

	As at March 31, 2021
	Amount
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 27, 2028	1,466.08
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 15, 2027	31.31
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	887.41
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2027	47.77
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2027	99.90
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2027	106.02
8.79 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	2.38
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	192.44
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	0.15
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026[(1)]	1.39
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 29, 2026	601.40
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 3, 2025	163.47
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 21, 2025	8.14
9.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 17, 2025	4.97
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 6, 2024	99.92
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 17, 2024	9.89
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 23, 2023	19.66
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 24, 2023	4.95
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 27, 2023	24.64
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 23, 2023	24.65
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 3, 2023	123.74
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 23, 2023	19.63
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 28, 2023	24.78
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 6, 2023	19.63
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 18, 2023	24.57
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 30, 2023	9.92
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 14, 2023	24.59
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 4, 2022	19.80
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 15, 2022	1.09
10.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 31, 2022	24.70
10.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 22, 2022	39.56
10.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 9, 2022	34.62
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2022	14.82
11.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 30, 2022	14.85
11.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 22, 2022	19.88
11.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 31, 2022	35.99
	4,248.71

(1) Redeemable at premium

Notes

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

(iii) Subordinated Debt

	As at March 31, 2020
	Amount
8.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 27, 2028	1,462.72
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 15, 2027	31.19
8.35% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 8, 2027	886.07
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 30, 2027	47.58
10.25% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 28, 2027	99.90
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 5, 2027	105.59
8.79% Subordinated Debt of Face value of Rs. 1,000 each Redeemable on September 26, 2026	2.38
9.15% Subordinated Debt of Face value of Rs. 1,000 each Redeemable on September 26, 2026	192.08
9.00% Subordinated Debt of Face value of Rs. 1,000 each Redeemable on September 26, 2026	0.15
0.00% Subordinated Debt of Face value of Rs. 1,000 each Redeemable on September 26, 2026(1)	1.27
9.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 29, 2026	600.30
10.00% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on August 3, 2025	163.24
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on July 21, 2025	8.14
9.70% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 17, 2025	4.96
8.35% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 6, 2024	99.92
10.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on July 17, 2024	9.87
10.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on December 23, 2023	19.57
10.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 24, 2023	4.94
10.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 27, 2023	24.53
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 23, 2023	24.54
9.90% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 3, 2023	123.28
9.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on May 23, 2023	19.50
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2023	24.68
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 6, 2023	19.47
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on February 18, 2023	24.39
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 30, 2023	9.89
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 14, 2023	24.40
10.20% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on December 4, 2022	19.67
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 15, 2022	1.08
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 31, 2022	24.56
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 22, 2022	39.34
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 9, 2022	34.43
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 5, 2022	14.69
11.00% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 30, 2022	14.72
11.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on February 22, 2022	19.77
11.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 31, 2022	35.79
	4,238.60

(1) Redeemable at premium

Notes

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

(iv) Disclosure of investing and financing activity that do not require cash and cash equivalent*:

Particulars	Year Ended March 31, 2021	Year Ended March 31, 2020
	Amount	
Property, plant and equipment and intangible assets	(44.16)	(44.61)
Investments in subsidiaries and other long-term Investments	(706.71)	(598.75)
Right-of-use assets	(132.94)	247.93
Equity share capital including securities premium	-	1.32
Borrowings**	(2.16)	507.65

* Includes non cash movements such as effective interest rate on borrowings and investment, fair value adjustment on investment etc.

** Represents debt securities, borrowings (other than debt securities) and subordinated liabilities.

(v) Additional disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 (Refer Note 48):-

Clause 3.3

Particulars	Year Ended March 31, 2021	Year Ended March 31, 2020
	Amount	
Value of Investments		
(i) Gross value of Investments		
(a) In India	9,808.92	13,959.40
(b) Outside India	213.88	438.86
(ii) Provisions for Depreciation*		
(a) In India	5.05	667.54
(b) Outside India	-	-
(iii) Net value of Investments		
(a) In India	9,803.87	13,291.86
(b) Outside India	213.88	438.86
Movement of provisions held towards depreciation on investments		
(i) Opening balance	5.05	30.58
(ii) Add: Provisions made during the year	-	658.69
(iii) Less: Write-off / Written-back of excess provisions during the year		21.73
(iv) Closing balance	5.05	667.54

*Does not include Investments which are measured at fair value for the year ended March 31, 2021.

Notes

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Clause 5.5 Overseas Assets

Particulars	Year Ended March 31, 2021	Year Ended March 31, 2020
Investment in shares of OakNorth Holdings Limited	213.88	438.86
Bank Balances	0.21	0.08

Clause 5.6 Off-balance Sheet SPVs sponsored (which are required to be consolidated as per accounting Norms)

Name of the SPV sponsored	
Domestic	**Overseas**
None	None

(vi) During the year, the Company has bought back non-convertible debenture having face value of Rs. 3,588.62 Crores (Previous Year Rs.8,281.73 crores), thereby earning a profit of Rs. 15.93 Crores (Previous Year Rs.320.83 crores) which is clubbed under net gain on derecognition of financial instruments under amortized cost category.

(vii) The Citizens Whistle Blower Forum has filed a Public Interest Litigation ("PIL") before the Delhi High Court wherein certain allegations have been made against the Indiabulls group. The Company has vehemently denied the frivolous allegations that have been made without basic research or inquiry. The company has also filed a perjury application wherein notice has been issued. The Management has concluded that the allegations made in the Writ Petition has no merit and no impact on the financial statements. The matter is sub judice and pending with the Delhi High Court.

(33) Contingent Liability and Commitments:

(a) **Demand pending u/s 143(3) of the Income Tax Act,1961**

(i) For Rs. 1.23 Crore with respect to FY 2008-09 (Previous Year Rs. 1.23 Crore) against disallowances under Income Tax Act,1961,against which appeal is pending before Supreme Court.

(ii) For Rs.1.27 Crore with respect to FY 2010-11 (Previous Year Rs.1.27 Crore) against disallowances under Income Tax Act,1961, against which the department has filed appeal before High Court.

(iii) For Rs. 0.05 Crore with respect to FY 2010-11 (Previous Year Rs. 0.05) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(iv) For Rs. 0.00 Crore with respect to FY 2011-12 (Previous Year Rs. 0.00) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(v) For Rs. 0.11 Crore with respect to FY 2012-13 (Previous Year Rs. 0.11 Crore) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

Notes

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

(vi) For Rs. 14.16 Crore with respect to FY 2013-14 (Previous Year Rs. 14.16) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(vii) For Rs. 13.81 Crore with respect to FY 2014-15 (Previous Year Rs. 13.81) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(viii) For Rs 20.54 Crore with respect to FY 2015-16 (Previous Year Rs. 20.54) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(ix) For Rs. 48.66 Crore with respect to FY 2016-17 (Previous Year Rs. 48.66) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(x) For Rs. 0.05 Crore with respect to FY 2010-11 (Previous Year Rs. 0.05) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(xi) For Rs. 0.00 Crore with respect to FY 2011-12 (Previous Year Rs. 12.03) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(b) (i) Demand pending u/s of 25, 55 , 56 & 61 of The Rajasthan Value Added Tax Act, 2003 for Rs. 1.45 Crore (Including interest & Penalty) with respect to FY 2007-08 to FY 2012-13 (Previous Year Rs. 1.45 Crore) against which appeal was pending before Rajasthan High Court. The Company has paid tax along with interest for Rs. 0.62 Crore (Previous Year Rs. 0.62 Crore) under protest. Further the company has deposited Rs. 0.21 Crore on May 30, 2016. Further ,the company has opted for New Amnesty Scheme 2016 and accordingly deposited 25 % of the disputed demand amount and withdrawn appeal before the Hon'ble High Court.

(c) The Company in the ordinary course of business, has various cases pending in different courts, however, the management does not expect any unfavourable outcome resulting in material adverse effect on the financial position of the Company.

(d) Capital commitments for acquisition of fixed assets at various branches as at the year end (net of capital advances paid) Rs. 3.14 Crore (Previous Year Rs. 32.03 Crore).

(e) Corporate guarantees provided to Unique Identification Authority of India for Aadhaar verification of loan applications for Rs. 0.25 Crore (Previous Year Rs. 0.25 Crore).

(f) Bank guarantees provided against court case for Rs. 0.05 Crore (Previous Year Rs. 0.05 Crore).

(g) Corporate guarantees provided to NABARD for loan taken by Indiabulls Commercial Credit Limited for Rs. 1,051 Crore (Previous Year Rs. 1,545.50 Crore)

(34) Segment Reporting:

The Company's main business is financing by way of loans for purchase or construction of residential houses, commercial real estate and certain other purposes in India. All other activities of the Company revolve around the main business. Accordingly, there are no separate reportable segments as per IND-AS 108 dealing with Operating Segment.

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(35) Disclosures in respect of Related Parties as per Indian Accounting Standard (IndAS) – 24 'Related Party Disclosures'.

(a) Detail of related party

Nature of relationship	Related party
Subsidiary Companies	
	Indiabulls Commercial Credit Limited
	(formerly Indiabulls Infrastructure Credit Limited)
	Indiabulls Insurance Advisors Limited
	Indiabulls Capital Services Limited
	Indiabulls Collection Agency Limited
	Ibulls Sales Limited
	Indiabulls Advisory Services Limited
	Indiabulls Asset Holding Company Limited
	Indiabulls Asset Management Company Limited
	Indiabulls Trustee Company Limited
	Indiabulls Holdings Limited
	Indiabulls Venture Capital Management Company Limited
	(Subsidiary of Indiabulls Holdings Limited)
	Indiabulls Asset Management (Mauritius)
	(Subsidiary of Indiabulls Commercial Credit Limited)
	Nilgiri Financial Consultants Limited
	(Subsidiary of Indiabulls Insurance Advisors Limited)
	IHFL Lender Repayment Trust
	ICCL Lender Repayment Trust
	(Subsidiary of Indiabulls Commercial Credit Limited)
	Pragati Employee Welfare Trust
	(Formerly known as Indiabulls Housing Finance Limited- Employee Welfare Trust) from December 3, 2019
Associate Company	OakNorth Holdings Limited (Previously known as Acorn OakNorth Holdings Limited) till March 30, 2020
Key Management Personnel	Mr. Subhash Sheoratan Mundra, Non Executive Chairman from August 12, 2020, Independent Director
	Mr. Sameer Gehlaut, Chairman till August 11, 2020, Non - Executive Director
	Mr. Gagan Banga, Vice Chairman/ Managing Director & CEO
	Mr. Ashwini Omprakash Kumar, Deputy Managing Director
	Mr. Ajit Kumar Mittal, Executive Director
	Mr. Sachin Chaudhary, Executive Director
	Dr K.C Chakrabarty, Independent Director till October 26, 2019
	Mr. Shamsher Singh Ahlawat, Independent Director
	Mr. Prem Prakash Mirdha, Independent Director
	Justice Gyan Sudha Misra, Independent Director
	Mr. Achutan Siddharth, Independent Director from July 3, 2020
	Mr. Dinabandhu Mohapatra, Independent Director from November 23, 2020
	Mr. Satish Chand Mathur, Independent Director

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(b) Significant transactions with related parties:

Nature of Transactions	Year ended March 31, 2021	Year ended March 31, 2020
Finance		
Secured Loans given		
(Maximum balance outstanding during the year)*		
-Subsidiary Companies	4,286.31	4,171.45
Total	**4,286.31**	**4,171.45**
Unsecured Loans given		
(Maximum balance outstanding during the year)*		
-Subsidiary Companies	75.10	-
Total	**75.10**	**-**
Other receipts and payments		
Issue of Equity Shares Under ESOP Schemes(Based on the Exercise price)		
-Key Management Personnel	-	0.12
Total	**-**	**0.12**
Other receipts and payments		
Sale of Investment		
-Subsidiary Companies	222.02	-
Total	**222.02**	**-**
Payment made for Redemption of Bonds to:		
-Subsidiary Companies	555.50	500.00
Total	**555.50**	**500.00**
Payment received for Redemption of Investment:		
-Subsidiary Companies	250.00	-
Total	**250.00**	**-**
Corporate counter guarantees given to third parties for:[1]		
-Subsidiary Companies	200.00	2,300.00
Total	**200.00**	**2,300.00**
Assignment of Loans from		
-Subsidiary Companies	-	5,408.47
Total	**-**	**5,408.47**
Income		
Income from Service Fee		
-Subsidiary Companies	0.06	0.07
Total	**0.06**	**0.07**
Expenses on Service Fee		
-Subsidiary Companies	0.14	-
Total	**0.14**	**-**
Interest Income on Loan		
-Subsidiary Companies	274.52	215.69
Total	**274.52**	**215.69**
Interest Income on Bonds		
-Subsidiary Companies	125.34	41.07
Total	**125.34**	**41.07**

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021
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Nature of Transactions	Year ended March 31, 2021	Year ended March 31, 2020
Interest Expense on Bonds		
-Subsidiary Companies	53.35	14.59
Total	**53.35**	**14.59**
Other receipts and payments		
Salary / Remuneration(Consolidated)		
-Key Management Personnel	(43.84)	58.72
Total	**(43.84)**	**58.72**
Salary / Remuneration(Short-term employee benefits)		
-Key Management Personnel	11.29	35.83
Total	**11.29**	**35.83**
Salary / Remuneration(Share-based payments)		
-Key Management Personnel	(1.30)	6.45
Total	**(1.30)**	**6.45**
Salary / Remuneration(Post-employment benefits)		
-Key Management Personnel	(55.80)	16.12
Total	**(55.80)**	**16.12**
Salary / Remuneration(Others)		
-Key Management Personnel	1.97	0.32
Total	1.97	0.32

* Represents Maximum balance of loan outstanding during the year

(c) Outstanding balance:

Nature of Transactions	Year ended March 31, 2021	Year ended March 31, 2020
Secured Loans given:		
-Subsidiary Companies	1,296.00	588.42
Total	**1,296.00**	**588.42**
Unsecured Loans given:		
-Subsidiary Companies	67.30	-
Total	**67.30**	**-**
Investment in Bonds of:		
-Subsidiary Companies	1,129.32	1,386.41
Total	**1,129.32**	**1,386.41**
Outstanding Balance of Borrowings in Bonds held by(at fair value):		
-Subsidiary Companies	49.22	552.96
Total	**49.22**	**552.96**
Corporate counter guarantees given to third parties for:		
-Subsidiary Companies	1,051.00	1,545.50
Total	**1,051.00**	**1,545.50**
Assignment (Payable)/ Receivable (Net)		
-Subsidiary Companies	(16.12)	109.12
Total	**(16.12)**	**109.12**

Notes

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

(d) Statement of Partywise transactions during the Year:

Particulars	For the Year ended March 31, 2021	For the Year ended March 31, 2020
Secured Loans Given*		
Subsidiaries		
– Indiabulls Commercial Credit Limited	4,286.31	4,171.45
Total	**4,286.31**	**4,171.45**
Unsecured Loans Given*		
Subsidiaries		
– Pragati Employee Welfare Trust	75.10	-
Total	**75.10**	**-**
Issue of Equity Shares Under ESOP Schemes(Based on the Exercise price)		
Directors		
– Sachin Chaudhary	-	0.12
Total	**-**	**0.12**
Sale of Investment		
Subsidiaries		
– Indiabulls Commercial Credit Limited	222.02	-
Total	**222.02**	**-**
Payment made for Redemption of Bonds to:		
Subsidiaries		
– Indiabulls Commercial Credit Limited	555.50	500.00
Total	**555.50**	**500.00**
Payment received for Redemption Investment:		
Subsidiaries		
– Indiabulls Commercial Credit Limited	250.00	-
Total	**250.00**	**-**
Corporate counter guarantees given to third parties for:		
Subsidiaries		
– Indiabulls Commercial Credit Limited	200.00	2,300.00
Total	**200.00**	**2,300.00**
Assignment of Loans from		
Subsidiaries		
– Indiabulls Commercial Credit Limited	-	5,408.47
Total	**-**	**5,408.47**
Income from Service Fee		
Subsidiaries		
– Indiabulls Commercial Credit Limited	0.06	0.07
Total	**0.06**	**0.07**
Expenses on Service Fee		
Subsidiaries		
– Indiabulls Commercial Credit Limited	0.14	-
Total	**0.14**	**-**

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	For the Year ended March 31, 2021	For the Year ended March 31, 2020
Interest Income on Loan		
Subsidiaries		
– Indiabulls Commercial Credit Limited	270.69	215.69
– Pragati Employee Welfare Trust	3.83	-
Total	**274.52**	**215.69**
Interest Income on Bonds		
Subsidiaries		
– Indiabulls Commercial Credit Limited	125.34	41.07
Total	**125.34**	**41.07**
Interest Expense on Bonds		
Subsidiaries		
– Indiabulls Commercial Credit Limited	49.09	14.59
– Indiabulls Asset Management Company Limited	4.26	-
Total	**53.35**	**14.59**
Salary / Remuneration(Short-term employee benefits)		
Remuneration to Directors		
– Sameer Gehlaut	-	12.51
– Gagan Banga	5.14	11.04
– Ajit Kumar Mittal	-	2.09
– Ashwini Omprakash Kumar	2.89	5.12
– Sachin Chaudhary	3.26	4.69
– K C Chakraborty	-	0.38
Total	**11.29**	**35.83**
Salary / Remuneration(Share-based payments)		
– Gagan Banga	(1.11)	3.06
– Ajit Kumar Mittal	0.10	0.51
– Ashwini Omprakash Kumar	(0.20)	1.51
– Sachin Chaudhary	(0.09)	1.37
Total	**(1.30)**	**6.45**
Salary / Remuneration(Post-employment benefits)		
– Sameer Gehlaut	(55.15)	14.54
– Gagan Banga	(0.01)	1.03
– Ajit Kumar Mittal	-	(0.01)
– Ashwini Omprakash Kumar	(0.36)	0.37
– Sachin Chaudhary	(0.28)	0.19
Total	**(55.80)**	**16.12**
Salary / Remuneration(Others)		
– Shamsher Singh Ahlawat	0.12	0.08
– Prem Prakash Mirdha	0.12	0.05
– Justice Gyan Sudha Misra	0.16	0.06
– Subhash Sheoratan Mundra	0.82	0.06
– Satish Chand Mathur	0.22	0.07
– Achutan Siddharth	0.31	-
– Dinabandhu Mohapatra	0.22	-
Total	**1.97**	**0.32**

* Represents Maximum balance of loan outstanding during the year

Notes

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(e) The Company has established IBHFL lender repayment trust to which it transfers funds solely for the purpose of timely repayment of its borrowings. As at March 31 , 2021, total funds amounting to Rs. Nil Crore (Previous Year Rs. 154.48 Crore) were lying with the trust for future repayments which have been included in Other financial assets.

(f) Breakup of outstanding Balances

Particulars	For the Year ended March 31, 2021	For the Year ended March 31, 2020
Secured Loan given		
Subsidiaries		
– Indiabulls Commercial Credit Limited	1,296.00	588.42
Unsecured Loan given		
Subsidiaries		
– Pragati Employee welfare Trust	67.30	-
Investment in Bonds of:		
Subsidiaries		
– Indiabulls Commercial Credit Limited	1,129.32	1,386.41
Outstanding Balance of Borrowings in Bonds held by(at fair value):		
Subsidiaries		
– Indiabulls Commercial Credit Limited	-	552.96
– Indiabulls Asset Management Company Limited	49.22	-
Assignment Receivable/ (Payable)		
Subsidiaries		
- Indiabulls Commercial Credit Limited	(16.12)	109.12
Corporate counter guarantees given to third parties for the Company		
- Indiabulls Commercial Credit Limited	1,051.00	**1,545.50**

Related Party relationships as given above are as identified by the Company.

(1) Disclosure related to Fair value of Corporate Guarantee given to Subsidiary as per IND As 109, "Financial Instruments":

Particulars	For the Year ended March 31, 2021	For the Year ended March 31, 2020
Fair Value Income on Corporate Guarantee		
Subsidiaries		
– Indiabulls Commercial Credit Limited	9.33	12.43
Total	**9.33**	**12.43**
Investment in Subsidiaries		
– Indiabulls Commercial Credit Limited	4.27	9.76
Total	**4.27**	**9.76**
Outstanding Balance of Unamortised Corporate Guarantee Income		
– Indiabulls Commercial Credit Limited	32.43	37.49
Total	**32.43**	**37.49**

Notes

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(36) (a) Expenditure in Foreign Currency:

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
Legal & Professional Charges	44.53	7.67
Travelling & Conveyance	0.02	0.11
Direct Selling Agents Commission	-	0.05
Interest on Loans	354.39	353.36
Fees on Bonds and ECB	16.76	15.75
Overseas Representative Office Expenses	0.13	0.32
Advertisement	0.05	0.04
Rent and Other Charges	0.08	0.14
Salaries	1.59	3.94
Miscellaneous Expenses	-	-
Total	**417.55**	**381.38**

(b) Remittances during the year in foreign currency on account of dividends:

(i) Remittance during the Financial Year 2020-21 : NIL

(ii) Remittance during the Financial Year 2019-20

Pertains to Financial Year	Interim	No of Shareholders	No. of Shares	Amount
2019-20	1st Interim 2019-20	1	2,530,617	2.53
2019-20	2nd Interim 2019-20	1	1,483,932	1.19
2019-20	3rd Interim 2019-20	1	3,066,469	2.15
2019-20	4th Interim 2019-20	1	4,004,745	2.40
		Total	**11,085,763**	**8.27**

(37) Earnings Per Equity Share

Earnings Per Equity Share (EPS) as per Indian Accounting Standard (IndAS)-33 “Earnings Per Share”,:

The basic earnings per share is computed by dividing the net profit attributable to Equity Shareholders for the year by the weighted average number of Equity Shares outstanding during the year. Diluted earnings per share are computed using the weighted average number of Equity Shares and also the weighted average number of Equity Shares that could have been issued on the conversion of all dilutive potential Equity Shares. The dilutive potential Equity Shares are adjusted for the proceeds receivable, had the shares been actually issued at fair value.

Dilutive potential Equity Shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The number of Equity Shares and potential diluted Equity Shares are adjusted for potential dilutive effect of Employee Stock Option Plan as appropriate.

Notes

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Particulars	Year ended March 31, 2021	Year ended March 31, 2020
Profit available for Equity Shareholders (Amount)	1,058.46	2,159.91
Weighted average number of Shares used in computing Basic Earnings per Equity Share (Nos.)	446,438,235	427,543,766
Add: Potential number of Equity share that could arise on exercise of Employee Stock Options (Nos.)	46,143	89,074
Weighted average number of shares used in computing Diluted Earnings per Equity Share (Nos.)	446,484,378	427,632,840
Face Value of Equity Shares - (Rs.)	2.00	2.00
Basic Earnings Per Equity Share - (Rs.)	23.71	50.52
Diluted Earnings Per Equity Share - (Rs.)	23.71	50.51

(38) In respect of amounts as mentioned under Section 124 of the Companies Act, 2013, there were no dues (Previous Year Rs. Nil) required to be credited to the Investor Education and Protection Fund as on March 31, 2021.

(39) **(1)** Disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 (Refer Note 48):

(i) Disclosure for Capital to Risk Assets Ratio (CRAR) :-

CRAR	As at March 31, 2021	As at March 31, 2020
Items		
i) CRAR (%)	22.84%	22.82%
ii) CRAR - Tier I capital (%)	16.27%	15.05%
iii) CRAR - Tier II Capital (%)	6.57%	7.77%
iv) Amount of subordinated debt raised as Tier- II Capital	4,248.71	4,321.29
v) Amount raised by issue of Perpetual Debt Instruments	100.00	100.00

(ii) Exposure to Real Estate Sector:-

Category			As at March 31, 2021	As at March 31, 2020
a)	Direct exposure			
	(i)	Residential Mortgages -		
		Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Individual housing loans up to Rs.15 lakh Rs. 1,754.34 crore (Previous Year Rs.1,649.34 crore)	30,223.92	34,447.15
	(ii)	Commercial Real Estate -		
		Lending secured by mortgages on commercial real estates	13,274.19	13,879.66
	(iii)	Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
		a. Residential	0.97	1.41
		b. Commercial Real Estate	444.66	456.76
b)	Indirect Exposure			
	Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs).		-	-

Note: The above computation is based on management's estimates, assumptions and adjustments / Borrower's confirmation which have been relied upon by the auditors

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021
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(iii) Exposure to Capital Market

Particulars		As at March 31, 2021	As at March 31, 2020
(i)	direct investment in equity shares, convertible bonds, convertible debentures and units of equity oriented mutual funds the corpus of which is not exclusively invested in corporate debt;	58.39	645.02
(ii)	advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	-	-
(iii)	advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	-	-
(iv)	advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances;	-	-
(v)	secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;	-	-
(vi)	loans sanctioned to corporates against the security of shares / bonds /debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	-	-
(vii)	bridge loans to companies against expected equity flows / issues;	-	-
(viii)	All exposures to Venture Capital Funds (both registered and unregistered)	-	-
Total Exposure to Capital Market		**58.39**	**645.02**

Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management which have been relied upon by the auditors.

(iv) Asset Liability Management

Maturity Pattern of Assets and Liabilities as at March 31, 2021*:-

	1 day to 30/31 days (1 month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 to 6 months
Liabilities				
Borrowing from banks**	898.50	224.01	1,797.77	1,346.17
	1,221.76	*465.69*	*1,453.40*	*1,707.89*
Market borrowings	202.54	63.04	443.24	3,951.20
	46.20	*55.50*	*503.00*	*3,065.00*
Foreign Currency Liabilities	-	-	-	-
	-	-	-	-
Assets				
Advances	2,534.32	996.09	1,108.18	2,903.35
	4,150.39	*1,543.92*	*1,287.23*	*3,636.39*
Investments***	5,988.49	185.04	372.95	1,001.04
	5,608.28	*81.18*	*151.75*	*467.43*
Foreign Currency Assets	-	-	18.00	0.09
	207.25	*35.74*	*37.60*	*1.22*

Notes

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Maturity Pattern of Assets and Liabilities as at March 31, 2021*:-

	Over 6 months to 1 year	Over 1 to 3 years	Over 3 to 5 years	Over 5 to 7 years
Liabilities				
Borrowing from banks**	6,316.28	11,564.69	4,546.08	362.45
	4,248.99	*17,319.88*	*6,384.03*	*283.33*
Market borrowings	3,359.09	11,121.97	2,125.08	10,085.77
	1,518.50	14,369.60	2,660.00	4,337.00
Foreign Currency Liabilities	*187.51*	*404.40*	*54.25*	-
	28.45	187.51	296.74	-
Assets				
Advances	7,101.00	20,218.36	11,898.17	7,068.79
	6,956.27	*24,252.22*	*10,683.80*	*3,645.16*
Investments***	529.43	1,216.32	3,124.31	1,050.81
	862.19	*1,975.26*	*3,064.33*	*75.77*
Foreign Currency Assets	-	136.04	-	-
	35.01	*187.42*	*221.94*	-

Maturity Pattern of Assets and Liabilities as at March 31, 2021*:-

	Over 7 to 10 years	Over 10 years	Grand Total
Liabilities			
Borrowing from banks**	275.78	774.54	28,106.27
	62.50	-	*33,147.47*
Market borrowings	2,848.83	629.04	34,829.80
	9,953.23	-	*36,508.03*
Foreign Currency Liabilities	-	-	646.16
	-	-	*512.70*
Assets			
Advances	3,273.95	2,677.73	59,779.94
	3,972.61	*3,182.53*	*63,310.52*
Investments***	81.64	5,247.07	18,797.10
	561.35	*4,249.37*	*17,096.91*
Foreign Currency Assets	-	-	154.13
	-	-	*726.18*

* In addition to the investments shown in the table above, the company also had cash, cash equivalents and bank balances of Rs. 7,308.25 Crores (previous year Rs. 9,547.09 Crores).

** Net of lease liability recognized under Ind AS 116 in respect of leases (other than short-term leases) aggregating to INR 136.02 crores.

*** Investments comprise of Investment property- held for sale amounting to Rs. 1,000.63 crores.

Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the auditors.

(Figures in respect of previous years are stated in italics)

Notes

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

(2) Capital to Risk Assets Ratio (CRAR)(Proforma) as per IndAs (previous year IGAAP) (considering Nil risk weightage on Mutual fund investments):-

CRAR	As at March 31, 2021	As at March 31, 2020
Items		
i) Adjusted CRAR-(Total)-	22.90%	22.92%
ii) Adjusted CRAR - Tier I capital (%) -	16.32%	15.12%
iii) Adjusted CRAR - Tier II Capital (%) -	6.58%	7.80%

Additional Disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 are as follows(Refer Note 48):-

(i) Break up of 'Provisions and Contingencies'

Particulars	Year Ended March 2021	Year Ended March 2020
1. Provisions for depreciation on Investment	-	636.96
2. Provision made towards Income tax	333.71	399.69
3. Provision towards NPA(including Counter Cyclical provisions)	566.80	1,250.87
4. Provision for Standard Assets	395.88	(532.00)
5. Other Provision and Contingencies:-	(51.09)	23.22
i) Gratuity Expense	7.86	9.28
ii) Leave Encashment Expense	(5.83)	0.31
iii) Superannuation Expense	(53.12)	13.62

(ii) Break up of Loan & Advances and Provisions thereon

Particulars	Housing Loans		Non Housing Loans	
Standard Assets	Year Ended March 2021	Year Ended March 2020	Year Ended March 2021	Year Ended March 2020
a) Total Outstanding Amount	39,799.82	43,375.68	15,261.57	14,689.41
b) Provisions made as per applicable accounting framework*	1,072.31	319.47	402.08	171.53
c) Provision made NHB Norms	612.79	319.47	266.40	171.53
Sub-Standard Assets				
a) Total Outstanding Amount	812.23	607.92	666.15	429.58
b) Provisions made as per applicable accounting framework*	326.28	91.19	281.83	64.44
c) Provision made NHB Norms	121.83	91.19	99.93	64.44
Doubtful Assets – Category-I				
a) Total Outstanding Amount	14.74	10.88	24.23	170.18
b) Provisions made as per applicable accounting framework*	5.20	2.72	26.50	42.59
c) Provision made NHB Norms	3.69	2.72	6.26	42.59
Doubtful Assets – Category-II				
a) Total Outstanding Amount	0.78	1.70	6.94	138.43
b) Provisions made as per applicable accounting framework*	0.33	0.68	2.77	55.37
c) Provision made NHB Norms	0.31	0.68	2.79	55.37
Doubtful Assets – Category-III				
a) Total Outstanding Amount	1.32	0.24	0.15	0.42
b) Provisions made as per applicable accounting framework*	1.32	0.24	0.15	0.42
c) Provision made NHB Norms	1.32	0.24	0.15	0.42
Loss Assets				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made as per applicable accounting framework*	-	-	-	-
c) Provision made NHB Norms	-	-	-	-
TOTAL				
a) Total Outstanding Amount	40,628.89	43,996.42	15,959.04	15,428.02
b) Provisions made as per applicable accounting framework*	1,405.44	414.30	713.33	334.35
c) Provision made NHB Norms	739.94	414.30	375.53	334.35

*For the year ended March 31, 2020 represents provision as per NHB Directions

Notes

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(iii) Concentration of Public Deposits

Particulars	**Year Ended March 2021**	**Year Ended March 2020**
Total Deposits of twenty largest depositors	NA	NA
Percentage of Deposits of twenty largest depositors to Total Deposits of the HFC	NA	NA

(iv) Concentration of Loans & Advances*

Particulars	**Year Ended March 2021**	**Year Ended March 2020**
Total exposure to twenty largest borrowers/customers	12,533.40	13,942.19
Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC	22.80%	23.75%

*Does not consider credit substitutes

(v) Concentration of all Exposure (including off-balance sheet exposure)*

Particulars	**Year Ended March 2021**	**Year Ended March 2020**
Total Exposure to twenty largest borrowers / customers	12,533.40	13,942.19
Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers	22.80%	23.75%

*Does not consider credit substitutes

(vi) Concentration of NPAs

Particulars	**Year Ended March 2021**	**Year Ended March 2020**
Total Exposure to top ten NPA accounts	740.12	1,051.69

(vii) Sector-wise NPAs

Sl. No	**Sector**	**Percentage of NPAs to Total Advances in that sector as on March, 31 2021**
A.	Housing Loans:	
1	Individuals	2.87%
2	Builders/Project Loans	2.16%
3	Corporates	0.02%
4	Others	
B.	Non-Housing Loans:	
1	Individuals	7.24%
2	Builders/Project Loans	0.13%
3	Corporates	4.00%
4	Others	

Notes

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(viii) Movement of NPAs

Particulars	Year Ended March 2021	Year Ended March 2020
(I) Net NPAs to Net Advances (%)	1.62%	1.80%
(II) Movement of NPAs (Gross)		
a) Opening balance	1,365.12	863.70
b) Additions during the year	1,489.65	1,059.66
c) Reductions during the year	1,328.23	564.01
d) Closing balance	1,526.54	1,359.35
(III) Movement of Net NPAs		
a) Opening balance	884.10	541.60
b) Additions during the year	922.80	474.13
c) Reductions during the year	924.76	-
d) Closing balance	882.14	1,015.73
(IV) Movement of provisions for NPAs(excluding provisions on standard assets) (excluding provisions on standard assets)		
a) Opening balance	481.01	322.11
b) Provisions made during the year	566.80	1,250.87
c) Write-off/write-back of excess provisions	403.43	1,231.70
d) Closing balance	644.38	341.28

(ix) Rating assigned by Credit Rating Agencies and migration of rating during the year :-

Deposits Instrument	Name of rating agency	Date of rating / revalidation	Rating assigned	Borrowing limit or conditions imposed by rating agency, if any (Amt. in Rs. Billion)
Cash Credit	Crisil Rating	31-Mar-21	CRISIL AA	78.35
Long-Term Bank Facility	Crisil Rating	31-Mar-21	CRISIL AA	0.33
Proposed Long-Term Bank Facility	Crisil Rating	31-Mar-21	CRISIL AA	166.82
Non-Convertible Debentures	Crisil Rating	31-Mar-21	CRISIL AA	266.97
Subordinate Debt	Crisil Rating	31-Mar-21	CRISIL AA	25.00
Retail Bonds	Crisil Rating	31-Mar-21	CRISIL AA	150.00
Short Term Non-Convertible Debenture	Crisil Rating	31-Mar-21	CRISIL A1+	10.00
Short Term Commercial Paper Program	Crisil Rating	31-Mar-21	CRISIL A1+	250.00
NCD Issue	Brickwork Ratings	29-Mar-21	BWR AA+	270.00
Subordinate Debt Issue program	Brickwork Ratings	29-Mar-21	BWR AA+	30.00
Perpetual Debt Issue	Brickwork Ratings	29-Mar-21	BWR AA	1.50
Secured NCD	Brickwork Ratings	29-Mar-21	BWR AA+	68.01
Unsecured Subordinated NCD	Brickwork Ratings	29-Mar-21	BWR AA+	1.99
Short Term Commercial Paper Program	Brickwork Ratings	29-Mar-21	BWR A1+	30.00
Long Term Debt	CARE Ratings	23-Mar-21	CARE AA	143.07
Subordinate Debt	CARE Ratings	23-Mar-21	CARE AA	31.22

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Deposits Instrument	Name of rating agency	Date of rating / revalidation	Rating assigned	Borrowing limit or conditions imposed by rating agency, if any (Amt. in Rs. Billion)
Perpetual Debt	CARE Ratings	23-Mar-21	CARE AA-	2.00
Cash Credit	CARE Ratings	23-Mar-21	CARE AA	80.00
Long-Term Bank Facility	CARE Ratings	23-Mar-21	CARE AA	287.62
Short Term Bank Facility	CARE Ratings	23-Mar-21	CARE A1+	-
Proposed Long-Term/Short-Term Facility	CARE Ratings	23-Mar-21	CARE AA	130.38
Public Issue of Non-Convertible Debentures	CARE Ratings	23-Mar-21	CARE AA	61.42
Public Issue of Subordinate Debt	CARE Ratings	23-Mar-21	CARE AA	1.99
Short Term Commercial Paper Program	CARE Ratings	23-Mar-21	CARE A1+	30.00
NCD Issue	ICRA Limited	22-Mar-21	ICRA AA	111.13
Subordinate Debt	ICRA Limited	22-Mar-21	ICRA AA	15.00
Long Term Corporate Family Rating	Moody's	24-Mar-20	B3	-
Foreign and Local Currency Senior Secured MTN program Rating	Moody's	24-Mar-20	(P) B3	$ 350 Mn

(x) Customers Complaints

	Particulars	Year Ended March 2021	Year Ended March 2020
		No.s	
a)	No. of complaints pending at the beginning of the year	10	2
b)	No. of complaints received during the year	1,329	1,094
c)	No. of complaints redressed during the year	1,312	1,086
d)	No. of complaints pending at the end of the year	27	10

(xi) Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the HFC

The Company has not exceeded the limits for SGL / GBL

(xii) Exposure to group companies engaged in real estate business

	Description	Amount (in Crore)	% of owned fund
i)	Exposure to any single entity in a group engaged in real estate business	-	NA
ii)	Exposure to all entities in a group engaged in real estate business	-	NA

Notes

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

(xiii) Disclosure of Penalties imposed by NHB and other regulators

Disclosure of Penalties imposed by NHB and other regulators [FY21]

Penalty of ₹ 20,65,000/- was imposed by National Housing Bank vide letter dated February 26, 2021 for instances of non-compliance in operational matters with Policy Circular 74/2015-16; Policy Circular 86/2017-18; NHB (ND)/DRS/Misc. Circular No. 5/2011; NHB (ND)/DRS/ Misc. Circular No. 20/2018-19; NHB (ND)/DRS/Pol-No.33/2010-11; and Para 2(1)(zc)(ii) HFCs (NHB) Directions, 2010.

Penalty of Rs. 3,45,000 was imposed by National Housing Bank vide letter dated October 8, 2020 for non-compliance of Section 29(A)(7) of National Housing Bank Act 1987, Para 2(1)(z)(c)(ii), 2(1)(v)(i), 28(1)(iv)(a), 28(1)(iv)(b)(ii) and 30 of the HFCs (NHB) Directions, 2010, Para 10(1) and 10(2) of Housing Finance Companies issuance of Non-Convertible Debentures on private placement basis (NHB) Directions, 2014, non-disclosure of some related party transaction, Miscellaneous Policy Circular 20 and Policy Circular 74, during the financial year 2018-19.

Disclosure of Penalties imposed by NHB and other regulators [FY20]

An amount of Rs. 5,000(Rupees Five thousand only) has been levied as penalty by National Housing Bank in terms of provisions of paragraph 29(5) of the Housing Finance Companies(NHB) Directions, 2010 on account of Submission of incorrect information on "nature & tenure of credit rating & sourcing fee amortized" as on March 31, 2018.

(xiv) Gold loan

The Company has not granted any loans against collateral of gold jewellery (Previous Year: Nil).

(xv) Funding Concentration based on significant counterparty

No. of significant counterparties*	Amount**	% of Total Deposits	% of Total Liabilities
14.00	43,445.48	NA	63.94%

*Does not include holders of Foreign currency convertible bond and Medium Term note listed on Singapore Exchange Limited since the holder-wise details are not available with the Company

** Represents contractual amount

Particulars	Amount**
Top 10 borrowings (Crs)*	38,765.89
Top 10 borrowings [% of Total borrowings]	64.65%

*Does not include holders of Foreign currency convertible bond and Medium Term Note listed on Singapore Exchange Limited since the holder-wise details are not available with the Company.

** Represents contractual amount

(xvi) Funding Concentration based on significant instrument/product

Name of the instrument/product	Amount	% of Total Liabilities
Secured Non Convertible Debentures*	29,164.70	42.9%
Term Loans	14,935.24	22.0%
Working Capital Loans	5,173.00	7.6%
Subordinated Debt	4,248.71	6.3%
External Commercial Borrowings	3,802.19	5.6%
Cash Credit (includes Securitisation and Lease Liability)	5,648.24	8.3%

*Includes Foreign Currency Convertible Bonds

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(xvii) Stock Ratios:

CP as % of total public funds	0.0%
CP as % of total liabilities	0.0%
CP as % of total assets	0.0%
NCD (original maturity of less than 1 year) as % of total public funds	0.0%
NCD (original maturity of less than 1 year) as % of total liabilities	0.0%
NCD (original maturity of less than 1 year) as % of total assets	0.0%
Other short term liabilities as % of total public funds	19.35%
Other short term liabilities as % of total liabilities	17.08%
Other short term liabilities as % of total assets	13.90%

(xviii) Institutional set-up for liquidity risk management

Liquidity Risk Management framework consists of Asset Liability Management Committee [ALCO] which is a sub-committee of the Board of Directors. The meetings of ALCO are held at periodic intervals. While the ALCO is responsible for oversight of specific risks relating to liquidity and interest rate sensitivity, the Risk Management Committee is responsible for company-wide risk management.

(xix) Schedule to the Balance Sheet of an HFC:

(1) Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:	**Amount outstanding**	**Amount overdue**
(a) Debentures : Secured	30,375.59	-
: Unsecured	4,516.58	-
(other than falling within the meaning of public deposits*)		
(b) 'Deferred Credits	-	
(c) Term Loans*	26,264.82	-
(d) Inter-corporate loans and borrowing	-	-
(e) Commercial Paper	-	-
(f) Public Deposits	-	-
(g) Other loans (securitization liability and lease liability)	3318.41	-
(2) Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):		
(a) In the form of Unsecured debentures	-	-
(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-
(c) Other public deposits	-	-

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Assets side	Amount Outstanding
(3) Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:	
(a) Secured	55,881.55
(b) Unsecured	706.38
(4) Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities	
(i) Lease assets including lease rentals under sundry debtors	
(a) Finance Lease	-
(b) Operating Lease	-
(ii) Stock on hire including hire charges under sundry debtors	-
(a) Assets on hire	-
(b) Repossessed Assets	-
(iii) Other loans counting towards asset financing activities	-
(a) Loans where assets have been repossessed	-
(b) Loans other than (a) above	-
(5) Break-up of Investments	
Current Investments	
(1) Quoted	
(i) Shares	-
(a) Equity	-
(b) Preference	-
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	-
(iv) Government Securities	943.40
(v) Others (please specify)	-
(2) Unquoted	
(i) Shares	
(a) Equity	-
(b) Preference	-
(ii) Debentures and Bonds	1,342.69
(iii) Units of mutual funds	141.92
(iv) Government Securities	-
(v) Others (Please specify) - Commercial Paper	98.80
Long Term investments	
(1) Quoted	
(i) Shares	
(a) Equity	-
(b) Preference	-
(ii) Debentures and Bonds	-

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Assets side	Amount Outstanding
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others (please specify)	-
(2) Unquoted	-
(i) Shares	-
(a) Equity	4,078.88
(b) Preference	-
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others - Pass through certificate, Units of debt fund and security receipts	3,412.06

(6) Borrower group-wise classification of assets financed as in (3) and (4) above:

Category	Amount net of provisions		
	Secured	Unsecured	Total
(1) Related Parties			
(a) Subsidiaries	1,296.00	67.30	1,363.30
(b) Companies in the same group	-	-	
(c) Other related parties	-	-	
(2) Other than related parties	52,507.13	598.74	53,105.87
Total	**53,803.13**	**666.04**	**54,469.17**

(7) Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :

Category	Amount net of provisions	
	Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)
(1) Related Parties		
(a) Subsidiaries	5,946.94	4,976.37
(b) Companies in the same group	-	-
(c) Other related parties	-	-
(2) Other than related parties	5,041.42	5,041.42
Total	**10,988.36**	**10,017.79**

(8) Other information

Particulars	Amount
(i) Gross Non-Performing Assets	
(a) Related parties	-
(b) Other than related parties	1,526.54
(ii) Net Non-Performing Assets	
(a) Related parties	-
(b) Other than related parties	882.16
(iii) Assets acquired in satisfaction of debt	-

*comprises of cash credit and working capital demand loan

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(xx) A comparison between provisions required under Income recognition, asset classification and provisioning (IRACP) and impairment allowances as per Ind AS 109 'Financial instruments':-

Asset Classification as per RBI Norms	Asset Classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount
		1	2	3=1-2
Performing Assets				
Standard	Stage1	33,953.46	470.00	33,483.46
	Stage2	21,107.93	999.44	20,108.49
Subtotal		**55,061.39**	**1,469.44**	**53,591.95**
Non-Performing Assets (NPA)				
Substandard	Stage3	1,478.38	608.11	870.27
Doubtful - up to 1 year	Stage3	38.97	31.70	7.27
1 to 3 years	Stage3	7.72	3.10	4.62
More than 3 years	Stage3	1.47	1.47	-
Subtotal for doubtful		**1,526.54**	**644.38**	**882.16**
Loss	Stage3	-	-	-
Subtotal for NPA				
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage1	2,632.06	4.95	2,627.11
	Stage2	-	-	-
	Stage3	-	-	-
Subtotal		**2,632.06**	**4.95**	**2,627.11**
	Stage1	36,585.52	474.95	36,110.57
Total	Stage2	21,107.93	999.44	20,108.49
	Stage3	1,526.54	644.38	882.16
	Total	**59,219.99**	**2,118.77**	**57,101.22**

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(All amount in Rs. in Crore, except for share data unless stated otherwise)

Asset Classification as per RBI Norms	Asset Classification as per Ind AS 109	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
		4	5=2-4
Performing Assets			
Standard	Stage1	505.64	-35.64
	Stage2	373.55	625.89
Subtotal		**879.19**	**590.25**
Non-Performing Assets (NPA)			
Substandard	Stage3	221.76	386.35
Doubtful - up to 1 year	Stage3	9.95	21.75
1 to 3 years	Stage3	3.10	-
More than 3 years	Stage3	1.47	-
Subtotal for doubtful		**236.28**	**408.10**
Loss	Stage3	-	-
Subtotal for NPA			
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage1	-	4.95
	Stage2	-	-
	Stage3		
Subtotal		**-**	**4.95**
Total	Stage1	505.64	-30.69
	Stage2	373.55	625.89
	Stage3	236.27	408.11
	Total	**1,115.46**	**1,003.31**

(xxi) As per Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, dated February 17, 2021, a “Housing finance company” shall mean a company incorporated under the Companies Act, 2013 that fulfils the following conditions:

a. It is an NBFC whose financial assets, in the business of providing finance for housing, constitute at least 60% of its total assets [netted off by intangible assets]. Housing finance for this purpose shall mean providing finance as stated at clauses (a) to (k) of Paragraph 4.1.16 of the directions.

b. Out of the total assets [netted off by intangible assets], not less than 50% should be by way of housing finance for individuals as stated at clauses (a) to (e) of Paragraph 4.1.16 of the directions.

The Company has submitted to RBI necessary business plan with a roadmap to achieve compliance with the above conditions as per timeline for trasnition provided in the directions.

(xxii) Disclosure of Unsecured Portfolio: Please refer note 8

(xxiii) Disclosure of Related party transactions and Group Structure : Please refer note 35

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(40) Additional Disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 are as follows for Securitisation are as follows (Refer Note 48):-

3.5.1 Outstanding amount of securitised assets as per books of the SPVs sponsored by the HFC and total amount of exposures retained by the HFC as on the date of balance sheet towards the Minimum Retention Requirements (MRR)

Particulars	Year Ended March 31 2021	Year Ended March 31 2020
(1) No of SPVs sponsored by the HFC for securitisation transactions	NA	NA
(2) Total amount of Securitised assets as per books of SPVs Sponsored	NA	NA
(3) Total amount of exposures retained by the HFC towards the MRR as on the date of balance sheet	NA	NA
I) Off-balance sheet exposures towards Credit Concentration	NA	NA
II) On-balance sheet exposures towards Credit Concentration	NA	NA
(4) Amount of exposures to securitisation transactions other than MRR	NA	NA
I) Off-balance sheet exposures towards Credit Concentration	NA	NA
II) On-balance sheet exposures towards Credit Concentration	NA	NA

3.5.2 Details of Financial Assets sold to Securitisation / Reconstruction Company for Asset Reconstruction

Particulars	Year Ended March 31 2021	Year Ended March 31 2020
(i) No. of accounts	974.00	846.00
(ii) Aggregate value (net of provisions and write offs) of accounts sold to SC / RC	296.56	802.69
(iii) Aggregate consideration	365.00	776.95
(iv) Additional consideration realized in respect of accounts transferred in earlier years	-	NA
(v) Aggregate gain/(loss) over net book value	68.44	(25.74)

During the current financial year, the company sold Rs. 365 Crore [Previous Year Rs.776.95 Crore] of loan assets to some ARCs. The transactions are conducted on an arm's length basis. Purchasing ARCs as a part of their appraisal process conduct separate, independent external valuations, and also obtains a recovery rating by a SEBI registered credit rating agency. To date ARCs has recovered Rs. 836.20 Crore, representing 48.44% of the total loan assets of Rs.1,726.23 Crore sold to ARCS to date. Strong recovery track underlines the Company's appraisal and valuation processes.

3.5.3 Details of Assignment transactions undertaken by HFCs

Particulars	Year Ended March 31 2021	Year Ended March 31 2020
(i) No. of accounts(nos)	8,199	23,164
(ii) Aggregate value (net of provisions) of accounts assigned	992.43	4,776.49
(iii) Aggregate consideration	992.43	4,776.49
(iv) Additional consideration realized in respect of accounts transferred in earlier years	Nil	Nil
(v) Aggregate gain / loss over net book value	Nil	Nil

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3.5.4 (A) Details of non-performing financial assets purchased:

Particulars	Year Ended March 31 2021	Year Ended March 31 2020
1) (a) No. of accounts purchased during the year	Nil	Nil
(b) Aggregate outstanding	Nil	Nil
2) (a) Of these, number of accounts restructured during the year	Nil	Nil
(b) Aggregate outstanding	Nil	Nil

3.5.4 (B) Details of non-performing financial assets sold:

Particulars	Year Ended March 31 2021	Year Ended March 31 2020
1) No. of accounts sold	Nil	Nil
2) Aggregate outstanding	Nil	Nil
3) Aggregate consideration received	Nil	Nil

(41) (i) Disclosure on Moratorium – COVID 19 Regulatory Package – Asset Classification And Provisioning for the year ended March 31, 2021 pursuant to the Notification Vide:DOR.No.BP.BC.63/21.04.048/2019-20 dated April 17, 2020:

Particulars	Year Ended March 31 2021
(i) Respective amounts in SMA/overdue categories, where the moratorium/deferment was extended, in terms of paragraph 2 and 3 of abovementioned the RBI circular.*	6,823.36
(ii) Respective amount where asset classification benefits is extended*	4,555.13
(iii) Provisions made in terms of paragraph 5 of the above circular	455.51
(iv) Provisions adjusted during the respective accounting periods against slippages	-
(v) Residual provisions in terms of Paragraph 6	455.51

*excludes loan which is assigned or securitized by the Company

(ii) Disclosures of cases restructured under Resolution Framework for COVID-19-related Stress

Type of borrower	(A) Number of accounts where resolution plan has been implemented under this window	(B) exposure to accounts mentioned at (A) before implementation of the plan	(C) Of (B), aggregate amount of debt that was converted into other securities	(D) Additional funding sanctioned, if any, including between invocation of the plan and implementation	(E) Increase in provisions on account of the implementation of the resolution plan
Personal Loans*	7.00	0.54	-	0.11	0.06
Corporate persons	1.00	2.12	-	1.83	0.22
Of which, MSMEs	-	-	-	-	-
Others	1.00	2.12	-	1.83	0.22
Total	**8.00**	**2.66**	**-**	**1.94**	**0.28**

*includes loans which are securitized by the Company and provision excludes assigned portion of loans assigned

(iii) Disclosure on refund of Interest on Interest amount : Pursuant to the Notification Vide: RBI/2021-22/17 DOR.STR. REC.4/21.04.048/2021-22 dated April 7, 2021, company has refunded/adjusted amount of Rs. 75.02 Crs to its borrowers, which was initially charged as Interest on Interest amount during the moratorium Period of March 1, 2020 to August 31, 2020.

(iv) The Company has setup an Asset Liability Management Committee (ALCO), to handle liquidity risk management. ALCO committee reviews our asset and liability positions and gives directions to our finance and treasury teams in managing the same. Our risk management committee approves, reviews, monitors and modifies our credit and operation policy from time to time, reviews regulatory requirements and implements appropriate mechanisms and guidelines related to risk Management.

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(42) Fair value measurement

42.1 Valuation principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions , regardless of whether that price is directly observable or estimated using a valuation technique.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques.

42.2 Valuation governance

The Company's process to determine fair values is part of its periodic financial close process. The Audit Committee exercises the overall supervision over the methodology and models to determine the fair value as part of its overall monitoring of financial close process and controls. The responsibility of ongoing measurement resides with business units . Once submitted, fair value estimates are also reviewed and challenged by the Risk and Finance functions.

42.3 Assets and liabilities by fair value hierarchy

The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy:

	As at March 31, 2021			
	Level 1	Level 2	Level 3	Total
	Amount			
Assets measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	-	-	-
Interest rate swaps	-	-	-	-
Currency swaps	-	154.13	-	154.13
Currency options		-		-
Total derivative financial instruments	**-**	**154.13**	**-**	**154.13**
Financial investment measured at FVTPL				
Government Debt Securities	-	943.40	-	943.40
Debt Securities	-	1,630.74	-	1,630.74
Mutual Funds	-	3,265.93	-	3,265.93
Commercial Papers	-	98.80	-	98.80
Total financial investment measured at FVTPL	**-**	**6,093.00**	**-**	**6,093.00**
Financial investments measured at FVOCI				
Equities	-	231.88		231.88
Total financial investments measured at FVOCI	**-**	**231.88**	**-**	**231.88**
Total assets measured at fair value on a recurring basis	**-**	**6,324.88**	**-**	**6,324.88**
Liabilities measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	158.98	-	158.98
Interest rate swaps	-	130.24	-	130.24
Currency swaps	-	-	-	-
Total derivative financial instruments	**-**	**289.22**	**-**	**289.22**
Total financial liabilities measured at fair value	**-**	**289.22**	**-**	**289.22**

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	As at March 31, 2020			
	Level 1	Level 2	Level 3	Total
		Amount		
Assets measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	238.36	-	238.36
Interest rate swaps	-	6.45	-	6.45
Currency swaps	-	468.56	-	468.56
Currency options		25.81		25.81
Total derivative financial instruments	**-**	**739.18**	**-**	**739.18**
Financial investment measured at FVTPL				
Government Debt Securities	-	-	-	-
Debt Securities	-	4,394.15	-	4,394.15
Mutual Funds	-	3,385.86	-	3,385.86
Commercial Papers	-	98.57	-	98.57
Total financial investment measured at FVTPL	**-**	**8,617.76**	**-**	**8,617.76**
Financial investments measured at FVOCI				
Equities	18.40	2,885.90		2,904.30
Total financial investments measured at FVOCI	**18.40**	**2,885.90**	**-**	**2,904.30**
Total assets measured at fair value on a recurring basis	**18.40**	**11,503.66**	**-**	**11,522.06**
Liabilities measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	-	-	-
Interest rate swaps	-	187.82	-	187.82
Currency swaps	-	-	-	-
Total derivative financial instruments	-	187.82	-	187.82
Total financial liabilities measured at fair value	**-**	**187.82**	**-**	**187.82**

42.4 Valuation techniques

Debt securities, Commercial papers and government debt securities

Fair value of these instruments is derived based on the indicative quotes of price and yields prevailing in the market as at reporting date and are classified as Level 2.

Equity instruments

Equity instruments in non-listed entities are initially recognised at transaction price and re-measured and valued on a case-by-case and classified as Level 2. Fair value is the price of recent transaction as there has not been a significant lapse of time since the last transaction took place.

Mutual Funds

Open ended mutual funds are valued at NAV declared by respective fund house and are classified under Level 2.

Interest rate swaps, Currency swaps and Forward rate contracts

The fair value of Interest rate swaps is calculated as the present value of estimated cash flows based on observable yield curves. The fair value of Forward foreign exchange contracts and currency swaps is determined using observable foreign exchange rates and yield curves at the balance sheet date.

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42.5 There have been no transfers between Level 1, Level 2 and Level 3 for the year ended March 31, 2021 and March 31, 2020.

42.6 Fair value of financial instruments not measured at fair value

Set out below is a comparison, by class, of the carrying amounts and fair values of the Company's financial instruments that are not carried at fair value in the financial statements. This table does not include the fair values of non–financial assets and non–financial liabilities.

	As at March 31, 2021				
	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
	Amount				
Financial Assets:					
Cash and cash equivalent	11,245.42	-	-	-	*
Bank balances other than cash and cash equivalent	3,841.55	-	-	-	*
Trade Receivables	3.10	-	-	-	*
Loans and advances	54,472.75	-	-	-	*
Investments – at amortised cost	-	-	-	-	-
Other Financial assets	1,161.71	-	-	-	*
Total financial assets	**70,724.53**	**-**	**-**	**-**	**-**
Financial Liabilities:					
Trade payables	22.96	-	-	-	*
Debt securities	29,164.70	-	30,461.29	-	30,461.29
Borrowing other than debt securities	29,558.67	-	-	-	*
Subordinated Liabilities	4,348.71	-	4,739.93	-	4,739.93
Other financial liability	3,943.04	-	-	-	*
Total financial liabilities	**67,038.08**	**-**	**35,201.22**	**-**	**35,201.22**

	As at March 31, 2020				
	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
	Amount				
Financial Assets:					
Cash and cash equivalent	11,491.60	-	-	-	*
Bank balances other than cash and cash equivalent	1,421.69	-	-	-	*
Trade Receivables	5.32	-	-	-	*
Loans and advances	59,093.37	-	-	-	*
Investments – at amortised cost	1,541.15	-	1,542.70	-	1,542.70
Other Financial assets	1,387.32	-	-	-	*
Total financial assets	**74,940.45**	**-**	**1,542.70**	**-**	**1,542.70**
Financial Liabilities:					
Trade payables	11.56	-	-	-	*
Debt securities	32,092.12	-	31,834.17	-	31,834.17
Borrowing other than debt securities	36,609.92	-	-	-	*
Subordinated Liabilities	4,338.60	-	4,592.27	-	4,592.27
Other financial liability	3,639.11	-	-	-	*
Total financial liabilities	**76,691.31**	**-**	**36,426.44**	**-**	**36,426.44**

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42.7 Valuation methodologies of financial instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the company's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables.

Debt Securities & Subordinated liabilities

These includes Subordinated debt, secured debentures, unsecured debentures. The fair values of such liabilities are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields and discounting by yields incorporating the credit risk. These instrument are classified in Level 2.

Investments - at amortised cost

These includes Government Securities and Corporate Bonds which are held for maturity. Fair value of these instruments is derived based on the indicative quotes of price and are classified under level 2.

***Assets and Liabilities other than above**

The carrying value of assets and liabilities other than investments at amortised cost, debt securities and subordinated liabilities represents a reasonable approximation of fair value.

(43) Transfers of financial assets

Transfers of financial assets that are not derecognised in their entirety

Securitisations: The company uses securitisations as a source of finance. Such transaction resulted in the transfer of contractual cash flows from portfolios of financial assets to holders of issued debt securities. Such deals resulted in continued recognition of the securitised assets since the company retains substantial risks and rewards.

The table below outlines the carrying amounts and fair values of all financial assets transferred that are not derecognised in their entirety and associated liabilities.

	As at March 31, 2021	As at March 31, 2020
Securitisations	**Amount**	
Carrying amount of transferred assets measured at amortised cost	2,209.01	1,355.36
Carrying amount of associated liabilities	(1,793.06)	(1,398.58)

The carrying amount of above assets and liabilities is a reasonable approximation of fair value

Transfers of financial assets that are derecognised in their entirety

The Company has elected to apply the de-recognition provisions of Ind AS 109 prospectively from the date of transition to Ind AS. Thus, Pre-transition securitisation deals continues to be de-recognised in their entirety

The table below outlines details for each type of continued involvement relating to transferred assets derecognised in their entirety.

Particulars	Carrying amount of continuing involvement in statement of financial 306 position		Fair value of continuing involvement		Maximum exposure to loss
	Balance with banks	Liabilities	Balance with banks	Liabilities	
			Amount		
Type of continuing involvement					
Securitisation					
March 31, 2021	**427.33**	**-**	**427.33**	**-**	**427.33**
March 31, 2020	**601.46**	**-**	**601.46**	**-**	**601.46**

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Assignment Deals

During the period ended 31st March 2021, the Company has sold some loans and advances measured at amortised cost as per assignment deals, as a source of finance. As per the terms of deal, since the derecognition criteria as per IND AS 109, including transfer of substantially all the risks and rewards relating to assets being transferred to the buyer being met, the assets have been derecognised.

The management has evaluated the impact of the assignment transactions done during the year for its business model. Based on the future business plans, the Company's business model remains to hold the assets for collecting contractual cash flows.

The table below summarises the carrying amount of the derecognised financial assets measured at amortised cost and the gain/(loss) on derecognition, per type of asset.

Loans and advances measured at amortised cost	Year ended March 2021	Year ended March 2020
	Amount	
Carrying amount of derecognised financial assets	13,824.63	18,791.01
Gain/(loss) from derecognition (for the respective financial year)	93.88	123.92

Since the company transferred the above financial asset in a transfer that qualified for derecognition in its entirety therefore the whole of the interest spread (over the expected life of the asset) is recognised on the date of derecognition itself as interest-only strip receivable ("Receivables on assignment of loan") and correspondingly recognised as profit on derecognition of financial asset.

Transfers of financial assets that are not derecognised in their entirety

During the period ended 31st March 2021 and 31st March 2020, the Company has sold some loans and advances measured at amortised cost as per assignment deals, as a source of finance. As per the terms of deal, since the derecognition criteria as per IND AS 109, including transfer of substantially all the risks and rewards relating to assets being transferred to the buyer not being met, the assets have been re-recognised.

The table below summarises the carrying amount of the derecognised financial assets measured at amortised cost and the gain/(loss) on derecognition, per type of asset.

Loans and advances measured at amortised cost	As at March 2021	As at March 2020
	Amount	
Carrying amount of transferred assets measured at amortised cost	1,353.46	1,794.08
Carrying amount of associated liabilities	(1,389.12)	(1,843.96)

The carrying amount of above assets and liabilities is a reasonable approximation of fair value

Sale of Investments measured at amortised cost

The Company during the financial year derecognised investment in bonds measured at Amortised cost having carrying value of Rs. 1,541.15 crores (Previous year : Rs. 830.83 crores) due to sale of these investments, resulting in a profit of Rs. 24.45 crores (Previous year loss: Rs. 28.38 crores). The sale of such Investments is infrequent and was made due to the unanticipated funding needs and thus this sale does not impact the hold to collect objective of the Company and the asset portfolio continues to be classified and measured at amortised cost.

(44) Capital management-

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maximise the shareholder value. The Company monitors capital using a capital adequacy ratio as prescribed by the NHB guidelines. Refer note 39(1)(i) for details.

(45) Risk Management

Introduction and risk profile

Indiabulls Housing Finance Ltd. (IBHFL) is a housing finance company in India and is regulated by the National Housing Bank (NHB). In view of the intrinsic nature of operations, the company is exposed to a variety of risks, which can be broadly classified as credit risk, market risk, liquidity risk and operational risk. It is also subject to various regulatory risks.

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Risk management structure and policies

As a lending institution, Company is exposed to various risks that are related to lending business and operating environment. The Principal Objective in Company 's risk management processes is to measure and monitor the various risks that Company is subject to and to follow policies and procedures to address such risks. Company 's risk management framework is driven by Board and its subcommittees including the Audit Committee, the Asset Liability Management Committee and the Risk Management Committee. Company gives due importance to prudent lending practices and have implemented suitable measures for risk mitigation, which include verification of credit history from credit information bureaus, personal verification of a customer's business and residence, technical and legal verifications, conservative loan to value, and required term cover for insurance. The major types of risk Company face in businesses are liquidity risk, credit risk, interest rate risk and equity price risk.

(A) Liquidity risk

Liquidity risk is the potential for loss to an entity arising from either its inability to meet its obligations or to fund increases in assets as they fall due without incurring unacceptable cost or losses.

The Company manages liquidity risk by maintaining sufficient cash and cash equivalents (including marketable securities) to meet its obligations at all times. It also ensures having access to funding through an adequate amount of committed credit lines. The Company's treasury department is responsible for liquidity and funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management and the management regularly monitors the position of cash and cash equivalents vis-à-vis projections. Assessment of maturity profiles of financial assets and financial liabilities including debt financing plans and maintenance of Balance Sheet liquidity ratios are considered while reviewing the liquidity position.

The table below summarises the maturity profile of the undiscounted cash flows of the company's financial liabilities. In FY2020-21 'Upto one month borrowings from banks and others' includes repo borrowings of Rs. Nil (Previous Year Rs. 1468.97) with specific collateral of investments in government securities:

Particulars	As At March 31, 2021				
	Upto one month	Over one month to 2 years	2 years to 5 years	more than 5 years	Total
Borrowings from Banks and Others	3,394.12	39,301.62	16,396.42	17,204.64	76,296.80
Lease liability recognised under Ind AS 116	2.81	44.00	59.73	29.48	136.02
Trade Payables	-	22.96	-	-	22.96
Amount payable on Assigned Loans	993.85	-	-	-	993.85
Other liabilities	121.71	488.19	7.44	-	617.34
Temporary Overdrawn Balances as per books	171.52	-	-	-	171.52
Unclaimed Dividends	4.17	-	-	-	4.17
Derivatives	(0.31)	(25.40)	51.39	-	25.68
Foreign Currency Forward payable	-	591.91	54.26	-	646.17
Undrawn Loan Commitments	70.00	1,640.00	210.14	-	1,920.14
Corporate Guarantee for Subsidiary	-	809.93	241.07	-	1,051.00
Servicing liability on assigned loans	3.48	58.68	42.12	2.24	106.52
	4,761.35	**42,931.89**	**17,062.57**	**17,236.36**	**81,992.17**

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Particulars	As At March 31, 2020				
	Upto one month	Over one month to 2 years	2 years to 5 years	more than 5 years	Total
Borrowings from Banks and Others	4,365.71	42,908.23	21,693.18	20,100.54	89,067.66
Lease liability recognised under Ind AS 116	5.53	125.21	135.38	69.04	335.16
Trade Payables	-	11.56	-	-	11.56
Amount payable on Assigned Loans	438.18	-	-	-	438.18
Other liabilities	252.28	68.31	5.37	-	325.96
Temporary Overdrawn Balances as per books	759.87	-	-	-	759.87
Unclaimed Dividends	4.67	-	-	-	4.67
Foreign Currency Forward payable	-	215.96	296.74	-	512.70
Undrawn Loan Commitments	-	2,269.43	-	-	2,269.43
Corporate Guarantee for Subsidiary	-	1,324.00	221.50	-	1,545.50
Servicing liability on assigned loans	4.41	77.87	56.62	9.82	148.72
	5,830.65	**47,000.57**	**22,408.79**	**20,179.40**	**95,419.41**

(B) Maturity analysis of assets and liabilities

The table below shows an analysis of assets and liabilities according to when they are expected to be recovered or settled after factoring in rollover and prepayment assumptions.

Particulars	Balance as at March 31, 2021		
	Within 12 Months	After 12 Months	Total
ASSETS			
Financial Assets			
Cash and cash equivalents	11,245.42	-	11,245.42
Bank balance other than cash and cash equivalents	2,818.09	1,023.46	3,841.55
Derivative financial instruments	18.09	136.04	154.13
Receivables			
(i) Trade Receivables	3.10	-	3.10
(ii) Other Receivables	-	-	-
Loans	13,808.47	40,664.28	54,472.75
Investments	1,321.70	8,696.05	10,017.75
Other Financial Assets	512.60	649.11	1,161.71
Non-financial Assets			
Current tax assets (net)	-	393.87	393.87
Deferred tax assets (net)	-	595.02	595.02
Property, Plant and Equipment	-	79.33	79.33
Rou Assets	30.99	84.00	114.99
Other Intangible assets	-	34.45	34.45

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Particulars	Balance as at March 31, 2021		
	Within 12 Months	After 12 Months	Total
Other non-financial assets	318.77	38.80	357.57
Assets held for sale	-	1,000.63	1,000.63
Total Assets	**30,077.23**	**53,395.04**	**83,472.27**
LIABILITIES AND EQUITY			
Financial Liabilities			
Derivative financial instruments	108.47	180.75	289.22
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	22.96	-	22.96
Debt Securities	7,907.77	21,256.93	29,164.70
Borrowings (Other than Debt Securities)	10,651.95	18,906.72	29,558.67
Subordinated Liabilities	70.80	4,277.91	4,348.71
Other financial liabilities	3,402.26	540.78	3,943.04
Non-Financial Liabilities			
Current tax liabilities (net)	138.39	-	138.39
Provisions	62.71	56.19	118.90
Deferred tax liabilities (net)	-	-	-
Other non-financial liabilities	365.47	-	365.47
Equity			
Equity Share capital	-	92.47	92.47
Other Equity	-	15,429.74	15,429.74
Total Liabilities and Equity	**22,730.78**	**60,741.49**	**83,472.27**

Particulars	Balance as at March 31, 2020		
	Within 12 Months	After 12 Months	Total
ASSETS			
Financial Assets			
Cash and cash equivalents	11,491.60	-	11,491.60
Bank balance other than cash and cash equivalents	553.00	868.69	1,421.69
Derivative financial instruments	329.82	409.36	739.18
Receivables			
(i) Trade Receivables	5.32	-	5.32
(ii) Other Receivables	-	-	-
Loans	17,146.32	41,947.05	59,093.37
Investments	4,778.78	11,387.98	16,166.76
Other Financial Assets	616.87	770.45	1,387.32

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Particulars	Balance as at March 31, 2020		
	Within 12 Months	After 12 Months	Total
Non-financial Assets			
Current tax assets (net)	-	968.45	968.45
Deferred tax assets (net)	-	349.95	349.95
Property, Plant and Equipment	-	113.41	113.41
Rou Assets	56.03	191.90	247.93
Other Intangible assets	-	14.23	14.23
Other non-financial assets	391.90	172.56	564.46
Assets held for sale	88.90	-	88.90
Total Assets	**35,458.54**	**57,194.03**	**92,652.57**
LIABILITIES AND EQUITY			
Financial Liabilities			
Derivative financial instruments	1.12	186.70	187.82
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	11.56	-	11.56
Debt Securities	5,263.18	26,828.94	32,092.12
Borrowings (Other than Debt Securities)	9,455.39	27,154.53	36,609.92
Subordinated Liabilities	-	4,338.60	4,338.60
Other financial liabilities	2,994.01	645.10	3,639.11
Non-Financial Liabilities			
Current tax liabilities (net)	60.81	-	60.81
Provisions	3.23	186.20	189.43
Deferred tax liabilities (net)	-	-	-
Other non-financial liabilities	593.60	-	593.60
Equity			
Equity Share capital	-	85.51	85.51
Other Equity	-	14,844.09	14,844.09
Total Liabilities and Equity	**18,382.90**	**74,269.67**	**92,652.57**

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(C) Credit Risk

Credit Risk arises from the potential that an obligor is either unwilling to perform on an obligation or its ability to perform such obligation is impaired resulting in economic loss to the company. IBHFL's Credit Risk Management framework is categorized into following main components:

- Board and senior management oversight
- Organization structure
- Systems and procedures for identification, acceptance, measurement, monitoring and controlling risks.

It is the overall responsibility of the board appointed Risk Management Committee to approve the company's credit risk strategy and lending policies relating to credit risk and its management. The policies are based on the company's overall business strategy and the same is reviewed periodically.

The Board of Directors constituted Risk Management Committee keeps an active watch on emerging risks the company is exposed to. The Risk Management Committee("RMC") defines loan sanctioning authorities, including process of vetting by credit committees for various types/values of loans. The RMC approves credit policies, reviews regulatory requirements, and also periodically reviews large ticket loans and overdue accounts from this pool.

The Risk Management Committee approves the 'Credit Authority Matrix' that defines the credit approval hierarchy and the approving authority for each group of approving managers/ committees in the hierarchy.

To maintain credit discipline and to enunciate credit risk management and control process there is a separate Risk Management department independent of loan origination function. The Risk Management department performs the function of Credit policy formulation, credit limit setting, monitoring of credit exceptions / exposures and review /monitoring of documentation.

Derivative financial Instruments

Credit risk arising from derivative financial instruments is, at any time, limited to those with positive fair values, as recorded on the balance sheet. With gross–settled derivatives, the company is also exposed to a settlement risk, being the risk that the company honours its obligation, but the counterparty fails to deliver the counter value.

Analysis of risk concentration

The Company's concentrations of risk for loans are managed by counterparty and type of loan (i.e. Housing and Non-Housing as defined by NHB). Housing and Non housing loans are given to both individual and corporate borrowers. The table below shows the concentration of risk by type of loan

	March 31, 2021	March 31, 2020
Housing	39,226.04	44,306.73
Non Housing	15,246.71	14,786.64

The Company's concentrations of risk (for financial assets other than loans and advances) are managed by industry sector.

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The following table shows the risk concentration by industry for the financial assets(other than loans) of the company:-

Particulars	As At March 31, 2021			
	Financial services	Government*	Others	Total
Financial asset				
Cash and cash equivalents	11,245.42	-	-	11,245.42
Bank balance other than Cash and cash equivalents	3,841.55	-	-	3,841.55
Derivative financial instruments	154.13	-	-	154.13
Receivables	3.10	-	-	3.10
Investments	8,926.70	1,014.59	76.46	10,017.75
Other financial assets	1,161.71	-	-	1,161.71

* Government sector includes exposure to Central Government, State Governments, Government Corporations and Government Companies.

Particulars	As At March 31, 2020			
	Financial services	Government*	Others	Total
Financial asset				
Cash and cash equivalents	11,491.60	-	-	11,491.60
Bank balance other than Cash and cash equivalents	1,421.69	-	-	1,421.69
Derivative financial instruments	739.18	-	-	739.18
Receivables	5.32	-	-	5.32
Investments	12,927.43	3,165.23	74.10	16,166.76
Other financial assets	1,387.32	-	-	1,387.32

* Government sector includes exposure to Central Government, State Governments, Government Corporations and Government Companies.

(D) Market Risk

Market Risk is the risk that the value of on and off-balance sheet positions of a financial institution will be adversely affected by movements in market rates or prices such as interest rates, foreign exchange rates, equity prices, credit spreads and/or commodity prices resulting in a loss to earnings and capital.

Financial institutions may be exposed to Market Risk in variety of ways. Market risk exposure may be explicit in portfolios of securities / equities and instruments that are actively traded. Conversely it may be implicit such as interest rate risk due to mismatch of loans and deposits. Besides, market risk may also arise from activities categorized as off-balance sheet item. Therefore market risk is potential for loss resulting from adverse movement in market risk factors such as interest rates, forex rates, equity and commodity prices.

The Company's exposure to market risk is primarily on account of interest rate risk and Foreign exchange risk.

(i) Interest Rate Risk:-

Interest rate risk arises when there is a mismatch between positions, which are subject to interest rate adjustment within a specified period. The company's lending, funding and investment activities give rise to interest rate risk. The immediate impact of variation in interest rate is on the company's net interest income, while a long term impact is on the company's net worth since the economic value of the assets, liabilities and off-balance sheet exposures are affected. While assessing interest rate risks, signals given to the market by RBI and government departments from time to time and the financial industry's reaction to them shall be continuously monitored.

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Due to the very nature of housing finance, the company is exposed to moderate to higher Interest Rate Risk. This risk has a major impact on the balance sheet as well as the income statement of the company. Interest Rate Risk arises due to:

i) Changes in Regulatory or Market Conditions affecting the interest rates

ii) Short term volatility

iii) Prepayment risk translating into a reinvestment risk

iv) Real interest rate risk.

In short run, change in interest rate affects Company's earnings (measured by NII or NIM) and in long run it affects Market Value of Equity (MVE) or net worth. It is essential for the company to not only quantify the interest rate risk but also to manage it proactively. The company mitigates its interest rate risk by keeping a balanced portfolio of fixed and variable rate loans and borrowings. Further company carries out Earnings at risk analysis and maturity gap analysis at quarterly intervals to quantify the risk.

Interest Rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates (all other variables being constant) of the Company's statement of profit and loss:

Particulars	Basis Points	Effect on Profit /loss and Equity for the year 2020-21	Effect on Profit /loss and Equity for the year 2019-20
Borrowings*			
Increase in basis points	+25	78.72	(94.91)
Decrease in basis points	-25	(78.72)	94.91
Advances			
Increase in basis points	+25	155.11	179.04
Decrease in basis points	-25	(155.11)	(179.04)
Investments			
Increase in basis points	+25	0.44	0.34
Decrease in basis points	-25	(0.44)	(0.34)

*The impact of borrowings is after considering the impact on derivatives contracts entered to hedge the interest rate fluctuation on borrowings

(ii) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. The Company's exposure to the risk of changes in foreign exchange rates relates primary to the foreign currency borrowings taken from banks through the FCNR route and External Commercial Borrowings (ECB).

The Company follows a conservative policy of hedging its foreign currency exposure through Forwards and / or Currency Swaps in such a manner that it has fixed determinate outflows in its function currency and as such there would be no significant impact of movement in foreign currency rates on the company's profit before tax (PBT) and equity.

(iii) Equity Price Risk

Equity price risk is the risk that the fair value of equities decreases as the result of changes in the level of equity indices and individual stocks. The non–trading equity price risk exposure arises from equity securities classified as FVOCI. A 10 per cent increase in the value of the company's FVOCI equities at March 31, 2021 would have increased equity by Rs. 23.19 Crore (Previous Year Rs. 290.43 Crore). An equivalent decrease would have resulted in an equivalent but opposite impact.

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(E) Operational Risk

Operational risk is the risk of loss resulting from inadequate or failed internal processes, people and system or from external events. Operational risk is associated with human error, system failures and inadequate procedures and controls. It is the risk of loss arising from the potential that inadequate information system; technology failures, breaches in internal controls, fraud, unforeseen catastrophes, or other operational problems may result in unexpected losses or reputation problems. Operational risk exists in all products and business activities.

IBHFL recognizes that operational risk event types that have the potential to result in substantial losses includes Internal fraud, External fraud, employment practices and workplace safety, clients, products and business practices, business disruption and system failures, damage to physical assets, and finally execution, delivery and process management. The Company cannot expect to eliminate all operational risks, but it endeavours to manage these risks through a control framework and by monitoring and responding to potential risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes, such as the use of internal audit.

(46) Leases

Company is a Lessee

(a) The Company has lease contracts for various office premises used in its operations. Leases of office premises generally have lease terms between 1 to 12 years. The Company's obligations under its leases are secured by the lessor's title to the leased assets. Generally, the Company is restricted from assigning and subleasing the leased assets. The Company also has certain leases of office premises with lease terms of 12 months or less. The Company applies the 'short-term lease' recognition exemptions for these leases.

(b) Leases are shown as follows in the Company's balance sheet and profit & loss account

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period:

Particulars	Building - Office Premises	Total
Opening balance as at 1 April 2019 on implementation of IndAS 116	**295.67**	**295.67**
Additions	20.90	20.90
Deletion (Terminated during the period)	(13.45)	(13.45)
Depreciation expense	55.19	55.19
Closing net carrying balance 31 March 2020	**247.93**	**247.93**
Additions	14.85	14.85
Deletion (Termination/Modification during the period)	(97.74)	(97.74)
Depreciation expense	50.05	50.05
Closing net carrying balance 31 March 2021	**114.99**	**114.99**

Set out below are the carrying amounts of lease liabilities (included under Borrowings (Other than Debt Securities)) and the movements during the period:

Particulars	Amount Rs. In Crore
Opening balance as at 1 April 2019 on implementation of IndAS 116	**295.67**
Additions	20.90
Deletion (Terminated during the period)	(14.23)
Accretion of interest	25.33
Payments	(68.57)
As at 31 March 2020	**259.10**
Additions	14.85
Deletion (Termination/Modification during the period)	(102.07)
Accretion of interest	16.27
Payments	(48.49)
Amount recognised in P/L for changes in lease payments on a/c of rent concession	(3.64)
As at 31 March 2021	**136.02**
Current	28.69
Non-current	107.33

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(c) Amounts recognized in the Statement of Profit and Loss

Particulars	For the year ended FY 2020-21 Amount	For the year ended FY 2019-20 Amount
Depreciation expense of right-of-use assets	50.05	55.19
Interest expense on lease liabilities	16.27	25.33
Gain on termination/modification of leases	(4.33)	(0.77)
Amount recognised in the Statement of Profit & Loss for changes in lease payments on a/c of rent concession	(3.64)	-
Expense relating to short-term leases (included in other expenses)	5.89	7.62
Total amount recognised in profit or loss	**64.24**	**87.37**

The Company had total cash outflows for leases of Rs. 48.49 crores in 2021 (Rs. 68.57 crores in 2020).

(47) The outbreak of CoVID–19 virus, and more specifically the ongoing current wave of infections and resultant lockdowns continue to cause significant disruptions and dislocations for individuals and businesses. While the lockdown introduced by the government at the beginning of the year were lifted in a phased manner and was followed by a period of increased economic activity, with the onset of a very severe second wave of infections, state governments have reintroduced lockdowns and have imposed restrictions on movement of people and goods. The Company's performance continues to be dependent on future developments, which are uncertain, including, among other things, including the current wave that has significantly increased the number of cases in India and any action to contain its spread or mitigate its impact.

In accordance with RBI guidelines relating to CoVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020, the Company had granted moratorium on the payment of instalments falling due between March 1, 2020 and May 31, 2020 to all eligible borrowers who have requested for the moratorium. The moratorium was further extended for instalment falling due between June 1, 2020 to August 31, 2020 in accordance with the RBI press release dated May 22, 2020 which permitted lending institutions to extend the moratorium. In accordance with the guidance from Institute of Chartered Accountant of India ("ICAI"), extension of the moratorium to borrowers by the Company pursuant to the RBI guidelines relating to COVID 19 Regulatory Package dated March 27, 2020 and April 17, 2020 and RBI press conference, by itself was not considered to result in a SICR for a borrower..

The Company is mainly engaged in providing individual housing loans, loans against property (LAP) and project finance for real estate development. Operations of all these segments were impacted over the past few years and consequent to CoVID-19 pandemic are expected to be further significantly impacted, including erosion in the asset values of the collateral held by the Company. The Company has assessed each of its loan portfolio and performed a comprehensive analysis of the staging of each of its borrower segment. Further, for project finance loans, the Company has reviewed the project status, funding plans and analysis of the borrowers for large projects. Further, the Company has also analysed its outstanding exposures viz a viz the valuation of the collateral/underlying property based on third party valuation reports. Based on the above analysis, the Company has recorded expected credit loss provision to reflect, among other things, the impact of CoVID-19 pandemic. The ECL provision has been determined based on estimates using information available as of the reporting date and given the uncertainties relating to the impact of CoVID-19, the period of which current wave may continue, and relief measures that may be announced by the government, the expected credit loss including management overlay is based on various variables and assumptions, which could result in actual credit loss being different than that being estimated; this will have a corresponding impact on the carrying value of the financial assets, results of operation and the financial position of the Company.

(48) The Company has complied with the NHB Directions, 2010 including Prudential Norms and as amended from time to time. Disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 have been prepared in compliance with Indian Accounting Standards (Ind AS) whereas comparative figure have been disclosed on the basis of previous GAAP pursuant to the NHB circular no. NHB (ND)/DRS/Policy Circular No.89/2017-18 dated June 14, 2018.

Notes

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2021
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(49) As at March 31, 2020, the Company had created provision for expected credit loss by debiting the Additional Reserve under section 29 (c) of NHB Act, 1987 as per NHB circular no. NHB (ND)/DRS/Pol-No.03/2004-05 dated August 26, 2004 ("Additional Reserve u/s 29 (c)"). For the year ended March 31, 2021, Rs. 381 crores of such provision which was no longer required has been utilized towards write off of non-performing assets.

(50) Previous Year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification/ disclosures.

For and on behalf of the Board of Directors

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
Chief Financial Officer
New Delhi

Amit Jain
Company Secretary
Gurugram

May 19, 2021

Annexure: Statement containing the salient features of the financial statements of subsidiaries / associate companies / joint ventures

[Pursuant to first proviso to Sub-section (3) of Section 129 of the Companies Act, 2013, read with Rule 5 of the Companies (Accounts) Rules, 2014 - AOC-1]

Part "A" Subsidiaries

(Amount ₹ in Crores)

Name of the Subsidiary Companies	Date of acquisition of Subsidiary	Year	Currency	Share Capital	Other Equity (Surplus / (Deficit))	Total Assets	Total Liabilities	Details of Investments	Turnover / Total Revenue	Profit / (Loss) before Taxation	Provision for Taxation	Profit / (Loss) after Taxation	Proposed Dividend (including Corporate Dividend Tax)	% of Shareholding as on March 31
1. Indiabulls Collection Agency Limited	08-03-2013*	2020-21	₹	0.15	22.69	23.02	0.18	-	0.71	0.67	0.16	0.51	-	100%
		2019-20		*0.15*	*22.19*	*22.67*	*0.33*	-	*1.31*	*1.26*	*0.32*	*0.94*	-	
2. Ibulls Sales Limited	08-03-2013*	2020-21	₹	0.05	10.27	10.58	0.26	-	0.31	(0.47)	(0.01)	(0.46)	-	100%
		2019-20		*0.05*	*10.72*	*11.18*	*0.41*	-	*0.63*	*(0.47)*	*0.02*	*(0.49)*	-	
3. Indiabulls Insurance Advisors Limited	08-03-2013*	2020-21	₹	0.05	(102.03)	5.54	107.57	0.05	0.16	0.12	0.03	0.09	-	100%
		2019-20		*0.05*	*(102.12)*	*5.50*	*107.62*	*0.05*	*0.30*	*0.22*	*0.06*	*0.16*	-	
4. Nilgiri Financial Consultants Limited	08-03-2013*	2020-21	₹	0.05	22.63	16.16	0.42	6.94	1.38	0.74	0.20	0.54	-	100%
		2019-20		*0.05*	*22.09*	*14.10*	*0.80*	*8.84*	*7.76*	*6.94*	*1.77*	*5.17*	-	
5. Indiabulls Capital Services Limited	08-03-2013*	2020-21	₹	5.00	(11.68)	13.35	20.03	-	0.39	0.05	0.03	0.02	-	100%
		2019-20		*5.00*	*(11.70)*	*8.16*	*20.58*	*5.72*	*2.86*	*2.53*	*0.57*	*1.96*	-	
6. Indiabulls Commercial Credit Limited (Formerly Indiabulls Infrastructure Credit Limited)	08-03-2013*	2020-21	₹	247.80	4,305.40	14,923.40	11,320.07	949.87	1,632.95	152.79	13.75	139.04	-	100%
		2019-20		*247.80*	*4,159.15*	*14,796.87*	*11,980.35*	*1,590.43*	*2,191.28*	*27.25*	*7.44*	*19.81*	-	
7. Indiabulls Advisory Services Limited	08-03-2013*	2020-21	₹	2.55	5.25	0.74	0.24	7.30	0.55	0.47	0.12	0.35	-	100%
		2019-20		*2.55*	*4.90*	*0.39*	*0.26*	*7.32*	*0.88*	*0.77*	*0.19*	*0.58*	-	
8. Indiabulls Asset Holding Company Limited	08-03-2013*	2020-21	₹	0.05	-	0.05	-	-	-	-	-	-	-	100%
		2019-20		*0.05*	-	*0.05*	-	-	-	*(0.01)*	-	*(0.01)*	-	
9. Indiabulls Asset Management Company Limited	08-03-2013*	2020-21	₹	170.00	52.79	38.85	8.72	192.66	54.19	33.86	7.97	25.89	-	100%
		2019-20		*170.00*	*26.62*	*50.92*	*6.29*	*151.99*	*64.80*	*27.98*	*7.00*	*20.98*	-	
10. Indiabulls Trustee Company Limited	08-03-2013*	2020-21	₹	0.50	0.02	0.53	0.01	-	0.12	0.01	(0.01)	0.02	-	100%
		2019-20		*0.50*	-	*0.51*	*0.01*	-	*0.13*	*(0.03)*	-	*(0.03)*	-	
11. Indiabulls Holdings Limited	08-03-2013*	2020-21	₹	0.15	(0.05)	0.05	-	0.05	-	-	-	-	-	100%
		2019-20		*0.15*	*(0.05)*	*0.05*	-	*0.05*	-	-	-	-	-	
12. Indiabulls Venture Capital Management Company Limited	08-03-2013*	2020-21	₹	0.05	(0.01)	0.05	0.01	-	-	-	-	-	-	100%
		2019-20		*0.05*	*(0.01)*	*0.05*	*0.01*	-	-	*(0.02)*	-	*(0.02)*	-	
13. Indiabulls Asset Management Mauritius	18 July 2016	2020-21	₹	1.91	(1.90)	0.01	-	-	-	(0.04)	-	(0.04)	-	100%
		2019-20		*2.12*	*(1.87)*	*0.34*	*0.09*	-	*0.01*	*(0.75)*	-	*(0.75)*	-	

*These Companies became subsidiary of Indiabulls Housing Finance Limited (IBHFL) consequent upon amalgamation of Indiabulls Financial Services Limited with IBHFL w.e.f. 8th March, 2013

For and on behalf of the Board of Directors

Sd/-
Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai
May 19, 2021

Sd/-
Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Sd/-
Mukesh Garg
CFO
New Delhi

Sd/-
Amit Jain
Company Secretary
Gurugram

Annexure: Statement containing the salient features of the financial statements of subsidiaries / associate companies / joint ventures

[Pursuant to first proviso to Sub-section (3) of Section 129 of the Companies Act, 2013, read with Rule 5 of the Companies (Accounts) Rules, 2014 - AOC-1]

Part "B" Associates

(Amount ₹ in Crores)

SI No.	Name of Associate	OakNorth Holdings Limited	
1	**Latest audited Balance Sheet date**	**March-21**	**March-20**
2	Date on which the Associate was associated or acquired	N.A.	November 13, 2015
3	**Share of Associate/Joint Venture Held by the Company on the year end**		
	Number	N.A.	541,615
	Amount of Investment in Associate/Joint Venture	N.A.	438.86
	Extend of Holding%	N.A.	15.71%
4	**Description of how there is significant influence**	N.A.	Note- A
5	Reason why associate/joint venture is not consolidated	N.A.	N.A.
6	Networth attributable to shareholding as per latest audited Balance Sheet	N.A.	N.A.
7	**Profit & Loss for the Year**		
	i. Considered in Consolidation	N.A.	33.88
	ii. Not Considered in Consolidation	N.A.	179.19

Note-A: There is significant influence due to precentage (%) of share capital

For and on behalf of the Board of Directors

Sd/-
Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Sd/-
Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Sd/-
Mukesh Garg
CFO
New Delhi

Sd/-
Amit Jain
Company Secretary
Gurugram

May 19, 2021

Detail of owned property of the Company:-

DELHI (New Delhi) "Plot KH. No. 478, Village Bijwasan, New Delhi". DELHI (New Delhi) "A-703, The lshwar C.G.H.S. Ltd., Plot No. 4, Dwarka Sector-12, New Delhi". GUJRAT (Ahemdabad) Plot No. 12, Mehsana, Ahmedabad". GUJRAT (Ahemdabad) "Plot No.19, Mehsana, Ahemdabad". TAMILNADU (Chennai) "Flat No. B-2002, Indiabulls Green, Tower-B2, Chennai". PUNJAB (Ludhiana) "Commercial Shop -Shop No. 101, Lower Ground Floor Elite Arcade, Mall Road, Ludhiana". MAHARASHTRA (Mumbai) "Saideep Bungalow, Plot No. 169, Shree Krishna Nagar, Boriwali (East), Mumbai".

Indiabulls
HOUSING FINANCE

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