ANNUAL REPORT
2019-20

Indiabulls
HOME LOANS

WE BRING YOU HOME!

POWERING HOME LOANS, DIGITALLY.

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.

A home represents physical, mental and financial security. Indiabulls Housing Finance's core objective is to help our customers own a home. To millions of Indian home buyers, our technology-led offerings and hassle free-platforms offer an easy and seamless experience. Our solutions keep pace with technological advances to deliver seamless customer experience and efficient solutions. We were the first lender to launch an end-to-end home loan fulfillment channel and it is our endeavor to reach out to every Indian aspiring to own a home. Through eHome Loans, our online home loan fulfillment channel, we have successfully managed to reach potential customers in tier II and tier III cities. Through such customer-focused solutions and improved service standards, we strive to be the preferred housing finance partner for Indian home buyers.

WE **BRING** YOU **HOME!**

TABLE OF CONTENTS

COMPANY REPORTS 01-24

Corporate Information	03
Indiabulls Housing Finance Limited at a Glance	04
Our Pillars of Stakeholders	06
FY20 Highlights	07
Shareholder Returns Since Listing	08
Indiabulls e-Home Loans: Unlocking the Power of Digital	10
Powering the Digital Home Buying Ecosystem	12
Caring for the Community	14
A Glimpse into the Year 2019-20	18
Company Honours	20
Management Team	21
Message from our Vice Chairman	22

STATUTORY REPORTS 25-94

Boards Report	25
Management Discussion and Analysis Report	59
Business Responsibility Report	65
Report on Corporate Governance	73

FINANCIAL STATEMENTS 95-296

Consolidated Financials	95
Standalone Financials	189

CORPORATE INFORMATION

BOARD OF DIRECTORS
Mr. Sameer Gehlaut (Chairman upto 12th Aug 2020)
Mr. Subhash Sheoratan Mundra (Chairman w.e.f. 12th Aug 2020)
Mr. Gagan Banga
Mr. Ajit Kumar Mittal
Mr. Ashwini Omprakash Kumar
Mr. Sachin Chaudhary
Justice Mrs. Gyan Sudha Misra (Retd.)
Mr. Satish Chand Mathur
Mr. Achuthan Siddharth
Mr. Shamsher Singh Ahlawat
Mr. Prem Prakash Mirdha

CFO
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 Ruby29 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
Tel: 011-30252900, Fax:011-30156901
Website: www.indiabullshomeloans.com

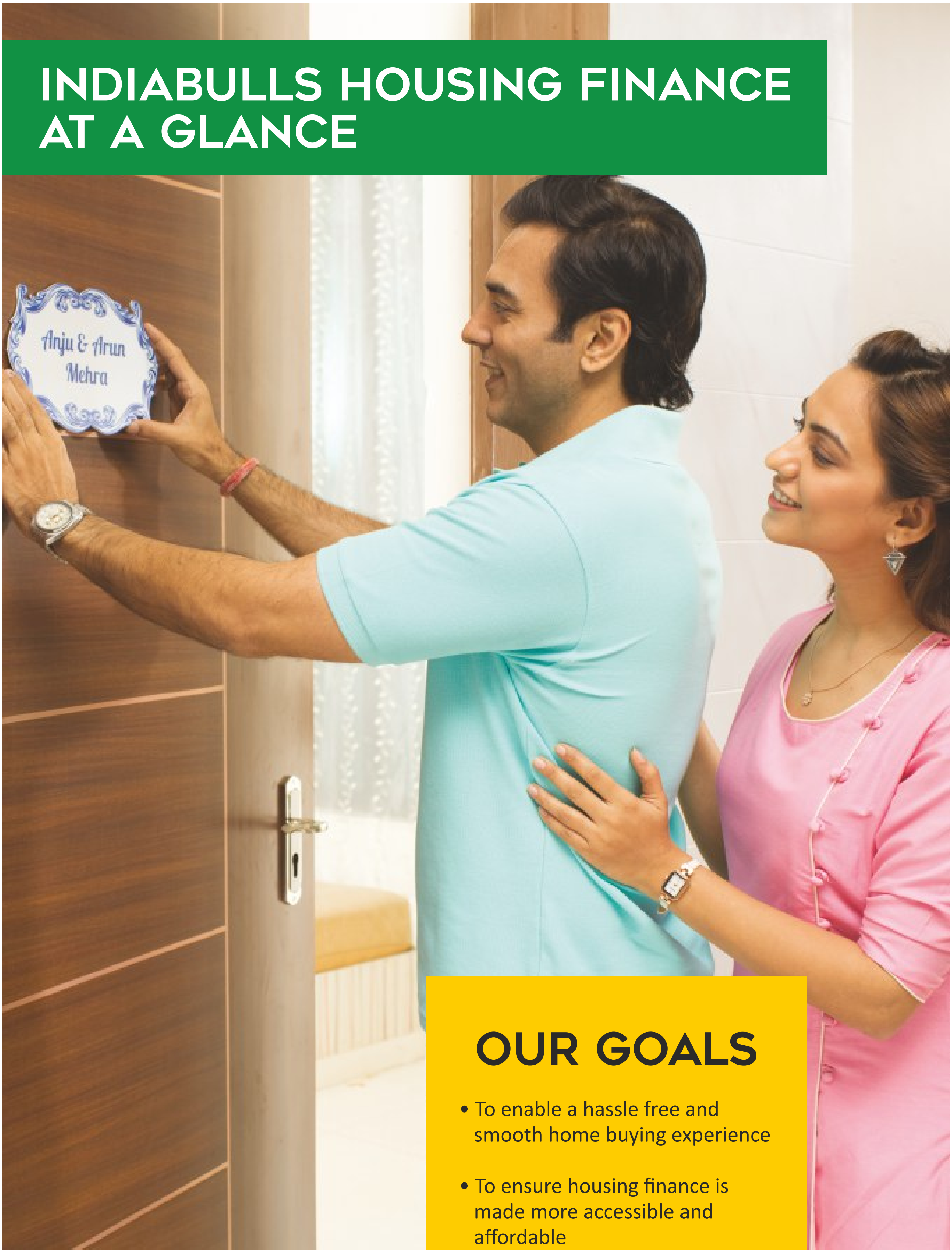
CORPORATE OFFICES
Indiabulls House, Indiabulls Finance Centre, Senapati Bapat Marg,
Elphinstone Road, Mumbai – 400 013, Maharashtra

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
- Andhra Bank
- Australia and NewZealand 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 N.A.
- Corporation Bank
- Deutsche Bank
- Federal Bank
- HDFC Bank
- ICICI Bank
- IDBI Bank
- IDFC Bank
- Indian Bank
- Indian Overseas Bank
- IndusInd Bank
- Industrial and Commercial Bank of China
- Karnataka Bank
- Kotak Mahindra Bank
- MUFG Bank Ltd.
- Oriental Bank of Commerce
- Punjab and Sind Bank
- Punjab National Bank
- RBL Bank Ltd
- Shinhan Bank
- State Bank of India
- Sumitomo Mitsui Banking Corporation
- Syndicate Bank
- The Hongkong and Shanghai Banking Corporation
- UCO Bank
- Union Bank of India
- United Bank of India
- Yes Bank

INDIABULLS HOUSING FINANCE AT A GLANCE



OUR GOALS

- To enable a hassle free and smooth home buying experience
- To ensure housing finance is made more accessible and affordable

Indiabulls Housing Finance Ltd. (IBHFL) is the third largest housing finance company in the country. We have over 1 million happy home owners, and we have totally disbursed loans of over Rs. 2.72 lakh crores.

Customer delight is and has always been a priority for us. Our competency to deliver to our customers quick solutions and seamless experiences lies in the expertise of our 5,400+ employees operating out of our nationwide network of 140+ branches, our 8,800+ external channel partners and ahead-of-its-time digital platforms that offer customized solutions and round-the-clock service to our customers.

OUR VALUES

CUSTOMER FIRST

TRANSPARENCY

INTEGRITY

PROFESSIONALISM

OUR OFFERINGS

Home Loans for Resident Indians
We handhold our customers through the entire home buying process, right from selecting the perfect property to conducting due diligence, approval of the selected property and disbursal of the home loan. To ensure customer satisfaction, we provide tailor-made home loan solutions for a seamless experience.

Home Loans for NRIs
For those that dream of having a home when away from home, we help Non-Resident Indians as well as the Persons of Indian Origin with loan solutions for purchasing a new home in their motherland.

Loan Against Property
These loans help our customers unlock the value of their property, and put this money to work.

Home Loan Balance Transfer
These solutions help customers transfer their balance home loan or loan against property amount to Indiabulls Housing for better terms or for a top-up loan amount.

OUR PILLARS, OUR STAKEHOLDERS.

CUSTOMER CENTRIC
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 operations. This has enabled us to successfully serve over 1 million happy customers.

OUR PEOPLE
Our most valuable asset is our team of over 5,400 hardworking employees. We are proud of their commitment to high standards of excellence, especially when it comes to customer service and satisfaction. The Company gives employees opportunities for personal development and provides a healthy work-life balance.

STRONG RELATIONSHIPS
Our external stakeholders, including investors, shareholders, banks and developers, have helped us build a powerful housing finance franchise.

- Almost 600 institutional partners: 18 PSU banks, 16 Private and Foreign banks and 563 Mutual Funds, Provident Funds, Pension Funds, Insurance Companies and Corporates.
- 11,300+ pre-approved projects across India through our network of developers.
- Numerous domestic institutional shareholders, channel partners, investment bankers, legal firms etc.

NATIONWIDE NETWORK
Our digital platforms (website and app) along with our physical branches and channel partners have enabled us to reach potential home buyers and existing customers across the world. The current pandemic has further increased the visibility and usage of our virtual presence (both digital and social), thereby enabling us to serve our customers efficiently and effortlessly.

FY20 HIGHLIGHTS

3rd
Largest Indian
Housing Finance Company

₹ 1,02,872 cr.
Balance Sheet

₹ 13,223 cr.
Revenue

₹ 4,711 cr.
NII

₹ 2,200 cr.
PAT

₹ 52
EPS

₹ 5,400+
Employees

SHAREHOLDER RETURNS SINCE LISTING

INDIABULLS INCORPORATED IN JANUARY 2000

Sep 2004:

IPO at **₹ 19** per share

Raised **₹ 51.7 Cr**

Market cap at listing: **₹ 253 Cr**

ANNUALISED RETURN OF 23% PER YEAR SINCE LISTING IN SEP 2004

DIVIDENDS PAID

	Total Dividend Paid (Rs. Cr.)	Dividend Per Share
FY 05-06	₹ 29	₹ 1.8
FY 06-07	₹ 55	₹ 3.0
FY 07-08	₹ 218	₹ 8.5
FY 08-09	₹ 51	₹ 2.0
FY 09-10	₹ 166	₹ 5.0
FY 10-11	₹ 311	₹ 10.0
FY 11-12	₹ 405	₹ 13.0
FY 12-13	₹ 625	₹ 20.0
FY 13-14	₹ 966	₹ 29.0
FY 14-15	₹ 911	₹ 26.0
FY 15-16	₹ 1,783	₹ 45.0
FY 16-17	₹ 1,142	₹ 27.0
FY 17-18	₹ 1,744	₹ 41.0
FY 18-19	₹ 1,707	₹ 40.0
FY 19-20	₹ 1,320	₹ 31.0
Total	₹ 11,433	₹ 302.3

INDIABULLS e-HOME LOANS: UNLOCKING THE POWER OF DIGITAL

Smart City Home Loans

Smart City Home Loans is a technology-leveraged, cost-effective loan product for up-country locations. Effective deployment of technology enables us to operate lean branches helping realize better margins and importantly enabling us to offer efficient lending solutions to our customers.

Our pioneering home loan fulfillment platform-eHome Loans, offers our customers a seamless and efficient digital experience, right from the application stage to loan disbursal.

e-Apply

This is a simple e-form, through which customers can submit their applications online, and also upload all required documents. It has utilities such as EMI calculators and offers customers information on claiming tax deductions on their home loan repayments. Customers readily have all the information they need at the application stage of a home loan.

e-Sanction

A real-time under writing module, which on consent provided by the customer, pulls information from customer bank accounts, credit bureaus etc, to be fed into an analytics-driven underwriting engine. Credit decisioning is real-time and objective.

e-Disbursal

Final stage of the disbursal process where the customer can initiate disbursal credit directly into payee account. Subsequent tranches of disbursals for under-construction properties, can also be seamlessly done in real-time, cutting down multi-week turn-around times in the pen-paper mode of loan fulfillment.

e- Engage

This offers real-time, 24x7 customer service and is equipped with AI enabled chatbots and voice recognition software. It also allows customers to apply for top up loans on their existing loans.

POWERING THE DIGITAL HOME BUYING ECOSYSTEM

Through superior customer experience and service, IBHFL aims to emerge as the preferred home financier for prospective homebuyers. The Company also strives to play a larger and pivotal role in the overall housing ecosystem through analytics and technology-driven solutions.

Besides home loan fulfillment and customer service, the eHome Loans platform also enables the Company to interact with its various channel partners such as developers, direct sale agents (DSA), insurance solution providers, etc. on one integrated platform. This enables real-time disbursal of home loan monies to developers from whom customers buy their houses, and real-time payment of origination fees to channel partners like DSAs.

Customers can also avail of insurance solutions and investment solutions on the platform. As the platform grows, other solutions/ services around home purchase will also be offered.

As customers and other stakeholders use the platform on an ongoing basis, analytics on the data so collected will help us better anticipate their requirements to offer timely solutions. This will also present revenue generation opportunities for the Company.

CARING FOR THE COMMUNITY

1st APRIL 2019 - 31st MARCH 2020

IBF Scholarship

The Indiabulls Foundation Scholarship Program encourages children from economically challenged backgrounds to pursue higher education. Many student beneficiaries of the scholarship have cleared the recently held UPSC exams and will go on to become officers in the various Indian Administrative Services and serve the nation. 246 students were awarded scholarships in this financial year, taking the total tally to 1,379 students since inception.

Jan Swasthya Kalyan Vahika (JSKV)-Mobile Medical Vans

JanSwasthya Kalyan Vahika is a community centric project initiated by Indiabulls Foundation, a CSR implementation agency of Indiabulls Housing Finance Limited. The objective of this project is to provide free primary healthcare services to the under-privileged population through medically equipped vans. This year, with an addition of 5 more JSK vans, IBHFL had a total of 43 mobile medical vans in its fleet, these operate in Mumbai, Thane, Raigad & Palghar districts of Maharashtra. This programme has successfully diagnosed and treated more than **12,41,083** patients this financial year, taking the cumulative count of patients treated since inception to **39,70,383** till 31st March 2020.

Indiabulls Foundation Charitable Clinics

Indiabulls Housing Finance Limited through its CSR implementation agency Indiabulls Foundation is operates 15 Free Medical Clinics Pan-India. These clinics cater to the primary and preventive healthcare needs of patients from the weaker and underprivileged sections of the society. These clinics are equipped with the best primary healthcare services, well-qualified healthcare teams, and all the required medicines. This financial year, these clinics have successfully diagnosed and treated more than **4,03,031** patients, taking the cumulative count of patients treated to more than **8,59,927** since inception up till March 31, 2020.

Cleft and Palate Surgeries

In the financial year 2019-20, Indiabulls Housing Finance Limited, through its CSR implementation agency Indiabulls Foundation, sponsored cleft and palate surgeries of **2,200** children from underprivileged sections of the society. These surgeries were performed across different states of India such as Andhra Pradesh, Assam, Meghalaya, Arunachal Pradesh, Haryana, Odisha, Karnataka, Uttar Pradesh, Uttarakhand, Gujarat, Madhya Pradesh, Punjab and Kerala. Since inception, **6,000** children's cleft and palate surgeries have been supported by Indiabulls Foundation.

BEFORE

AFTER

Water Wheel

Access to potable water is a big challenge in rural India. People, usually the women folk, have to walk many miles to a source of water. In the financial year 2019-20, Indiabulls Housing Finance Limited through Indiabulls Foundation, has distributed **10,761** water wheel drums to the underprivileged tribals of Raigad, Palghar and Thane districts of Maharashtra benefitting more than **59,000** villagers. The water wheel consists of a drum & a handle that can carry 45 litres of water per filling. Since inception, more than **82,000** people have benefitted through the distribution of **15,000** such water wheels.

Kumud- Sanitary Napkin

Kumud project is an initiative that addresses women's health and sanitation requirements. Women and adolescent girls from rural areas are provided one year's stock of sanitary napkins so that they do not have to revert to unhygienic methods putting their health at risk. **50,000** women have benefitted in the financial year 2019-20 from this initiative. Since inception, **1,95,220** women and adolescent girls have benefitted from this initiative.

Paushtik Aahar-Nutrition Supplement

Paushtik Aahar is a nutritional supplement made of natural and indigenous ingredients. Indiabulls Housing Finance Limited through Indiabulls Foundation, distributes Paushtik Aahar to those at risk of malnutrition, specifically children, pregnant and lactating women. This project has been successfully implemented in Mumbai, Thane, Palghar, Raigad, Nashik Districts. **5,81,420** individuals benefitted in the financial year 2019-20 and **15,51,002** individuals have benefitted since inception.

Solar Renewable Energy

With the intention of lighting up Tribal Ashram schools, Indiabulls Housing Finance Limited through its implementing agency Indiabulls Foundation has installed Solar Energy Plants in 10 different tribal ashram schools in Maharashtra. Prior to the project, the schools used to face repeated power outages. These plants provide electricity round-the-clock to these schools, and will do so for approximately 25 years absolutely free of cost. These 10 solar plants will benefit approximately **16,000** students every year. Since inception, Indiabulls Foundation has installed 25 such solar plants in various tribal ashram schools, which has benefitted more than **32,000** students.

Traffic Awareness

To increase traffic awareness, Indiabulls Housing Finance Limited through its implementation agency Indiabulls Foundation, collaborated with local police authorities to install traffic signage boards in Navi Mumbai, Vasai, Virar and Shirdi – the various suburbs of the Mumbai Metropolitan Region. These boards carry awareness message as well as traffic management instructions/designations. **300** traffic awareness boards were installed in Navi Mumbai alone. **40** boards were placed in Shirdi and **150** boards in Vasai/ Virar respectively.

Environment and Beautification

To support the "Green Mumbai Clean Mumbai" campaign of Municipal Corporation of Greater Mumbai, Indiabulls Housing Finance Limited has carried out beautification of key arterial roads of Mumbai. IBH has also carried out beautification work of traffic islands, and beautifications of Mumbai's seaside promenades. Your company also maintains othertraffic island parks that it has constructed in the past in Mumbai.

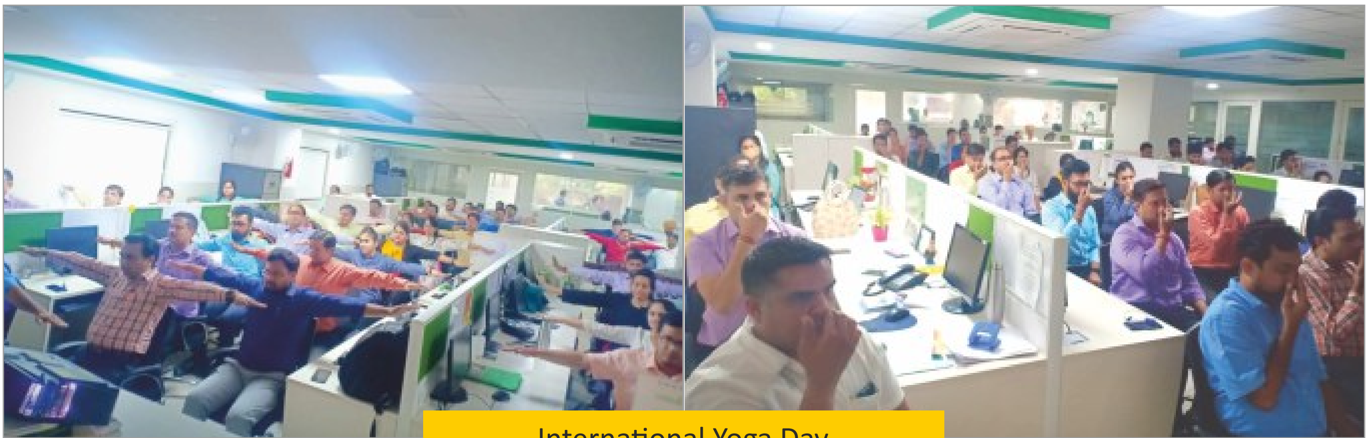
Skill Development

In this financial year, Indiabulls Housing Finance Limited through its implementing agency Indiabulls Foundation trained rural youth and women in various domains such as electrical, automobiles, welding, tailoring etc. **475** school dropouts between 18-30 years of age have not only received vocational training, but many of them have also secured jobs in the financial year 2019-20. Since inception **1892** youths have been trained and provided employment.

A GLIMPSE INTO THE YEAR 2019-20

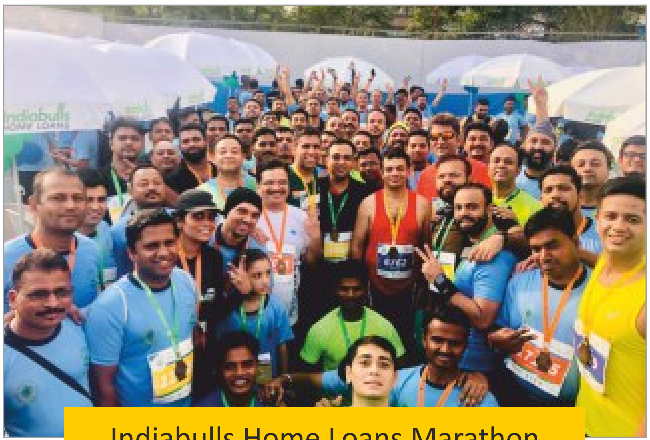
Vintage Awards


Leadership Branch Visit


International Yoga Day


Independence Day Celebrations

Christmas Celebrations

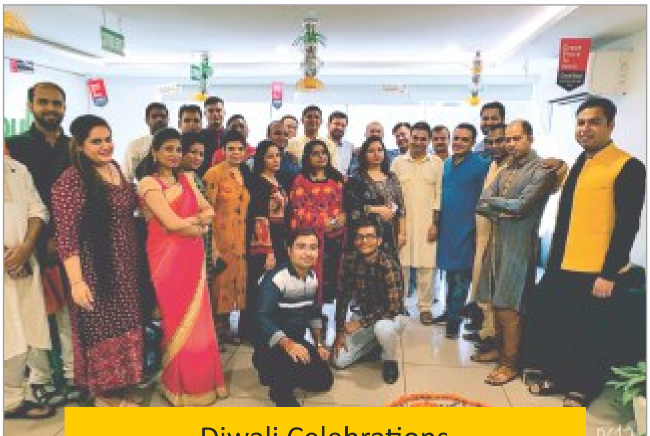


Indiabulls Home Loans Marathon

Press Club Awards

Blood Donation Camp

Cricket Live Screening



Diwali Celebrations

COMPANY HONOURS

LONG TERM RATING

CRISIL	AA
ICRA	AA
CARE	AA
BRICKWORKS	AA+

SHORT TERM RATING

CRISIL	A1+
CARE	A1+

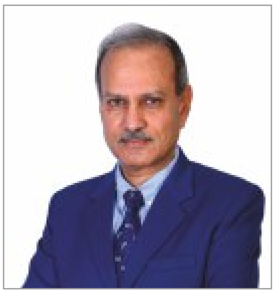
AWARDS

Ranked 20th among India's Best Companies to Work For 2019
A study by Economic Times & Great Place to Work ® Institute

India's Best Workplaces in BFSI - 2019
By Great Place to Work ® Institute

India's Best Workplaces in NBFC - 2019
By Great Place to Work ® Institute

MANAGEMENT TEAM



Ajit Mittal
Executive Director

Ashwini Kumar
Deputy Managing Director

Sachin Chaudhary
Chief Operating Officer

Mukesh Garg
Chief Financial Officer

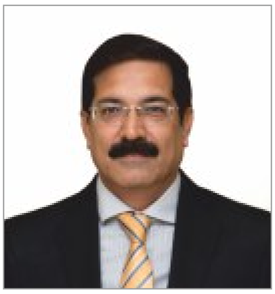
Nafees Ahmed
Chief Information Officer

Ashwin Mallick
Head, Treasury

Ramnath Shenoy
Head, Analytics &
Investor Relations

M. S. Walia
Director, Sales - Home Loans

Ripudaman Bandral
National Sales Head - LAP



Rajiv Gandhi
Head, Commercial Credit

Somil Rastogi
Head, Credit

Naveen Uppal
Chief Risk Officer

MESSAGE FROM OUR VICE CHAIRMAN

GAGAN BANGA
Vice Chairman, MD & CEO

Dear Shareholders and Friends,

The year 2020 will go down as *annus horribilis* with the entire world reeling from a once-in-a-century pandemic. The COVID-19 virus, which countries around the world believed and hoped could be contained through strict lockdown measures of a few weeks, now half a year later, seems to be an all-consuming juggernaut. While some countries have been able to bend the curve, sporadic outbreaks have driven home the message that in an interconnected world, no one recovers till everyone does.

Indian economy, which was already limping before the outbreak of COVID-19, came to a grinding halt as COVID-19 mandated total lockdown disrupted the social, economic and financial structures of the country. The NBFC / HFC sector, which has been going through a liquidity crisis since the IL&FS default in September 2018, and the resultant risk aversion on part of the debt markets and the banking system, came under further pressure on account of COVID-19. The government of India and the RBI have responded swiftly, announcing sweeping measures to arrest the economic slowdown by facilitating credit flow to the affected sectors. Specific measures were also announced towards providing liquidity support to HFCs, NBFCs and MFIs. The RBI provided liquidity boost to these sectors through its TLTRO 2.0 operations worth ₹50,000 Crores; special liquidity scheme of upto ₹30,000 Crores; Partial Credit Guarantee Scheme of ₹45,000 Crores; and more recently ₹10,000 Crores through Additional Standing Liquidity Facility. Your Company also availed of funding through these facilities.

As I have mentioned in my quarterly results' calls and in other interactions with you, running down our developer loan book is a key area of priority for me and the senior management team. Over the last two years we have managed to generate significant amounts of liquidity by selling down or getting the developer loans on our books refinanced. Presently, we are in the midst of a few more similar transactions with various portfolio investment funds, which will enable us to monetise a large part of our wholesale portfolio and generate liquidity.

Operational Performance Overview

Our balance sheet size at the end of FY2019-20 stood at ₹ 1,02,872 Crores, declining from ₹1,30,104 Crores as at end of FY 2018-19 mainly on account of decrease in loan book as we sold down retail loans during the year to generate liquidity. Our total loan assets are at ₹93,021 Crores. Profit after tax for the year stood at ₹2,200 Crores. Adjusted for COVID-19 provisions, the PAT for the year was ₹2,904 Crores.

Despite the tight liquidity conditions, your Company continued to strictly adhere to its liquidity management principles and held cash and investments of ₹13,410 Crores at end of FY 2019-20, representing 18.4% of its loan book. Your Company had a fully matched ALM with no negative mismatches in any bucket, and is already fully in compliance with guidelines issued by the RBI on November 4, 2019, which permits 10% to 20% mismatch in various time buckets. Our capital adequacy as at end of FY 2019-20 stood at 22.82%, with Tier 1 at 15.05% against a regulatory requirement of 13% and 10% respectively. At a gearing of 4.0x, your Company is one of the least levered companies among its peers.

Transforming Business Strategy to an Asset-Light Model

The crisis of the past 21 months has made us realize that the HFC business will now have to go through a cyclical shift wherein chunky balance sheets and high leverage will have to transform into leaner balance sheets by following an asset light model of business. While your Company's total loans under management [AUM] will grow, the exposure on its balance sheet will be significantly lower, thus reducing the requirement for large borrowings and high leverage. As the earnings will be proportional to the entire AUM, this model will be RoE accretive, while business risks will remain contained.

We see opportunity in co-originating loans with banks and credit funds, and increased portfolio sell-downs. In retail loans the Company will originate home loans and MSME LAP loans which it can then securitize to banks and other financial institutions. Of all the incremental business generated, only a relatively small proportion will stay on the Company's balance-sheet, while the rest will be off-balance sheet.

Monetizing Stake in OakNorth Bank

In November 2015, IBHFL acquired 39.76% stake in OakNorth Bank for $100 Million. Since then, Oaknorth Bank has emerged as one of the fastest growing banks in Europe, leveraging technology tools for fast and efficient disbursals to the Small and Medium Enterprises [SME] sector. Resource raising is also completely online, with the entire deposits for kind bank where the bank has no physical branches. Within four years of operations, OakNorth Bank's deposits have risen to just under $3 Billion and loan assets are at over $4 Billion. After a partial stake sale in Dec 17 to GIC - sovereign wealth fund of Singapore, for $121 Million [₹768 Crores], and various equity funding rounds undertaken by OakNorth Bank, your Company's holding in the Bank now stands at 15.71%. We believe this is an ideal time to reap the benefits of this very successful investment through a complete or partial stake sale which will help your Company raise liquidity in the current tough economic environment. Your Company will thus look to monetize its stake in the Bank in the ensuing year.

Rewarding Shareholders

Our shareholders have been our steadfast allies at every step of our journey and in keeping with our philosophy of rewarding them for their loyalty and support, the Company, during FY 2019-20 made a dividend pay-out of ₹31/- per equity share [with a total outflow of ₹1,590 Crores, including Corporate Dividend Tax]. On account of the tight liquidity conditions for the sector and in view of the business disruption due to COVID-19, your Company in the last quarter of the year decided to briefly pause on its dividend payment policy for a few quarters to conserve cash and capital and put it back to use in the Company. However, let me assure you that our dividend payment policy continues to remain an integral part of our business strategy and we intend to resume the dividend pay-outs within Fiscal 2021 itself.

Tackling COVID-19

In the current difficult times where businesses have been affected due to the pandemic and consequent lockdowns, which will most definitely have an adverse effect on the top line and the bottom line, every organization has to adapt to the new realities and rationalize costs. Your Company has looked to achieve operating expense rationalization through cost optimization across all expense overheads. The senior management has taken the lead in reducing operating expense by taking voluntary salary cuts. The total monthly operating expenses of your Company have been reduced from an average of ₹70 Crores per month in FY 2019-20 to under ₹ 40 Crores per month in FY 2020-21. With the exception of a few strategic positions, all incremental and replacement hiring has been frozen till September 2020. Rents of current branches have been renegotiated and all branch expansion plans have been put on hold till September 2020. Other non-salary operating expenses such as advertising, travel and all other discretionary expenses too have been frozen till September 2020.

The slowing economy and the recessionary effects will also affect the repayment capability of all borrowers - retail as well as wholesale. Since the moratorium on loans has been extended till August 31, 2020, and a one-time restructuring of loans has also been allowed by the RBI, the deterioration in repayment capabilities of borrowers will not transpire immediately into delinquencies in the portfolio. However, your Company decided to take an extremely conservative and prudent approach towards provisioning in order to strengthen the balance sheet to effectively tackle any and all potential future contingencies. The Company has beefed up its provisions buffer to ₹3,741 Crores, representing 5.1% of its loan book and 218% of its GNPAs for navigating through COVID-19 and after COVID-19 periods.

To conclude, while these are challenging times, I would like to re-emphasize that we remain focused on creating a stable and sustainable business that creates value for all its stakeholders. We will tide through these unprecedented times by continuing to diligently follow our principles of maintaining healthy liquidity and capital and ensuring proper asset liability management. A glimpse of our performance during any of the liquidity crises of the past decade will tell you that we have always emerged a stronger and more resilient player after the crisis. And this time will be no different!

I would like to extend my sincere thanks and appreciation to team Indiabulls, our customers, lenders, investors, regulators and other stakeholders, for supporting us in our long-term growth journey.

Gagan Banga

Vice Chairman, MD & CEO

BOARD'S REPORT

Dear Shareholders,

Your Directors are pleased to present the Fifteenth Annual Report of the Company along with the audited statement of accounts for the financial year ended March 31, 2020.

The financial year 2019-20 saw the COVID-19 pandemic further add to the economic headwinds that the Indian economy has been facing. The pandemic is expected to substantially impact domestic and global growth, and worsen geopolitical uncertainties.

Through financial year 2019-20, the Company continued to rationalize its balance sheet following the difficult liquidity scenarios that the NBFC/HFC sector has been facing since September 2018, following the default by the infrastructure-lending focused NBFC IL&FS. The Company focused on managing liquidity and ALM, and conserving capital.

Financial Highlights (Standalone)

The financial highlights of the Company, for the financial year ended March 31, 2020, are as under:

Particulars	Year ended March 31,2020 (IndAS) (₹ in Crore)	Year ended March 31, 2019 (IndAS) (₹ in Crore)
Profit before Depreciation, amortization and impairment expense	2,644.52	5,184.59
Less: Depreciation, amortization and impairment expense	97.80	36.97
Profit before Tax	2,546.72	5,147.62
Less: Total Tax expense	386.81	1,418.36
Profit for the Year	2,159.91	3,729.26
Add: brought forward balance	525.63	442.80
Amount available for appropriation	2,685.54	4,172.06
Appropriations:		
Interim Dividend paid on Equity Shares (₹ 31.00 Per Share (Previous Year 40.00 Per Share))	1,325.31	1,707.39
Corporate Dividend Tax on Interim Dividend paid on Equity Shares	269.64	350.96
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	387.00
Transferred to Reserve I (Special Reserve U/s 29C of the National Housing Bank Act, 1987)	211.98	358.85
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	-	300.00
Transferred to General Reserve	150.00	210.00
Transferred to Debenture Redemption Reserve	139.47	332.23
Balance of Profit Carried Forward	**369.14**	**525.63**

KEY FINANCIAL HIGHLIGHTS: FY19-20 (Consolidated)

Particulars	FY 19-20 (IndAS)	FY 18-19 (IndAS)
Total Revenues (₹ Crores)	13,223.2	17,027.0
NII (₹ Crores)	4,711.3	7,301.5
PAT (₹ Crores)	2,199.8	4,090.5
EPS (₹)	51.70	95.83
CRAR% (Standalone) (IGAAP)	22.82	20.83

FINANCIAL AND OPERATIONAL HIGHLIGHTS

Business Update

- In FY 2019-20, the Company closed the year with a balance sheet size of ₹ 102,872 Crores and total loan assets of ₹ 93,021 Crores.
- Total sold down loan assets stood at ₹ 19,956 Crores at the end of FY 2019-20.
- The Profit after Tax of the Company for the Financial Year 2019-20 stood at ₹ 2,200 Crores.
- As at end of FY2019-20, the Total Capital Adequacy for the Company stood at 22.82% with a Tier 1 of 15.05% against regulatory requirement of 13% and 10% respectively.

Liquidity Management

- The NBFC/HFC sector has been facing acute stress since September, 2018, battling through liquidity squeeze and a crisis of confidence following the IL&FS default. The year ended with the situation further exacerbated due to the COVID-19 pandemic as nationwide lockdowns were imposed to combat the situation leading to complete halt in economic activity.
- Historically, as a prudent liquidity strategy, the Company has always maintained adequate cash and investments to suffice near- to mid-term debt repayment.
- In line with the Company's liquidity framework, the Company had cash and investments of ₹ 13,410 Crores as at March 31, 2020, which is 18.4% of its loan book. The Company had no reliance on commercial papers. The Company's liabilities have elongated, and ample liquidity has ensured a well-matched ALM.
- The Company is moderately levered with Net Gearing as at March 31, 2020 at 4.0x.
- Among its lenders, the Company now counts 597 strong relationships: 18 PSUs, 16 Private and Foreign banks and 563 Mutual Funds, Provident Funds, Pension Funds, Insurance Companies and Corporates.

Stable Asset Quality

- Given the macroeconomic uncertainties due to COVID-19, the Company adopted a conservative & prudent approach to provisioning. Total provisions as on March 31, 2020 stood at ₹ 3,741 Crores, representing 5.1% of loan book and 218% of Gross non-performing loans as of March 31, 2020.
- Gross non-performing loans as of March 31, 2020 amounted to ₹ 1,712 Crores, equivalent to 1.84% of the portfolio.
- Net non-performing loans as at March 31, 2020 amounted to ₹ 1,155 Crores, equivalent to 1.24% of the portfolio.

Bank Borrowings

As on March 31, 2020, the Company's outstanding bank loans stood at ₹ 33,570 Crores vis-à-vis ₹ 46,100 Crores as on March 31, 2019.

Debentures and Securities

Debentures and securities form 47% of the Company's borrowings as at the end of the fiscal year. The Company has no reliance on funding through commercial papers. As at March 31, 2020, the Company's consolidated outstanding borrowings, from debentures and securities, stood at ₹ 37,304 Crores vis-à-vis ₹ 54,069 Crores as at March 31, 2019. 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 at March 31, 2020, the Company's outstanding subordinated debt and perpetual debt stood at ₹ 4,587 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 at March 31, 2020, ₹ 4,048 Crores of the book value of subordinated and perpetual debt is considered as Tier II, under the guidelines issues 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

During the year, the National Housing Bank [NHB] amended the rules with respect to capital adequacy and leverage for Housing Finance Companies [HFCs]. The minimum capital adequacy requirement has been increased from the earlier 12% to 13%, 14% and 15% for March 2020, March 2021 and March 2022 respectively and the minimum Tier I requirement has been increased from 6% earlier to 10% from March 2020 onwards. The total debt to Net Owned Funds [NOF] is now required to be capped at 14 times, 13 times and 12 times for March 2020, March 2021 and March 2022 respectively from the earlier cap of 16 times.

In August 2019, the Reserve Bank of India [RBI] took over the powers to regulate the HFCs from the NHB. However, the supervision of HFCs is still under NHB. In accordance with this, the Company is in compliance with all regulations pertaining to Accounting Standards, Prudential norms for asset classification, income recognition, provisioning, capital adequacy and credit ratings.

Risk Management Framework

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). To identify and mitigate 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 experience in the industry in various 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 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

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

The Company also has a state-of-the-art Customer Care set up which helps speedy resolution of customer queries and to promptly attend to any loan requirements. Survey calling, where feedback is taken from existing and new customers, also helps in continuous process improvement and in the generation of new leads. Continuing digitization of workflow has integrated different stages of loan application enabling quicker but more thorough underwriting.

Training and Human Resource Management

Learning and Development is encouraged by way of training. The trainings focus on a variety of aspects ranging from operational efficiency, customer satisfaction, credit risk analysis, etc. The trainings have been conducted for 5,111 employees covering various aspects such as customer relationship management, credit risk analysis, operational efficiency, fraud prevention and others.

DIVIDEND

The Company has consistently worked towards shareholders wealth maximization. With regard to this, the Company has declared four interim dividends aggregate amounting to ₹ 31/- per equity share having face value ₹ 2/- each (₹ 10/-in 1st quarter, ₹ 8/- in 2nd quarter, ₹ 7/- in 3rd quarter and ₹ 6/- in 4th quarter) for the financial year 2019- 20 and total outflow amounting to ₹ 1,589.9 Crores (inclusive of Corporate Dividend Tax).

During the year, the unclaimed dividend of ₹ 0.68 crore pertaining to the Financial Year 2011-12 and 2012-13, got transferred to Investor Education and Protection Fund after giving due notice to the members.

Further, the Company has transferred 3,329 equity shares pertaining to the Financial Year 2011-12 and 2012-13 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 (Formerly known as Karvy Fintech Private Limited). Further, in compliance with the requirements, in terms of the notification issued by the Ministry of Corporate Affairs (MCA) regarding the "Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016" ("the Rules") which have come into force from September 7, 2016 and The Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Amendment Rules, 2017 and the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Second Amendment Rules, 2017 which have been notified by MCA on February 28, 2017 and October 13, 2017 respectively ("the Amended Rules"), the Company has till date transferred 18,005 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 has relinquished the office of Executive Chairman of the Company and has been re-designated as Non-Executive Non-Independent Director of the Company. In his place, the Board has unanimously appointed Mr. Subhash Sheoratan Mundra, formerly the Deputy Governor of Reserve Bank of India and an Independent Director, on the Board of the Company, as Non-Executive Chairman of the Company.

During the financial year 2019-20, the members of the Company in their fourteenth Annual General Meeting ("AGM") held on August 28, 2019 had approved the appointment of Mr. Satish Chand Mathur (DIN: 03641285) (Ex-DGP of Maharashtra), as Non-Executive Independent Director of the Company, for a period of three years w.e.f. March 8, 2019. Further, on completion of a tenure of five years, Dr. Kamalesh Chandra Chakrabarty (DIN: 00175892), ceased to be the Independent Director of the Company w.e.f. October 26, 2019. The Board places on record its appreciation for the contributions made by him during his tenure on the Board of the Company.

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. Ajit Kumar Mittal (DIN: 02698115) and Mr. Ashwini Omprakash Kumar (DIN: 03341114), Whole-time Directors of the Company, liable to retire by rotation at the ensuing Annual General Meeting of the Company and being eligible, offer themselves for reappointment.

During the current financial year, Mr. Achuthan Siddharth (DIN: 00016278), has been appointed as Non-Executive Independent Director (Additional Director) of the Company, for a period of three years w.e.f. July 3, 2020. Mr. Achuthan Siddharth, presently being Additional Director, holds office as such upto 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. July 3, 2020, not liable to retire by rotation, at the ensuing Annual General Meeting of the Company.

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 Fifteenth Annual General Meeting of the Company.

SHARE CAPITAL / ESOP SCHEMES

The paid up equity share capital of the Company as on March 31, 2020 and as on the date of this Report stood at ₹ 855,148,182/- comprising of 427,574,091 equity shares of ₹ 2/- each.

Presently, stock options granted to the employees operate under 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 “existing Scheme(s)”).

Further pursuant to and in terms of shareholders authorization dated December 23, 2019, the Company in accordance with Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014, as amended from time to time (hereinafter referred to as “SBEB Regulations”) has implemented Employees Stock Option Scheme- 2019 (hereinafter individually and/or collectively referred to as the “Scheme”) *inter-alia* including ‘to transfer and/or offer and/or grant employee stock options (“ESOPs”) and/ or its fully paid-up equity shares of face value of ₹ 2 each (“Shares”) and/or stock appreciation rights (“SARs” as defined in SBEB Regulations). In line with the SBEB Regulations, the Company has created an employee’s welfare trust titled “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. ESOPs/ Shares/ SARs granted under the Scheme would be within the total number of options that may lapse under the existing Scheme(s), according to terms of the existing Scheme(s). Since shares granted under the existing Scheme(s), 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.

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)Regulations_2020.pdf

NON-CONVERTIBLE DEBENTURES (NCDs)

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

During the FY 2019-20, the Company has successfully raised, by way of private placement, ₹ 120 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) Issuance of Secured Euro Medium Term Note Programme

During the current Financial Year, i.e. on May 28, 2019, the Company has successfully raised, Notes for an aggregate nominal amount of US$ 350 million under the updated Secured Euro Medium Term Note Programme of the Company, through the relevant common depositary. The said Notes are listed on Singapore Exchange Securities Trading Limited, Singapore (SGX).

(c) 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 2020-21 have been paid. The GDRs issued by the Company continue to remain listed on Luxembourg Stock Exchange. The Secured Synthetic INR Notes are listed on 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.

Management response on the qualifications as mentioned in the Auditor’s report on consolidated & standalone Financial Statements as at March 31, 2020, of the Company, forming part of this Annual Report are as under:

(a) On Consolidated Financial Statement

The outbreak of COVID–19 virus continues to spread across the globe including India, resulting into a significant decline and volatility in financial markets and a significant decrease in global and local India’s economic activities. The Government of India announced a strict 40-day nation-wide lockdown to contain the spread of the virus till May 3, 2020, which was further extended till June 08, 2020. This has led to significant disruptions and dislocations for individuals and businesses. The recent directions from Government allows for calibrated and gradual withdrawal of lockdown and partial resumption of selected economic activities. The extent to which the COVID 19 pandemic will impact the Company's business is dependent on several factors including, but not limited to, pace of easing of the lockdown restrictions.

During the quarter, in respect of Oaknorth Holdings Limited ("Oaknorth" or "investee Company"), the Company has lost significant influence due to a reduction of its effective holding in the investee company, which is considered a deemed disposal of the Company's investment in associate as per Ind AS 28 "Investments in Associates and Joint Ventures" (Ind AS 28). ₹ 1,802 Crores of gain (net of tax) on deemed disposal of the Company's investment in associate arising due to a reduction of its effective holding in the associate [OakNorth Holdings Limited] and consequent loss of significant influence has been recorded as Other Comprehensive Income. The reason for the qualification is that this gain on deemed disposal as per Ind AS 28 i.e., difference between the fair value on the date of cessation of the associate and carrying value of the associate should have been recognized in the Statement of Profit and Loss, has instead been recorded in Other Comprehensive Income. This was done to harmonize the accounting with the recording of impairment of financial instruments in the Other Comprehensive income in the standalone financial statements of the Company, as in the past, in the standalone financial statements, the Company had recorded fair value gains and realised gains on its investment in OakNorth Holdings limited in Other Comprehensive Income.

The Company's total amount of impairment of financial instruments reflects among other things, an increased risk of deterioration in macroeconomic factors and the impact on the Company's borrowers caused by the COVID-19 pandemic. Accordingly, during the year ended March 31, 2020 the Company has debited an amount of ₹ 1,798 Crores on account of impairment on financial instruments to Other Comprehensive Income, which as per Ind AS should have been debited to the Statement of Profit and Loss and is the reason for the qualification. This was done to harmonize the accounting with the gains recorded on deemed disposal of OakNorth Holdings Limited. In the past, the Company had recorded fair value gains and realised gains on its investment in OakNorth Holdings limited in Other Comprehensive Income in the standalone financial statements.

If the Company, in accordance with Ind AS, had recognized through the Statement of Profit and Loss, both, the gain of ₹ 1,802 Crores on deemed disposal of its holding in OakNorth Holdings Limited, and also the impairment on financial instruments of ₹ 1,798 Crores, the Company's Net Profit after Tax would have been higher by ₹ 4.33 Crores at ₹ 2,204.13 Crores instead of the reported number of ₹ 2,199.80 Crores. This is as per the Company's filing made with the Securities and Exchange Board of India [SEBI].

To counter any adverse impact of COVID-19 in the future and other contingencies, at a consolidated level, the Company has built a robust, conservative total provisioning buffer of ₹ 3,741 Crores.

(b) On Standalone Financial Statement

The outbreak of COVID–19 virus continues to spread across the globe including India, resulting into a significant decline and volatility in financial markets and a significant decrease in global and local India's economic activities. The Government of India announced a strict 40-day nation-wide lockdown to contain the spread of the virus till May 3, 2020, which was further extended till June 08, 2020. This has led to significant disruptions and dislocations for individuals and businesses. The recent directions from Government allows for calibrated and gradual withdrawal of lockdown and partial resumption of selected economic activities. The extent to which the COVID 19 pandemic will impact the Company's business is dependent on several factors including, but not limited to, pace of easing of the lockdown restrictions.

The Company's total amount of impairment of financial instruments reflects among other things, an increased risk of deterioration in macro-economic factors and the impact on the Company's borrowers caused by the COVID-19 pandemic. Accordingly, during the year ended March 31, 2020 the Company has debited an amount of ₹ 1,798 Crores on account of impairment on financial instruments to Other Comprehensive Income, which as per Ind AS should have been debited to the Statement of Profit and Loss and is the reason for the qualification. This was done to harmonize the accounting with the gains recorded on deemed disposal of OakNorth Holdings Limited (refer note 8 of Consolidated Financial Results). In the past, the Company had recorded fair value gains and realised gains on its investment in OakNorth Holdings limited in Other Comprehensive Income.

To counter any adverse impact of COVID-19 in the future, the Company has built a robust, conservative total provisioning buffer of ₹ 3,473 Crores.

Furthermore, no frauds have been reported by the Auditors of the Company in terms of Section 143(12) of the Companies Act, 2013.

(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 2019-20. 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 2019-20, 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.

(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, Education, Sanitation, Rural Development, Renewal Energy, Safe Drinking Water and Flora & Fauna, 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 3", 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, 2020, 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, 2020 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.

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 in light of the MCA Circulars 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 2019- 20 and Notice of the Fifteenth 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 Fifteenth 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 Fifteenth AGM. The members may also cast their votes during the AGM.

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/-	Sd/-
Place: Mumbai	**Gagan Banga**	**Ajit Kumar Mittal**
Date: August 12, 2020	Vice-Chairman,Managing Director & CEO	Executive Director
	(DIN: 00010894)	(DIN: 02698115)

Annexure – A

Annexure forming part of the Boards' Report

EXTRACT OF ANNUAL RETURN

The details forming part of extract of Annual Return, for the financial year ended March 31, 2020, pursuant to Section 92(3) and 134(3) of the Companies Act, 2013 ("Act") and rules framed thereunder, in form MGT-9, are given in "Annexure 4" forming part of this Report. The annual return for the financial year 2019-20 is uploaded on the website of the Company at https://www.indiabullshomeloans.com/.

BOARD MEETINGS

During the financial year 2019-20, 8 (Eight) 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. 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 20, 2020, 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 of conflict of interest. Basis these parameters, 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 20, 2020. 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

The Board has framed a policy for selection and appointment of Directors, Senior Management and their remuneration. 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 2019-20, 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. Further, the Company, being a housing finance company, loans given, guarantees and security provided by it, were not covered under the provisions of Section 186(11) of the Act. As regards investments made by the Company, the details of the same are provided under note no 9 in the financial statements of the Company for the financial year ended March 31, 2020.

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-for-determining-material-subsidiary-0856481001562586391.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, 2020 till date of this Report.

Further, 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.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

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

A. 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 followings 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.

B. 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 2019-20.

C. Foreign Exchange Earnings and Outgo

During the year under review, your Company had no foreign exchange earnings. Foreign exchange outgo was ₹ 381.38 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.

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.

During the year, 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. 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 Gurgaon, 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 Fifteen 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, 2020, forms part of this Annual Report.

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 .

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 is 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. OakNorth Holdings Limited has ceased to be an associate of the Company w.e.f. March 31, 2020. 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) Compensation Committee
e) Corporate Social Responsibility 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) Reschedulement Committee
p) Reorganization Committee
q) Stakeholders Relationship Committee
r) Securities Issuance 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 2019-20, 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/-	Sd/-
Place: Mumbai	**Gagan Banga**	**Ajit Kumar Mittal**
Date: August 12, 2020	Vice-Chairman,Managing Director & CEO	Executive Director
	(DIN: 00010894)	(DIN: 02698115)

Annexure-1

FORM NO. MR-3

Secretarial Audit Report

(For the Financial Year ended March 31, 2020)
[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"). 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 IBHFL's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, 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 March 31, 2020, 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, 2020 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, is also governed by this Act.

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 the Company has:

1. Declared and paid four Interim Dividends of ₹ 10/-, ₹ 8/-, ₹ 7/- and ₹ 6/- , aggregating to ₹ 31/- per equity share.
2. Decided at the 14thAnnual General Meeting of the Company held on August 28, 2019 to shift its Registered Office from NCT of Delhi to state of Haryana.
3. Allotted 1,70,752 equity shares of ₹ 2/- each on June 5, 2019 upon exercise of stock options under ESOP Schemes of the Company on cash payment.
4. Issued and allotted 1200 Secured Redeemable Non-Convertible Debentures of ₹ 10,00,000 each aggregating ₹ 120 Crores.
5. Approved through Postal Ballot mechanism the following:

(i) Issuance of non-convertible debentures along with warrants to qualified institutional buyer upto INR equivalent of USD 1 billion;

(ii) Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2019 (‘IHFL ESBS Scheme 2019’) and grant of Employee Stock Options/ Shares/ Stock Appreciation Rights to the employees of the Company;

(iii) Grant Employee Stock Options / Shares / Stock Appreciation Rights to the employees of the subsidiary company(ies) under IHFL ESBS Scheme 2019 ;

(iv) Secondary Acquisition of upto 1,70,00,000 equity shares of the Company of face value of INR 2/- each through an Employee Welfare Trust under IHFL ESBS Scheme 2019;

(v) Implementation of IHFL ESBS Scheme 2019 through Trust Route;

(vi) Provision of money by the Company for purchase of its own shares by the Trust / Trustees under IHFL ESBS Scheme 2019;

(vii) Grant of Employee Stock Options/ Shares/ Stock Appreciation Rights to the identified employees during any one year, equal to or exceeding one percent of the issued capital of the Company.

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 : F003135B000565268

Place : New Delhi
Date : 10th August, 2020

Annexure to the Secretarial Audit Report of IBHFL for financial year ended March 31, 2020

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 : F003135B000565268

Place : New Delhi
Date : 10th August, 2020

Annexure-2

Secretarial Compliance Report of Indiabulls Housing Finance Limited for the year ended 31st March, 2020

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 31st March, 2020 ("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;

(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); 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
UDIN : F003135B000364540

Place: New Delhi
Date: June 22, 2020

Annexure-3

Annual Report on Corporate Social Responsibility (CSR) Activities

1. **A brief outline of the Company's CSR Policy, including overview of projects or programs, proposed to be undertaken and a reference to the web-link to the CSR Policy and projects or program.**

   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 the CSR Committee**

   Mr. Shamsher Singh Ahlawat, Chairman (Independent Director)

   Mr. Gagan Banga, Member (Vice-Chairman, Managing Director & CEO)

   Mr. Ashwini Omprakash Kumar, Member (Deputy Managing Director)

3. **Average Net Profit of the Company for last three financial years:** ₹ 40,115,720,243/-

4. **Prescribed CSR Expenditure (two percent of the amount as in item 3 above):** ₹ 802,315,000/-

5. **Details of CSR spend for the financial year:**

   (a) Total amount spent for the financial year: ₹ 802,315,000/-

   (b) Amount unspent, If any: Nil

   (c) Manner in which the amount spent during the financial year is detailed below:

(Figures in ₹)

(1)	(2)	(3)	(4)		(5)	(6)		(7)	(8)
Sr. No.	CSR Projects or Activities identified	Sector in which the project is covered	Projects or programs		Amount outlay (budget) project or program– wise	Amount spent on projects or programs Sub-heads:		Cumulative expenditure up to the 31st March 2020	Amount spent: Direct or through implementing agency*
			District	State		Direct Exp. On Project or Programs wise	Overheads		
1	Free Medical Clinic	Health	PAN India	PAN India	250,000,000	32,895	-	32,895	Implementing Agency (Indiabulls Foundation)
2	Free Mobile Medical Vans (Janswasthya Kalyan Vahika)	Health	Mumbai Thane Raigad Palghar Nashik	Maharastra	225,000,000	-	-	32,895	Implementing Agency (Indiabulls Foundation)
3	Poshtik Ahar	Nutrition	Mumbai Thane Raigad Palghar Nashik	Maharastra	80,000,000	-	-	32,895	Implementing Agency (Indiabulls Foundation)
4	Kumud (Sanitary Napkins)	Sanitation	Mumbai Thane Raigad Palghar Nashik	Maharastra	20,000,000	-	-	32,895	Implementing Agency (Indiabulls Foundation)

(1)	(2)	(3)	(4)		(5)	(6)		(7)	(8)
Sr. No.	CSR Projects or Activities identified	Sector in which the project is covered	Projects or programs		Amount outlay (budget) project or program– wise	Amount spent on projects or programs Sub-heads:		Cumulative expenditure up to the 31st March 2020	Amount spent: Direct or through implementing agency*
			District	State		Direct Exp. On Project or Programs wise	Overheads		
5	Solar Power Plants	Renewable Energy	PAN India	PAN India	75,000,000	-	-	32,895	Implementing Agency (Indiabulls Foundation)
6	Cleft & Palate Surgeries (Smile Train India)	Health	PAN India	PAN India	45,000,000	-	-	32,895	Implementing Agency (Indiabulls Foundation)
7	Skill Development Programme	Education	PAN India	PAN India	30,000,000	-	-	32,895	Implementing Agency (Indiabulls Foundation)
8	Construction of Toilets	Sanitation	PAN India	PAN India	7,500,000	-	-	32,895	Implementing Agency (Indiabulls Foundation)
9	Water Wheels	Rural Development & Safe Drinking Water	Mumbai Thane Raigad Palghar	Maharastra	25,000,000	-	-	32,895	Implementing Agency (Indiabulls Foundation)
10	Rural Development (Sri Pratyaksha Charitable Trust)	Rural Development	Port Blair	Port Blair	500,000	500,000	-	532,895	Implementing Agency (Indiabulls Foundation)
11	Scholarships	Education	PAN India	PAN India	30,000,000	-	-	532,895	Implementing Agency (Indiabulls Foundation)
12	Construction Traffic Island Parks	Flora & Fauna	Mumbai	Mumbai	3,351,000	-	-	532,895	Implementing Agency (Indiabulls Foundation)
13	HDFC Cancer Cure Fund	Health	PAN India	PAN India	10,964,000	10,964,000	-	11,496,895	Direct
	Total				**802,315,000**	**11,496,895**	**-**	**-**	

*Indiabulls Foundation is a registered Trust established by the Company along with its group companies.

6. In case the Company has failed to spend the two percent of the average net profit of the last three financial years or any part thereof, the Company shall provide the reasons for not spending the amount in Board's report.

During the financial year 2019-20, the Company has contributed its CSR expenditure aggregating to, ₹ 791,351,000/- to the corpus of Indiabulls Foundation, for undertaking CSR projects, on its behalf, and additionally directly spent ₹ 10,964,000/-; the total thus aggregated to ₹ 802,315,000/-.

7. A responsibility statement of the CSR Committee that the implementation and monitoring of CSR Policy, is in compliance with the CSR objectives and Policy of the Company.

The Company understands that for it to continue to prosper over the long term, the community, environment and society at large must also develop and prosper. During the financial year 2019-20, the implementation and monitoring of CSR Policy of the Company were environment-friendly and in compliance with the applicable laws, CSR objectives and policy of the Company.

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: August 12, 2020

Annexure - 4

FORM NO. MGT- 9

EXTRACT OF ANNUAL RETURN

as on financial year ended on 31.03.2020
Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014.

I. REGISTRATION & OTHER DETAILS:

i	CIN	L65922DL2005PLC136029
ii	Registration Date	10-May-2005
iii	Name of the Company	Indiabulls Housing Finance Limited
iv	Category/Sub-category of the Company	Company Limited by Shares
v	Address of the Registered office & contact details	M - 62 & 63 First Floor, Connaught Place, New Delhi - 110001 Tel: (011) 30252900 Fax: (011) 30252901
vi	Whether listed company	Yes
vii	Name, Address & contact details of Registrar & Transfer Agent, if any.	KFIN Technologies Private Limited (Unit: Indiabulls Housing Finance Limited) Selenium Building, Tower B, Plot Nos. 31-32, Gachibowli, Financial District, Nanakramguda, Serilingampally Mandal, Hyderabad – 500 032 Tel: 040-6716 2222 - Fax: 040-23001153 E-mail: murthy.psrch@kfintech.com

II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10% or more of the total turnover of the company shall be stated

Sl. No.	Name & Description of main products/services	NIC Code of the Product / service	% to total turnover of the company
1	Carry on the business of a Housing Finance Institution without accepting public deposits	64920	86.56%

III PARTICULARS OF HOLDING, SUBSIDIARY & ASSOCIATE COMPANIES

Sl. No.	Name & Address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% Of Shares Held	Applicable Section
1.	Indiabulls Insurance Advisors Limited M - 62 & 63, First Floor, Connaught Place, New Delhi-110001	U72200DL2002PLC114257	Subsidiary	100%	Section 2(87) of Companies Act, 2013
2.	Indiabulls Capital Services Limited M - 62 & 63, First Floor, Connaught Place, New Delhi-110001	U65993DL2005PLC134948	Subsidiary	100%	Section 2(87) of Companies Act, 2013
3.	Indiabulls Commercial Credit Limited M - 62 & 63, First Floor, Connaught Place, New Delhi-110001	U65923DL2006PLC150632	Subsidiary	100%	Section 2(87) of Companies Act, 2013
4.	IBulls Sales Limited M - 62 & 63, First Floor, Connaught Place, New Delhi-110001	U67100DL2006PLC154666	Subsidiary	100%	Section 2(87) of Companies Act, 2013
5.	Indiabulls Advisory Services Limited M - 62 & 63, First Floor, Connaught Place, New Delhi-110001	U51101DL2006PLC155168	Subsidiary	100%	Section 2(87) of Companies Act, 2013

Sl. No.	Name & Address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% Of Shares Held	Applicable Section
6.	Indiabulls Collection Agency Ltd M - 62 & 63, First Floor, Connaught Place, New Delhi-110001	U93091DL2006PLC149380	Subsidiary	100%	Section 2(87) of Companies Act, 2013
7.	Indiabulls Asset Holding Company Ltd M - 62 & 63, First Floor, Connaught Place, New Delhi-110001	U74900DL2007PLC164760	Subsidiary	100%	Section 2(87) of Companies Act, 2013
8.	Indiabulls Asset Management Company Ltd, M - 62 & 63, First Floor, Connaught Place, New Delhi-110001	U65991DL2008PLC176627	Subsidiary	100%	Section 2(87) of Companies Act, 2013
9.	Indiabulls Trustee Company Limited M - 62 & 63, First Floor, Connaught Place, New Delhi-110001	U65991DL2008PLC176626	Subsidiary	100%	Section 2(87) of Companies Act, 2013
10.	Indiabulls Holdings Limited M - 62 & 63 First Floor, Connaught Place, New Delhi 110001	U74140DL2010PLC201275	Subsidiary	100%	Section 2(87) of Companies Act, 2013
11.	Nilgiri Financial Consultants Limited M - 62 & 63, First Floor, Connaught Place, New Delhi-110001	U72200DL2005PLC143654	Subsidiary	100%	Section 2(87) of Companies Act, 2013
12.	Indiabulls Venture Capital Management Company Limited M - 62 & 63, First Floor, Connaught Place, New Delhi-110001	U74140DL2010PLC199673	Subsidiary	100%	Section 2(87) of Companies Act, 2013
13.	OakNorth Holdings Limited* (formerly known as Acorn OakNorth Holdings Limited) Ordnance House, 31 Pier Road, St Helier, Jersey, JE4 8PW	Foreign Company	Associate	15.71%	Section 2(6) of Companies Act, 2013
14.	Indiabulls Asset Management Mauritius** c/o Citco (Mauritius) Limited 4th Floor, Tower A, 1 CyberCity Ebene, Mauritius	Foreign Company	Subsidiary	100%	Section 2(87) of Companies Act, 2013

**Associate till March 30, 2020.*

***Currently under liquidation.*

IV SHAREHOLDING PATTERN (EQUITY SHARE CAPITAL BREAK UP AS % OF TOTAL EQUITY)

(i) Category-wise Shareholding

Category of Shareholders	No. of Shares held at the beginning of the year (April 1, 2019)				No. of Shares held at the end of the year (March 31, 2020)				% change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoters									
(1) Indian									
a) Individual/HUF	500,000	0	500,000	0.12	14,851,481*	0	14,851,481*	3.47	3.36
b) Central Govt.	0	0	0	0.00	0	0	0	0.00	0.00
c) State Govt.	0	0	0	0.00	0	0	0	0.00	0.00
d) Bodies Corporates	91,494,807	0	91,494,807	21.41	82,943,325	0	82,943,325	19.40	(2.01)
e) Bank/FI	0	0	0	0.00	0	0	0	0.00	0.00
f) Any other	0	0	0	0.00	0	0	0	0.00	0.00
Sub-Total: (A)(1)	**91,994,807**	**0**	**91,994,807**	**21.52**	**97,794,806**	**0**	**97,794,806**	**22.87**	**1.35**

Category of Shareholders	No. of Shares held at the beginning of the year (April 1, 2019)				No. of Shares held at the end of the year (March 31, 2020)				% change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
(2) Foreign									
a) NRI- Individuals	0	0	0	0.00	0	0	0	0.00	0.00
b) Other Individuals	0	0	0	0.00	0	0	0	0.00	0.00
c) Bodies Corp.	0	0	0	0.00	0	0	0	0.00	0.00
d) Banks/FI	0	0	0	0.00	0	0	0	0.00	0.00
e) Any other	0	0	0	0.00	0	0	0	0.00	0.00
Sub-Total: (A)(2)	**0**	**0**	**0**	**0.00**	**0**	**0**	**0**	**0.00**	**0.00**
Total Shareholding of Promoter (A) = (A)(1) + (A)(2)	**91,994,807**	**0**	**91,994,807**	**21.52**	**97,794,806**	**0**	**97,794,806**	**22.87**	**1.35**
B. PUBLIC SHAREHOLDING									
(1) Institutions									
a) Mutual Funds	9,532,887	0	9,532,887	2.23	2,632,358	0	2,632,358	0.62	(1.61)
b) Banks/FI	238,683	0	238,683	0.06	1,032,469	0	1,032,469	0.24	0.18
c) Central govt	0	0	0	0.00	0	0	0	0.00	0.00
d) State Govt.	0	0	0	0.00	0	0	0	0.00	0.00
e) Venture Capital Funds	0	0	0	0.00	0	0	0	0.00	0.00
f) Insurance Companies	45,827,373	0	45,827,373	10.72	45,823,723**	0	45,823,723**	10.72	0
g) Foreign Venture Capital Funds	0	0	0	0.00	0	0	0	0.00	0.00
h) Foreign Institutional Investors/ Foreign Portfolio Investors	238,712,501	0	238,712,501	55.86	159,996,693	0	159,996,693	37.42	(18.44)
Any Other									
Alternate Investment Funds	35,032	0	35,032	0.01	72,600	0	72,600	0.02	0.01
Qualified Institutional Buyer	0	0	0	0.00	13,375	0	13,375	0.00	0.00
Sub-Total: (B)(1)	**294,346,476**	**0**	**294,346,476**	**68.87**	**209,571,218**	**0**	**209,571,218**	**49.01**	**(19.86)**
(2) Non Institutions									
a) Bodies corporates									
i) Indian	12,491,571	0	12,491,571	2.92	36,786,271	0	36,786,271	8.60	5.68
ii) Overseas	0	0	0	0.00	0	0	0	0.00	0.00
b) Individuals									
i) Individual shareholders holding nominal share capital upto ₹ 1 lakhs	14,050,280	7,716	14,057,996	3.29	51,060,991	7,796	51,068,787	11.94	8.65
ii) Individuals shareholders holding nominal share capital in excess of ₹ 1 lakhs	7,726,977	0	7,726,977	1.81	8,359,575	0	8,359,575	1.96	0.15
c) Others (specify)									
i) Non-Resident Indians	637,606	0	637,606	0.15	1,931,458	0	1,931,458	0.45	0.30
ii) Clearing Members	3,499,886	0	3,499,886	0.82	9,632,839	0	9,632,839	2.25	1.43
iii) Overseas Corporate Bodies	0	0	0	0.00	0	0	0	0.00	0.00
iv) Foreign Bodies – DR	20,819	0	20,819	0.00	428	0	428	0.00	0.00
v) IEPF	14,676	0	14,676	0.00	18,005	0	18,005	0.00	0.00
vi) NBFCs Registered with RBI	18,673	0	18,673	0.00	5,959	0	5,959	0.00	0.00
Sub-Total: (B)(2)	**38,460,488**	**7,716**	**38,468,204**	**9.00**	**107,795,526**	**7,796**	**107,803,322**	**25.21**	**16.21**
Total Public Shareholding (B) = (B)(1) + (B)(2)	**332,806,964**	**7,716**	**332,814,680**	**77.87**	**317,366,744**	**7,796**	**317,374,540**	**74.23**	**(3.64)**
C. Shares held by Custodian for GDRs & ADRs									
Promoter and promoter group	0	0	0	0.00	0	0	0	0.00	0.00
Public	2,593,852	0	2,593,852	0.61	4004745	0	4004745	0.94	0.33
Employees Trusts	0	0	0	0.00	8400000	0	8400000	1.96	1.96
Grand Total (A + B + C)	**427,395,623**	**7,716**	**427,403,339**	**100**	**427,566,295**	**7,796**	**427,574,091**	**100**	**0.00**

*Of the 2,300,000 equity shares in the Company acquired by Mr. Sameer Gehlaut on 26th March, 2020 from open market, one share short received in payout got credited to his demat account subsequent to 31st March, 2020. In addition, 2,400,000 equity shares in the Company acquired by him on 31st March, 2020 from open market, got credited to his demat account subsequent to 31st March, 2020. Hence, 2,400,001 equity shares are not included in his shareholding as on 31st March, 2020.

** Life Insurance Corporation of India 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 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. 45,823,723 Equity Shares under the category Insurance Company and has shown its name with entire shareholding as it is holding more than 1 percent under both categories.

(ii) Shareholding of Promoters

Sl. No.	Shareholders Name	Shareholding at the beginning of the year (April 1, 2019)			Shareholding at the end of the year (March 31, 2020)			% change in share-holding during the year
		No. of shares	% of total shares of the company	% of shares pledged/ encumbered to total shares	No. of shares	% of total shares of the Company	% of shares pledged/ encumbered to total shares	
1.	MR. SAMEER GEHLAUT	500,000	0.12	0.00	14,851,481*	3.47	0.00	3.35*
2.	ORTHIA DEVELOPERS PRIVATE LIMITED**	16,512,863	3.86	0.35	0	0.00	0.00	(3.86)**
3.	ORTHIA LAND DEVELOPMENT PRIVATE LIMITED**	17,017,165	3.98	0.00	0	0.00	0.00	(3.98)**
4.	GYAN SAGAR REAL ESTATE PRIVATE LIMITED**	10,000,000	2.34	1.76	0	0.00	0.00	(2.34)**
5.	CLETA PROPERTIES PRIVATE LIMITED**	10,800,000	2.53	0.00	0	0.00	0.00	(2.53)**
6.	CLETA BUILDTECH PRIVATE LIMITED**	6,020,000	1.41	0.28	0	0.00	0.00	(1.41)**
7.	ARBUTUS PROPERTIES PRIVATE LIMITED**	3,940,000	0.92	0.35	0	0.00	0.00	(0.92)**
8.	INUUS INFRASTRUCTURE PRIVATE LIMITED**	0	0.00	0.00	82,943,325	19.40	0.00	19.40**
9.	INUUS LAND DEVELOPMENT PRIVATE LIMITED**	0	0.00	0.00	0	0.00	0.00	0.00
10.	SG ADVISORY SERVICES PRIVATE LIMITED**	27,204,779	6.37	0.00	0	0.00	0.00	(6.37)**
	Total	**91,994,807**	**21.52**	**2.74**	**97,794,806**	**22.87**	**0.00**	**1.35**

**The change in % of shareholding of Mr. Sameer Gehlaut during the year is on account acquisition of 8,551,482 Equity Shares through Inter-se and of 5,799,999 Equity Shares through Market Purchase. Of the 2,300,000 equity shares in the Company acquired by Mr. Sameer Gehlaut on 26th March, 2020 from open market, one share short received in payout got credited to his demat account subsequent to 31st March, 2020. In addition, 2,400,000 equity shares in the Company acquired by him on 31st March, 2020 from open market, got credited to his demat account subsequent to 31st March, 2020. Hence, 2,400,001 equity shares are not included in his shareholding as on 31st March, 2020.*

***The erstwhile Transferor Companies namely, Orthia Developers Private Limited (Transferor Company 1), SG Advisory Services Private Limited (Transferor Company 2), Inuus Land Development Private Limited (Transferor Company 3), Orthia Land Development Private Limited (Transferor Company 6), Cleta Properties Private Limited (Transferor Company 7), Cleta Buildtech Private Limited (Transferor Company 8), Gyan Sagar Real Estate Private Limited (Transferor Company 9) and Arbutus Properties Private Limited (Transferor Company 10) being part of promoter group/PACs were holding in the aggregate 82,943,325 Equity Shares of the Target Company i.e. Indiabulls Housing Finance Limited. Pursuant to Scheme of Amalgamation sanctioned by Order of the Hon'ble National Company Law Tribunal (NCLT), Chandigarh Bench, Chandigarh, the Transferor Companies as aforesaid, stand dissolved without undergoing the process of winding up, and equity shares of the Target Company held by these Transferor Companies have been vested with the acquirer company i.e. Inuus Infrastructure Private Limited (Transferee Company), being part of promoter group/PACs. Accordingly, the Transferee Company now holds 82,943,325 Equity Shares of the Target Company. The Certified copy of the Order sanctioning the Scheme of Amalgamation received on March 18, 2020, was filed with the Registrar of Companies, NCT of Delhi & Haryana on March 20, 2020.*

(iii) Change in Promoters' Shareholding (Specify if there is no change)

Sl. No.		Shareholding at the beginning of the Year		Cumulative Shareholding during the year	
		No. of Shares	% of total shares of the Company*	No of shares	% of total shares of the Company
1.	At the beginning of the year	91,994,807	21.52		
	Date wise increase/decrease in Promoters Shareholding during the year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/bonus/ sweat equity etc)#	#		#	
	At the end of the year			97,794,806	22.87**

***The change in % is on account of market Purchase of 5,799,999 equity shares.*

#Date wise increase/decrease in Promoters / Promoter Group Shareholding:

Sl. No.	Name	Shareholding		Date	Increase/ Decrease in sharehold- ing	Reason	Cumulative Shareholding during the year (01-04-19 to 31-03-20)	
		No. of Shares at the beginning (01-04-19)	% of total shares of the Company				No. of Shares	% of total shares of theCompany
1	MR. SAMEER GEHLAUT	500,000	0.12	01-Apr-2019	-	-	-	-
				16-Mar-2020	8,551,482 (Increase)	Off market inter se transfer of shares between Promoter Group for effecting restructuring of their shareholdings in the Company	9,051,482	2.12
				20-Mar-2020	3,500,000 (Increase)	Market Purchase	12,551,482	2.94
				26-Mar-2020	2,299,999 (Increase)	Market Purchase	14,851,481*	3.47
		At the end of the year (31-Mar-2020)					14,851,481*	3.47
2	ORTHIA DEVELOPERS PRIVATE LIMITED**	16,512,863	3.87	01-Apr-2019	-	-	-	-
				20-Mar-2020	16,512,863 (decrease)	Transfer pursuant to Scheme of Amalgamation	0	0.00
		At the end of the year (31-Mar-2020)					0	0.00
3	ORTHIA LAND DEVELOPMENT PRIVATE LIMITED**	17,017,165	3.99	01-Apr-2019	-	-	-	-
				20-Mar-2020	17,017,165 (decrease)	Transfer pursuant to Scheme of Amalgamation	0	0.00
		At the end of the year (31-Mar-2020)					0	0.00
4	CLETA PROPERTIES PRIVATE LIMITED**	10,800,000	2.53	01-Apr-2019	-	-	-	-
				20-Mar-2020	10,800,000 (decrease)	Transfer pursuant to Scheme of Amalgamation	0	0.00
		At the end of the year (31-Mar-2020)					0	0.00

Sl. No.	Name	Shareholding		Date	Increase/ Decrease in sharehold- ing	Reason	Cumulative Shareholding during the year (01-04-19 to 31-03-20)	
		No. of Shares at the beginning (01-04-19)	% of total shares of the Company				No. of Shares	% of total shares of theCompany
5	CLETA BUILDTECH PRIVATE LIMITED**	6,020,000	1.41	01-Apr-2019	-	-	-	-
				20-Mar-2020	6,020,000 (decrease)	Transfer pursuant to Scheme of Amalgamation	0	0.00
				At the end of the year (31-Mar-2020)			0	0.00
6	ARBUTUS PROPERTIES PRIVATE LIMITED**	3,940,000	0.92	01-Apr-2019	-	-	-	-
				20-Mar-2020	3,940,000 (decrease)	Transfer pursuant to Scheme of Amalgamation	0	0.00
				At the end of the year (31-Mar-2020)			0	0.00
7	GYAN SAGAR REAL ESTATE PRIVATE LIMITED**	10,000,000	2.34	01-Apr-2019	-	-	-	-
				20-Mar-2020	10,000,000 (decrease)	Transfer pursuant to Scheme of Amalgamation	0	0.00
				At the end of the year (31-Mar-2020)			0	0.00
8	INUUS INFRASTRUCTURE PRIVATE LIMITED**	0	0.00	01-Apr-2019	-	-	-	-
				20-Mar-2020	82,943,325 (Increase)	Acquisition pursuant to Scheme of Amalgamation	82,943,325	19.40
				At the end of the year (31-Mar-2020)			82,943,325	19.40
9	INUUS LAND DEVELOPMENT PRIVATE LIMITED**	0	0.00	01-Apr-2019	-	-	-	-
				At the end of the year (31-Mar-2020)			0	0.00
10.	SG ADVISORY SERVICES PRIVATE LIMITED**	27,204,779	6.37	01-Apr-2019	-	-	-	-
				20-Mar-2020	27,204,779 (decrease)	Transfer pursuant to Scheme of Amalgamation	0	0.00
				At the end of the year (31-Mar-2020)			0	0.00

**Of the 2,300,000 equity shares in the Company acquired by Mr. Sameer Gehlaut on 26th March, 2020 from open market, one share short received in payout got credited to his demat account subsequent to 31st March, 2020. In addition, 2,400,000 equity shares in the Company acquired by him on 31st March, 2020 from open market, got credited to his demat account subsequent to 31st March, 2020. Hence, 2,400,001 equity shares are not included in his shareholding as on 31st March, 2020.*

***The erstwhile Transferor Companies namely, Orthia Developers Private Limited (Transferor Company 1), SG Advisory Services Private Limited (Transferor Company 2), Inuus Land Development Private Limited (Transferor Company 3), Orthia Land Development Private Limited (Transferor Company 6), Cleta Properties Private Limited (Transferor Company 7), Cleta Buildtech Private Limited (Transferor Company 8), Gyan Sagar Real Estate Private Limited (Transferor Company 9) and Arbutus Properties Private Limited (Transferor Company 10) being part of promoter group/PACs were holding in the aggregate 82,943,325 Equity Shares of the Target Company i.e. Indiabulls Housing Finance Limited. Pursuant to Scheme of Amalgamation sanctioned by Order of the Hon'ble National Company Law Tribunal (NCLT), Chandigarh Bench, Chandigarh, the Transferor Companies as aforesaid, stand dissolved without undergoing the process of winding up, and equity shares of the Target Company held by these Transferor Companies have been vested with the acquirer company i.e. Inuus Infrastructure Private Limited (Transferee Company), being part of promoter group/PACs. Accordingly, the Transferee Company now holds 82,943,325 Equity Shares of the Target Company. The Certified copy of the Order sanctioning the Scheme of Amalgamation received on March 18, 2020, was filed with the Registrar of Companies, NCT of Delhi & Haryana on March 20, 2020.*

(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters & Holders of GDRs & ADRs)$

Sl. No.	Name	Shareholding at the beginning of the year		Shareholding at the end of the year	
		No. of shares	% of total shares of the Company	No. of shares	% of total shares of the Company
1.	Life Insurance Corporation of India ^	45,827,373	10.72	45,823,723	10.72
2.	Star funds S.A., Sicav-SIF - Star International Fund^	10,055,444	2.35	12,979,590	3.04
3.	Franklin Mutual Series Funds - Franklin Mutual Beacon Fund#	4,374,076	1.02	8,676,627	2.03
4.	Indiabulls Housing Finance Limited-Employees Welfare Trust#	0	0.00	8,400,000	1.96
5.	BNP Paribas Arbitrage – ODI#	1,731,186	0.41	7,429,664	1.74
6.	California State Teachers Retirement System-AQR Capital Management, LLC^	6,273,083	1.47	6,736,148	1.58
7.	DF International Partners#	4,985,385	1.17	6,063,065	1.42
8.	Mondrian Emerging Markets Equity Fund L.P.^	5,211,804	1.22	5,895,165	1.38
9.	Steadview Capital Mauritius Limited^	6,545,329	1.55	5,645,329	1.32
10.	Vanguard Total International Stock Index Fund#	5,015,704	1.17	5,539,502	1.30
11.	Jasmine Capital Investments Pte Ltd*	17,622,124	4.12	5,324,004	1.25
12.	Merrill Lynch Markets Singapore Pte. Ltd*	11,180,372	2.62	506,140	0.12
13.	Government Pension Fund Global*	6,238,950	1.46	3,115,676	0.73
14.	Cinnamon Capital Limited*	6,000,239	1.41	0	0.00
15.	College Retirement Equities Fund - Stock Account*	5,451,675	1.28	58,537	0.01

** Top 10 as on 01.04.2019 only.*

 # Top 10 as on 31.03.2020 only.

^ Top 10 as on 01.04.2019 and 31.03.2020.

$ 99.99% of paid-up Equity share capital of the Company are held in dematerialised form. These are traded on a daily basis at BSE & NSE and hence, the date wise increase/decrease in shareholding is not indicated.

V) SHAREHOLDING OF DIRECTORS AND KEY MANAGERIAL PERSONNEL (KMP)

A) Shareholding of Directors:

Sl. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reason	Cumulative Shareholding during the year (01-04-19 to 31-03-20)	
		No. of Shares at the beginning (01-04-19)	% of total shares of the Company				No. of Shares	% of total shares of the Company
1.	Mr. Sameer Gehlaut, Founder and Executive Chairman (Refer Note 1)	500,000	0.12%	01-Apr-2019	-	-	-	-
				16-Mar-2020	8,551,482 (Increase)	Off market inter se transfer of shares between Promoter Group for effecting restructuring of their shareholdings in the Company	9,051,482	2.12
				20-Mar-2020	3,500,000 (Increase)	Market Purchase	12,551,482	2.94
				26-Mar-2020	2,299,999 (Increase)	Market Purchase	14,851,481*	3.47
				At the end of the year (31-Mar-2020)			14,851,481*	3.47
2.	Mr. Gagan Banga, Vice-Chairman, Managing Director & CEO	3,441,105	0.81%	01-Apr-2019	-	-	-	-
		-	-	20-Mar-2020	100,000 (Increase)	Market Purchase	3,541,105	0.83%
				At the end of the year (31-Mar-2020)			3,541,105	0.83%
3.	Mr. Ajit Kumar Mittal, Executive Director	92,600	0.02%	01-Apr-2019	-	-	-	-
		-	-	18-Jun-2019	30,000 (Decrease)	Market Sale	62,600	0.01%
		-	-	03-Dec-2019	500 (Decrease)	Market Sale	62,100	0.01%
		-	-	19- Mar-2020	12,400 (Decrease)	Market Sale	49,700	0.01%
				At the end of the year (31-Mar-2020)			49,700	0.02%
4.	Mr. Ashwini Omprakash Kumar, Deputy Managing Director	424,713	0.10%	01-Apr-2019	-	-	-	-
		-	-	31-Dec-2019	200,000 (Decrease)	Inter-se transfer to Family Trust	224,713	0.05%
				At the end of the year (31-Mar-2020)			224,713	0.05%
5.	Mr. Sachin Chaudhary Executive Director	212,000	0.05%	01-Apr-2019	-	-	-	-
		-	-	31-May-2019 to 04-Jun-2019	17,000 (Decrease)	Market Sale	195,000	0.05%
		-	-	05-Jun-2019	12,500 (Increase)	ESOP Allotment	207,500	0.05%
		-	-	25-Jun-2019 to 26-Jun-2019	10,000 (Decrease)	Market Sale	197,500	0.05%
		-	-	13-Aug-2019 to 16-Aug-2019	57,500 (Decrease)	Market Sale	140,000	0.03%
		-	-	20-Aug-2019	12500 (Decrease)	Market Sale	127,500	0.03%
				At the end of the year (31-Mar-2020)			127,500	0.03%

Sl. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reason	Cumulative Shareholding during the year (01-04-19 to 31-03-20)	
		No. of Shares at the beginning (01-04-19)	% of total shares of the Company				No. of Shares	% of total shares of the Company
6.	Mr. Shamsher Singh Ahlawat, Independent Director	0	0.00%	01-Apr-2019	-	-	-	-
				At the end of the year (31-Mar-2020)			0	0.00%
7.	Dr. Kamalesh Chandra Chakrabarty,** Independent Director	0	0.00%	01-Apr-2019	-	-	-	-
				At the end of the year (31-Mar-2020)			N.A.	N.A.
8.	Mr. Prem Prakash Mirdha, Independent Director	1,100	0.00%	01-Apr-2019	-	-	-	-
				At the end of the year (31-Mar-2020)			1,100	0.00%
9.	Justice Gyan Sudha Misra (Retd. Justice Supreme Court of India), Independent Director	0	0.00%	01-Apr-2019	-	-	-	-
				At the end of the year (31-Mar-2020)			0	0.00%
10.	Mr. Subhash Sheoratan Mundra, Independent Director (Refer Note 2)	0	0.00%	01-Apr-2019				
				At the end of the year (31-Mar-2020)			0	0.00%
11.	Mr. Satish Mathur, Independent Director	0	0.00%	01-Apr-2019				
				At the end of the year (31-Mar-2020)			0	0.00%

**Of the 2,300,000 equity shares in the Company acquired by Mr. Sameer Gehlaut on 26th March, 2020 from open market, one share short received in payout got credited to his demat account subsequent to 31st March, 2020. In addition, 2,400,000 equity shares in the Company acquired by him on 31st March, 2020 from open market, got credited to his demat account subsequent to 31st March, 2020. Hence, 2,400,001 equity shares are not included in his shareholding as on 31st March, 2020.*

***On completion of a tenure of five years, Dr. Kamalesh Chandra Chakrabarty (DIN: 00175892), ceased to be the Independent Director of the Company w.e.f. October 26, 2019.*

Note 1: 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 2: 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.

B) Shareholding of KMP (Other than those mentioned above):

Sl. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reason	Cumulative Shareholding during the yea (01-04-19 to 31-03-20)	
		No. of Shares at the beginning (01-04-19)	% of total shares of the Company				No. of Shares	% of total shares of the Company
1.	Mr. Mukesh Kumar Garg, CFO	39,000	0.01%	01-Apr-2019	-	-	-	-
		-	-	29-May-2019	9,200 (Decrease)	Market Sale	29,800	0.01%
		-	-	03-Jun-2019	29,800 (Decrease)	Market Sale	0	0.00%
		-	-	05-Jun-2019	10,000 (Increase)	ESOP Allotment	10,000	0.00%
		-	-	19-Jun-2019 to 20-Jun-2019	10,000 (Decrease)	Market Sale	0	0.00%
		At the end of the year (31-Mar-2020)					0	0.00%
2.	Mr. Amit Jain, Company Secretary	1,500	0.01%	01-Apr-2019	-	-	-	-
		-	-	23-May-2019	1,500 (Decrease)	Market Sale	0	0.00%
		-	-	05-Jun-2019	4,800 (Increase)	ESOP Allotment	4,800	0.00%
		-	-	13-Aug-2019	4,800 (Decrease)	Market Sale	0	0.00%
		-	-	25-Mar-2020	1,000	Market Purchase	1,000	0.00%
		-	-	26-Mar-2020	750	Market Purchase	1,750	0.00%
		At the end of the year (31-Mar-2020)					1,750	0.00%

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment

Amount (in ₹ Crores)

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount	86,545.20	9,659.38	-	96,204.58
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	1,696.45	172.11	-	1,868.56
Total (i + ii + iii)	**88,241.65**	**9,831.49**	**-**	**98,073.14**
Change in Indebtedness during the financial year				
i) Principal Amount	(18,102.26)	(5,061.68)	-	(23,163.94)
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	(420.79)	1.24	-	(419.55)
Net Change	(18,523.05)	(5,060.44)	-	(23,583.49)
Indebtedness at the end of the financial year				
i) Principal Amount	68,442.94	4,597.70	-	73,040.64
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	1,275.66	173.35	-	1,449.01
Total (i + ii + iii)	**69,718.60**	**4,771.05**	**-**	**74,489.65**

VI. REMUNERATION OF DIRECTOR AND KEY MANAGERIAL PERSONNEL#

A. REMUNERATION TO MANAGING DIRECTOR (MD), WHOLE TIME DIRECTOR (WTD) AND/OR MANAGER:

Amount (in ₹)

Sl. No.	Particulars of Remuneration$		Name of the MD/WTD/Manager					Total Amount
			Mr. Sameer Gehlaut#	Mr. Gagan Banga##	Mr. Ashwini Omprakash Kumar##	Mr. Ajit Kumar Mittal#	Mr. Sachin Chaudhary##	
1.	**Gross salary**							
	(a)	Salary as per provisions contained in section 17(1) of the Income Tax, 1961.	125,105,214	101,988,764	51,112,868	19,660,095	46,866,862	**344,733,803**
	(b)	Value of perquisites u/s 17(2) of the Income Tax Act, 1961*	-	8,448,413	39,600	1,276,800	39,600	**9,804,413**
	(c)	Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961	-	-	-	-	-	-
2.	Stock option*		-	-	-	-	-	-
3.	Sweat Equity		-	-	-	-	-	-
4.	Commission (as % of profit/others)		-	-	-	-	-	-
5.	Others, please specify		-	-	-	-	-	-
	Total (A) (excludes perquisite on stock options reported in point 2)		**125,105,214**	**110,437,177**	**51,152,468**	**20,936,895**	**46,906,462**	**354,538,216**
	Ceiling as per the Act		₹ 276.98 Crores (being 10% of the net profits of the Company calculated as per Section 198 of the Companies Act, 2013)					

 # To augment and support growth of the Company, Mr. Sameer Gehlaut has opted not to avail any increment with respect to his remuneration in the last four year. Additionally, Mr. Sameer Gehlaut and Mr. Ajit Kumar Mittal, have voluntarily decided to not draw any salary effective from October 1, 2019.

In the second half of FY 2019-20 and in the first quarter of FY 2020-21, Mr. Gagan Banga, Mr. Ashwini Omprakash Kumar and Mr. Sachin Chaudhary have opted to take a 75%, 63% and 33% cut respectively, on their salaries.

** Excludes value of perquisites on exercise of stock options.*

$ Excludes retirement benefits.

B. REMUNERATION TO OTHER DIRECTORS:

Amount (in ₹)

Sl. No.	Particulars of Remuneration paid during their Tenure	Name of Director						Total Amount
1.	**Independent Directors**	**Mr. Shamsher Singh Ahlawat**	**Justice Mrs. Gyan Sudha Misra (Retd.)**	**Mr. Prem Prakash Mirdha**	**Mr. Subhash Sheoratan Mundra**	**Mr. Satish Chand Mathur**	**Dr. Kamalesh Chandra Chakrabarty***	
	(a) Fee for attending board committee meetings	800,000	600,000	500,000	600,000	700,000	-	3,200,000
	(b) Commission	-	-	-	-	-	-	-
	(c) Others (Profit Link Incentive)	-	-	-	-	-	3,818,380	3,818,380
	Total (1)	**800,000**	**600,000**	**500,000**	**600,000**	**700,000**	**3,818,380**	**7,018,380**
2.	**Other Non-Executive Director**	N.A.						
	(a) Fee for attending board committee meetings	N.A.						
	(b) Commission	N.A.						
	(c) Others, please specify	N.A.						
	Total (2)	**N.A.**						
	Total (B) = (1 + 2)	**7,018,380**						
	Total Managerial Remuneration	**7,018,380**						
	Ceiling as per the Act	**₹ 27.70 Crores (being 1% of the net profits of the Company calculated as per Section 198 of the Companies Act, 2013)**						

**On completion of a tenure of five years, Dr. Kamalesh Chandra Chakrabarty (DIN: 00175892), ceased to be the Independent Director of the Company w.e.f. October 26, 2019.*

C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD:

Amount (in ₹)

Sl. No.	Particulars of Remuneration$	Key Managerial Personnel@			Total
		CEO	**Amit Kumar Jain, Company Secretary**	**Mukesh Kumar Garg, CFO**	
1.	Gross Salary				
	(a) Salary as per provisions contained in section 17(1) of the Income Tax Act, 1961	-	4,138,952	35,059,946	39,198,898
	(b) Value of perquisites u/s 17(2) of the Income Tax Act, 1961*	-	81,450	39,600	121,050
	(c) Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961	-	-	-	-
2.	Stock Option*	-	-	-	-
3.	Sweat Equity	-	-	-	-
4.	Commission (as % of profit/others)	-	-	-	-
5.	Others	-	-	-	-
	Total	**-**	**4,220,402**	**35,099,546**	**39,319,948**

@In the second half of FY 2019-20 and in first quarter of FY 2020-21, Mr. Mukesh Kumar Garg had opted to take a 33% cut on his salary and w.e.f. April 1, 2020, Mr. Amit Jain had opted to take a 26.5% cut on his salary.

**Excludes value of perquisites on exercise of stock options.*

$Excludes retirement benefits.

VII PENALTIES/PUNISHMENT/COMPOUNDING OF OFFENCES

During the year under review, the Company, its directors or any of its officers were not liable for any penalty, punishment or any compounding of offences under the Companies Act, 2013.

For **Indiabulls Housing Finance Limited**

	Sd/-	Sd/-
	Gagan Banga	**Ajit Kumar Mittal**
Place: Mumbai	Vice-Chairman,Managing Director & CEO	Executive Director
Date: August 12, 2020	(DIN: 00010894)	(DIN: 02698115)

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 (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

DISCLOSURE ON MANAGERIAL REMUNERATION

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 2019-20

Name & Designation	Ratio of remuneration to median employees' remuneration
Mr. Sameer Gehlaut, Executive Chairman	311 : 1
Mr. Gagan Banga, Vice Chairman, Managing Director & CEO	253 : 1
Mr. Ashwini Omprakash Kumar, Deputy Managing Director	127 : 1
Mr. Ajit Kumar Mittal, Executive Director	49 : 1
Mr. Sachin Chaudhary, Executive Director	116 : 1

It is to be noted that the above table is drawn up on the amounts of remuneration paid to the executive directors during FY2019-20. In the second half of FY2019-20 and in the first quarter of FY2020-21, the directors took voluntary pay cuts such that:

- Executive Chairman, Mr. Sameer Gehlaut and Executive Director, Mr. Ajit Mittal, are drawing zero salary since October, 2019
- Vice Chairman, Managing Director & CEO, Mr. Gagan Banga, including pay cuts taken in Q1 FY2020-21, has voluntarily opted for total pay cut of 75%
- Deputy Managing Director, Mr. Ashwini Omprakash Kumar, including pay cuts taken in Q1 FY2020-21, has voluntarily opted for total pay cut of 63%
- Executive Directors, Mr. Sachin Chaudhary and Mr. Mukesh Garg, including pay cuts taken in Q1 FY2020-21, have voluntarily opted for total pay cut of 33%

The details of fee for attending Board meetings and other incentives, if any, paid to Independent and Non- Executive Directors have been disclosed in Corporate Governance Report, forming part of this Annual Report.

Percentage increase in remuneration of each director and Key Managerial Personnel, in FY 2019-20

Name & Designation	Increase in Remuneration [%]
Mr. Sameer Gehlaut, Executive Chairman	-100.0%
Mr. Gagan Banga, Vice Chairman, Managing Director & CEO	-44.9%
Mr. Ashwini Omprakash Kumar, Deputy Managing Director	-45.0%
Mr. Ajit Kumar Mittal, Executive Director	-100.0%
Mr. Sachin Chaudhary, Executive Director	-10.8%
Mr. Mukesh Garg, Chief Financial Officer	-10.8%
Mr. Amit Jain, Company Secretary	0.0%

Again, the above table has been drawn up on the remuneration of the key managerial personnel in FY2019-20. Details of voluntary pay cuts taken in the second half of FY2019-20 and Q1 FY2020-21 have been mentioned below the first table above.

Average percentile increase in the median remuneration of employees other than Managerial Personnel, in FY 2019-20

The average increase in the remuneration of all the employees, other than Managerial Personnel, was 2.2%. 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 5,405 employees on its permanent rolls, as of March 31, 2020.

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 total employees other than the key managerial personnel, for FY 2020 is around 2.2%, while the average decrease in the remuneration of key managerial personnel is around 65% [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, 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 rationalisation 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**
Place: Mumbai	Vice-Chairman,Managing Director & CEO	Executive Director
Date: August 12, 2020	(DIN: 00010894)	(DIN: 02698115)

Management Discussion and Analysis Report

Global Economic Outlook

Global economic growth decelerated in CY2019 to 2.9% from 3.6% in CY2018. While the first half of fiscal year 2020 was affected by elevated US – China trade tensions, delays around Brexit, and volatility in the oil market. By the end of FY2020, the world economy was reeling from the impact of the COVID-19 pandemic.

The World Health Organization [WHO] declared COVID-19 as a pandemic on March 11, 2020. The pandemic has impaired global economy, international trade, financial structures, and most importantly human health and healthcare infrastructure. Factoring in the adverse effect of the pandemic, the IMF, in June 2020, projected global GDP for CY2020 to contract by as much as 4.9% - signalling the worst recession the world has seen since the Great Depression of the 1930s. The COVID-19 crisis threatens to reverse a significant part of the progress made in recent years, and it is feared millions of people will be pushed back into poverty.

Countries world over resorted to complete or partial lockdowns to 'flatten the curve' of the infection. Major central banks across the globe shifted to an accommodative stance by effecting policy rate cuts to stimulate economic activity. Central banks also pumped in liquidity [often in the form of loans], eased countercyclical capital buffers, and also resorted to asset purchase schemes to increase money supply and decrease longer term rates.

Output collapsed in most major economies in March, began a slow recovery in April, and accelerated in May. However, the global economic activity continues to remain fragile, and is in recession in several geographies. While the uneasy and differently-paced withdrawal of COVID-19 lockdown restrictions in some countries enabled a sequential improvement in financial indicators, a renewed surge in COVID-19 infections in major economies, and threat of a second wave of infections, appear to have weakened these early signs of revival. In June, some economies already appear to be losing steam, with activity still well short of pre-virus levels. Contractions in economic activity has been more severe in Q2 of FY2021 than in Q1, and the near-term outlook points to a stepped recovery, rather than a 'V' or 'U' shaped recovery, and that too only towards the second half of the year, and with significant downside risks.

What happens to global growth in the second half will depend on three factors: when the spread of the pandemic comes under control; whether sufficient stimulus is in place; and to what extent post-pandemic caution from households and businesses restrains economic activity.

Domestic Economy

Indian GDP growth continued its downward trajectory in every successive quarter of FY 2019-20, expanding by a mere 3.1% in the fourth quarter and 4.2% for the entire FY 2019-20 - the slowest growth since FY 2008-09. The downward spiral which began with outflow of international investments soon ballooned into a consumption slowdown led by weakening credit growth due to liquidity constraints facing the NBFCs and HFCs, credit averseness amongst banks, weak capital expenditure, and a slowdown in manufacturing. The government and the RBI announced a slew of measures during the year to revive the economy by trying to boost demand. In September 2019, the Government of India slashed the corporate tax rates from 30% to 22% [15% for new domestic manufacturing companies – amongst the lowest in the world] in an attempt to promote investment and boost growth. This complemented aggressive rate cuts from the RBI which reduced the benchmark policy rate in multiple steps from 6% in April 2019 to 4.4% in March 2020. During most of the fiscal year 2020, the reduction in repo rate was moderate, ranging between 25-35 bps, and was attributed to the cyclical disturbances due to muted private consumption, contracted manufacturing activities, sluggish investments and trade tensions. However the economic disruption intensified in the fourth quarter of the fiscal year 2020 due to the COVID-19 pandemic, and the consequent nationwide lockdown. Amid fast-changing macroeconomic environment and a deteriorating outlook for growth, the Monetary Policy Committee [MPC] held off-cycle meetings in March and May, cumulatively reducing repo rate by a total of 115 basis points to 4.00%, the lowest level since the year 2000.

In the past 69 years, India has seen recession only thrice. The COVID-19 led recession is expected to be the worst recession witnessed by the country since independence. As per estimates, the Indian GDP is expected to contract anywhere between 5% and 10%, depending on various factors including the extent and duration of local, state-level lockdowns.

The average inflation rate for FY 2019-20 remained within RBI's comfort zone of 4% +/- 2%. However, pressures are now building on both the demand and supply sides. Inflationary pressure from supply disruptions, reduced availability of labour, high tariffs on some imported commodities, and excess liquidity in the banking system, will offset the deflationary pressures from subdued demand in the economy. Owing to these factors, the CPI inflation rate edged up to 6.1% in June 2020, beyond RBI's upper margin limit of 6%. However, considering that the economy is experiencing unprecedented stress in a difficult global macro-economic environment, the need to support economic recovery was the primary consideration of the monetary policy. Accordingly, the MPC in their latest meeting held from August 4th to August 6th, maintained an accommodative monetary policy stance.

The pandemic-induced lockdown and the depressed global economic environment impacted India's exports. However, low crude oil prices reduced the import bill. The current account balance for India turned into a marginal surplus of 0.1% of GDP in quarter four of FY 2019-20, compared with a deficit of 0.7% a year ago. This was the first quarterly surplus for India in 13 years. For the full FY 2019-20, the current account deficit narrowed to 0.9% of the GDP compared to 2.1% in FY 2018-19. Lower trade deficit was one of the primary reasons for improvement in current account balances both for the March quarter as well as for the whole fiscal year. India's forex reserves surged to an all-time high of $ 534.6 Billion as on July 31, 2020, enough to cover 13.4 months of imports.

Government's & RBI's Response to COVID-19

To reduce the impact of the pandemic, the Government of India announced a slew of measures aimed at restarting the economy. The government unveiled a ₹ 20.9 lakh Crores relief package under the 'Atma Nirbhar Bharat Abhiyan' [self-reliant India]. The package is built around the five pillars of economy, infrastructure, system, vibrant demography and demand.

To address near-term issues, in addition to direct-benefit transfers and additional spending through MNREGA, the government has mobilised transfers to micro, small and medium enterprises [MSME], agriculture, and affordable-housing sectors.

The policy also unveiled liquidity support measures for NBFCs, HFCs, and MFIs. These measures include:

- Long Term Repo Operations [LTRO] of ₹ 1 lakh Crores and Targeted Long Term Repo Operations [TLTRO] of ₹ 50,000 Crores
- Special Liquidity Scheme offering guarantees for up to ₹ 30,000 Crores on investments in primary and secondary debt papers of NBFCs/ HFCs
- Partial Credit Guarantee Scheme of ₹ 45,000 Crores for NBFCs rated AA and below, including unrated paper. Within this, the first 20% of the loss will be borne by the Government of India. This will provide liquidity relief to small and mid-sized non-banks that were facing liquidity issues
- ₹ 10,000 Crores of Additional Standing Liquidity Facility to NHB and NABARD

The package also contained many measures for MSMEs, the most significant of which was an allocation of up to ₹ 3 lakh Crores emergency line of credit from banks and NBFCs. This is expected to provide much-needed liquidity to MSMEs. The stimulus measures will spur credit growth for both banks and non-banks and keep their clients' businesses afloat.

However, the increased spending will also put upward pressure on fiscal deficit, which is in turn expected to push up yields in FY 2020-21.

Housing Sector

'Housing for all by 2022' has been a headline mission of the Modi government since their first term in office. According to the Ministry of Housing and Urban Affairs, under Pradhan Mantri Awas Yojana [PMAY] – Prime Minister's Housing Scheme, over one Crore homes have been sanctioned, of which 33.5 lakh houses have been completed and 64 lakh units are already under construction. The Credit Linked Subsidy Scheme [CLSS] – a component of the PMAY, has also enabled several families become homeowners.

In the most recent budget, Finance Minister Nirmala Sitharaman extended the additional tax deduction, of up to ₹ 1.5 lakh for interest paid on loans taken towards purchase of a family's first house, by an additional year for loans sanctioned on or before March 31, 2021. Further, to boost the supply of affordable housing in the country, the FM also extended the tax holiday on profits earned by developers of affordable housing projects by one year to projects approved till March 31, 2021.

The residential real estate market has been going through a rough phase even prior to the COVID-19 pandemic. Developers faced difficulty in raising incremental funds owing to the liquidity constraints of NBFCs & HFCs, and sectoral risk averseness amongst banks. Several developers were over-leveraged and troubles further compounded due to insufficient cash flows owing to low sales' velocity, and high unsold inventories. This has been made worse by shifting buyer preference for completed projects rather than under-construction projects.

The COVID-19 pandemic further intensified the headwinds already facing the housing finance and the real estate sectors. The pandemic, and the subsequent nationwide and local lockdowns, as well as other restrictions to contain spread of the virus, have taken a large toll on the economy. This has had a cascading impact on construction activity. Large scale migration of labourers back to their home towns and villages during the nationwide lockdown period, and subsequent uncertainty over project execution have affected buyer sentiment with regards to under-construction projects.

The RBI on March 27, 2020 announced a COVID-19 regulatory package wherein it allowed borrowers 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 RBI also allowed extension of date of commencement of commercial operations by 1 year for projects which are delayed for reasons beyond the control of promoters, without asset classification downgrade.

The government also set up an alternative investment fund to provide last mile funding for incomplete affordable housing projects called the Special Window for Completion of Construction of Affordable and Mid-Income Housing Projects [SWAMIH Investment Fund]. The fund will finally have a ₹ 25,000 Crores corpus, with the government committing up to ₹ 10,000 Crores and the balance being contributed by public sector banks, Life Insurance Corporation of India, amongst others investors. So far, ₹ 8,767 Crores of funding towards 81 stressed projects has been approved, enabling completion of almost 60,000 homes across a mix of markets including large cities as well as tier-2 locations across India.

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

The pandemic has resulted in economic and operational disruption, has introduced significant uncertainties, and the RBI moratorium has delayed collections disturbing cash flows. Non-bank financiers are in a cash conservation mode and have tightened underwriting standards. As growth expectations get pared, companies are also rationalising expenses, other business costs and risks, through branch rent renegotiations and non-structural cost conservation measures, maintaining diversified funding sources, revising their underwriting and risk management practices, and raising capital or resorting to financial deleveraging. With prolonged partial lockdown, and social distancing requirements, businesses are reorienting their activities by increased reliance on digital channels to source loans and deliver customer service.

Operational Highlights

The NBFC/ HFC sector has been facing headwinds for nearly two years now, having to negotiate through the liquidity squeeze triggered by the IL&FS default. The COVID-19 pandemic and the resulting worsening macro-economic environment has posed new challenges. The Company believes that maintaining healthy capital levels and liquidity buffer, is the best defence in such times of heightened uncertainty – IBH's efforts since September 2018 have been focused towards this end. As on March 31, 2020, IBH had on-balance sheet liquidity in cash and investments of ₹ 13,410 Crores. This is equivalent to 18.4% of its loan book and is in line with the Company's principle of maintaining a liquidity buffer of 15% to 20% of its loan book on its balance sheet.

IBH is very well capitalized and at the end of FY2019-20 had a capital adequacy ratio of 22.82% and Tier 1 of 15.05%, against regulatory requirement of 13% and 10% respectively.

Despite the tight liquidity environment, IBH has managed to retain ample liquidity on its balance sheet through fresh borrowings and portfolio sell down. IBH has also availed of the various liquidity schemes announced by the government and the RBI. During the year, IBH continued to sell down retail loan pools and securitise/ refinance wholesale loans, and generate liquidity.

The Company continued with its stated aim of running down its developer loan book on balance sheet through refinance as well as portfolio sell down. The Company further plans to run down its developer loan book to half by the end of FY2020-21.

Financial Performance

The Company's focus during the year was on conserving liquidity and managing its ALM profile. As a result, the Company moderated incremental disbursals during the year. Despite the slowdown and the headwinds facing the NBFC/HFC and the real estate sector, IBH ended FY 2019-20 on very strong financial footing.

The Company's balance sheet stood at ₹ 1,02,872 Crores as at end of FY 2019-20. Total loan assets stood at ₹ 93,021 Crores, and sold down book stood at ₹ 19,956 Crores.

The company's revenues for the year ended March 31, 2020 were ₹ 13,223 Crores and profits for the year were ₹ 2,200 Crores. Adjusted for COVID-19 provisions, the PAT for the year was ₹ 2,904 Crores.

In the backdrop of the COVID-19 pandemic induced depressed economic outlook, the Company has worked to rationalise its operating expenses. The senior management has taken the lead in this by taking voluntary salary cuts. The total monthly operating expenses of your Company have been reduced from an average of ₹ 70 Crores per month in FY 2019-20 to under ₹ 40 Crores per month in FY 2020-21. With the exception of a few strategic positions, all incremental and replacement hiring has been frozen till September 2020. Rents of current branches have been renegotiated and all branch expansion plans have been put on hold till September 2020. Other non-salary operating expenses such as advertising, travel, and all other discretionary expenses have also been frozen till September 2020.

Asset quality remained strong with moderate Gross NPAs of 1.84% and Net NPAs of 1.24%. Total provisions stood at ₹ 3,741 Crores, representing 5.1% of the loan book and 218% of GNPAs as of March 2020.

With capital adequacy of 22.8% for the period ended March 31, 2020, IBH was amongst the best capitalized companies amongst its HFC, NBFC and banking peers.

The company stands out on key qualitative and quantitative parameters:

- **Focus on stakeholder value creation:** To date, IBH has distributed dividends [including Corporate Dividend Tax thereon] of over ₹ 13,500 Crores of which ₹ 9,268 Crores has been distributed over last five years. The company distributed ₹ 1,590 Crores of dividends in FY 2019-20.
- **Moderate NPAs and adequate provision buffer:** Moderate Gross NPA of 1.84%. Total provision buffer of ₹ 3,741 Crores, representing 5.1% of loan book and 218% of GNPA as of March 2020.
- **Strong fundamentals and foundation:** At 4.0x 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%.
- **Conservative conduct of business:** Cash and investments of 18.4% of loan book [₹ 13,410 Crores on March 31, 2020] to mitigate risk of business disruption from liquidity squeezes.

Transforming to an Asset Light Model

The HFC business has to go through a cyclical shift wherein balance sheets that have concentrated exposures, and high leverage business models, will have to transform into leaner, asset light models.

Going forward, the Company intends to follow an asset-light growth model, and work in partnership with some banks rather than compete with the banking sector.

We see opportunity in co-originating loans with banks and portfolio investment funds, and increased portfolio sell-downs. This model of business will provide steady revenue stream with a leaner balance sheet risk, and will also be capital light and thus RoE accretive.

In retail loans the Company will originate home loans and MSME LAP loans which it can then securitize to banks and other financial institutions, with incremental disbursements split as 60:40 between home loans and LAP loans to MSMEs. Of all the incremental business generated, only a relatively small proportion will stay on the Company's balance-sheet, while the rest will be off-balance sheet.

The RBI, in September 2018, released guidelines on the co-origination model between banks and NBFCs for sourcing of priority sector loans. The co-origination model involves the sharing of risk and reward between banks and NBFCs, through a 80:20 participation, whereby 80% of the loan resides on the partner bank's balance sheet, and the remainder 20% on the NBFC's balance sheet. The customer gets a rate that is a blend of 80% bank rate and 20% NBFC's – enabling the NBFCs to realize healthy yield, while the yield for the end-customer still remains very reasonable and competitive. The credit policy for co-originated loans will be jointly drawn up by the partner Bank and the NBFC.

A key part of the strategy is to also increase portfolio sell down. Securitisation is an efficient means of increasing operational leverage as it moves the loan off the balance sheet while retaining the spread. It has the twin benefits of reducing capital requirements, making this lending very capital-efficient, and adding to margins, making it RoE accretive.

For well over a decade now, IBH has been consistently among the largest sellers of mortgage pools in India, and the Company has sell down relationships with 25 financial institutions, mainly banks. These banks are well acquainted with its portfolio and underwriting quality. Thus the sell down portion of the strategy is already firmly in place and is happening on an on-going basis. Loans are sold down at a spread to the yield received from end-customers, this spread is earned on 100% of the sold loans, while only 10% to 20% of this remains on the balance sheet. Going forward, our strategy is to further increase the proportion of the sold portfolio compared to levels in the past.

While portfolio sell down along with securitization of loans has always been a core element of our business model, the regulators and the rating agencies too have now recognised the importance and criticality of these transactions. Credit rating agencies which were originally sceptical of securitization as a fund raising programme that could support NBFCs/ HFCs tide over liquidity squeezes, have now turned around and have started appreciating it as an important source of raising funds. Even the regulators have realized the importance of securitization/ sell down programme and have worked to deepen this very important market as is evidenced from the recently proposed new draft guidelines on securitization and sale of loan exposures. The draft guidelines of RBI are in fact quite evolved and will definitely give a boost to the loan sell down market. Reduction of Minimum Holding Period [MHP] for securitization of residential mortgage backed securities [RMBS] loans to 6 months from the earlier 12 months will result in an increase in the availability of assets eligible for securitisation. Removal of Minimum Retention Requirement [MRR] for sale of loan exposures will help generate greater liquidity for the originators from the same quantum of asset pool. We expect portfolio sell down to contribute an increasingly larger proportion of our funding mix going forward.

Subordinated Debt

IBH's outstanding subordinated debt as on March 31, 2020, stood at ₹ 4,587 Crores. IBH's subordinated debt is rated at 'AA' by CRISIL, ICRA and CARE Ratings; and at 'AA+' by Brickwork Ratings. As per balance tenure of the debt, ₹ 4,048 Crores is considered as Tier II capital for capital adequacy calculation under regulatory guidelines. Tier II capital increases capital adequacy, conserving equity capital and making its utilization more efficient.

Investments

The investments of the Company are monitored by the Investments Committee of the Board of Directors. The committee helps the Company deploy excess funds from time to time to generate optimal returns for the Company, while also reviewing all investments and ensuring they comply with the investment policy of the Company

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 is responsible for employee recruitment, on-boarding, training, performance management, and in deciding compensation & benefits.

The HR team also works at continuous enhancement of processes, bearing in mind the best practices in the industry in order to attract the top talent across geographies and verticals. The department also works on developing and maintaining relationship with campuses across the country to hire new talent.

Digital adoption continues to be a major focus of our HR management practices. Digitisation of the HR function and processes has enabled creation of an environment that fosters learning.

Training & Development continued to be the key area of focus this year as well. Your company focused on overall capability building, productivity improvement, and enhancement of skill-sets for all employees, cutting across verticals and hierarchy. We conducted regular workshops and introduced new online modules to meet the training needs of our workforce.

The HR team works at continuously improving employee connect and employee engagement across the country to foster inclusivity, and originality across our locations pan India.

The health and well-being of our employees is a priority for us. We launched MITR – our Employee Assistance Program last year, which caters to our employees and their families. During the COVID-19 lockdown period, HR formed a Quick Response Team [QRT] that provided assistance to employees and their families in need. Employees were periodically notified on health and safety measures to be taken to avoid contracting the virus, and tips to build their immunity. Staff that could work from home have been enabled to do so, without any compromise on branch operations. Employees with company-issued laptops were given secure, remote Virtual Private Networks [VPNs] access to company network. Employees that were using desktops, have either been issued laptops with appropriate security control measures, or Virtual Desktop Infrastructure [VDI] with appropriate data security measures were provided to connect through home PCs. Employees that do not have internet access at home have been provided with data cards.

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.

Experienced Senior Management Team

IBH has a very strong senior and mid-management team which has helped build one of India's leading Housing Finance Companies. Their experience, business acumen and industry knowledge has been the key differentiators in our journey. Employees are an organisation's greatest asset, and this is especially true of financial services companies. Business heads and heads of various departments have been with the Company since the commencement of their respective business lines. Experienced credit underwriters, sales' and operations' teams are reservoirs of in-depth, many times location specific, market knowledge, and represent valuable intellectual property.

The Company has been able to provide steady career growth to performing 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. The Company has clear career progression plans for senior and mid-level management employees, and invests in training them for the next phase of their career.

Stability in senior and mid-management teams has been an important contributing factor to the Company's growth and strong asset quality. Experience and stability of management also leads to consistency in communication with stakeholders, building predictability and a reputation for reliability.

The Company recruits both directly from colleges and also hires laterally from the industry, to bring on board capable resources that contribute to business growth. The Company has also focused on developing a second line to the senior management team. The middle and the senior management teams of the Company have rich experience within the financial services industry, and form the stable and reliable backbone of the Company.

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. IBH has a clearly defined risk management policy that lays down guidelines for all key operational areas. Comprehensive annual risk review exercises go towards 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. Career progress is assured for performing employees, average vintage with the company of mid-management credit managers is now over seven years, and for many, Indiabulls is their first employer. Stability of the senior and mid-management teams of the Company is one of the key reasons for the company's stable asset quality and forms the bedrock of the Company's approach to risk management.

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 an immense 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. Your 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.

Indiabulls Foundation

At IBH, we are committed to our vision of inclusive growth. As a responsible corporate citizen, your 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.

Indiabulls Foundation undertakes a wide gamut of activities in the areas of Health and Sanitation, Women's Empowerment, Education, Skill Development 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.

Education

The Indiabulls Foundation Scholarship Program encourages children from economically challenged backgrounds to pursue higher education. Many student beneficiaries of the scholarship have cleared the recently held UPSC exams and will go on to become officers in the various Indian Administrative Services and serve the nation. 246 students were awarded scholarships in this financial year taking the total tally to 1,379 students since inception.

Health and Sanitation

Our community centric project, Jan Swasthya Kalyan Vahika [mobile medical vans] provided free primary health care services to over 12,41,083 under-privileged patients through 43 medically - equipped vans. Since the inception of the programme, the fleet has cumulatively catered to more than 39,70,383 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 more than 4,03,031 patients taking the cumulative patient count to more than 8,59,927 patients since inception.

We also sponsored 2,200 cleft and palate surgeries of underprivileged children in the financial year 2019-20. These surgeries were performed across different states of India such as Andhra Pradesh, Assam, Meghalaya, Arunachal Pradesh, Haryana, Odisha, Karnataka, Uttar Pradesh, Uttarakhand, Gujarat, Madhya Pradesh, Punjab and Kerala. Since inception, 6,000 underprivileged children have benefitted from this program.

The Indiabulls Foundation 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 over 5,81,420 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. Over 1,95,220 women including 50,000 women in the year under consideration have already benefitted from the programme.

Water Wheel Project

Shortage of potable water is a perennial problem for many of our rural citizens. During the year, we continued our 'Water Wheel' initiative and distributed over 10,761 water wheel drums to the underprivileged tribals of Raigad, Palghar and Thane districts of Maharashtra benefitting more than 59,000 villagers in the financial year 2019-20. The water wheel consists of a drum & a handle that can carry 45 litres of water per filling. Since inception Indiabulls Foundation has benefitted more than 82,000 people by the distribution of 15,000 water wheels.

Solar Energy Plants

With the intention of lighting up Tribal Ashram schools, Indiabulls Foundation has installed Solar Energy Plants in 10 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. These plants will ensure 24 hours seamless electricity to these schools for approximately 25 years absolutely free of cost. These 10 solar plants will be benefitting over 16,000 students every year. Since inception Indiabulls Foundation has installed 25 such solar plants in various tribal ashram schools which have benefitted more than 32,000 students.

Skill Development

We are committed to building an inclusive India by providing skill-based training to the underprivileged and help create sustainable livelihood opportunities for them. In the current financial year, we not only provided skill oriented training to 475 women and men between the ages of 18-30 in multiple domains, but also helped them in securing jobs. Till date, 1,892 people have benefitted from such training and placement initiatives.

Environment and Beautification

To support the "Green Mumbai Clean Mumbai" campaign of Municipal Corporation of Greater Mumbai, Indiabulls Housing Finance Limited has carried out beautification of key arterial roads of Mumbai. IBH has also carried out beautification work of traffic islands, and beautifications of Mumbai's seaside promenades. Your company also maintains other traffic island parks that it has constructed in the past in Mumbai.

At IBH, we are committed to reducing the environmental impact of our operations by minimising the usage of natural resources and by striving to improve our operations in the context of our environmental, social and governance [ESG] objectives. Your company's Environment Management System [EMS] framework is guided by ISO 14001:2015 which lay down processes and checks to monitor our impact on the environment.

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 FY2020 with a balance sheet size of over ₹ 1.02 lakh Crores.

IBHFL is 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 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. The Company also has the highest short-term credit rating of A1+ from CRISIL and CARE. The Company is ISO certified for its systems and processes.

IBHFL offers loan products such as home loans, loans against property, residential construction finance as well as lease rental discounting. It offers loans against property to small and mid- sized businesses, partnership firms, self-employed professionals, and private or closely held companies, 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 over 3 lakh customers, supported by a workforce of over 5,000 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", Indiabulls Finance Centre, Tower 1, Elphinstone Mills, Senapati Bapat Marg, Mumbai - 400 013
5.	Website	https://www.indiabullshomeloans.com/
6.	E-mail id	investor.relations@indiabulls.com
7.	Financial Year Reported	April 1, 2019 to March 31, 2020
8.	Sector(s) that the Company is engaged in	The Company is engaged in business of a Housing Finance Institution without accepting public deposits and its regulated by National Housing Bank.
9.	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 activities of the Company revolve around its main business.
10.	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.
	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, 2020, the Company has total 141 branches in India.
11.	Markets served by the Company – Local/State/National/ International	The Company has PAN-India presence. As on March 31, 2020, the Company has total 141 branches.

SECTION B: FINANCIAL DETAILS OF THE COMPANY

1.	Paid up Capital (₹)	85.51 Crores
2.	Total Turnover (₹)	11,399.23 Crores
3.	Total profit after taxes (₹)	2,159.91 Crores
4.	Total Spending on Corporate Social Responsibility (CSR) as percentage of profit after tax (%)	80.23 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-3: 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?

The Company had 13 subsidiaries including one foreign subsidiary as on financial year ended March 31, 2020. The details of the subsidiaries are well detailed in Annexure 4 to Board's Report i.e. Form MGT-9: Extract of Annual Return.

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 may be 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%]

No. The Company has not mandated any supplier, distributor etc. to participate in the BR initiatives of the Company.

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 marginalised;
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

The Board ensures Business Responsibility at the Bank and comprises of 10 directors, of which 5 are Executive Directors and the remaining 5 are Independent Directors.

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

The BR performance of the Company is periodically assessed by the BR Head during the year.

(b) 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. It has a 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, Compensation Committee, Risk Management Committee, Asset Liability Management Committee, Investment Committee, Customer Grievance Committee, Corporate Social Responsibility Committee, Management Committee, Bond Issue Committee, Reorganisation Committee and Internal Compliant 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. 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 of customer issues is conducted and where required corrective measures are taken in the Company's processes.

Designated senior personnel at individual branches are responsible for ensuring efficient and effective resolution of complaints within the prescribed turnaround time. All complaints are centrally monitored at the Head Office by the Operations team.

The Company has in–built Grievance Redressal Policy with escalation mechanism wherein complaints are escalated to the level of Branch heads, Head Customer Care and National Head Operation/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 2019-20, the Company had received 639 complaints from its stakeholders and 0 complaints were outstanding at the beginning of the year. 100% of the complaints outstanding and received during FY 2019-20, 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.

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

Focus on Technology: e-Home Loans

The Company launched eHomeLoans 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.

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.

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.

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.

The Company continues to explore collaboration with partners that provide solutions for conservation of energy and resources. 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 2018-19 along with the notice convening the 14th Annual General Meeting and the dividend e-payment advice, dividend unpaid reminder letters were sent to over 778,774 shareholders so as to minimize the usage of paper.

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

Equitable Employment

The Company's employee strength as on March 31, 2020 was 5,405, out of which 752 were women. As at March 31, 2020, the male: female ratio was 86:14. The Company has always advocated a business environment that favours the concept of 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.

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 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 by the Chairman and the Ethical Cell only. 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.

As a Company we give utmost importance to our women employees' safety and as part of it we have tied-up with Ola for a corporate paid cab service to all women employees who leave office after 8:00 PM.

Policies for Employee Grievances

The Company believes in smooth and effective communication to ensure better flow of information and understanding amongst its employees. 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.

Gender Inclusion

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. 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: health check-up vouchers provided, self-defense training sessions for women employees, sessions on breast cancer awareness etc.

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.

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.

Employee Engagement

The Company firmly believes that highly engaged employees are more productive. Besides work, 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.

Development of Employees

The Company believes in the all-round development of its employees. 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 of the HR functions has enabled creation of an environment that fosters learning and growth. As a Company we realize the importance of continuous learning and regular workshops are held covering key processes and procedures, customer service standards, underwriting process, collection, credit disbursals, treasury functions, soft skills and behavioural aspects. For our vast sales force we launched a movie-based training program - 'The Birth of a Salesman' and will soon have an online learning platform built around "gamified" modules to make them more involving.

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

Mentoring Program

The mentoring program formulated by the Company ensures that all new employees integrate into its working culture and value systems. Such programs helps new entrants understand and blend with its existing employees in a seamless manner.

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

In its eighteen plus years of operations, the Company has been providing home loan products that cater to the salaried and self-employed sections in the organized sector. Housing requirements, for customers from both formal and informal segments, has been growing rapidly largely owing to the pace of urbanization and migration of people from rural to urban areas.

In FY17, the Company launched “Smart City Home Loans in tier-II and tier-III towns 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.

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.

Employee Welfare & Participation

To encourage employees to maintain and lead a healthy life, employee family get-togethers, sports events and medical check-ups were organised across various branches.

Principle 5: Businesses should respect and promote Human Rights

The Company complies and adheres to all the human rights laws, guidelines of the Constitution of India, national laws and policies. The Company treats all its stakeholders and customers with dignity, respect and due understanding. 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.

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.

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 makes recommendations/ representations before various regulators, forums and associations relevant to promote the housing industry.

Principle 8: Businesses should support inclusive growth and equitable development

As a responsible corporate citizen, the Company has undertaken various social welfare initiatives for promoting Sanitation, Health, Education, Nutrition, Renewable Energy, and Rural Development. 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 Customer Relationship Enhancement and Managing System

The Company is committed to providing effective and prompt service to all its stakeholders. It has in place a central operation team to record and redresses the grievances/feedback from its customers which helps in ensuring standard operating procedure and maintaining service standards.

The Company has identified senior personnel at all its branches and made them responsible for ensuring efficient and effective resolution of complaints within the prescribed turnaround time. All complaints are monitored at the Head Office by its Operations team.

The Company has an in–built Grievance Redressal Policy with escalation mechanism wherein complaints are escalated to the level of Branch heads, Head Customer Care and National Head Operation/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.

Customers are now also able to directly submit their grievances through our eHome Loans application and get immediate assistance. The Company has created a chat-bot, accessible from the website which services customer queries.

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.

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 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.

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 mid-income 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 senior management of the Company has decided to lead the efforts on expense control by volunteering to take pay cuts up to an average of 35% for the current financial year.

The Company is in compliance with the Housing Finance Companies – Corporate Governance (National Housing Bank) Directions, 2016 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 has a broad based Board of Directors, constituted in compliance with the Companies Act, 2013, Listing Agreement executed by the Company with the Stock Exchange, SEBI LODR and in accordance with highest standards of Corporate Governance in its management, which ensures an appropriate mix of Executive/Non-Executive, Woman Director 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 eleven 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 six directors Mr. Subhash Sheoratan Mundra, Mr. Satish Chand Mathur, Mr. Achuthan Siddharth (appointed as Non-Executive Independent Director w.e.f. July 3, 2020), Justice Mrs. Gyan Sudha Misra, Mr. Shamsher Singh Ahlawat, 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 50% 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, 2020, 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. Sameer Gehlaut (DIN: 00060783) (Refer Note 1)	Founder and Executive Chairman	Policy Making, Banking & Finance, Business Strategy, Risk Management, Corporate Governance, Value Creation	Indiabulls Real Estate Limited Indiabulls Ventures Limited	Non-Executive Chairman Non-Executive Chairman	2	9	Nil	Nil
2.	Mr. Gagan Banga (DIN: 00010894)	Vice-Chairman, Managing Director & CEO	Banking and Finance, Business Strategy, Risk Management, Treasury, Foreign Exchange, Recovery, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	Indiabulls Ventures Limited Indiabulls Consumer Finance Limited (Formerly known as IVL Finance Limited) ***	Non-Executive Director Non-Executive Director	2	2	Nil	Nil
3.	Mr. Ajit Kumar Mittal (DIN: 02698115)	Executive Director	Taxation, Regulatory Compliances, Business Strategy, Risk Management, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	Indiabulls Integrated Services Limited (Formerly known as SORIL Holdings and Ventures Limited) Indiabulls Commercial Credit Limited *** Indiabulls Consumer Finance Limited (Formerly known as IVL Finance Limited) ***	Non-Executive Director Non-Executive Chairman Non-Executive Director	3	5	4	1
4.	Mr. Ashwini Omprakash Kumar (DIN: 03341114)	Executive Director (Deputy Managing Director)	Banking and Finance, Business Strategy, 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
5.	Mr. Sachin Chaudhary (DIN: 02016992)	Executive Director	Human Resources, Information Technology, Business Strategy, Risk Management, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	N.A.	N.A.	Nil	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
6.	Justice Gyan Sudha Misra (Retd. Justice Supreme Court of India) (DIN: 07577265)	Non-Executive Independent Director	Legal, Risk Management, Corporate Governance, Operations and Process Optimization	Olectra Greentech Limited Indiabulls Real Estate Limited Indiabulls Integrated Services Limited (Formerly known as SORIL Holdings and Ventures Limited)	Non Executive-Independent Director Non Executive-Independent Director Non Executive-Independent Director	3	1	4	1
7.	Mr. Shamsher Singh Ahlawat (DIN: 00017480)	Non-Executive Independent Director	Risk Management, Corporate Governance, Operations and Process Optimization	Indiabulls Real Estate Limited Indiabulls Integrated Services Limited (Formerly known as SORIL Holdings and Ventures Limited) Indiabulls Commercial Credit Limited *** Indiabulls Infraestate Limited***	Non-Executive-Independent Director Non-Executive-Independent Director Non-Executive-Independent Director Non-Executive-Independent Director	4	3	9	4
8.	Mr. Prem Prakash Mirdha (DIN: 01352748)	Non-Executive Independent Director	Risk Management, Corporate Governance, Operations and Process Optimization	SORIL Infra Resources Limited Indiabulls Commercial Credit Limited ***	Non-Executive-Independent Director Non-Executive-Independent Director	2	2	7	2
9.	Mr. Subhash Sheoratan Mundra (DIN: 00979731) (Refer Note 2)	Non-Executive Independent Director	Risk Management, Corporate Governance, Operations and Process Optimization	BSE Limited	Non-Executive Independent Director	1	4	3	Nil
10.	Mr. Satish Chand Mathur (DIN: 03641285)	Non-Executive Independent Director (Additional Director)	Risk Management, Corporate Governance, Operations and Process Optimization	Tilaknagar Industries Limited	Non-Executive Independent Director	1	3	Nil	Nil

Note 1: 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 2: 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.

**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 2019-20.

None of the Non-Executive Directors held any equity share and/or convertible security of the Company during the financial year ended March 31, 2020, except Mr. Prem Prakash Mirdha who is holding 1,100 Equity shares 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/uploads/news/IHFL-Board_Familiarisation_programmes.pdf, https://www.indiabullshomeloans.com/uploads/downloads/ihfl-details-of-familiarization-programmes-imparted-to-ids-0172381001502456199-0007959001552484588.pdf).

The current tenure of five years of Dr. Kamalesh Chandra Chakrabarty (DIN: 00175892), as Independent Director of the Company, came to an end effective from October 26, 2019 and the necessary form DIR-12 for his cessation from the Office of Independent Director had been filed with the Office of The Registrar of Companies, NCT of Delhi & Haryana.

(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 2019-20, the Board met 8 (Eight) times. Meetings were held on April 5, 2019, April 24, 2019, May 3, 2019, July 25, 2019, August 6, 2019, October 14, 2019, November 6, 2019 and February 5, 2020. During the year, separate meeting of the Independent Directors was held on March 20, 2020, 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.

The last Annual General Meeting of the Company was held on August 28, 2019.

Attendance of Directors at the Board Meetings held during the FY 2019-20 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. Sameer Gehlaut (DIN: 00060783)	7*	No
2.	Mr. Gagan Banga (DIN: 00010894)	8	No
3.	Mr. Ajit Kumar Mittal (DIN: 02698115)	8	Yes
4.	Mr. Ashwini Omprakash Kumar (DIN: 03341114)	8	Yes
5.	Mr. Sachin Chaudhary (DIN: 02016992)	8	Yes
6.	Dr. Kamalesh Chandra Chakrabarty (DIN: 00175892)	6**	No
7.	Mr. Shamsher Singh Ahlawat (DIN: 00017480)	8	Yes
8.	Mr. Prem Prakash Mirdha (DIN: 01352748)	5***	Yes
9.	Justice Gyan Sudha Misra (Retd. Justice Supreme Court of India) (DIN: 07577265)	6@	Yes
10.	Mr. Subhash Sheoratan Mundra (DIN 00979731)	6$	No
11.	Mr. Satish Chand Mathur (DIN 03641285)	7^	Yes

**Could not attend the meeting, held on July 25, 2019, due to some pre-occupancy.*

***On completion of a tenure of five years, Dr. Kamalesh Chandra Chakrabarty (DIN: 00175892), ceased to be the Independent Director of the Company w.e.f. October 26, 2019.*

****Could not attend the meetings, held on April 5, 2019, April 24, 2019 and May 3, 2019, as he was traveling.*

@ Could not attend the meetings, held on July 25, 2019 and November 6, 2019 as she was traveling.

$ Could not attend the meeting, held on April 24, 2019 and October 14, 2019, as he was traveling.

^ Could not attend the meeting, held on April 5, 2019, as he was traveling.

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 and NHB Act, 1987.

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

Effective from August 12, 2020 the Audit Committee comprises of three members, namely, Mr. Shamsher Singh Ahlawat as the Chairman and Member, Mr. Prem Prakash Mirdha and Justice Gyan Sudha Misra (Retd.), as members. All the three 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;
- 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, 2020 the Committee met seven times. The dates of the meetings being April 5, 2019, April 24, 2019, May 5, 2019, August 6, 2019, November 6, 2019, February 4, 2020 and March 28, 2020. The attendance of Committee members in these meetings is as under:

The attendance of Committee members in these meetings is as under:

Name of the Member	No. of meetings attended
Mr. Shamsher Singh Ahlawat	7
Mr. Prem Prakash Mirdha	4$
Mr. Ajit Kumar Mittal*	7
Justice Gyan Sudha Misra (Retd. Justice Supreme Court of India)	5#

$ Could not attend the meeting, held on April 5, 2019, April 24, 2019 and May 5, 2019, as he was traveling.

 # Could not attend the meeting, held on November 6, 2019 and March 28, 2020, as she was traveling.

** The Board in its meeting of August 12, 2020, reconstituted the Audit Committee with the redesignation 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 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; and
- To recommend to the Board all remuneration, in whatever form, payable to senior management.

Meetings and Attendance during the year

During the financial year ended March 31, 2020 the Committee met Four times i.e. on April 24, 2019, July 19, 2019, November 6, 2019 and February 4, 2020.

The attendance of Committee members in the meeting is as under:

Name of the Member	No. of meetings attended
Mr. Prem Prakash Mirdha	4
Mr. Shamsher Singh Ahlawat	4
Justice Gyan Sudha Misra (Retd. Justice Supreme Court of India)	3^

^ Could not attend the meeting, held on November 6, 2019, as she was traveling.

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, 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 20, 2020. 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 Executive Chairman, 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 Executive Directors, during the FY 2019-20 are provided below:

Amount (in ₹)

Particulars of Remuneration$		Name of the Executive Director					Total
		Mr. Sameer Gehlaut, Founder and Executive Chairman#	Mr. Gagan Banga, Vice-Chairman, Managing Director & CEO##	Mr. Ashwini Omprakash Kumar, Executive Director (Deputy Managing Director) ##	Mr. Ajit Kumar Mittal, Executive Director#	Mr. Sachin Chaudhary, Executive Director##	
Gross salary							
(a)	Salary as per provisions contained in section 17(1) of the Income Tax, 1961.	125,105,214	101,988,764	51,112,868	19,660,095	46,866,862	344,733,803
(b)	Value of perquisites u/s 17(2) of the Income Tax Act, 1961*	-	8,448,413	39,600	1,276,800	39,600	9,804,413
(c)	Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961	-	-	-	-	-	-
Stock option*		-	-	-	-	-	-
Sweat Equity		-	-	-	-	-	-
Commission (as % of profit/others)		-	-	-	-	-	-
Others, please specify		-	-	-	-	-	-
Total (excludes perquisite on stock options reported in point 2)		**125,105,214**	**110,437,177**	**51,152,468**	**20,948,895**	**46,906,462**	**354,538,216**

 # Mr. Sameer Gehlaut has not availed any increment with respect to his remuneration in the last four years, to augment and support the growth of our Company. Additionally, Mr. Sameer Gehlaut and Mr. Ajit Kumar Mittal, have voluntarily decided to not draw any salary effective from October 1, 2019

Mr. Gagan Banga, Mr. Ashwini Omprakash Kumar and Mr. Sachin Chaudhary have opted to take a 79%, 67% and 34% cut respectively, on their salaries effective from October 1, 2019.

** Excludes value of perquisites on exercise of stock options.*

$ Excludes retirement benefits.

(ii) Remuneration of Non-Executive Directors

With changes in the corporate governance norms brought in by the Companies Act, 2013 as well as SEBI LODR, the role of Non-Executive Directors (NED) and the degree and quality of their engagement with the Board and the Company has undergone significant changes over a period of time. The Company is being hugely benefited from the expertise, advice and inputs provided by the NEDs. They 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, 2020, the Non- Executive Directors have been paid, sitting fees for attending the Board meetings of the Company, and commission, the details of which are provided below:

Details of remuneration paid to Non-Executive Directors, during the FY 2019-20 are provided below:

Amount (in ₹)

Particulars of Remuneration paid during their tenure	Name of the Non-Executive Directors						Total Amount
Independent Directors	**Mr. Shamsher Singh Ahlawat**	**Justice Mrs. Gyan Sudha Misra (Retd.)**	**Mr. Prem Prakash Mirdha**	**Mr. Satish Chand Mathur**	**Dr. Kamalesh Chandra Chakrabarty ***	**Mr. Subhash Sheoratan Mundra**	
(a) Fee for attending board committee meetings	800,000	600,000	500,000	700,000	-	600,000	3,200,000
(b) Commission	-	-	-	-	-	-	
(c) Others (Profit Link Incentive)	-	-	-	-	3,818,380	-	
Total (1)	**800,000**	**600,000**	**500,000**	**700,000**	**3,818,380**	**600,000**	**7,018,380**
Other Non-Executive Directors							
(a) Fee for attending board committee meetings	N.A.						
(b) Commission	N.A.						
(c) Others, please specify.	N.A.						
Total (2)	**N.A.**						**N.A.**
Total =(1+2)							**7,018,380**
Total Managerial Remuneration							**7,018,380**

**On completion of five years tenure, Dr. Kamalesh Chandra Chakrabarty (DIN: 00175892), ceased to be the Independent Director of the Company w.e.f. October 26, 2019.*

(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, 2020 the Committee met five times. The dates of the meetings being April 24, 2019, August 6, 2019, November 6, 2019, December 23, 2019 and February 4, 2020.

The attendance record of Committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Shamsher Singh Ahlawat	5
Mr. Ashwini Omprakash Kumar	5
Mr. Prem Prakash Mirdha	5

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 2019-20:-

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	6	6	0
3	Status of applications lodged for public issue(s)	0	0	0	0
4	Non-receipt of dividend	0	521	521	0
5	Non-reciept of annual report	0	10	10	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**	**537**	**537**	**0**

Details of queries / complaints received and resolved pertaining to Non-Convertible Debentures of the Company during the year 2019-20:-

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	7	7	0
3	Status of applications lodged for public issue(s)	0	0	0	0
4	Non-receipt of Interest	0	95	95	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**	**102**	**102**	**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/Concurrent Audit Report of Treasury;
- 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, 2020, the Committee met Six times. The dates of the meetings being April 12, 2019, June 17, 2019, July 15, 2019, October 24, 2019, January 13, 2020 and March 28, 2020.

The attendance record of Committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Ajit Kumar Mittal	6
Mr. Gagan Banga	6
Mr. Ashwini Omprakash Kumar	6
Mr. Sachin Chaudhary	6
Mr. Shamsher Singh Ahlawat	6
Mr. Prem Prakash Mirdha	6
Mr. Mukesh Garg	6
Mr. Subhankar Ghosh	6

(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, 2020 the Committee met two times. The date of the meetings being January 14, 2020 and March 31, 2020.

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
2016-17	12th AGM	Mapple Emerald, Rajokri, NH-8, New Delhi-110038	September 8, 2017	10:00 A.M	3
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

(B) Postal Ballot during the FY 2019-20

During the Financial Year 2019-20, under-mentioned seven resolutions as per Postal Ballot Notice dated November 18, 2019, were approved as Special Resolutions through Postal Ballot / e-voting by the shareholders of the Company with requisite majority on December 23, 2019, results of which was declared on December 24, 2019. A snapshot of the voting results is as under:

ITEM NO.	Particulars	% of votes polled on outstanding shares	% of votes in favour on votes polled	% of votes against on votes polled
1	Approval of issuance of non-convertible debentures along with warrants to qualified institutional buyers.	74.180	97.268	2.732
2	Approval of Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2019 and grant of Employee Stock Options and/or Shares and/or Stock Appreciation Rights to the employees of the Company.	74.179	90.718	9.282
3	Approval to grant Employee Stock Options and/or Shares and/or Stock Appreciation Rights to the employees of the subsidiary company (ies), if any, of the Company, under Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2019.	74.179	90.718	9.282
4	Grant of Employee Stock Options and/or Shares and/or Stock Appreciation Rights to the Employees of Company and that of the Subsidiary company (ies) by way of Secondary Acquisition under Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2019.	74.179	90.718	9.282
5	Approval of Trust Route for the implementation of Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2019.	74.179	90.718	9.282
6	Provision of Money by the Company for purchase of its own shares by the Trust / Trustees for the benefit of Employees under Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2019.	74.179	90.833	9.167
7	Approval for grant of Employee Stock Options and/or Shares and/or Stock Appreciation Rights to the identified employees during any one year, equal to or exceeding one percent of the issued capital of the Company at the time of grant of Employee Stock Options and/or Shares and/or Stock Appreciation Rights.	63.461	88.950	11.050

The Company had followed-up all the applicable legal requirements as prescribed in the SEBI Listing Regulations and the Companies Act, 2013 and rules made thereunder, for conducting of Postal Ballot which interalia included mailing / dispatch of Postal Ballot Notice to the shareholders, appointing scrutinizer to receive and scrutinize the completed postal ballot papers, publication of advertisement in the newspaper informing on postal ballot notice and its dispatch, opening / closing time for exercising e voting and timeline for declaration of postal ballot results.

Mr. Amit Jain, Company Secretary was appointed as a person responsible for the entire Postal Ballot / e-voting process.

Mr. Nishant Mittal (Membership No. 553860), Proprietor of M/s. N Mittal & Associates, Practicing Chartered Accountant, Gurugram, was appointed as the Scrutinizer for the purpose of conducting and scrutinizing the postal ballot voting process in a fair and transparent manner. Mr. Nishant Mittal (Membership No. 553860), Proprietor of M/s. N Mittal & Associates, Practicing Chartered Accountant conducted the process and submitted the report to the Company.

There is no immediate proposal for passing any Special Resolution through Postal Ballot 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. The Economic Times (English), Business Standard (English and Hindi), The Times of India (English) and Nav Bharat Times (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 15th AGM of the Company would be held on the day, date, time and venue as mentioned in the Notice convening the said 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 First Interim Dividend of ₹10/- (Rupees Ten) per equity share was paid on/from May 08, 2019, the Second Interim Dividend of ₹8/- (Rupees Eight) per equity share was paid on/from August 20, 2019, the Third Interim Dividend of ₹7/- (Rupees Seven) per equity share was paid on/from November 19, 2019 and the Forth Interim Dividend of ₹6/- (Rupees Six) per equity share was paid on/from February 15, 2020. The aggregate Dividend payout during the financial year 2019-20 was ₹ 31/- per equity share.

(E) Date of Book Closure

The dates of Book Closure are as mentioned in the Notice convening the 15th 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 Synthetic INR Notes Due 2019 & 2021
BSE Limited (BSE) Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 **National Stock Exchange of India Limited (NSE)** "Exchange Plaza", Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051	**Luxembourg Stock Exchange** Societe de la Bourse de Luxembourg, II av de la Porte – Neuve, L-2227, Luxembourg.	**Singapore Exchange Securities Trading Limited** 11 North Buona Vista Drive #06-07 The Metropolis Tower 2 Singapore 138589

The listing fees for the financial year 2019-20, have been paid to BSE and NSE.

(G) Stock Code

BSE Limited – 535789

National Stock Exchange of India Limited - IBULHSGFIN/EQ

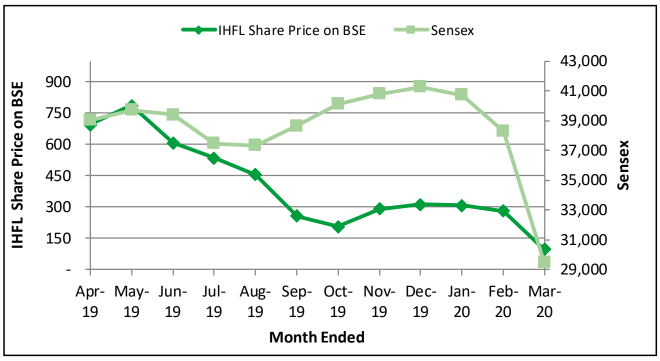
ISIN for Dematerialization – INE148I01020

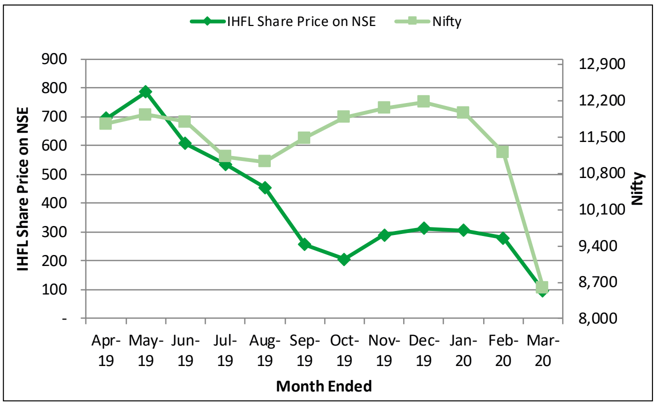
(H) Stock Market Price at National Stock Exchange of India Limited (NSE) and BSE Limited (BSE)

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, 2020 are as under:

Month	NSE		BSE	
	High (₹)	Low (₹)	High (₹)	Low (₹)
Apr-19	919.40	670.60	919.00	671.00
May-19	846.90	651.30	846.00	651.00
Jun-19	819.90	487.85	819.90	500.20
Jul-19	745.45	506.00	744.95	506.15
Aug-19	619.00	420.80	625.00	421.10
Sep-19	468.60	240.05	468.20	240.10
Oct-19	306.10	165.80	299.65	165.95
Nov-19	376.70	200.50	376.80	200.50
Dec-19	319.80	254.00	319.75	254.00
Jan-20	335.80	291.55	335.80	292.00
Feb-20	361.00	250.20	360.90	250.50
Mar-20	349.75	81.00	339.20	81.25

(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

(formerly Karvy Fintech Private Limited)

Unit: Indiabulls Housing Finance Limited

Selenium Building, Tower B, Plot Nos. 31-32, Gachibowli,

Financial District, Nanakramguda,

Serilingampally Mandal, Hyderabad – 500 032.

Tel. No.: +91 40 6716 2222; Toll Free No.: 1800-345-4001;

Fax No.: +91 40 2300 1153/ 2342 0814.

E-mail: murthy.psrch@kfintech.com or evoting@kfintech.com.

Website: www.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: 011-26812682, Fax: 011-26812682

E-mail: 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, 2020

Sl. No.	Category (Amount)	No of holders	% to total holders	Total Shares	Amount (in ₹)	% of Amount
1	1-5000	239,273	98.63	35,859,150	71,718,300.00	8.39
2	5001-10000	1,785	0.74	6,348,894	12,697,788.00	1.48
3	10001-20000	708	0.29	5,094,520	10,189,040.00	1.19
4	20001-30000	233	0.10	2,932,235	5,864,470.00	0.69
5	30001-40000	97	0.04	1,741,023	3,482,046.00	0.41
6	40001-50000	65	0.03	1,455,527	2,911,054.00	0.34
7	50001- 100000	157	0.06	5,540,209	11,080,418.00	1.30
8	100001 & Above	287	0.12	368,602,533	737,205,066.00	86.21
	Total:	**242605**	**100.00**	**427,574,091**	**855,148,182.00**	**100.00**

(ii) Shareholding pattern as on March 31, 2020

S. No.	Description	No. of Shares	% holding
1	Promoters and Promoters Group^	97,794,806	22.87
2	Mutual Funds/Indian Financial Institutions	13,768,038	3.22
3	Banks	1,032,469	0.24
4	Insurance Companies*	45,823,723	10.72
5	FIIs/FPIs	159,996,693	37.42
6	Bodies Corporate	36,786,271	8.6
7	Indian Public (Employees/HUF/Public/Trusts/Directors)	48,292,682	11.3
8	NRIs	1,931,458	0.45
9	GDRs (Shares underlying)	4,004,745	0.94
10	Other foreign entities(Foreign Bodies -DR)	428	0
11	NBFC	5,959	0
12	Others(Clearing Members)	9,632,839	2.25
13	Others(AIF/IEPF/EWT)	8,503,980	1.99
	Total	**427,574,091**	**100.00**

^Of the 2,300,000 equity shares in the Company acquired by Mr. Sameer Gehlaut (Promoter) on 26th March, 2020 from open market, one share short received in payout got credited to his demat account subsequent to 31st March, 2020. In addition, 2,400,000 equity shares in the Company acquired by him on 31st March, 2020 from open market, got credited to his demat account subsequent to 31st March, 2020. Hence, 2,400,001 equity shares are not included in his shareholding as on 31st March, 2020.

**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, 2020, 99.998% Equity shares of the Company representing 427,566,295 out of a total of 427,574,091 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, 2020, the number of outstanding GDRs was 4,004,745. Each GDR represents one equity share of ₹2/- each in the Company. Also as on March 31, 2020, an aggregate of 18,527,342 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.

(O) Commodity price risk or foreign exchange risk and hedging activities

The Company does not have any exposure to commodity price risks. During FY 2019-20, 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", Indiabulls Finance 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 IPO 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: Mr. Neelesh Baheti

Address: 2nd Floor, Axis House, Bombay Dyeing Mills Compound Pandurang Budhkar Marg, Worli, Mumbai – 400 025 (Maharashtra)

Tel: (022) 24252525/ 43252525

Website: www.axistrustee.com

(S) Profiles of the directors seeking appointment / re-appointment have been captured in the Notice convening the 15th 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-20	CRISIL AA	77.95
Long-Term Bank Facility	Crisil Rating	Mar-20	CRISIL AA	0.33
Proposed Long-Term Bank Facility	Crisil Rating	Mar-20	CRISIL AA	167.22
Non-Convertible Debentures	Crisil Rating	Mar-20	CRISIL AA	294.80
Subordinate Debt	Crisil Rating	Mar-20	CRISIL AA	25.00
Retail Bonds	Crisil Rating	Mar-20	CRISIL AA	150.00
Short Term Non-Convertible Debenture	Crisil Rating	Mar-20	CRISIL A1+	10.00
Short Term Commercial Paper Program	Crisil Rating	Mar-20	CRISIL A1+	250.00
NCD Issue	Brickwork Ratings	Mar-20	BWR AA+	270.00
Subordinate Debt Issue program	Brickwork Ratings	Mar-20	BWR AA+	30.00

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)
Perpetual Debt Issue	Brickwork Ratings	Mar-20	BWR AA	1.50
Secured NCD	Brickwork Ratings	Mar-20	BWR AA+	68.01
Unsecured Subordinated NCD	Brickwork Ratings	Mar-20	BWR AA+	1.99
Long Term Debt	CARE Ratings	Feb-20	CARE AA	320.02
Subordinate Debt	CARE Ratings	Feb-20	CARE AA	50.00
Prepetual Debt	CARE Ratings	Feb-20	CARE AA-	2.00
Cash Credit	CARE Ratings	Mar-20	CARE AA	80.00
Long-Term Bank Facility	CARE Ratings	Mar-20	CARE AA	330.66
Short Term Bank Facility	CARE Ratings	Mar-20	CARE A1+	-
Proposed Long-Term/Short-Term Facility	CARE Ratings	Mar-20	CARE AA	114.34
Public Issue of Non-Convertible Debentures	CARE Ratings	Feb-20	CARE AA	61.72
Public Issue of Subordinate Debt	CARE Ratings	Feb-20	CARE AA	1.99
Short Term Commercial Paper Program	CARE Ratings	Feb-20	CARE A1+	150.00
NCD Issue	ICRA Limited	Feb-20	ICRA AA	373.60
Long Term Bank Facilities	ICRA Limited	Feb-20	ICRA AA	470.00
Subordinate Debt	ICRA Limited	Feb-20	ICRA AA	50.00
Short Term Debt Programme (CP)	ICRA Limited	Feb-20	ICRA A1+	25.00
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

(U) Details of utilization of funds raised through preferential allotment or qualified institutions placement

During the Financial Year 2019-20, the Company had not raised any funds through preferential allotment or qualified institutions placement.

(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:-

INR in Crores

Particulars	FY 2019-20
Auditor’s remuneration	2.89 (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 2019-20	Number of complaints disposed of during the financial year 2019-20	Number of complaints pending as on end of the financial year 2019-20
0	0	0

9. OTHER DISCLOSURES:

(i) Subsidiary Companies

Indiabulls Commercial Credit Limited was material unlisted subsidiary of the Company during the financial year 2019-20. 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-085648100156258639l.pdf

(ii) Details of Non-Compliance/MCA Inspection

During the last three financial years, a sum of ₹1,439,900/- was paid to SEBI, during the FY 2017-18, towards settlement of the Notice received by the Company on certain alleged irregularities with the filings of shareholding pattern by the Company with Exchanges (between 2010 and 2012).

During FY 2019-2020, the office of Regional Director, Northern Region, New Delhi, Ministry of Corporate Affairs, Government of India (R D Office), had conducted inspection under section 206(5) of the Companies Act, 2013 (the Act) of the records and documents of the Company pertaining to the Financial years 2015 to 2019 and issued Preliminary Findings letter inter-alia mentioning certain technical / clerical omissions under sections i.e. 118, 128, 129 , 188 and 205 of the Act, all of which are compoundable in nature. The Company, suo moto to buy peace, has filed compounding applications under section 441 of the Act with the office of Registrar of Companies, Ministry of Corporate Affairs, Government of India, for composition of these alleged minor technical non-compliances. These applications are under the jurisdiction and to be compounded by RD Office. The Company shall pay the monetary penalty, as may be adjudicated and imposed by RD Office.

(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/).

(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. 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 2019-20, 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 or any other statutory authorities on any such matters.

(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

As on the date of this report, the Company has Non-Executive Independent Director as its Chairman. During the FY 2019-20 and upto the date of this Report the Company had an Executive Director as its Chairman and hence the requirements recommended as to a Non–Executive Chairman under the Regulation 17 of SEBI (LODR) Regulations, 2015 were not required to be adopted 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

It has been the endeavor of the Company to have its accounting systems and controls to ensure complete adherence to the applicable accounting standards and practices obviating the possibility of the Auditors qualifying their report on the audited accounts of the Company. The Auditors' Report on the audited annual accounts of the Company for the FY 2019-20 contains a qualification on which Management response has been adequately captured in the Boards' Report forming part of this Annual Report.

(D) Separate posts of chairperson and chief executive officer

During the FY 2019-20 and upto the date of this Report, the Company has separate Executive-Chairman and Vice-Chairman, Managing Director and CEO.

As on the date of this Report the Company has a Non-Executive Independent Director as its Chairman.

(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 31st March, 2020 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/-

Date: July 3, 2020 **Gagan Banga**

Place: Mumbai **Vice-Chairman, Managing Director & CEO**

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 ended March 31, 2020 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: July 3, 2020
Place: Mumbai

Sd/-
Mukesh Garg
CFO

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, 2020, 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: A016165B000566583

Date: August 10, 2020
Place: New Delhi

INDEPENDENT AUDITOR'S REPORT

To the Members of Indiabulls Housing Finance Limited

Report on the Audit of the Consolidated Ind AS Financial Statements

Qualified Opinion

We have audited the accompanying consolidated Ind AS financial statements of Indiabulls Housing Finance Limited (hereinafter referred to as "the Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its associates comprising of the consolidated Balance sheet as at March 31 2020, 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 Ind AS financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated Ind AS 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 and associate, except for the effects of the matters described in the 'Basis for Qualified Opinion' section of our report, the aforesaid consolidated Ind AS 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 and its associate as at March 31, 2020, 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 Qualified Opinion

In respect of the consolidated financial statements, as explained in note 10(4) the gain on deemed disposal of the Holding Company's investment in associate arising due to a reduction of its effective holding in the associate and consequent loss of significant influence has been recorded in other comprehensive income. The above pertains only to accounting treatment as prescribed in Ind AS 28 "Investments in Associates and Joint Ventures" and constitutes a departure therefrom which requires that difference between the fair value on the date of cessation of the associate and carrying value of the associate needs to be recognized in the Statement of Profit and Loss. Had this gain on deemed disposal of the Company's investment in associate recorded in the Statement of Profit and Loss, the profit after tax would have increased by Rs.1,802.33 crores. As noted in Note 10(4) of the consolidated financial statements, due to this there is no resultant impact on the carrying value of the total equity, assets and liabilities of the Company.

In respect of Holding Company, as more fully explained in Note 22(11a) to the consolidated financial statements, which explain the impairment on financial instruments recorded during the year ended March 31, 2020, including due to impact of COVID-19 on the Company's borrowers, the Holding Company has debited impairment on financial instruments amounting to Rs.1,798 crores (net of tax impact) to Other Comprehensive Income which should have been debited to the Statement of Profit and Loss as required by Ind AS 109 "Financial Instruments". The above pertains only to accounting treatment as prescribed in Ind AS 109 "Financial Instruments" and constitutes a departure therefrom. Had the Holding Company recorded the amount of impairment on financial instruments in the Statement of Profit and Loss, the profit after tax would have reduced by Rs.1,798 crores. As noted in Note 22(11d) of the consolidated financial statements, due to this there is no resultant impact on the carrying value of the total equity, assets and liabilities of the Company.

We conducted our audit of the consolidated Ind AS 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 Ind AS Financial Statements' section of our report. We are independent of the Group and associate 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 Ind AS financial statements.

Emphasis of Matter

In respect of Holding Company

a. We draw attention to Note 44(1A) of the financial statements which describes the uncertainties relating to the impact of COVID-19 pandemic including the recovery of the real estate sector and the Indian economy, for which management has considered the information available till the date of these financial statements in developing its estimates of the Expected credit loss provision required as at March 31, 2020. The Company's operations and financial results will depend on future developments, which are highly uncertain and the actual credit loss could be different than that estimated as of the date of the financial statements. Our opinion is not modified in respect of this matter.

b. We draw attention to Note 22(11b) of the financial statements which states that the Company has debited Rs.964.71 crores for the impairment loss allowance in the Additional Reserve created 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)") instead of recording the impairment in statement of profit and loss. Given that the utilization of the Additional Reserve u/s 29(c) is in accordance with the NHB Act, 1987, 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) to the accompanying Statement 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, 2020, 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 Ind AS financial statements for the financial year ended March 31, 2020. These matters were addressed in the context of our audit of the consolidated Ind AS 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 Ind AS 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 Ind AS 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 Ind AS 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 Ind AS 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 those 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 and the exposure at default (EAD). **Additional considerations on account of CoVID-19** Pursuant to the Reserve Bank of India 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 has extended a moratorium to its borrower in accordance with its Board approved policy as described in Note 44.	• Our audit procedures included considering the Group'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 Group 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 Group's management and its risk management function to assess the impact of lock-down on the business activities of the Company. • Assessed the group'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 group'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 Group in spreadsheets.

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, however the entity needs to evaluate whether the borrowers to which moratorium is granted will remain regular once the moratorium period gets over. The group has recorded a management overlay as part of its ECL, to reflect among other things an increased risk of deterioration in macro-economic factors caused by Novel Coronavirus (CoVID-19) pandemic. 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.	• 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.
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 Holding Company has classified financial assets amounting to Rs.2,904.30 as held at fair value through OCI (FVTOCI) and Rs.7,878.58 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 Holding Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Chairman's speech and Director's Report, but does not include the consolidated Ind AS financial statements and our auditor's report thereon.

Our opinion on the consolidated Ind AS 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 Ind AS 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 Ind AS Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated Ind AS 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 including its associate 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 and of its associate 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 of its associate 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 Ind AS 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 Ind AS financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated Ind AS financial statements, the respective Board of Directors of the companies included in the Group and of its associate are responsible for assessing the ability of the Group and of its associate to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless 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 and of its associate are also responsible for overseeing the financial reporting process of the Group and of its associate.

Auditor's Responsibilities for the Audit of the Consolidated Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated Ind AS 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 Ind AS 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 Ind AS 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 and its associate 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 Ind AS 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 and its associate to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated Ind AS financial statements, including the disclosures, and whether the consolidated Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its associate of which we are the independent auditors, to express an opinion on the consolidated Ind AS 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 Ind AS 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 Ind AS 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 Ind AS financial statements for the financial year ended March 31, 2020 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 Ind AS financial statements include total assets of Rs 16,690.02 crores as at March 31, 2020, and total revenues of Rs 2,267.10 crores and net cash inflows of Rs.1,526.73 crores for the year ended on that date. These Ind AS 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. The consolidated Ind AS financial statements also include the Group's share of net profit of Rs. 33.88 crores for the year ended March 31, 2020, as considered in the consolidated Ind AS financial statements, in respect of 1 associate, whose financial statements, other financial information have been audited by other auditors and whose reports have been furnished to us by the Management. Our opinion on the consolidated Ind AS financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and associate, 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 and associate, is based solely on the reports of such other auditors.

(b) The accompanying consolidated Ind AS 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 0.34 crores as at March 31, 2020, and total revenues of Rs 0.01 crores and net cash outflows of Rs 0.03 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 the 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 Ind AS 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 and associate, 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 Ind AS financial statements;

(b) In our opinion, except for the effects of the matter described in the basis for Qualified Opinion paragraph above 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 Ind AS financial statements;

(d) In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph above, in our opinion, the aforesaid consolidated Ind AS 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, 2020 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 and associate companies, none of the directors of the Group's companies and its associate, incorporated in India, is disqualified as on March 31, 2020 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 over financial reporting with reference to these consolidated Ind AS financial statements of the group and its associate, incorporated in India, refer to our separate Report in "Annexure 1" to this report;

(g) In our opinion and based on the based on the consideration of reports of other statutory auditors of the subsidiaries, the managerial remuneration for the year ended March 31, 2020 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.

Further, based on the consideration of reports of other statutory auditors of the subsidiaries, the managerial remuneration for the year ended March 31, 2020 has been paid / provided by the subsidiaries incorporated in India to their directors are 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 and associate:

i. The consolidated Ind AS financial statements disclose the impact of pending litigations on its consolidated financial position of the Group and its associate in its consolidated Ind AS financial statements – Refer Note 33(vi) and Note 34 to the consolidated Ind AS financial statements;

ii. Provision has been made in the consolidated Ind AS 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 Ind AS 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, 2020.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Viren H. Mehta
Partner
Membership Number: 048749
UDIN: 20048749AAAAJS4725

Mumbai
July 3, 2020

Annexure 1 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")

In conjunction with our audit of the consolidated financial statements of Indiabulls Housing Finance Limited as of and for the year ended March 31, 2020, we have audited the internal financial controls over financial reporting of Indiabulls Housing Finance Limited (hereinafter referred to as the "Holding Company") and its subsidiary companies, which are companies incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding company and its subsidiary companies, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on, "the internal financial 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 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 company's internal financial controls over financial reporting with reference to these 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 Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with reference to these 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 over financial reporting with reference to these consolidated financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these 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 Holding Company's internal financial controls over financial reporting with reference to these consolidated financial statements.

Meaning of Internal Financial Controls Over Financial Reporting With Reference to these Consolidated Financial Statements

A company's internal financial control over financial reporting with reference to these 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 over financial reporting with reference to these 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 Over Financial Reporting With Reference to these Consolidated Financial Statements

Because of the inherent limitations of internal financial controls over financial reporting with reference to these 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 over financial reporting with reference to these consolidated financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these consolidated financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Qualified Opinion

According to the information and explanations given to us and based on the report issued by other auditors on internal financial controls over financial reporting in case of its subsidiary companies, which are companies incorporated in India, the following have been identified as at March 31, 2020:

a) The Holding Company in all material respects, maintained adequate internal financial controls over financial reporting with reference to these standalone financial statements as of March 31, 2020, 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, except for the material weakness relating to departure from Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 for the preparation of the financial statements as more fully described in paragraph “Basis for Qualified Opinion” of our audit report dated July 3, 2020;

A ‘material weakness’ is a deficiency, or a combination of deficiencies, in internal financial control over financial reporting, such that there is a reasonable possibility that a material misstatement of the holding company’s annual or interim consolidated financial statements will not be prevented or detected on a timely basis.

In our opinion, except for the of the material weakness described above on the achievement of the objectives of the control criteria in respect of the Holding Company and a subsidiary Companies, which are companies incorporated in India, have, maintained in all material respects, adequate internal financial controls over financial reporting with reference to these consolidated financial statements and such internal financial controls over financial reporting were operating effectively as at March 31, 2020, 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”.

Other Matters

Our report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting with reference to these consolidated financial statements insofar as it relates to 12 subsidiary companies, which are companies incorporated in India, is based on the corresponding reports of the auditors of such companies incorporated in India.

We also have audited, in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India, the consolidated financial statements of the Holding Company, which comprise the Consolidated Balance Sheet as at March 31, 2020, and the Consolidated Statement of Profit and Loss and Consolidated Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information, and our report dated July 3, 2020 expressed a qualified opinion on those financial statements.

For **S.R. Batliboi & CO. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per **Viren H. Mehta**
Partner
Membership Number: 048749
UDIN : 20048749AAAAJS4725

Mumbai
July 3, 2020

CONSOLIDATED BALANCE SHEET

of Indiabulls Housing Finance Limited Group as at March 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Note No.	As at March 31, 2020	As at March 31, 2019
ASSETS			
Financial Assets			
Cash and cash equivalents	5	13,564.59	13,902.82
Bank balance other than Cash and cash equivalents	6	1,474.06	718.43
Derivative financial instruments	7	739.18	135.75
Receivables			
i) Trade Receivables	8	28.84	35.95
ii) Other Receivables		-	-
Loans	9	70,211.44	92,387.19
Investments	10	12,277.46	19,716.61
Other financial assets	11	1,420.83	1,579.09
Non- Financial Assets			
Current tax assets (net)		1,214.90	817.63
Deferred tax assets (net)	32	388.28	114.38
Property, plant and equipment	12	120.67	134.69
Goodwill		57.83	57.83
Other Intangible assets	12	18.06	21.31
Right-of-use assets	43	253.29	-
Other Non- Financial Assets	13	433.18	482.24
Non-current Assets Held for Sale		669.42	-
Total Assets		**102,872.03**	**130,103.92**
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
Derivative financial instruments	7	187.82	105.96
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		11.70	32.29
Debt Securities	15	32,617.01	49,395.61
Borrowings (Other than Debt Securities)	16	42,370.02	51,687.25
Subordinated liabilities	17	4,687.46	4,673.34
Other financial liabilities	18	6,573.18	6,819.14
Non Financial Liabilities			
Current tax liabilities (net)		69.31	64.40
Provisions	19	196.95	176.13
Other Non-Financial Liabilities	20	620.93	667.68
Equity			
Equity share capital	21	83.83	85.48
Other equity	22	15,453.82	16,396.64
Total Liabilities and Equity		**102,872.03**	**130,103.92**

In terms of our report attached

For S.R. Batliboi & Co. LLP
ICAI Firm registration No. 301003E/E300005
Chartered Accountants

per Viren H. Mehta
Partner
Membership No. 048749

Mumbai, July 3, 2020

For and on behalf of the Board of Directors

Sameer Gehlaut
Chairman / Whole Time Director
DIN : 00060783
London

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
CFO
New Delhi

Amit Jain
Company Secretary
Gurugram

July 3, 2020

CONSOLIDATED STATEMENT OF PROFIT AND LOSS

of Indiabulls Housing Finance Limited Group for the Year ended March 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Note No.	Year ended March 31, 2020	Year ended March 31, 2019
Revenue from operations			
Interest Income	23	11,548.60	14,855.95
Dividend Income	24	863.04	472.60
Fees and commission Income	25	351.79	449.97
Net gain on fair value changes	26	-	568.05
Net gain on derecognition of financial instruments under amortised cost category		453.01	673.05
Total revenue from operations		**13,216.44**	**17,019.62**
Other Income	27	6.79	7.42
Total Income		**13,223.23**	**17,027.04**
Expenses			
Finance Costs	28	8,511.92	9,725.53
Net loss on fair value changes	26	119.96	-
Impairment on financial instruments	29	1,062.78	577.58
Employee Benefits Expenses	30	604.81	777.45
Depreciation, amortization and impairment	12 & 43(c)	107.84	42.75
Other expenses	31	255.03	299.75
Total Expenses		**10,662.34**	**11,423.06**
Profit before tax		**2,560.89**	**5,603.98**
Tax Expense:			
(1) Current Tax	32	371.19	1,192.70
(2) Deferred Tax Charge / (Credit)	32	23.78	353.49
Profit for the year		**2,165.92**	**4,057.79**
Add: Share in Profit of Associate		33.88	32.74
Net Profit after Taxes, Minority Interest and Share of Profit of Associate		**2,199.80**	**4,090.53**
Other Comprehensive Income			
A (i) Items that will not be reclassified to profit or loss			
(a) Remeasurement gain on defined benefit plan		9.58	4.98
(b) Gain on equity instrument designated at FVOCI		2,054.77	11.39
(c) Impairment allowance		(2,402.72)	-
(ii) Income tax impact on above		83.47	(4.18)
B (i) Items that will be reclassified			
(a) Derivative instruments in Cash flow hedge relationship		(126.11)	(26.94)
(ii) Income tax impact on above		16.34	9.42
Other Comprehensive loss (A+B)		**(364.67)**	**(5.34)**
Total Comprehensive Income for the Year		**1,835.13**	**4,085.19**
Earnings per equity share			
Basic (Rs.)	38	51.70	95.83
Diluted (Rs.)	38	51.69	95.26
Nominal value per share (Rs.)		2.00	2.00

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

Sameer Gehlaut
Chairman / Whole Time Director
DIN : 00060783
London

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

per Viren H. Mehta
Partner
Membership No. 048749

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
CFO
New Delhi

Amit Jain
Company Secretary
Gurugram

Mumbai, July 3, 2020

July 3, 2020

CONSOLIDATED CASH FLOW STATEMENT

of Indiabulls Housing Finance Limited Group for the Year ended March 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

		Year ended March 31, 2020	Year ended March 31, 2019
A	**Cash flows from operating activities :**		
	Profit before tax	2,560.89	5,603.98
	Adjustments to reconcile profit before tax to net cash flows:		
	Employee Stock Compensation	29.69	77.88
	Provision for Gratuity, Compensated Absences and Superannuation Expense	29.99	28.33
	Impairment on financial instruments	850.95	602.26
	Interest Income	(11,548.60)	(15,529.01)
	Dividend Income	(863.04)	(472.60)
	Gain on modification of leases	(1.09)	-
	Interest Expense	8,276.01	9,543.87
	Depreciation and Amortisation	107.84	42.75
	Provision for Diminution in value of Investment	636.61	0.05
	Loss on sale of Property, plant and equipment	2.33	1.15
	Unrealised gains on appreciation of Investments	(188.75)	(29.77)
	Operating Loss before working capital changes	(107.17)	(131.11)
	Working Capital Changes		
	Trade Receivables, Other Financial and non Financial Assets	(473.62)	(405.93)
	Loans	17,733.83	17,048.36
	Trade Payables, other financial and non Financial Liabilities	223.55	684.52
	Cash from operations	17,376.59	17,195.84
	Interest received on loans	11,137.72	14,958.45
	Interest paid on borrowings	(8,777.58)	(9,519.41)
	Income taxes paid (Net)	(405.68)	(1,428.87)
	Net cash from operating activities	**19,331.05**	**21,206.01**
B	**Cash flows from investing activities :**		
	Purchase of Property, plant and equipment and other intangible assets	(34.58)	(89.39)
	Sale of Property, plant and equipment	0.86	0.53
	Movement in Capital Advances	3.01	(11.54)
	Investments in deposit accounts	(755.63)	(103.77)
	Proceeds from / (Investments in) Mutual Funds / Other Investments (Net)	13,214.24	(4,737.98)
	Dividend Received	863.04	472.60
	Interest received on Investments	592.78	362.63
	Investments in Other Investments (Net)	(4,936.47)	(113.54)
	Investments in Subsidiary / Other Investments	(682.31)	(0.01)
	Net cash from / (used in) investing activities	**8,264.94**	**(4,220.47)**
C	**Cash flows from financing activities :**		
	Proceeds from Issue of Equity Share through ESOPs (Including Securities Premium)	4.99	23.88
	Distribution of Equity Dividends (including Corporate Dividend Tax thereon)	(1,592.67)	(2,057.11)
	Share issue expenses	-	(1.69)
	(Repayment of) / Proceeds from bank loans and Others (Net)	(11,375.88)	1,584.25
	Repayment of Commercial Papers (Net)	(5,330.00)	(9,420.00)
	Repayment of Secured Redeemable Non-Convertible Debentures (Net)	(11,439.48)	(2,225.61)
	Net proceeds from issue of Subordinated Debt	5.00	104.83
	Proceeds from Working capital loans (Net)	1,793.82	4,656.35
	Net cash (used in) financing activities	**(27,934.22)**	**(7,335.10)**
D	**Net (Decrease) / Increase in cash and cash equivalents (A+B+C)**	**(338.23)**	**9,650.44**
E	**Cash and cash equivalents at the beginning of the year**	**13,902.82**	**4,252.38**
F	**Cash and cash equivalents at the end of the year (D + E)** (Refer Note 5)	**13,564.59**	**13,902.82**

Notes:

1 The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Indian Accounting Standard (Ind AS) - 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

For and on behalf of the Board of Directors

Sameer Gehlaut
Chairman / Whole Time Director
DIN : 00060783
London

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

per Viren H. Mehta
Partner
Membership No. 048749

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
CFO
New Delhi

Amit Jain
Company Secretary
Gurugram

Mumbai, July 3, 2020

July 3, 2020

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

of Indiabulls Housing Finance Limited Group for the Year ended March 31, 2020

(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, 2018	426,535,786	85.31
	Add: Issued during Financial Year 2018-19	867,553	0.17
	At 1 April, 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 31 March , 2020	**419,174,091**	**83.83**

b. Other Equity:

	Reserve & Surplus															Other Comprehensive Income		Total
	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	
Balance at 1 April, 2018	**13.92**	**6.36**	**7,483.25**	**94.12**	**745.99**	**130.18**	**1,209.21**	**630.42**	**1,571.00**	**664.71**	**502.44**	**1.27**	**1.73**	**-**	**1,336.81**	**(8.15)**	**(110.38)**	**14,272.88**
Profit for the year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,090.53	-	-	4,090.53
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.25	8.74	(17.53)	(5.54)
Total comprehensive income	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**4,093.78**	**8.74**	**(17.53)**	**4,084.99**
Add: Transferred / Addition during the year	-	-	-	77.88	210.00	43.74	358.85	64.60	387.00	300.00	416.06	0.01	-	(0.01)	-	-	-	1,858.13
Add: during the year on Account of ESOPs	-	-	22.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22.02
Add: Transfer from Stock Compensation Adjustment A/c	-	-	7.47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.47
Less: Transferred to Securities Premium Account	-	-	-	7.47	-	-	-	-	-	-	-	-	-	-	-	-	-	7.47
Appropriations:-																		
Interim Dividend paid on Equity Shares @ Rs. 40 Per Share	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,707.39	-	-	1,707.39
Corporate Dividend Tax on Interim Dividend paid on Equity Shares	-	-	-	-	-	-	-	-	-	-	-	-	-	-	350.96	-	-	350.96
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)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	387.00	-	-	387.00
Transferred to Reserve I (Special Reserve U/s 29C of the NHB Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	358.85	-	-	358.85
Transferred to Additional Reserve (U/s 29C of the NHB Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	300.00	-	-	300.00
Transferred to General Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	210.00	-	-	210.00
Transferred to Debenture Redemption Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	416.06	-	-	416.06
Transferred to Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961	-	-	-	-	-	-	-	-	-	-	-	-	-	-	43.74	-	-	43.74
Transferred to Reserve I (Special Reserve U/s 45IC of the Reserve Bank of India	-	-	-	-	-	-	-	-	-	-	-	-	-	-	64.60	-	-	64.60
Corporate Dividend Tax on preference shares	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.78	-	-	2.78
Total Appropriations	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,841.38**	**-**	**-**	**3,841.38**
At 31 March 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

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

of Indiabulls Housing Finance Limited Group for the Year ended March 31, 2020 (Contd....)

(All amount in Rs. in Crore, except for share data unless stated otherwise)

b. Other Equity (Contd....)

	Reserve & Surplus															Other Comprehensive Income		Total
	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	
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.24	(276.67)	(95.24)	(364.67)
Total comprehensive income	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,207.04**	**(276.67)**	**(95.24)**	**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 A/c	-	-	-	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
Transferred to Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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**	**(276.08)**	**(223.15)**	**15,453.82**

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 Viren H. Mehta
Partner
Membership No. 048749

Mumbai, July 3, 2020

For and on behalf of the Board of Directors

Sameer Gehlaut
Chairman / Whole Time Director
DIN : 00060783
London

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
CFO
New Delhi

Amit Jain
Company Secretary
Gurugram

July 3, 2020

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(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 2020 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 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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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 increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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-

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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.

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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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.

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).

Changes in accounting policies and disclosures

Ind AS 116 Leases

Ind AS 116 supersedes Ind AS 17 Leases, Appendix C of Ind AS 17 Determining whether an Arrangement contains a Lease, Appendix A of Ind AS 17 Operating Leases-Incentives and Appendix B of Ind AS 17 Evaluating the Substance of Transactions Involving the Legal Form of a Lease. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to recognise most leases on the balance sheet.

Lessor accounting under Ind AS 116 is substantially unchanged from Ind AS 17. Lessors will continue to classify leases as either operating or finance leases using similar principles as in Ind AS 17. Therefore, Ind AS 116 did not have an impact for leases where the Group is the lessor.

The Group adopted Ind AS 116 using the modified retrospective method with the initial application date as April 01, 2019. Under this method, the standard is applied retrospectively with the cumulative effect of initially applying the standard recognised at the date of initial application. The Group elected to use the transition practical expedient to not reassess whether a contract is or contains a lease at 1 April 2019. Instead, the Group applied the standard only to contracts that were previously identified as leases applying Ind AS 17 and Appendix C to Ind AS 17 at the date of initial application.

The standard provides specific transition requirements and practical expedients, which have been applied by the Group.

- Leases previously accounted for as operating leases

The Group recognised right-of-use assets and lease liabilities for those leases previously classified as operating leases, except for short-term leases. The right-of-use assets were recognised based on the amount equal to the lease liabilities, adjusted for any related prepaid and accrued lease payments previously recognised. Lease liabilities were recognised based on the present value of the remaining lease payments, discounted using the incremental borrowing rate at the date of initial application.

The Group also applied the available practical expedients wherein it:

- Used a single discount rate to a portfolio of leases with reasonably similar characteristics
- Applied the short-term leases exemptions to leases with lease term that ends within 12 months of the date of initial application

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

- Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application.
- Used hindsight in determining the lease term where the contract contained options to extend or terminate the lease.

Significant accounting, judgements, estimates and assumptions

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.

Accounting Policy for the Comparative Period i.e. 31 March 2019

Operating Leases

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognized as operating leases. The Group has ascertained that the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases and therefore, the lease payments are recognized as per terms of the lease agreement in the Statement of Profit and Loss.

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.

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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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.

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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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 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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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.

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.

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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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

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.
- 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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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:

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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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 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 remains 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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(5) Cash and cash equivalents

	As at March 31, 2020	As at March 31, 2019
Cash-on-Hand	0.27	4.70
Balance with banks		
In Current accounts#	11,570.85	10,697.76
Bank Deposits	1,993.47	3,200.36
Total	**13,564.59**	**13,902.82**

includes Rs. 4.67 Crore (Previous Year Rs. 4.65 Crore) in designated unclaimed dividend accounts.

(6) Bank Balance other than cash and cash equivalents

	As at March 31, 2020	As at March 31, 2019
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments[1]	1,474.06	718.43
Total	**1,474.06**	**718.43**

(1) Deposits accounts with bank are held as Margin Money/ are under lien. The Group 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, 2020	As at March 31, 2019
Balances with banks:		
In current accounts	11,570.85	10,697.76
Bank Deposits	1,993.47	3,200.36
Cash on hand	0.27	4.70
Total	**13,564.59**	**13,902.82**

(7) Derivative financial instruments

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**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Part II		**As at March 31, 2020**			
		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		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**

Part I		**As at March 31, 2019**			
		Notional amounts	**Fair value assets**	**Notional amounts**	**Fair value liabilities**
Currency Derivatives:					
- Forward Contracts		100.00	0.87	2,267.03	34.96
-Currency swaps		1,525.27	122.63	1,650.63	13.39
	(i)	**1,625.27**	**123.50**	**3,917.66**	**48.35**
Interest rate derivatives - Interest Rate Swaps		3,891.17	12.25	17,321.45	57.61
	(ii)	**3,891.17**	**12.25**	**17,321.45**	**57.61**
Total derivative financial instruments (i)+(ii)		**5,516.44**	**135.75**	**21,239.11**	**105.96**
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		100.00	0.87	2,267.03	34.96
-Currency swaps		1,525.28	122.63	1,650.64	13.39
-Interest rate derivatives		204.61	3.55	2,182.89	53.72
	(ii)	**1,829.89**	**127.05**	**6,100.56**	**102.07**
Undesignated derivatives	**(iii)**	**3,686.55**	**8.70**	**15,138.55**	**3.89**
Total derivative financial instruments (i)+(ii)+(iii)		**5,516.44**	**135.75**	**21,239.11**	**105.96**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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 $ 717,630,447 (Previous Year $ 734,297,113). 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, 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	546.26	Derivative Financial Asset/ Liability	(126.11)

	As At March 31, 2019			
	Notional amount	Carrying amount	Line item in the statement of financial position	Change in fair value
The impact of hedging instruments(Net)	7,930.45	24.98	Derivative Financial Asset/ Liability	(54.02)

	Change in fair value	Cash flow hedge reserve as at March 31, 2020	Cost of hedging as at March 31, 2020	Cash flow hedge reserve as at March 31, 2019	Cost of hedging as at March 31, 2019
The impact of hedging item	(126.11)	(322.73)	-	(196.62)	-

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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

March, 31, 2019	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	52.75	(4.53)	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, 2020	As at March 31, 2019
Unsecured considered good	28.84	35.95
	28.84	**35.95**

(9) Loans

	As at March 31, 2020 Amortised Cost	As at March 31, 2019 Amortised Cost
Term Loans (Net of Assignment)[(1) to (3)]	73,948.39	93,408.60
Less: Impairment loss allowance	3,736.95	1,021.41
Total (A) Net	**70,211.44**	**92,387.19**
Secured by tangible assets and intangible assets[(2) & (3)]	69,883.79	93,069.56
Unsecured	4,064.60	339.04
Less: Impairment loss allowance	3,736.95	1,021.41
Total (B) Net	**70,211.44**	**92,387.19**
(C) (I) Loans in India		
Others	73,948.39	93,408.60
Less: Impairment loss allowance	3,736.95	1,021.41
Total (C)(I) Net	**70,211.44**	**92,387.19**
(C) (II)Loans outside India	-	-
Less: Impairment loss allowance	-	-
Total (C)(II) Net	**-**	**-**
Total C (I) and C (II)	**70,211.44**	**92,387.19**
(1) Term Loans (Net of Assignment):		
Total Term Loans	93,021.06	120,525.14
Less: Loans Assigned	19,956.28	28,226.90
	73,064.78	**92,298.24**
Add: Interest Accrued on Loans	883.61	1,110.36
Term Loans (Net of Assignment)	**73,948.39**	**93,408.60**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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.

(3) Impairment allowance for loans and advances to customers

IBHFL'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 collatera

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, 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**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Risk Categorization	As at March 31, 2019			
	Stage 1	Stage 2	Stage 3	Total
Very Good	82,828.57	-	-	82,828.57
Good	3,286.61	3,204.28	-	6,490.89
Average	-	1,918.08	-	1,918.08
Non-performing	-	-	1,060.70	1,060.70
Grand Total	**86,115.18**	**5,122.36**	**1,060.70**	**92,298.24**

*The above table does not include the amount of interest accrued but not due in all the years

An analysis of changes in the ECL allowances in relation to Loans & advances is, as follows:

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	807.41	1,931.41	71.67	2,810.49
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	**548.02**	**2,631.27**	**557.67**	**3,736.96**

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 Rs. 3,741 Crore which is 5.1% (Previous Year Rs. 1,022 Crore which is 1.1%) of the loan book.

Particulars	As at March 31, 2019			
	Stage 1	Stage 2	Stage 3	Total
ECL allowance opening balance	**735.26**	**766.10**	**236.68**	**1,738.04**
ECL on assets added/ change in ECL estimates	73.70	21.14	36.53	131.37
Assets derecognised or repaid(including write offs/ Write back)	(701.52)	(106.93)	(39.54)	(847.99)
Transfers from Stage 1	(6.08)	5.68	0.40	-
Transfers from Stage 2	71.36	(72.94)	1.58	0.00
Transfers from Stage 3	6.21	1.20	(7.41)	-
ECL allowance closing balance	**178.93**	**614.25**	**228.24**	**1,021.42**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

During the financial year 2018-19 the significant changes in the ECL allowance were on account of assets derecognised (including from loans sell down), written off/written back amounting to Rs 24,098.65 Crore.

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.

4 (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 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.

4 (ii) Internal rating model and PD Estimation process

The Group's internal rating 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. 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. The PDs are computed for these homogenous portfolio segments. The PDs are also used for Ind AS 109 ECL calculations and the Ind AS 109 Stage classification of the exposure.

The Internal Rating Model is dynamic and is calibrated periodically; the choice of parameters and division into smaller homogenous portfolios is thus also dynamic.

4 (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.

4 (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.

4 (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.

4 (vi) Group's loans measured on a collective basis

For Stage 3 loans ECL is calculated on an individual borrower basis.

For stages 1 and 2 the internal rating model analyses historical empirical data, determines parameters that are indicative of future credit risk and segments the portfolio on the basis of a combination of these parameters into smaller homogeneous portfolios. The loss estimation for these pools is hence done on a collective basis. 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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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, 2020. There was no change in the Group's collateral policy during the year.

7. As at the year end the Group has undrawn loan commitments (after applying credit conversion factor) of Rs. 1,137.28 Crore (Previous Year Rs. 2,125.89 Crore).

(10) 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**
Total (A) to tally with (B)	**-**	**-**	**-**	**-**	**-**
Less: Allowance for Impairment loss (C)	**-**	**-**	**-**	**-**	**-**
Total Net D = (A)-(C)	**1,541.15**	**2,900.69**	**7,835.62**	**-**	**12,277.46**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019				
	Amortised Cost	At fair value		Others*	Total
		Through other comprehensive income	Through profit or loss		
			Amount		
Mutual funds and Debt Funds	-	-	7,498.90	-	7,498.90
Government Securities	1,521.80	-	-	-	1,521.80
Debt Securities	839.41	-	9,114.86	-	9,954.27
Equity Instruments	-	14.35	-	-	14.35
Associates	-	-	-	482.56	482.56
Commercial Papers	-	-	244.73	-	244.73
Total gross (A)	**2,361.21**	**14.35**	**16,858.49**	**482.56**	**19,716.61**
Overseas Investments	-	-	-	482.56	482.56
Investments in India	2,361.21	14.35	16,858.49	-	19,234.05
Total (B)	**2,361.21**	**14.35**	**16,858.49**	**482.56**	**19,716.61**
Total (A) to tally with (B)	**-**	**-**	**-**	**-**	**-**
Less: Allowance for Impairment loss (C)	**-**	**-**	**-**	**-**	**-**
Total Net D = (A) -(C)	**2,361.21**	**14.35**	**16,858.49**	**482.56**	**19,716.61**

*At Cost

(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 NCLT.

(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) During the financial year 2015-16, the Company has invested Rs. 663.31 Crore in OakNorth Holdings Limited by subscribing to 818,615 shares of face value of GBP 0.59 per share for 39.76% stake. OakNorth Bank- a licensed UK commercial bank is a wholly owned subsidiary of OakNorth Holdings Limited. As at March 31, 2017 the Company had a stake of 38.73%. During the financial year 2017-18 the Company has sold 277,000 shares from its stake in OakNorth Holdings Limited for Rs. 767.78 Crore and recorded a gross gain on sale of investment of Rs. 543.33 Crore in the Statement of Profit & Loss.

(4) During the year ended March 31, 2020, in respect of OakNorth Holdings Limited (“OakNorth” or “investee Company”), the Company has lost significant influence due to a reduction of its effective holding in the Investee Company, which is considered a deemed disposal of the Company’s investment in associate as per Ind AS 28 “Investments in Associates and Joint Ventures” (Ind AS 28). Rs. 1,802 Crore of gain (net of tax) on deemed disposal of the Company’s investment in associate arising due to a reduction of its effective holding and consequent loss of significant influence has been recorded as Other Comprehensive Income. The gain on deemed disposal as per Ind AS 28 i.e., difference between the fair value on the date of cessation of the associate and carrying value of the associate which should be recognized in the Statement of Profit and Loss has been recorded in Other Comprehensive Income to harmonize the accounting with the recording of impairment of financial instruments in the Other Comprehensive income in the financial statements of the Company, as in the past, in the standalone financial statements, the Company had recorded fair value gains and realised gains on its investment in OakNorth Holdings limited in Other Comprehensive Income. Due to above departure, there is no adverse impact on the total equity, assets and liabilities or on the functioning of the Group.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(11) Other financial assets (at amortised cost)

	As at March 31, 2020	As at March 31, 2019
Security Deposits	51.65	36.03
Interest only Scrip's receivable	1,155.94	1,416.73
Interest Accrued on Deposit accounts / Margin Money	106.00	81.01
Interest Accrued on investment	25.01	5.17
Other Receivable	82.23	40.15
Total	**1,420.83**	**1,579.09**

(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
Gross block								
At April 1, 2018	**37.90**	**48.25**	**25.02**	**81.82**	**19.02**	**0.42**	**8.23**	**220.66**
Additions*	16.63	19.38	4.15	20.88	6.05	-	6.37	73.46
Disposals	2.74	0.15	0.51	2.01	0.42	-	-	5.83
At March 31, 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**
Depreciation								
At April 1, 2018	**21.50**	**34.35**	**12.77**	**38.72**	**13.51**	**-**	**0.29**	**121.14**
Charge for the year	3.50	10.90	2.12	17.32	2.65	-	0.13	36.62
Disposals	1.51	0.15	0.31	1.79	0.40	-	-	4.16
At March 31, 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**
Net Block								
At March 31, 2019	**28.30**	**22.38**	**14.08**	**46.44**	**8.89**	**0.42**	**14.18**	**134.69**
At March 31, 2020	**36.33**	**12.11**	**14.47**	**36.03**	**7.37**	**0.42**	**13.94**	**120.67**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Note 12.2 Other Intangible assets

	Software	Total
Gross block		
At April 1, 2018	**37.79**	**37.79**
Purchase	15.92	15.92
Disposals	-	-
At March 31, 2019	**53.71**	**53.71**
Purchase	5.79	5.79
Disposals	-	-
At Mar 31, 2020	**59.50**	**59.50**
Amortization		
At April 1, 2018	**26.27**	**26.27**
Charge for the year	6.13	6.13
At March 31, 2019	**32.40**	**32.40**
Charge for the year	9.04	9.04
At Mar 31, 2020	**41.44**	**41.44**
Net block		
At March 31, 2019	**21.31**	**21.31**
At Mar 31, 2020	**18.06**	**18.06**

*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)

(13) Other non financial assets

	As at March 31, 2020	As at March 31, 2019
Capital Advances	26.95	29.96
Others including Prepaid Expenses/Cenvat Credit and Employee advances	406.23	452.28
Total	**433.18**	**482.24**

(14) Trade Payables

		As at March 31, 2020	As at March 31, 2019
(a)	Total outstanding dues of micro enterprises and small enterprises*; and	-	-
(b)	Total outstanding dues of creditors other than micro enterprises and small enterprises	11.70	32.29
		11.70	**32.29**

* 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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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, 2020 Amortised Cost	As at March 31, 2019 Amortised Cost
Secured		
Debentures* (Refer Note 33(i))	32,617.01	44,065.61
Unsecured		
Commercial Paper	-	5,330.00
Total gross (A)	**32,617.01**	**49,395.61**
Debt securities in India	29,680.76	47,755.99
Debt securities outside India	2,936.25	1,639.62
Total (B) to tally with (A)	**32,617.01**	**49,395.61**

*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).

(16) Borrowings other than debt securities*

	As at March 31, 2020 Amortised Cost	As at March 31, 2019 Amortised Cost
Secured		
Loans from bank and others* (Refer Note 33(ii))	32,028.84	41,023.39
From banks- Cash Credit Facility*	978.40	5,980.51
From banks- Working Capital Loan*	5,708.82	3,915.00
Securitisation Liability*	3,389.14	768.35
Unsecured		
Lease Liability	264.82	-
Total gross (A)	**42,370.02**	**51,687.25**
Borrowings in India*	37,223.83	46,868.38
Borrowings outside India (ECB)*	5,146.19	4,818.87
Total (B) to tally with (A)	**42,370.02**	**51,687.25**

*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, 2020 Amortised Cost	As at March 31, 2019 Amortised Cost
- 10.60% Non convertible Subordinated Perpetual Debentures*	100.00	100.00
- Subordinate Debt (Refer Note 33(iii))	4,587.46	4,573.34
Total gross (A)	**4,687.46**	**4,673.34**
Subordinated Liabilities in India	4,687.46	4,673.34
Subordinated Liabilities outside India	-	-
Total (B) to tally with (A)	**4,687.46**	**4,673.34**

*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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(18) Other financial liabilities (at amortised cost)

	As at March 31, 2020	As at March 31, 2019
Interest accrued but not due on borrowings	1,512.55	1,967.56
Foreign Currency Forward premium payable	512.70	295.74
Amount payable on Assigned Loans	633.53	981.46
Other liabilities	373.85	170.14
Temporary Overdrawn Balances as per books	3,377.05	3,273.07
Unclaimed Dividends*	4.67	4.65
Servicing liability on assigned loans	158.83	126.52
Total	**6,573.18**	**6,819.14**

*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, 2020.

(19) Provisions

	As at March 31, 2020	As at March 31, 2019
Provision for employee benefits (Refer Note 30)		
Provision for Compensated absences	21.71	21.47
Provision for Gratuity	56.29	49.76
Provision for Superannuation	114.76	101.13
Provisions for Loan Commitments	4.19	0.99
Corporate Dividend Tax on Preference shares	-	2.78
Total	**196.95**	**176.13**

(20) Other Non-financial Liabilities

	As at March 31, 2020	As at March 31, 2019
Statutory Dues Payable and other non financial liabilities	620.93	667.68
Total	**620.93**	**667.68**

(21) Equity share capital

Details of authorized, issued, subscribed and paid up share capital

	As at March 31, 2020	As at March 31, 2019
Authorized share Capital		
3,000,000,000 (March 31, 2019 3,000,000,000) Equity Shares of face value Rs. 2 each	600.00	600.00
1,000,000,000 (March 31, 2019 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		
419,174,091 (March 31, 2019 - 427,403,339) Equity Shares of Rs. 2/- each	83.83	85.48
Called-Up and Paid Up Capital		
Fully Paid-Up		
419,174,091 (March 31, 2019 - 427,403,339) Equity Shares of Rs. 2/- each		
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	**83.83**	**85.48**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(i) As at March 31, 2020 4,004,745 (Previous Year 2,593,852) 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, 2020		As at March 31, 2019	
	No. of shares	Rs. in Crore	No. of shares	Rs. in Crore
Equity Share at the beginning of period	427,403,339	85.48	426,535,786	85.31
Add:				
Equity Share Allotted during the period				
ESOP exercised during the period(Refer note (v))	170,752	0.03	867,553	0.17
Less: Investment in Treasury Shares (Own Shares) during the FY 2019-20	8,400,000	1.68	-	-
Equity share at the end of period	**419,174,091**	**83.83**	**427,403,339**	**85.48**

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%**

Details of shareholders holding more than 5% shares in the Company

Name of the shareholder	As at March 31, 2019	
	No. of shares	% of holding
Promoter		
SG Advisory Services Private Limited	27,204,779	6.37%
Non - Promoters		
Life Insurance Corporation Of India	45,827,373	10.72%
Total	**73,032,152**	**17.09%**

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:

There has been no new grants of ESOPs during the current financial year (Previous year 10,000,000 ESOPs)

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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 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.

Particular	As at March 31, 2020	As at March 31, 2019	As at March 31, 2018	As at March 31, 2017	As at March 31, 2016
Equity shares allotted as fully paid bonus shares by capitalization of securities premium	-	-	-	-	-

(v) 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	70,676	4,025,556	10,336,500
Options vested during the year (Nos.)	-	-	2,004,000	-

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(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
Exercised during the year (Nos.)	-	54,812	111,800	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	-	-	124,000	2,612,500
Re-granted during the year	-	-	-	N.A
Outstanding at the end of the year (Nos.)	1,152	15,864	3,789,756	7,724,000
Exercisable at the end of the year (Nos.)	1,152	15,864	3,789,756	1,931,000
Remaining contractual Life (Weighted Months)	19	39	46	67

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	100,000	10,000,000	N.A.	N.A.
Vesting Period and Percentage	Five years, 20% each year	Five years, 20% each year	N.A.	N.A.
First Vesting Date	25th March, 2019	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.)	1,200.40	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.)	-	10,000,000	15,030	38,880
Options vested during the year (Nos.)	-	-	6,390	19,440
Exercised during the year (Nos.)	-	-	4,140	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	-	3,117,600	-	-
Re-granted during the year	N.A	N.A	N.A	N.A
Outstanding at the end of the year (Nos.)	-	6,882,400	10,890	38,880
Exercisable at the end of the year (Nos.)	-	-	10,890	19,440
Remaining contractual Life (Weighted Months)	N.A	89	50	57

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

N.A - Not Applicable

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.)	39,500	1,500	21,900
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	1,500	21,900
Remaining contractual Life (Weighted Months)	53	63	53

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%

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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%
Expected forfeiture percentage on each vesting date	Nil	Nil	Nil	Nil	Nil
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%

*The expected volatility was determined based on historical volatility data.

(vi) 18,527,342 Equity Shares of Rs. 2 each (Previous Year : 24,552,194) are reserved for issuance towards Employees Stock options as granted.

(vii) The weighted average share price at the date of exercise of these options was Rs. 682.59 per share (Previous Year Rs. 782.49 per share).

(22) Other equity

Particulars	As at March 31, 2020	As at March 31, 2019
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	7,512.74	7,483.25
Add: Additions during the year on account of ESOPs	4.96	23.71
Add: Transfer from Stock compensation	1.32	7.47
	7,519.02	**7,514.43**
Less: Share/Debenture issue expenses written off	-	1.69
Less: Investment in Treasury Shares (Own Shares)	258.01	-
Closing Balance	**7,261.01**	**7,512.74**
Debenture Premium Account[(4)]		
Balance as per last Balance Sheet	1.28	1.27
Add: Additions during the year on account	-	0.01
Closing Balance	**1.28**	**1.28**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	As at March 31, 2020	As at March 31, 2019
Stock Compensation Adjustment[5]		
Balance as per last Balance Sheet	164.53	94.12
Add: Additions during the year	27.32	77.88
Less: Transferred to Share Premium account	1.32	7.47
Less: Utilised during the year	2.03	-
Closing Balance	**188.50**	**164.53**
Special Reserve u/s 36(1)(viii) of I Tax Act, 1961[6]		
Balance as per last Balance Sheet	173.92	130.18
Add: Additions during the year on account	-	43.74
Closing Balance	**173.92**	**173.92**
General Reserve[7]		
Balance as per last Balance Sheet	955.99	745.99
Add: Amount Transferred during the year	150.00	210.00
Closing Balance	**1,105.99**	**955.99**
Reserve Fund		
Reserve (I)(As per Section 29C of the Housing Bank Act, 1987)[8]		
Balance As per last Balance Sheet	1,568.06	1,209.21
Add: Amount Transferred during the year	211.98	358.85
Closing Balance	**1,780.04**	**1,568.06**
Reserve (III) [8]		
Balance As per last Balance Sheet	1,958.00	1,571.00
Add: Amount Transferred during the year	220.00	387.00
Closing Balance	**2,178.00**	**1,958.00**
Additional Reserve[(8) & 11(b)]		
(U/s 29C of the National Housing Bank Act, 1987)		
Balance As per last Balance Sheet	964.71	664.71
Add: Additions during the year	-	300.00
Less: Amount utilised during the year	964.71	-
Closing Balance	**-**	**964.71**
Reserve Fund		
Reserve (II)[9]		
Balance As per last Balance Sheet	695.02	630.42
Add: Amount Transferred during the year	3.96	64.60
Less: Amount Utilised	-	-
Closing Balance	**698.98**	**695.02**
Debenture Redemption Reserve[10]		
Balance As per last Balance Sheet	918.50	502.44
Add: Additions during the year	302.68	416.06
Less: Amount Utilised	-	-
Closing Balance	**1,221.18**	**918.50**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	As at March 31, 2020	As at March 31, 2019
Share based Payment reserve[5]		
Balance As per last Balance Sheet	1.73	1.73
Add: Additions during the year	4.40	-
Closing Balance	**6.13**	**1.73**
Foreign Currency Translation Reserve[14]		
Balance As per last Balance Sheet	(0.01)	-
Add: Additions during the year	0.03	(0.01)
Closing Balance	**0.02**	**(0.01)**
Retained Earnings[12]		
Balance As per last Balance Sheet	1,589.21	1,336.81
Add: Additions during the year (including transfer from OCI to be recognised directly in retained earnings)	2,207.04	4,093.78
Less: Amount utilised during the year	2,478.53	3,841.38
	1,317.72	**1,589.21**
Other Comprehensive Income[13]		
Balance As per last Balance Sheet	(127.32)	(118.53)
Less: Amount utilised during the year[11](a)	(371.91)	(8.79)
Closing Balance	**(499.23)**	**(127.32)**
	15,453.82	**16,396.64**

(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. 220.00 Crore (Previous Year Rs. 387.00 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. 211.98 Crore (Previous Year Rs. 358.85 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. Nil (Previous Year Rs. 300.00 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,

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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 requires companies that issue debentures to create a debenture redemption reserve from annual profits until such debentures are redeemed. The Company is 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) The Group's total amount of impairment of financial instruments reflects among other things, an increased risk of deterioration in macro-economic factors and the impact on the Group's borrowers caused by the COVID-19 pandemic. Accordingly, during the year ended March 31, 2020 the Group has:

(a) Debited an amount of Rs. 1,798 Crores on account of impairment on financial instruments to Other Comprehensive Income to harmonise the accounting with the gains recorded on deemed disposal of OakNorth Holdings Limited. In the past, IBHFL had recorded fair value gains and realised gains on its investment in OakNorth Holdings limited in Other Comprehensive Income. The amount of impairment of financial instruments includes the amount of fair value change in Yes Bank Bond as mentioned in point C below.

(b) Debited additional special reserve created under u/s 29 (c) as per the NHB circular no. NHB (ND)/DRS/Pol-No.03/2004-05 dated August 26, 2004 for an amount of Rs. 964.71 crores in respect of impairment of financial instruments.

(c) Besides the total provisions of Rs. 3,741 Crore, the Group has also recorded fair value impairment of Rs. 636 Crores on AT-1 bonds of Yes Bank Limited to record the effect of the scheme of reconstruction announced by RBI on (March 5, 2020)

(d) Due to these departures there is no adverse impact on the total equity, assets, and liabilities or the functioning of the Group.

(12) Retained earnings represents the surplus in Profit and Loss Account and appropriations.

(13) Other comprehensive income includes fair value gain/(loss) on equity instruments and effective portion of cash flow hedge.

(14) Reserve arising on conversion of Foreign currency in INR of wholly owned subsidiary.

(23) Interest Income

	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**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	Year ended March 31, 2019		
	Interest income on securities classified at fair value through profit and loss	On financial assets measured at Amortised cost	Total
Interest on Loans	-	14,499.98	14,499.98
Interest on Pass Through Certificates / Bonds	144.71	159.92	304.63
Interest on deposits with Banks	-	51.34	51.34
Total	**144.71**	**14,711.24**	**14,855.95**

(24) Dividend Income

	Year ended March 31, 2020	Year ended March 31, 2019
Dividend Income on Mutual Funds/Shares/etc.	863.04	472.60
Total	**863.04**	**472.60**

(25) Fees and Commission Income

	Year ended March 31, 2020	Year ended March 31, 2019
Commission on Insurance	0.92	32.64
Other Operating Income	199.31	198.01
Income from Advisory Services	107.15	141.35
Income from Service Fee	44.41	77.97
Total	**351.79**	**449.97**

(26) Net gain/ (loss) on fair value changes

	Year ended March 31, 2020	Year ended March 31, 2019
Net gain/ (loss) on financial instruments at fair value through profit or loss		
(i) On trading portfolio		
- Investments	(120.63)	598.58
- Derivatives	0.67	(30.53)
Total Net gain/(loss) on fair value changes (A)	**(119.96)**	**568.05**
Fair Value changes:		
- Realised	(308.73)	543.78
- Unrealised	188.77	24.27
Total Net gain/(loss) on fair value changes(B) to tally with (A)	**(119.96)**	**568.05**

(27) Other Income

	Year ended March 31, 2020	Year ended March 31, 2019
Miscellaneous Income	6.52	7.09
Sundry Credit balances written back/ Bad debt recovered	0.27	0.33
Total	**6.79**	**7.42**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(28) Finance Costs

	Year ended March 31, 2020	Year ended March 31, 2019
	On financial liabilities measured at Amortised cost	On financial liabilities measured at Amortised cost
Debt Securities	3,614.86	5,273.18
Borrowings (Other than Debt Securities)[1]	4,056.08	3,697.98
Subordinated Liabilities	447.54	425.63
Processing and other Fee	116.34	108.71
Bank Charges	2.63	2.93
FCNR Hedge Premium	157.74	151.54
Other Interest Expenses	116.73	65.56
Total	**8,511.92**	**9,725.53**

1) Includes premium on principal only swaps on foreign currency loans amounting to Rs. 133.91 Crore (Previous Year Rs.120.89 Crore).

2) Disclosure of Foreign Currency Exposures:-

Particulars		Foreign Currency	Year Ended March 31, 2020		
			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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars		Foreign Currency	Year Ended March 31, 2019		
			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	69.1713	76.07	5,262.14
	Total Payables (D)	**USD**	**69.1713**	**76.07**	**5,262.14**
	Hedges by derivative contracts (E)	USD	69.1713	76.07	5,262.14
	Unhedged Payables (F=D-E)	USD	69.1713	-	-
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, 2020	Year ended March 31, 2019
	On financial assets measured at Amortised cost	
ECL on Loans / Bad Debts Written Off (Net of Recoveries) [(1)]	1,062.78	577.58
Total	**1,062.78**	**577.58**

(1) ECL on loans / Bad Debts Written Off (Net of Recoveries) includes;

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
ECL on Loan Assets	895.16	602.26
Bad Debt /advances written off / Bad Debt Recovery*	167.62	(24.68)
Total	**1,062.78**	**577.58**

*Net of Bad Debt Recovery of Rs. 752.87 Crore (Previous Year Net of Bad Debt /advances written off of Rs. 199.94 Crore).

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(30) Employee Benefits Expenses

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Salaries and wages	519.67	647.52
Contribution to provident and other funds	11.63	11.48
Share Based Payments to employees	29.70	77.88
Staff welfare expenses	9.80	10.95
Provision for Gratuity, Compensated Absences and Superannuation Expense(1)	34.01	29.62
Total	**604.81**	**777.45**

(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. 11.63 Crore (Previous year Rs. 11.48 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 the Statement of Profit and Loss.

Disclosure in respect of Gratuity, Compensated Absences and Superannuation:

Particulars	2019-2020	2018-2019	2019-2020	2018-2019	2019-2020	2018-2019
	Gratuity		Compensated Absences		Superannuation	
Reconciliation of liability recognised in the Balance Sheet:						
Present Value of commitments (as per Actuarial valuation)	56.15	49.64	21.68	21.44	114.76	101.13
Fair value of plan assets	-	-	-	-	-	-
Net liability in the Balance sheet (as per Actuarial valuation)	**56.15**	**49.64**	**21.68**	**21.44**	**114.76**	**101.13**
Movement in net liability recognised in the Balance Sheet:						
Net liability as at the beginning of the year	49.63	39.33	21.45	17.42	101.13	92.15
Amount (paid) during the year/Transfer adjustment	(4.02)	(1.30)	-	-	-	-
Net expenses recognised / (reversed) in the Statement of Profit and Loss	13.57	12.53	0.54	4.03	14.19	13.03
Actuarial changes arising from changes in Demographic assumptions	0.01	-	-	-	-	-
Actuarial changes arising from changes in financial assumptions	6.70	1.25	0.07	-	6.34	1.86
Experience adjustments	(9.74)	(2.18)	(0.38)	-	(6.90)	(5.91)
Net liability as at the end of the year	**56.15**	**49.63**	**21.68**	**21.45**	**114.76**	**101.13**
Expenses recognised in the Statement of Profit and Loss:						
Current service cost	9.66	9.23	5.15	5.78	6.34	5.71
Past service cost	-	-	-	-	-	-
Interest Cost	3.91	3.30	1.68	1.48	7.85	7.32
Actuarial (gains) / losses	-	-	(6.29)	(3.24)	-	-

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	2019-2020	2018-2019	2019-2020	2018-2019	2019-2020	2018-2019
	Gratuity		Compensated Absences		Superannuation	
Expenses charged / (reversal) to the Statement of Profit and Loss	**13.57**	**12.53**	**0.54**	**4.02**	**14.19**	**13.03**
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	49.63	39.33	21.45	17.42	101.13	92.15
Current service cost	9.66	9.23	5.15	5.78	6.34	5.71
Past service cost	-	-	-	-	-	-
Interest cost	3.91	3.30	1.68	1.48	7.85	7.32
(Paid benefits)	(4.02)	(1.30)	-	-	-	-
Actuarial (gains) / losses	-	-	(6.29)	(3.24)	-	-
Actuarial changes arising from changes in Demographic assumptions	0.01		-		-	
Actuarial changes arising from changes in financial assumptions	6.70	1.25	0.07	-	6.34	1.86
Experience adjustments	(9.74)	(2.18)	(0.38)	-	(6.90)	(5.92)
Commitments as at the end of the year	**56.15**	**49.63**	**21.68**	**21.44**	**114.76**	**101.12**
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.
N.A - not applicable						

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)	
	2019-2020	2018-2019	2019-2020	2018-2019	2019-2020	2018-2019
Discount Rate	6.80%	7.65%	6.80%	7.65%	6.80%	7.65%
Expected rate of salary increase	6.00%	6.00%	6.00%	6.00%	For 20-21 0% thereafter 6%	6.00%
Mortality	IALM (2012-14)	IALM (2006-08)	IALM (2012-14)	IALM (2006-08)	IALM (2012-14)	IALM (2006-08)
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. 13.85 Crore (Previous Year Rs. 15.79 Crore) Rs. 6.09 Crore (Previous Year Rs. 8.08 Crore) and Rs. 14.87 Crore (Previous Year Rs. 19.16 Crore) respectively.

A quantitative sensitivity analysis for significant assumption is as shown below:

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Gratuity

	March 31, 2020		March 31, 2019	
Assumptions	**Discount rate**			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(3.92)	4.33	(3.49)	3.85

Gratuity

	March 31, 2020		March 31, 2019	
Assumptions	**Future salary increases**			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	4.34	(3.98)	3.89	(3.56)

Leave Encashment

	March 31, 2020		March 31, 2019	
Assumptions	**Discount rate**			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(1.51)	1.65	(1.52)	1.68

Leave Encashment

	March 31, 2020		March 31, 2019	
Assumptions	**Future salary increases**			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	1.66	(1.52)	1.70	(1.55)

Superannuation

	March 31, 2020		March 31, 2019	
Assumptions	**Discount rate**			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(8.10)	7.99	(7.25)	7.14

Superannuation

	March 31, 2020		March 31, 2019	
Assumptions	**Future salary increases**			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	-	-	-	-

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

The following payments are expected contributions to the defined benefit plan in future years:

Expected payment for future years	Gratuity		Leave Encashment		Superannuation	
	31-Mar-20	31-Mar-19	31-Mar-20	31-Mar-19	31-Mar-20	31-Mar-19
Within the next 12 months (next annual reporting period)	2.35	2.24	1.07	1.07	1.79	1.70
Between 1 and 2 years	1.03	0.73	0.44	0.59	1.53	1.35
Between 2 and 5 years	3.15	2.35	1.31	1.18	4.76	4.19
Between 5 and 6 years	1.28	0.83	0.54	0.44	1.66	1.45
Beyond 6 years	48.36	43.49	18.33	18.16	105.02	92.44
Total expected payments	**56.16**	**49.64**	**21.69**	**21.44**	**114.76**	**101.13**

(31) Other expenses

	Year ended March 31, 2020	Year ended March 31, 2019
Rent	7.78	75.43
Rates & Taxes Expenses	1.90	2.79
Repairs and maintenance	32.36	30.38
Communication Costs	11.49	10.88
Membership Fee	0.05	0.12
Printing and stationery	2.65	5.24
Advertisement and publicity	33.60	17.56
Fund expenses	10.93	14.16
Audit Fee(1)	3.09	3.04
Legal and Professional charges(1)	24.91	17.59
Subscription charges	0.15	0.40
CSR expenses(2)	87.38	69.51
Director's fees	0.22	0.24
Travelling and Conveyance	10.73	12.64
Stamp Duty	9.76	14.50
Recruitment Expenses	0.58	2.30
Service Charges	0.01	0.06
Business Promotion	3.19	8.55
Loss on sale of Property, plant and equipment	2.33	1.15
Electricity and water	8.34	9.72
Miscellaneous Expenses	3.58	3.49
Total	**255.03**	**299.75**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(1) Fees paid to the auditors include:

	Year ended March 31, 2020	Year ended March 31, 2019
As auditor		
Audit Fee	3.09	3.04
Certification fee*	1.49	0.10
Others	-	-
	4.58	**3.14**

*Included in Legal and Professional Charges

(2) In respect of Corporate Social Responsibility activities, gross amount required to be spent by the Group during the year was Rs. 87.38 Crore (Previous Year Rs. 69.51 Crore) and Group has spent Rs. 87.38 Crore (Previous Year Rs. 69.51 Crore).

(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, 2020 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, 2020 and March 31, 2019 are:

Profit or loss section	Year ended March 31, 2020	Year ended March 31, 2019
Current income tax:		
Current income tax charge	371.26	1,192.71
Adjustments in respect of current income tax of previous year	(0.07)	(0.01)
Deferred tax:		
Relating to origination and reversal of temporary differences	23.78	353.49
Income tax expense reported in the statement of profit or loss	**394.97**	**1,546.19**

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2020:

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Accounting profit before tax from continuing operations	2,560.89	5,603.98
Profit/(loss) before tax from a discontinued operation	-	-
Accounting profit before income tax	**2,560.89**	**5,603.98**
Tax at statutory Income Tax rate of 25.17% (Previous Year 34.94%)	657.81	1,958.56
Tax on Expenses / deductions Allowed/Disallowed in Income tax Act	(262.84)	(412.37)
Tax on Expenses allowed/disallowed in income Tax Act	(17.07)	24.83
Deduction u/s 36(i)(viii)	(53.41)	(150.52)
Net Addition/deduction u/s 36(i)(viia)	13.09	0.68
Income Exempt for Tax Purpose	(227.88)	(190.27)
Long Term Capital Gain on Sale of Investments	(1.93)	(98.71)
Others	24.36	1.61
Tax expenses related to the profit for the year (a)	394.97	1,546.19
Tax on Other comprehensive income (b)	99.81	5.23
Total tax expenses for the comprehensive income (a+b)	**494.78**	**1,551.42**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Deferred Tax

The following table shows deferred tax recorded in the balance sheet and changes recorded in the Income tax expense:

Particulars	Deferred tax assets March 31, 2020	Deferred tax liability March 31, 2020	Income statement Year ended March 31, 2020	OCI 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 dimunition 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**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Deferred tax assets March 31, 2019	Deferred tax liability March 31, 2019	Income statement Year ended March 31, 2019	OCI Year ended March 31, 2019
Depreciation	10.71	0.04	2.38	-
Impairment allowance for financial assets	318.50	-	(253.36)	-
Fair value of financial instruments held for trading	-	43.68	174.36	(0.01)
Remeasurement gain / (loss) on defined benefit plan	60.10	-	9.84	(1.72)
Impact on Borrowings using effective rate of interest	-	83.70	25.74	-
Gain / loss on equity instrument designated at FVOCI	126.57	-	-	(2.44)
Derivative instruments in Cash flow hedge relationship	68.71	-	-	9.41
Disallowance under section 35DD of the Income Tax Act,1961	0.01	-	(0.01)	-
Impact on Loans using Effective Rate of Interest	78.48	-	(78.76)	-
Difference between accounting income and taxable income on investments	-	0.97	(0.47)	-
Provision for bad debts under section 36(1) (viia) of the Income Tax Act,1961	-	5.48	2.22	-
Share based payments	38.91	-	-	-
Impact on account of EIS and Servicing assets/ liability	-	450.85	(235.20)	-
Other temporary differences	-	2.90	(0.23)	-
Total	**701.99**	**587.62**	**(353.49)**	**5.24**

(33) Explanatory Notes

(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) include:*

	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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2020
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
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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2020
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 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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2020
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
10.60% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on June 29, 2021	-
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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2020
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
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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2020
8.75% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on July 28, 2020	-
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
	32,617.01

(1) Redeemable at premium

*Redeemable Non-Convertible Debentures are secured against Immovable Property / Current Assets and pool of Current and Future Loan Receivables of the Group (Including investments).

(i) Redeemable Non Convertible Debentures(payable at par unless otherwise stated)(Secured unless otherwise stated) include:*

	As at March 31, 2019
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	11.91
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	13.40

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 4, 2028	1,023.96
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	3,059.02
8.96 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 21, 2028	1.00
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	13.46
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026	972.58
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026	397.06
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026	29.74
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 22, 2026	24.66
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2026	195.69
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2026	24.72
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2026	24.56
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 8, 2026	24.57
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 29, 2026	203.92
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 11, 2026	34.66
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2026	24.70
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 7, 2026	49.73
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2025	9.90
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2025	94.48
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2025	168.53
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	24.72

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 24, 2025	222.91
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2024	24.73
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	24.72
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2024	24.59
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2024	24.60
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 25, 2024	103.93
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023	24.26
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	24.53
8.66% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023	20.22
8.90% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023	0.89
9.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023	73.36
11.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	998.60
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 28, 2023	246.65
9.05% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on July 07, 2023	39.66
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2023	99.37
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 30, 2023	99.45
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2023	4.93
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2023	96.88
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 26, 2023	24.62
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 25, 2023	103.99
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2023	33.98
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2022	49.11

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 29, 2022	989.22
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 18, 2022	14.77
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2022	9.93
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 19, 2022	14.76
7.77 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 7, 2022	286.95
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 6, 2022	14.76
7.82 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 25, 2022	99.42
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
8.84 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 10, 2022	24.98
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 28, 2022	49.88
8.57 % 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
8.57 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 30, 2022	349.88
8.57 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 22, 2022	159.99
8.57 % 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
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 25, 2022	104.07
9.08 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2021	476.87
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 29, 2021[(1)]	206.05
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	249.73
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2021	3,323.74

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2021	1,277.32
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2021	9.17
8.80% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021	0.07
8.90% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021	19.64
8.80% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021	893.46
8.90% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021	24.08
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	269.70
8.60% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on June 29, 2021	199.02
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 22, 2021	299.48
8.39 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 15, 2021	345.63
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 7, 2021	14.89
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2021	9.93
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 21, 2021	24.83
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 10, 2021	24.84
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 12, 2021	24.86
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 8, 2021	107.00
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 8, 2021(1)	412.73
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2021	153.25
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2021	598.87
7.84 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 27, 2021	312.01
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 18, 2021	19.88

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 12, 2021[(1)]	82.61
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 8, 2021	64.79
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 19, 2021	99.68
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 7, 2021	299.78
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2020	134.57
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2020	119.43
8.80% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2020	9.00
8.70% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2020	0.10
7.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 22, 2020	1,490.85
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 18, 2020	423.86
9.40 % 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	4.98
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 29, 2020[(1)]	50.50
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 15, 2020	498.90
9.22 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 11, 2020	249.84
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)]	188.47
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 12, 2020[(1)]	35.87
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 5, 2020[(1)]	23.54
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 4, 2020[(1)]	5.90
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 30, 2020[(1)]	22.98

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 28, 2020(1)	7.84
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 20, 2020	29.99
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 30, 2020	83.33
8.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 27, 2020	25.00
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 27, 2020	20.00
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 26, 2020(1)	175.80
8.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2020(1)	90.48
8.39 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2020	25.00
8.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 2, 2020	59.90
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 28, 2020	99.45
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 21, 2020	997.05
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 24, 2020(1)	328.39
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2019	49.73
9.45 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 8, 2019	99.77
4.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 2, 2019(1)	195.50
4.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 27, 2019(1)	300.03
9.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 14, 2019	14.98
9.46 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 4, 2019	349.67
9.88 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 30, 2019	9.99
8.57 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 15, 2019	1,327.60
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 13, 2019	14.98
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 29, 2019	54.93
8.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2019	26.66

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2019	560.76
8.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2019	65.18
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2019	6.90
7.45 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 20, 2019	498.35
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 19, 2019	25.01
7.37 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 12, 2019	124.92
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 3, 2019(1)	63.83
7.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 30, 2019	199.82
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 22, 2019	2,182.22
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 9, 2019	59.86
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 15, 2019	125.16
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2019	199.70
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 27, 2019	124.91
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 21, 2019	49.97
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 17, 2019	1,767.41
7.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 14, 2019	25.00
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 11, 2019(1)	10.02
8.68 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 27, 2019	199.87
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 15, 2019(1)	47.76
8.95 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 12, 2019	25.00
	44,065.61

(1) Redeemable at premium

*Redeemable Non-Convertible Debentures are secured against Immovable Property / Current 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, 2020
(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 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 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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2020
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
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
	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) / Current 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, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(ii) Term Loan from banks includes as at March 31, 2019*:

	As at March 31, 2019
Term Loan taken from Bank(s), These loans are repayable in quarterly installment with moratorium period of 9 month from the date of disbursement. The balance tenure for these loans are 18 months from the Balance Sheet.(1)	187.45
Term Loan taken from Bank, This loans is repayable in half yearly installment after the moratorium of 3 years from the date of disbursement. The balance tenure for this loan is 47 months from the Balance Sheet.(1)	999.86
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 19 months from the Balance Sheet.(2) & (3)	228.34
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 Group. The balance tenure for these loans are 29 months (average) from the Balance Sheet.(1)	2,068.49
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 loan is 47 months (average) from the Balance Sheet.(1)	748.80
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 22 months (average) from the Balance Sheet.(1)	6,179.36
Term Loan of 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 6 months (average) from the Balance Sheet.(1)	1,907.25
Term Loan of 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 28 months (average) from the Balance Sheet.(2) & (3)	4,987.63
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 23 months (average) from the Balance Sheet.(1)	1,349.91
Term Loan taken from Bank, This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loan is 37 months (average) from the Balance Sheet.(1)	25.00
Term Loan taken from Bank(s), These loans are repayable in quarterly installment from the date of disbursement. The balance tenure for these loans are 10 months (average) from the Balance Sheet.(1)	350.94
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 24 months (average) from the Balance Sheet.(1)	1,573.37
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 79 months from the Balance Sheet.(1)	399.95
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 37 months (average) from the Balance Sheet.(1)	6,287.39
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 38 months (average) from the Balance Sheet.(1)	4,040.93
Term Loan taken from Bank(s), These loans are repayable in half yearly installment with the moratorium period of 1.5 years from the date of disbursement. The balance tenure for these loans are 15 months (average) from the Balance Sheet.(1)	1,648.19

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019
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 17 months from the Balance Sheet.(1)	149.99
Term Loan taken from Bank, The loans is repayable at the end of 24 months and 35th month from the date of disbursement. The balance tenure for this loan is 10 months from the Balance Sheet.(1)	499.99
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 20 months from the Balance Sheet.(1)	99.99
Term Loan taken from Bank(s). These loan are repayable in bullet at the end of the tenure. The balance tenure for this loan is 7 days from the Balance Sheet.	1,462.92
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 this loan is 15 months from the Balance Sheet date.	54.83
Term Loan taken from Bank(s), These loans are repayable in half yearly installment with moratorium period of 2 years from the date of disbursement. The balance tenure for this loan is 21 months from the Balance Sheet date.	99.99
Term Loan taken from Bank(s), These loans are repayable on 31st January and 31st July till the date of payment from the date of disbursement. The balance tenure for this loan is 61 months from the Balance Sheet date.	1,940.00
Term Loan taken from Bank(s), These loans are repayable in quarterly installment with moratorium period of 1 year from the date of disbursement. The balance tenure for this loan is 18 months from the Balance Sheet date.	224.95
Term Loan taken from Bank(s), These loans are repayable in quarterly installment with moratorium period of 3 month from the date of disbursement. The balance tenure for this loan is 51 months from the Balance Sheet date.	488.59
Term Loan taken from Bank(s), These loans are repayable in quarterly installment from the date of disbursement. The balance tenure for this loan is 26 months from the Balance Sheet date.	89.71
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 this loan is 44 months from the Balance Sheet date.	979.82
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 this loan is 36 months from the Balance Sheet date.	1,949.75
	41,023.39

(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) / Current 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, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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
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

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2020
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
	4,587.46

(1) Redeemable at premium

(iii) Subordinated Debt

	As at March 31, 2019
8.80% Subordinated Debt of Face value of Rs.100,000 each Redeemable on May 2, 2028	96.67
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	1,459.66
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 05, 2028	49.97
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 30, 2027	38.93
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 15, 2027	31.08
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 08, 2027	58.40
8.35% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 8, 2027	884.85
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 30, 2027	47.41
10.65% 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	105.22
8.79% Subordinated Debt of Face value of Rs. 1,000 each Redeemable on September 26, 2026	2.37
9.15% Subordinated Debt of Face value of Rs. 1,000 each Redeemable on September 26, 2026	191.74
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)	1.16
9.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 29, 2026	599.29
10.00% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on August 3, 2025	163.02
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	9.85
10.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on December 23, 2023	19.48
10.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 24, 2023	4.92
10.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 27, 2023	24.44
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 23, 2023	24.45
9.90% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 3, 2023	122.86
9.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on May 23, 2023	19.37
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2023	24.59
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 6, 2023	19.33
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on February 18, 2023	24.22
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 30, 2023	9.86

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 14, 2023	24.23
10.20% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on December 4, 2022	19.54
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 15, 2022	1.07
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 31, 2022	24.43
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 22, 2022	39.15
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 9, 2022	34.25
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 5, 2022	14.57
11.00% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 30, 2022	14.61
11.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on February 22, 2022	19.68
11.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 31, 2022	35.60
	4,573.34

(1) Redeemable at premium

(iv) Disclosure of investing and financing activity that do not require cash and cash equivalent*:

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Property, plant and equipment and intangible assets	50.99	43.90
Investments in subsidiaries and other long-term Investments	13,057.93	(4,811.23)
Right-of-use assets	(253.29)	-
Equity share capital including securities premium	(22.38)	5.78
Borrowings**	264.83	(0.01)

* 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) During the year, the Group has bought back non-convertible debenture having face value of Rs. 8,316.73 crores, thereby earning a profit of 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.

(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 and treating capital gain as business income, 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. 3.64 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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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. 12.03 Crores 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. 0.19 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).

(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. 3.00 Crores and the balance is in the form of a bank guarantee).

(d) Corporate counter guarantees outstanding in respect of assignment agreements entered by the Company with different assignees as at March 31, 2020 is Rs. Nil (Previous Year Rs. 40.02 Crores) against which collateral deposit of Rs. Nil (Previous Year Rs. 6.44 Crores) for the year ended March 31, 2020 is being provided to the assignees by the Company in the form of Fixed Deposit Receipts. The Company does not anticipate any losses on account of the said corporate guarantees, in the event of the rights under guarantee being exercised by the assignees.

(e) 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.

(f) Capital commitments for acquisition of fixed assets at various branches as at the year end (net of capital advances paid) Rs. 32.32 Crores (Previous Year Rs. 19.16 Crores).

(g) 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).

(h) Bank guarantees provided against court case for Rs. 0.05 Crore (Previous Year Rs. 0.03 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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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. Sameer Gehlaut, Chairman & 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)
	Mrs. Manjari Kacker, Non Executive Director (till September 19, 2018)
	Justice Bhisheshwar Prasad Singh, Independent Director (till March 31, 2019)
	Mr. Shamsher Singh Ahlawat, Independent Director
	Mr. Prem Prakash Mirdha, Independent Director
	Brig. Labh Singh Sitara, Independent Director (till March 31, 2019)
	Justice Gyan Sudha Misra, Independent Director
	Mr. Subhash Sheoratan Mundra, Independent Director
	Mr. Satish Chand Mathur, Independent Director (from March 8, 2019)

(b) Significant transactions with related parties:

Nature of Transactions	Year ended March 31, 2020	Year ended March 31, 2019
Finance		
Other receipts and payments		
Issue of Equity Shares Under ESOP Schemes (Based on the Exercise price)		
- Key Management Personnel	0.12	11.07
Total	**0.12**	**11.07**
Other receipts and payments		
Salary / Remuneration (Consolidated)		
- Key Management Personnel	58.72	87.99
Total	**58.72**	**87.99**
Salary / Remuneration(Short-term employee benefits)		
- Key Management Personnel	35.83	58.54
Total	**35.83**	**58.54**
Salary / Remuneration(Share-based payments)		
- Key Management Personnel	6.45	16.26
Total	**6.45**	**16.26**
Salary / Remuneration(Post-employment benefits)		
- Key Management Personnel	16.12	12.94
Total	**16.12**	**12.94**
Salary / Remuneration (Others)		
- Key Management Personnel	0.32	0.25
Total	**0.32**	**0.25**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(c) Outstanding balance:

Nature of Transactions	Year ended March 31, 2020	Year ended March 31, 2019
Nil		

(d) Statement of Partywise transactions during the Year:

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Issue of Equity Shares Under ESOP Schemes (Based on the Exercise price)		
Directors		
– Gagan Banga	-	9.62
– Ajit Kumar Mittal	-	0.18
– Sachin Chaudhary	0.12	1.27
Total	**0.12**	**11.07**
Salary / Remuneration (Short-term employee benefits)		
Remuneration to Directors		
– Sameer Gehlaut	12.51	25.02
– Gagan Banga	11.04	15.83
– Ajit Kumar Mittal	2.09	3.67
– Ashwini Omprakash Kumar	5.12	7.23
– Sachin Chaudhary	4.69	5.27
– K C Chakraborty	0.38	1.52
Total	**35.83**	**58.54**
Salary / Remuneration (Share-based payments)		
– Gagan Banga	3.06	7.75
– Ajit Kumar Mittal	0.51	1.31
– Ashwini Omprakash Kumar	1.51	3.77
– Sachin Chaudhary	1.37	3.43
Total	**6.45**	**16.26**

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Salary / Remuneration (Post-employment benefits)		
– Sameer Gehlaut	14.54	10.77
– Gagan Banga	1.03	1.49
– Ajit Kumar Mittal	(0.01)	0.02
– Ashwini Omprakash Kumar	0.37	0.51
– Sachin Chaudhary	0.19	0.15
Total	**16.12**	**12.94**

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Salary / Remuneration (Others)		
– Manjari Kacker	-	0.02
– Justice Bhisheshwar Prasad Singh	-	0.05
– Shamsher Singh Ahlawat	0.08	0.04
– Prem Prakash Mirdha	-	0.05
– Labh Singh Sitara	0.05	0.04
– Justice Gyan Sudha Misra	0.06	0.04
– Subhash Sheoratan Mundra	-	0.01
– Satish Chand Mathur	0.07	-
– Subhash S Mundra	0.06	-
Total	**0.32**	**0.25**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(37)(a) The consolidated financial statements include the financial statements of Group and its subsidiaries. Indiabulls Housing Finance Limited is the ultimate parent of the Group.

Significant subsidiaries of Group are:

Name of Subsidiary		Country of incorporation	% equity interest March 31, 2020	% equity interest March 31, 2019
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. 1,545.50 Crore (Previous Year Rs. 2,015.00 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, 2020	Year ended March 31, 2019
	Amount	
Profit or loss from continuing operations	33.88	32.74
Post-tax profit or loss from discontinued operations	-	-
Other comprehensive income	0.28	0.50
Total comprehensive income	**34.16**	**33.24**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(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, 2020		March 31, 2019		March 31, 2020		March 31, 2019		March 31, 2020		March 31, 2019		March 31, 2020		March 31, 2019	
	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	62.52%	9,677.61	63.09%	10,362.81	82.37%	1,811.97	86.69%	3,546.07	100.00%	(2,033.44)	451.12%	(24.09)	-133.19%	(221.47)	86.21%	3,521.98
Subsidiaries																
Indian																
1. Indiabulls Collection Agency Limited	0.14%	22.34	0.13%	21.40	0.04%	0.94	0.03%	1.06	0.00%	-	0.00%	-	0.57%	0.94	0.03%	1.06
2. Ibulls Sales Limited	0.07%	10.77	0.07%	11.28	-0.02%	(0.49)	0.62%	25.46	0.00%	(0.02)	0.19%	(0.01)	-0.31%	(0.51)	0.62%	25.45
3. Indiabulls Insurance Advisors Limited	0.03%	5.41	0.03%	5.25	0.01%	0.16	0.01%	0.25	0.00%	-	0.00%	-	0.10%	0.16	0.01%	0.25
4. Nilgiri Financial Consultants Limited	0.14%	22.14	0.10%	16.96	0.24%	5.18	0.04%	1.46	0.00%	-	0.00%	-	3.12%	5.18	0.04%	1.46
5. Indiabulls Capital Services Limited	0.08%	13.12	0.07%	11.16	0.09%	1.95	0.00%	0.19	0.00%	-	0.00%	-	1.17%	1.95	0.00%	0.19
6. Indiabulls Commercial Credit Limited (formerly known as Indiabulls Infrastructure Credit Limited)	37.37%	5,785.03	32.45%	5,328.96	15.13%	332.85	11.74%	480.30	0.00%	(0.05)	-331.09%	17.68	200.14%	332.80	12.19%	497.98
7. Indiabulls Advisory Services Limited	0.05%	7.45	0.04%	6.87	0.00%	0.10	0.00%	0.20	0.00%	-	0.00%	-	0.06%	0.10	0.00%	0.20
8. Indiabulls Asset Holding Company Limited	0.00%	0.05	0.00%	0.05	0.00%	(0.01)	0.00%	-	0.00%	-	0.00%	-	-0.01%	(0.01)	0.00%	-
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	1.27%	196.62	1.07%	175.51	0.95%	20.98	0.07%	3.05	-0.01%	0.12	-4.12%	0.22	12.69%	21.10	0.08%	3.27
11. Indiabulls Trustee Company Limited	0.00%	0.50	0.00%	0.54	0.00%	(0.03)	0.00%	0.06	0.00%	-	0.00%	-	-0.02%	(0.03)	0.00%	0.06
12. Indiabulls Holdings Limited	0.00%	0.05	0.00%	0.06	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%	0.06	0.00%	(0.02)	0.00%	-	0.00%	-	0.00%	-	-0.01%	(0.02)	0.00%	-
14. Indiabulls Asset Management Mauritius	0.00%	0.24	0.00%	0.42	-0.03%	(0.75)	-0.01%	(0.31)	0.00%	-	0.00%	-	-0.45%	(0.75)	-0.01%	(0.31)
15. IBHFL Lender Repayment Trust	0.00%	-	0.00%	0.40	0.00%	-	0.00%	-	0.02%	(0.41)	-6.74%	0.36	-0.25%	(0.41)	0.01%	0.36
16. Indiabulls Housing Finance Limited - Employees Welfare Trust	-1.69%	(261.55)	0.00%	-	-0.31%	(6.91)	0.00%	-	0.00%	-	0.00%	-	-4.16%	(6.91)	0.00%	-
Associate (Investment as per Equity Method)																
Foreign																
1. OakNorth Holdings Limited(till March 30, 2020)	0.00%	-	2.94%	482.56	1.54%	33.88	0.80%	32.74	-0.01%	0.28	-9.36%	0.50	20.54%	34.16	0.81%	33.24
Total	**100.00%**	**15,479.82**	**100.00%**	**16,424.29**	**100.00%**	**2,199.80**	**100.00%**	**4,090.53**	**100.00%**	**(2,033.52)**	**100.00%**	**(5.34)**	**100.00%**	**166.28**	**100.00%**	**4,085.19**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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.

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Profit available for Equity Shareholders (Rs.)	2,199.80	4,090.53
Weighted average number of Shares used in computing Basic Earnings per Equity Share (Nos.)	425,455,242	426,849,544
Add: Potential number of Equity share that could arise on exercise of Employee Stock Options (Nos.)	89,074	2,539,129
Weighted average number of shares used in computing Diluted Earnings per Equity Share (Nos.)	425,544,315	429,388,673
Face Value of Equity Shares - (Rs.)	2.00	2.00
Basic Earnings Per Equity Share - (Rs.)	51.70	95.83
Diluted Earnings Per Equity Share - (Rs.)	51.69	95.26

(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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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, 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**
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**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019			
	Level 1	Level 2	Level 3	Total
	Amount			
Assets measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	0.87	-	0.87
Interest rate swaps	-	12.25	-	12.25
Currency swaps	-	122.63	-	122.63
Total derivative financial instruments	**-**	**135.75**	**-**	**135.75**
Financial investment measured at FVTPL				
Government Debt Securities	-	-	-	-
Debt Securities	-	9,114.86	-	9,114.86
Mutual Funds	-	7,498.90	-	7,498.90
Commercial Papers	-	244.73	-	244.73
Total Financial investment measured at FVTPL	**-**	**16,994.24**	**-**	**16,994.24**
Financial investments measured at FVOCI				
Equities	-	14.35	-	14.35
Total Financial investments measured at FVOCI	-	14.35	-	14.35
Total assets measured at fair value on a recurring basis	**-**	**17,008.59**	**-**	**17,008.59**
Liabilities measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	34.96	-	34.96
Interest rate swaps	-	57.61	-	57.61
Currency swaps	-	13.39	-	13.39
Total derivative financial instruments	**-**	**105.96**	**-**	**105.96**

39.4 Valuation techniques

Government debt securities

Government securities are financial instruments issued by Central and State Governments. Fair value of these instruments is derived based on the indicative quotes of price and are classified under level 2.

Debenture and Bonds, Commercial Papers, Certificate of Deposits

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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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, 2020 and March 31, 2019.

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, 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**

	As at March 31, 2019				
	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
Financial Assets:					
Cash and cash equivalent	13,902.82	-	-	-	*
Bank balances other than cash and cash equivalent	718.43	-	-	-	*
Trade Receivables	35.95	-	-	-	*
Loans and advances:	92,387.19	-	-	-	*
Investments – at amortised cost:	2,361.21	-	2,258.16	-	2,258.16
Other Financial assets:	1,579.09	-	-	-	*
Total financial assets	**110,984.69**	**-**	**2,258.16**	**-**	**2,258.16**
Financial Liabilities:					
Trade payables	32.29	-	-	-	*
Debt securities	49,395.61	-	50,244.19	-	50,244.19
Borrowing other than debt securities	51,687.25	-	-	-	*
Subordinated Liabilities	4,673.34	-	4,394.20	-	4,394.20
Other financial liability	6,819.14	-	-	-	*
Total financial liabilities	**112,607.63**	**-**	**54,638.39**	**-**	**54,638.39**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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.

Particulars	As at March 31, 2020	As at March 31, 2019
	Amount	
Securitisations		
Carrying amount of transferred assets measured at amortised cost	1,495.23	770.68
Carrying amount of associated liabilities	(1,545.18)	(768.35)
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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

The table below outlines details for each type of continued involvement relating to transferred assets derecognised in their entirety.

	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, 2020	601.46	-	601.46	-	601.46
March 31, 2019	936.63	-	936.63	-	936.63

Assignment Deals

During the year ended 31st March 2020, 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	For the year ended March 31, 2020	For the year ended March 31, 2019
Carrying amount of derecognised financial assets	19,354.83	22,574.86
Gain from derecognition	132.18	703.32

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 period ended 31st March 2020, 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	For the year ended March 31, 2020	For the year ended March 31, 2019
Carrying amount of transferred assets measured at amortised cost	1,794.08	-
Carrying amount of associated liabilities	(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 Group derecognised investment in bonds measured at Amortised cost having carrying value of Rs. 830.83 crore due to sale of these investments, resulting in a loss of Rs. 28.38 crore. 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 Group and the asset portfolio continues to be classified and measured at amortised cost.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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.

(42) 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.

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 Group face in businesses are liquidity risk, credit risk, interest rate 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 2019-20 'Upto one month borrowings from banks and others' includes repo borrowings of Rs. 1468.97 Crore (Previous Year Rs. 1,462.92 Crore) with specific collateral of investments in government securities:

March 31, 2020	Upto One month	Over one months 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
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	**50,488.93**	**23,847.91**	**20,847.36**	**103,903.88**

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

March 31, 2019	Upto One month	Over one months to 2 years	2 years to 5 years	more than 5 years	Total
Borrowings from Banks & Others	3,258.68	64,200.91	41,586.41	20,072.84	129,118.84
Trade Payables	-	32.29	-	-	32.29
Amount payable on Assigned Loans	981.46	-	-	-	981.46
Other liabilities	168.52	1.64	(0.02)	-	170.14
Temporary Overdrawn Balances as per books	3,273.07	-	-	-	3,273.07
Unclaimed Dividends	4.65	-	-	-	4.65
Undrawn Loan Commitments	-	4,251.77	-	-	4,251.77
Derivatives	2.30	(111.29)	118.84	-	9.85
Servicing liability on assigned loans	4.44	81.60	32.86	7.62	126.52
	7,693.12	**68,456.92**	**41,738.09**	**20,080.46**	**137,968.59**

(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.

	March 31, 2020	March 31, 2019
Housing	47,607.57	73,340.61
Non Housing	22,603.87	19,046.57

The Group's concentrations of risk (for financial assets other than loans and advances) are managed by industry sector.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

The following table shows the risk concentration by industry for the financial assets of the Group:-

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.

March 31, 2019	Financial services	Government	Others	Total
Financial asset				
Cash and cash equivalents	13,902.82	-	-	13,902.82
Bank balance other than Cash and cash equivalents	718.43	-	-	718.43
Derivative financial instruments	135.75	-	-	135.75
Receivables	35.95	-	-	35.95
Investments	18,194.81	1,521.80	-	19,716.61
Other financial assets	1,579.09	-	-	1,579.09

(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.

(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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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 2019-20	Effect on Profit / Loss and Equity for the year 2018-19
Borrowings*			
Increase in basis points	+25	(111.62)	(157.10)
Decrease in basis points	-25	111.62	157.10
Advances			
Increase in basis points	+25	209.36	266.42
Decrease in basis points	-25	(209.36)	(266.42)
Investments			
Increase in basis points	+25	-	(61.00)
Decrease in basis points	-25	-	61.00

*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.

(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, 2020 would have increased equity by Rs. 290.43 Crore (Previous Year Rs. 280.58 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.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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) (i) Adoption of new accounting standard on Leases – Ind AS 116

The Group has adopted the new standard, Ind AS 116 Leases with effect from 1st April, 2019 using the modified retrospective approach as per para C8 (c)(i) of Ind AS 116. The Group has taken the cumulative impact of applying the standard to retained earnings as on the date of initial application (1st April, 2019). Accordingly, the Group has not restated the comparative information.

On transition, the adoption of the new standard resulted in recognition of Right-of-Use asset (ROU) of INR 310.87 Crore and a lease liability of INR 310.87 Crore.

In statement of profit and loss for the current period, the nature of expenses in respect of operating leases has changed from lease rent in previous periods to depreciation cost for the right-to-use asset and finance cost for interest accrued on lease liability

In the context of initial application, the Group has exercised the option not to apply the new recognition requirements to short-term leases.

(ii) The lease liabilities as at 1 April 2019 can be reconciled to the operating lease commitments as of 31 March 2019, as follows:

March 31, 2019	Amount
Operating lease commitments as at 31 March 2019	396.41
Weighted average incremental borrowing rate as at 1 April 2019	9.00%
Lease liabilities as at 1 April 2019	**310.87**

(iii) For leases previously accounted for as operating lease, the Company availed following practical expedients transition:

The Group also applied the available practical expedients wherein it:

- Used a single discount rate to a portfolio of leases with reasonably similar characteristics
- Applied the short-term leases exemptions to leases with lease term that ends within 12 months of the date of initial application
- Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application
- Used hindsight in determining the lease term where the contract contained options to extend or terminate the lease

(iv) Leases where the Company is a Lessee

(a) The Group 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 Group's obligations under its leases are secured by the lessor's title to the leased assets. Generally, the Group is restricted from assigning and subleasing the leased assets. The Group also has certain leases of office premises with lease terms of 12 months or less. The Group applies the 'short-term lease' recognition exemptions for these leases.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(b) Leases are shown as follows in the Group'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 Amount	Total Amount
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 period)	(19.30)	(19.30)
Depreciation expense	59.18	59.18
Closing net carrying balance 31 March 2020	**253.29**	**253.29**

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
Opening balance as at 1 April 2019 on implementation of IndAS 116	310.87
Additions	20.90
Deletion (Terminated during the period)	(20.38)
Accretion of interest	26.48
Payments	(73.04)
As at 31 March 2020	**264.82**
Current	46.55
Non-current	218.28

(c) Amounts recognized in the Statement of Profit and Loss for the financial Year 2019-20

Particulars	Amount
Depreciation expense of right-of-use assets	59.18
Interest expense on lease liabilities	26.48
Gain on termination of leases	(1.08)
Expense relating to short-term leases (included in other expenses)	7.78
Total amount recognised in profit or loss	**92.36**

(V) Lease disclosures under Ind-AS 17 for the comparative year ended 31 March 2019

The total lease payments recognised in the Statement of Profit and Loss towards the said leases are as follows:

Particulars	Year ended March 31, 2019 Amount
Lease Payment (Rent)	70.84

(vi) Lease Commitment as on 31 March 2019

The Group has taken office premises on Lease and Leave & License basis at various locations in India. Lease rent / License fees aggregating to Rs. 70.84 Crore in respect of the same have been charged to the Statement of Profit and Loss. The agreements are executed for periods ranging from 11 months to 12 years with a renewable clause. In many cases, the agreements also provide for termination at will by either party by giving a prior notice period between 30 to 90 days. The minimum lease rentals outstanding as at March 31, 2019, are as under:

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Minimum Lease Rentals Year ended March 31, 2019 Amount
Not later than One year	78.97
Later than One year but not later than Five years	223.10
Later than Five Years	94.34
Total	**396.41**

(44) (1) In respect of IBHFL, the outbreak of COVID–19 virus continues to spread across the globe including India, resulting into a significant decline and volatility in financial markets and a significant decrease in global and India's economic activities. The Government of India announced a strict 40-day nation-wide lockdown till May 3, 2020 to contain the spread of the virus, which was further extended till June 08, 2020. This has led to significant disruptions and dislocations for individuals and businesses. The recent directions from Government allows for calibrated and gradual withdrawal of lockdown and partial resumption of selected economic activities. The extent to which the COVID 19 pandemic will impact the Holding Company's business is dependent on several factors including, but not limited to, pace of easing of the lockdown restrictions.

A. In accordance with RBI guidelines relating to CoVID-19 Regulatory Package dated 27 March 2020 and 17 April 2020, the Holding Company has granted moratorium of three months on the payment of all instalments falling due between 1 March 2020 and 31 May 2020 to all eligible borrowers who have requested for the moratorium. The RBI via press release dated May 22, 2020 has permitted lending institutions to extend the moratorium by another three months, i.e., from June 1, 2020 to August 31, 2020. The Holding Company will be providing option for extending the moratorium to its eligible borrowers' basis its Board approved policy. In accordance with the guidance from Institute of Chartered Accountant of India ("ICAI"), extension of the moratorium to borrowers by the Holding 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 is not considered to result in a SICR for a borrower.

The Holding 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 Holding Company. The Holding Company has assessed each of its loan portfolios and performed a comprehensive analysis of the staging of each of its borrower segment. Further, for project finance loans, the Holding Company has reviewed the project status, funding plans and analysis of the borrowers for large projects. Further, the Holding 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 Holding Company has recorded an expected credit loss provision of Rs. 3,473 Crore in respect of its loans and advances at 31 March 2020, to reflect, among other things, an increased risk of deterioration in macro-economic factors caused by COVID-19 pandemic. The ECL provision has been determined based on estimates using information available as of the reporting date and given the unique nature and scale of the economic impact of this pandemic, 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. Further, as a result of this pandemic, the credit performance and repayment behaviour of the customers needs to be monitored closely. In the event the impact of pandemic is more severe or prolonged than anticipated, this will have a corresponding impact on the carrying value of the financial assets, results of operation and the financial position of the Holding Company.

B. The Holding Company has considered the following key matters in determining its liquidity position for the next 12 months:

a. Schemes announced by the Government of India, which will directly benefit Non-Banking Financial Companies through guarantees from the Government of India. The Company has evaluated these schemes and is considering applications to seek fund under the schemes;

b. Current status / outcomes of discussions with the Company's lenders, seeking moratorium on the Holding Company's debt service obligations to such lenders;

c. Status of its requests for additional funding, from existing lenders as well as others.

Based on the detailed assessment of the monthly cash inflows and outflows for next 12 months and the management has concluded that it will be able to meet its obligations.

NOTES

FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED GROUP FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(2) In respect of Indiabulls Commercial Credit Limited ('ICCL', 'the Company'), the outbreak of COVID–19 virus continues to spread across the globe including India, resulting into a significant decline and volatility in financial markets and a significant decrease in global and India's economic activities. The Government of India announced a strict 40-day nation-wide lockdown to contain the spread of the virus till May 3, 2020, which was further extended till June 08, 2020. This has led to significant disruptions and dislocations for individuals and businesses. The recent directions from Government allows for calibrated and gradual withdrawal of lockdown and partial resumption of selected economic activities. The extent to which the COVID 19 pandemic will impact Indiabulls Commercial Credit Limited ('ICCL', 'the Company')'s business is dependent on several factors including, but not limited to, pace of easing of the lockdown restrictions.

A. In accordance with the Reserve Bank of India's guidelines relating to CoVID-19 Regulatory Package dated 27 March 2020 and 17 April 2020, ICCL has granted moratorium of three months on the payment of all instalments falling due between 1 March 2020 and 31 May 2020 to all eligible borrowers who have requested for the moratorium, as per its Board approved policy. The RBI via press release dated May 22, 2020 has permitted lending institutions to extend the moratorium by another three months, i.e., from June 1, 2020 to August 31, 2020. ICCL has extended the EMI moratorium to its customers based on requests received from such customers, as per its Board approved policy. In accordance with the guidance from the ICAI and in management's view, the extension of the moratorium to the Company's 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 release, by itself is not considered to result in a significant credit risk (SICR) of such borrowers.

ICCL 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 collaterals held by the Company. The Company has assessed each of its loan portfolios and performed a comprehensive analysis of the staging of each of its borrower segments. 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, ICCL has recorded a provision for impairment due to expected credit loss (ECL), of Rs. 267.77 crores in respect of its loans and advances as at 31 March 2020, to reflect, among other things, an increased risk of deterioration in macro-economic factors caused by COVID-19 pandemic. The ECL provision has been determined based on estimates using information available as of the reporting date and given the unique nature and scale of the economic impact of this pandemic, the expected credit loss is based on various variables and assumptions, which could result in actual credit loss being different than that being estimated. As a result of this pandemic, the credit performance and repayment behaviour of the customers' needs to be monitored closely. In the event the impact of pandemic is more severe or prolonged than anticipated, this will have a corresponding impact on the carrying value of the financial assets, results of operations and the financial position of the Company.

B. Indiabulls Commercial Credit Limited ('ICCL', 'the Company') has considered the following key matters in determining its liquidity position for the next 12 months:

a. Schemes announced by the Government of India, which will directly benefit Non-Banking Financial Companies through guarantees from the Government of India. The Company has evaluated these schemes and is considering applications to seek fund under the schemes;

b. Current status / outcomes of discussions with the Company's lenders, seeking moratorium on the Company's debt service obligations to such lenders;

c. Status of its requests for additional funding, from existing lenders as well as others.

Based on the detailed assessment of the monthly cash inflows and outflows for next 12 months and the management has concluded that it will be able to meet its obligations.

(45) 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

Sameer Gehlaut Chairman / Whole Time Director DIN : 00060783 London	Gagan Banga Vice Chairman / Managing Director & CEO DIN : 00010894 Mumbai	Ashwini Omprakash Kumar Whole Time Director DIN : 03341114 Mumbai	Mukesh Garg CFO New Delhi	Amit Jain Company Secretary Gurugram

July 3, 2020

INDEPENDENT AUDITOR'S REPORT

To the Members of Indiabulls Housing Finance Limited

Report on the Audit of the Standalone Ind AS Financial Statements

Qualified Opinion

We have audited the accompanying standalone Ind AS financial statements of Indiabulls Housing Finance Limited ("the Company"), which comprise the Balance sheet as at March 31 2020, 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 Ind AS 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, except for the effects of the matters described in the 'Basis for Qualified Opinion' section of our report, the aforesaid standalone Ind AS 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, 2020, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Qualified Opinion

As more fully explained in Note 21(12a) to the financial statement, regarding the impairment on financial instruments recorded during the year ended March 31, 2020, which includes the impact of COVID-19 on the Company's borrowers, the Company has debited impairment on financial instruments amounting to Rs.1,798 crores to Other Comprehensive Income which should have been debited to the Statement of Profit and Loss as required by Ind AS 109 "Financial Instruments". The above pertains only to accounting treatment as prescribed in Ind AS 109 "Financial Instruments" and constitutes a departure therefrom. Had the Company recorded the amount of impairment on financial instruments in the Statement of Profit and Loss, the profit after tax would have reduced by Rs.1,798 crores. As noted in Note 21(12d) of the financial statements, due to this there is no resultant impact on the carrying value of the total equity, assets and liabilities of the Company.

We conducted our audit of the standalone Ind AS 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 Ind AS 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 qualified audit opinion on the standalone Ind AS financial statements.

Emphasis of Matter

a. We draw attention to Note 47(A) of the financial statements which describes the uncertainties relating to the impact of COVID-19 pandemic including the recovery of the real estate sector and the Indian economy, for which management has considered the information available till the date of these financial statements in developing its estimates of the expected credit loss provision required as at March 31, 2020. The Company's operations and financial results will depend on future developments, which are highly uncertain and the actual credit loss could be different than that estimated as of the date of the financial statements. Our opinion is not modified in respect of this matter.

b. We draw attention to Note 21(12b) of the standalone financial statements which states that the Company has debited Rs.964.71 crores for the impairment loss allowance in the Additional Reserve created 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)") instead of recording the impairment in statement of profit and loss. Given that the utilization of the Additional Reserve u/s 29(c) is in accordance with the NHB Act, 1987, 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 Ind AS financial statements for the financial year ended March 31, 2020. These matters were addressed in the context of our audit of the standalone Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matter described in the 'Basis for Qualified Opinion' section we have determined the matters described below to be the key audit matters to be communicated in our report. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the standalone Ind AS 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 Ind AS 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 Ind AS financial statements.

<table>
<tr><th>Key audit matters</th><th>How our audit addressed the key audit matter</th></tr>
<tr><td colspan="2">Impairment of financial instruments (including provision for expected credit losses) (as described in note 8 of the Ind AS financial statements)</td></tr>
<tr><td>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 those 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 and the exposure at default (EAD).
Additional considerations on account of COVID-19
Pursuant to the Reserve Bank of India 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 has extended a moratorium to its borrower in accordance with its Board approved policy as described in Note 47(A).
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, however the entity needs to evaluate whether the borrowers to which moratorium is granted will remain regular once the moratorium period gets over. The Company has recorded a management overlay as part of its ECL, to reflect among other things an increased risk of deterioration in macro-economic factors caused by Novel Coronavirus (CoVID-19) pandemic. 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.</td><td>• 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 lock-down 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.
• 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.</td></tr>
<tr><td>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.</td><td></td></tr>
</table>

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.2,904.30 as held at fair value through OCI (FVTOCI) and Rs.7,878.58 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 information included in the Chairman's speech and Director's Report, but does not include the standalone Ind AS financial statements and our auditor's consideration.

Our opinion on the standalone Ind AS 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 Ind AS 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 the Management for the standalone Ind AS 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 Ind AS 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 Ind AS 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 Ind AS 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 Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone Ind AS 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 Ind AS 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 Ind AS 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 Ind AS financial statements, including the disclosures, and whether the standalone Ind AS 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 Ind AS financial statements for the financial year ended March 31, 2020 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, except for the effects of the matter described in the basis for Qualified Opinion paragraph above, 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 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, except for the effects of the matter described in the Basis for Qualified Opinion paragraph above, the aforesaid standalone Ind AS 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, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2020 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 over financial reporting of the Company with reference to these standalone Ind AS 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, 2020 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 Ind AS financial statements – Refer Note 32(vii) and Note 33 to the standalone Ind AS 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 Ind AS 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 **Viren H. Mehta**
Partner
Membership Number: 048749
UDIN: 20048749AAAAJO8334

Mumbai
July 3, 2020

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, 2020, 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, 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, duty of custom, duty of excise, 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, duty of custom, duty of excise, 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	120,314,834	120,314,834	Financial year 2011-12	CIT (Appeals)
The Rajasthan Value Added Tax Act, 2003	Value Added Tax	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, 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 Act.

(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 to us and on an overall examination of the balance sheet, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence, reporting requirements under clause 3(xiv) are not applicable to the company and, not commented upon.

(xv) According to the information and explanations given by the management, 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 **Viren H. Mehta**
Partner
Membership Number: 048749
UDIN: 20048749AAAAJO8334

Mumbai
July 3, 2020

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 over financial reporting of Indiabulls Housing Finance Limited ("the Company") as of March 31, 2020, 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 (the 'IFC framework"). 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 over financial reporting 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 Companies Act, 2013, to the extent applicable to an audit of internal financial controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with reference to these standalone financial statements was established and maintained and if such controls operated effectively in all material respects.

An audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls over financial reporting with reference to these standalone financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting 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 qualified audit opinion on the internal financial controls over financial reporting with reference to these standalone financial statements.

Meaning of Internal Financial Controls Over Financial Reporting With Reference to these Standalone Financial Statements

A company's internal financial control over financial reporting with reference to these 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 control over financial reporting with reference to these 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 Over Financial Reporting With Reference to these Standalone Financial Statements

Because of the inherent limitations of internal financial controls over financial reporting with reference to these 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 over financial reporting with reference to these standalone financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Qualified Opinion

According to the information and explanations given to us and based on our audit, in our opinion, the Company has, in all material respects, maintained adequate internal financial controls over financial reporting with reference to these standalone financial statements as of March 31, 2020, 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, except for the material weakness relating to departure from Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 for the preparation of the financial statements as more fully described in paragraph "Basis for Qualified Opinion" of our audit report dated July 3, 2020.

Explanatory paragraph

We also have audited, in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India, as specified under Section 143(10) of the Act, the standalone financial statements of Indiabulls Housing Finance Limited , which comprise the Balance Sheet as at March 31, 2020, and the related Statement of Profit and Loss and Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information. This material weakness was considered in determining the nature, timing, and extent of audit tests applied in our audit of the standalone financial statements of Indiabulls Housing Finance Limited and this report affect our report dated July 3, 2020, which expressed a qualified opinion on those financial statements.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per **Viren H. Mehta**
Partner
Membership Number: 048749
UDIN: 20048749AAAAJO8334

Mumbai
July 3, 2020

STANDALONE BALANCE SHEET

of Indiabulls Housing Finance Limited as at March 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Note No.	As at March 31, 2020	As at March 31, 2019
ASSETS			
Financial Assets			
Cash and cash equivalents	4	11,491.60	13,356.59
Bank balance other than Cash and cash equivalents	5	1,421.69	665.90
Derivative financial instruments	6	739.18	135.75
Receivables			
i) Trade Receivables	7	5.32	12.12
ii) Other Receivables		-	-
Loans	8	59,093.37	76,884.36
Investments	9	16,166.76	25,925.95
Other Financial Assets	10	1,387.32	1,460.84
Non- Financal Assets			
Current tax assets (net)		968.45	708.79
Deferred tax assets (net)	31	349.95	-
Property, plant and equipment	11	113.41	125.18
Right-of-use Assets	46	247.93	-
Other Intangible assets	11	14.23	15.34
Other Non- Financial Assets	12	564.46	811.89
Non current assets held for sale		88.90	-
Total Assets		**92,652.57**	**120,102.71**
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
Derivative financial instruments	6	187.82	105.96
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		11.56	27.14
Debt Securities	14	32,092.12	48,188.39
Borrowings (Other than Debt Securities)	15	36,609.92	43,686.81
Subordinated liabilities	16	4,338.60	4,329.38
Other Financial Liabilities	17	3,639.11	5,089.58
Non Financial Liabilities			
Current tax liabilities (net)		60.81	53.02
Provisions	18	189.43	166.14
Deferred tax liabilities (net)	31	-	553.91
Other Non-Financial Liabitilies	19	593.60	643.46
Equity			
Equity share capital	20	85.51	85.48
Other equity	21	14,844.09	17,173.44
Total Liabilities and Equity		**92,652.57**	**120,102.71**

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

Sameer Gehlaut
Chairman / Whole Time Director
DIN : 00060783
London

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

per Viren H. Mehta
Partner
Membership No. 048749

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
CFO
New Delhi

Amit Jain
Company Secretary
Gurugram

Mumbai, July 3, 2020

July 3, 2020

STANDALONE STATEMENT OF PROFIT AND LOSS

of Indiabulls Housing Finance Limited for the Year ended March 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Note No.	Year ended March 31, 2020	Year ended March 31, 2019
Revenue from operations			
Interest Income	22	9,881.51	13,538.10
Dividend Income	23	816.82	385.12
Fees and commission Income	24	256.15	258.22
Net gain on fair value changes	25	-	616.78
Net gain on derecognition of financial instruments under amortised cost category		444.75	609.13
Total revenue from operations		**11,399.23**	**15,407.35**
Other Income	26	16.07	31.77
Total Income		**11,415.30**	**15,439.12**
Expenses			
Finance Costs	27	7,709.60	9,057.11
Net loss on fair value changes	25	169.47	-
Impairment on financial instruments	28	109.26	213.12
Employee Benefits Expense	29	556.97	723.08
Depreciation, amortization and impairment	11 & 46(c)	97.80	36.97
Other expenses	30	225.48	261.22
Total Expenses		**8,868.58**	**10,291.50**
Profit before tax		**2,546.72**	**5,147.62**
Tax Expense:			
(1) Current Tax	31	319.20	1,079.20
(2) Deferred Tax Charge/ (Credit)	31	67.61	339.16
Profit for the Year		**2,159.91**	**3,729.26**
Other Comprehensive Income			
A (i) Items that will not be reclassified to statement of profit or loss			
(a) Remeasurement gain on defined benefit plan		9.57	4.63
(b) (Loss) / Gain on equity instrument designated at FVOCI		(89.64)	(45.25)
(c) impairment allowance		(2,402.72)	-
(ii) Income tax impact on above		630.68	8.92
B (i) Items that will be reclassified to statement of profit or loss			
(a) Derivative instruments in Cash flow hedge relationship		(126.11)	(54.02)
(ii) Income tax impact on above		16.34	18.88
Other Comprehensive (loss) / Income (A+B)		**(1,961.88)**	**(66.84)**
Total Comprehensive Income for the Year		**198.03**	**3,662.42**
Earnings per equity share			
Basic (Rs.)	37	50.52	87.37
Diluted (Rs.)	37	50.51	86.85
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

Sameer Gehlaut
Chairman / Whole Time Director
DIN : 00060783
London

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

per Viren H. Mehta
Partner
Membership No. 048749

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
CFO
New Delhi

Amit Jain
Company Secretary
Gurugram

Mumbai, July 3, 2020

July 3, 2020

STANDALONE CASH FLOW STATEMENT

of Indiabulls Housing Finance Limited for the Year ended March 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

		Year ended March 31, 2020	Year ended March 31, 2019
A	**Cash flows from operating activities :**		
	Profit before tax	2,546.72	5,147.62
	Adjustments to reconcile profit before tax to net cash flows:		
	Employee Stock Compensation	27.32	75.85
	Provision for Gratuity, Compensated Absences and Superannuation Expense	29.67	27.32
	Impairment on Financial Instruments	816.25	436.50
	Interest Expense	7,600.84	8,812.87
	Interest Income	(10,005.43)	(14,147.23)
	Dividend Received	(816.82)	(385.12)
	Gain on Modification of Leases	(0.77)	-
	Lease Rent Payment	(68.57)	-
	Depreciation and Amortisation	97.80	36.97
	Guarantee Income	(12.43)	-
	Loss on sale of Property, plant and equipment	2.00	1.15
	Unrealised gains on appreciation of Investments	(124.05)	(27.02)
	Operating Gain / (Loss) before working capital changes	92.53	(21.09)
	Working Capital Changes		
	Trade Receivable, Other Financial and non Financial Assets	(329.59)	(610.37)
	Loans	14,196.27	24,779.49
	Trade Payables, other financial and non Financial Liabilities	(1,005.55)	(752.09)
	Cash from / (used in) operations	12,953.66	23,395.94
	Interest received on loans	9,375.60	13,842.34
	Interest paid on borrowings	(7,746.52)	(8,598.25)
	Income taxes paid (Net)	(571.07)	(1,214.28)
	Net cash flow from operating activities	**14,011.67**	**27,425.75**
B	**Cash flows from investing activities**		
	Purchase of Property, plant and equipment and other intangible assets	(32.39)	(82.15)
	Sale of Property, plant and equipment	0.67	0.53
	Movement in Capital Advances	2.84	12.03
	Dividend Received	816.82	385.12
	Investment in deposit accounts	(755.79)	(81.74)
	Proceeds from / (Investments in) Subsidiaries / other Investments	9,071.53	(8,016.73)
	Interest received on Investments	622.61	336.89
	Net cash flow from / (used in) investing activities	**9,726.29**	**(7,446.05)**
C	**Cash flows from financing activities**		
	Proceeds from Issue of Equity Share through ESOPs (Including Securities Premium)	4.99	23.88
	Distribution of Equity Dividends (including Corporate Dividend Tax thereon)	(1,594.93)	(2,057.11)
	Loan to Subsidiary Companies	(341.42)	(167.00)
	(Repayment of) / Proceeds from bank loans and Others (Net)	(9,131.32)	3,056.74
	(Repayment of) from Commercial Papers (Net)	(5,330.00)	(7,125.00)
	(Repayment of) Secured Redeemable Non-Convertible Debentures (Net)	(10,989.09)	(3,450.21)
	Proceeds from issue of Perpetual Debt	-	8.37
	Proceeds from / (Repayment of) from Working capital loans (Net)	1,778.82	(795.84)
	Net cash (used in) / from financing activities	**(25,602.95)**	**(10,506.17)**
D	**Net (Decrease) / Increase in cash and cash equivalents (A+B+C)**	**(1,864.99)**	**9,473.53**
E	**Cash and cash equivalents at the beginning of the year**	**13,356.59**	**3,883.06**
F	**Cash and cash equivalents at the end of the year (D + E)** (Refer Note 4)	**11,491.60**	**13,356.59**

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 (Ind AS) - 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

For and on behalf of the Board of Directors

Sameer Gehlaut
Chairman / Whole Time Director
DIN : 00060783
London

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

per Viren H. Mehta
Partner
Membership No. 048749

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
CFO
New Delhi

Amit Jain
Company Secretary
Gurugram

Mumbai, July 3, 2020

July 3, 2020

STANDALONE STATEMENT OF CHANGES IN EQUITY

of Indiabulls Housing Finance Limited for the Year ended March 31, 2020

(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 , 2018	**426,535,786**	**85.31**
Add: Issued during the FY 2018-19	867,553	0.17
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**

b. Other Equity:

	Reserve & Surplus													Other Comprehensive Income		Total
	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	
At 31 March 2018	**13.75**	**0.36**	**7,459.55**	**94.12**	**745.99**	**89.00**	**1,209.21**	**505.48**	**1,571.00**	**664.71**	**502.44**	**1.27**	**452.53**	**2,253.17**	**(92.76)**	**15,469.82**
Profit for the period	-	-	-	-	-	-	-	-	-	-	-	-	3,729.26	-	-	3,729.26
Other Comrehensive Income	-	-	-	-	-	-	-	-	-	-	-	-	3.01	(34.71)	(35.14)	(66.84)
Total comprehensive income	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,732.27**	**(34.71)**	**(35.14)**	**3,662.42**
Add: Transferred / Addition during the year	-	-	-	75.85	210.00	-	358.85	-	387.00	300.00	332.23	0.01	-	-	-	1,663.94
Add: during the year on Account of ESOPs	-	-	23.70	-	-	-	-	-	-	-	-	-	-	-	-	23.70
Add: Transfer from Stock Comentation Adjustment A/c	-	-	7.47	-	-	-	-	-	-	-	-	-	-	-	-	7.47
Less: Transferred to Securities Premium Account	-	-	-	7.47	-	-	-	-	-	-	-	-	-	-	-	7.47
Interim Dividend paid on Equity Shares @ Rs. 40 Per Share	-	-	-	-	-	-	-	-	-	-	-	-	1,707.39	-	-	1,707.39
Corporate Dividend Tax on Interim Dividend paid on Equity Shares	-	-	-	-	-	-	-	-	-	-	-	-	350.97	-	-	350.97
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)	-	-	-	-	-	-	-	-	-	-	-	-	387.00	-	-	387.00
Transferred to Reserve I (Special Reserve U/s 29C of the NHB Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	358.85	-	-	358.85
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	300.00	-	-	300.00
Transferred to General Reserve	-	-	-	-	-	-	-	-	-	-	-	-	210.00	-	-	210.00
Transferred to Debenture Redemption Reserve	-	-	-	-	-	-	-	-	-	-	-	-	332.23	-	-	332.23
Total Appropriations	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**3,646.44**	**-**	**-**	**3,646.44**
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)

STANDALONE STATEMENT OF CHANGES IN EQUITY

of Indiabulls Housing Finance Limited for the Year ended March 31, 2020 (Contd.)

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	Reserve & Surplus													Other Comprehensive Income		Total
	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 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 General Reserve	-	-	-	-	-	-	-	-	-	-	-	-	150.00	-	-	150.00
Transferred to Debenture Redemption Reserve	-	-	-	-	-	-	-	-	-	-	-	-	139.47	-	-	139.47
Total Appropriations	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,316.40**	**-**	**-**	**2,316.40**
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**

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 Viren H. Mehta
Partner
Membership No. 048749

Mumbai, July 3, 2020

For and on behalf of the Board of Directors

Sameer Gehlaut
Chairman / Whole Time Director
DIN : 00060783
London

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
CFO
New Delhi

Amit Jain
Company Secretary
Gurugram

July 3, 2020

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(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, 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.

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).

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 neaest 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 counterpartie.

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.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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 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.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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 behavior 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.

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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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).

Changes in accounting policies and disclosures

Ind AS 116 Leases

Ind AS 116 supersedes Ind AS 17 Leases, Appendix C of Ind AS 17 Determining whether an Arrangement contains a Lease, Appendix A of Ind AS 17 Operating Leases-Incentives and Appendix B of Ind AS 17 Evaluating the Substance of Transactions Involving the Legal Form of a Lease. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to recognise most leases on the balance sheet.

Lessor accounting under Ind AS 116 is substantially unchanged from Ind AS 17. Lessors will continue to classify leases as either operating or finance leases using similar principles as in Ind AS 17. Therefore, Ind AS 116 did not have an impact for leases where the Company is the lessor.

The Company adopted Ind AS 116 using the modified retrospective method with the initial application date as April 01, 2019. Under this method, the standard is applied retrospectively with the cumulative effect of initially applying the standard recognised at the date of initial application. The Company elected to use the transition practical expedient to not reassess whether a contract is or contains a lease at 1 April 2019. Instead, the Company applied the standard only to contracts that were previously identified as leases applying Ind AS 17 and Appendix C to Ind AS 17 at the date of initial application.

The standard provides specific transition requirements and practical expedients, which have been applied by the Company.

- Leases previously accounted for as operating leases

  The Company recognised right-of-use assets and lease liabilities for those leases previously

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

classified as operating leases, except for short-term leases. The right-of-use assets were recognised based on the amount equal to the lease liabilities, adjusted for any related prepaid and accrued lease payments previously recognised. Lease liabilities were recognised based on the present value of the remaining lease payments, discounted using the incremental borrowing rate at the date of initial application.

The Company also applied the available practical expedients wherein it:

- Used a single discount rate to a portfolio of leases with reasonably similar characteristics
- Applied the short-term leases exemptions to leases with lease term that ends within 12 months of the date of initial application
- Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application.
- Used hindsight in determining the lease term where the contract contained options to extend or terminate the lease

Significant accounting, judgements, estimates and assumptions

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 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.

Accounting Policy for the Comparative Period i.e. 31 March 2019

Operating Leases

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognized as operating leases. The Company has ascertained that the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases and therefore, the lease payments are recognized as per terms of the lease agreement in the Statement of Profit and Loss.

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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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.

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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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.

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.

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 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.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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 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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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.

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:

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

- 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 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.

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 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.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

- 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 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:

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

- 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 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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(4) Cash and cash equivalents

	As at March 31, 2020 Amount	As at March 31, 2019 Amount
Cash-on-Hand	0.24	4.37
Balance with banks		
In Current accounts#	9,546.86	10,364.25
Bank Deposits	1,944.50	2,987.97
Total	**11,491.60**	**13,356.59**

includes Rs. 4.67 Crore (Previous Year Rs. 4.65 Crore) in designated unclaimed dividend accounts.

(5) Bank Balance other than cash and cash equivalents

	As at March 31, 2020 Amount	As at March 31, 2019 Amount
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments(1)	1,421.69	665.90
Total	**1,421.69**	**665.90**

(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, 2020 Amount	As at March 31, 2019 Amount
Balances with banks:		
In current accounts	9,546.86	10,364.25
Bank Deposits	1,944.50	2,987.97
Cash on hand	0.24	4.37
Total	**11,491.60**	**13,356.59**

(6) Derivative financial instruments

Part I	As at March 31, 2020			
	Notional amounts	Fair value assets	Notional amounts	Fair value liabilities
	Amount		Amount	
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**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Part II		As at March 31, 2020			
		Notional amounts	Fair value assets	Notional amounts	Fair value liabilities
		Amount		Amount	
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**

Part I		As at March 31, 2019			
		Notional amounts	Fair value assets	Notional amounts	Fair value liabilities
		Amount		Amount	
Currency Derivatives:					
- Forward Contracts		100.00	0.87	2,267.03	34.96
- Currency swaps		1,525.27	122.63	1,650.63	13.39
	(i)	**1,625.27**	**123.50**	**3,917.66**	**48.35**
Interest rate derivatives - Interest Rate Swaps		3,891.17	12.25	17,321.45	57.61
	(ii)	**3,891.17**	**12.25**	**17,321.45**	**57.61**
Total derivative financial instruments (i)+(ii)		**5,516.44**	**135.75**	**21,239.11**	**105.96**
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		100.00	0.87	2,267.03	34.96
- Currency swaps		1,525.27	122.63	1,650.63	13.39
- Interest rate derivatives		204.62	3.55	2,182.90	53.72
	(ii)	**1,829.89**	**127.05**	**6,100.56**	**102.07**
Undesignated derivatives	**(iii)**	**3,686.55**	**8.70**	**15,138.55**	**3.89**
Total derivative financial instruments (i)+(ii)+(iii)		**5,516.44**	**135.75**	**21,239.11**	**105.96**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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 $ 717,630,447 (Previous Year $ 734,297,113). 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, 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)

	As At March 31, 2019			
	Notional amount	Carrying amount	Line item in the statement of financial position	Change in fair value
The impact of hedging instruments(Net)	7,930.45	24.98	Derivative Financial Asset/ Liability	(54.02)

	Change in fair value	Cash flow hedge reserve as at March 31, 2020	Cost of hedging as at March 31, 2020	Cash flow hedge reserve as at March 31, 2019	Cost of hedging as at March 31, 2019
The impact of hedged item	(126.11)	(322.73)	-	(196.62)	-

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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

March, 31, 2019	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	52.75	(4.53)	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, 2020 Amount	As at March 31, 2019 Amount
Unsecured considered good	5.32	12.12
Receivables which have significant increase in credit risk	-	-
Receivables – credit impaired	-	-
	5.32	**12.12**

(8) Loans

	As at March 31, 2020 Amount	As at March 31, 2019 Amount
Term Loans (Net of Assignment) (1) to (4)	62,562.56	77,814.30
Less: Impairment loss allowance	3,469.19	929.94
Total (A) Net	**59,093.37**	**76,884.36**
Secured by tangible assets and intangible assets (2),(3) & (4)	60,786.25	77,632.37
Unsecured	1,776.31	181.93
Less: Impairment loss allowance	3,469.19	929.94
Total (B) Net	**59,093.37**	**76,884.36**
(C) (I) Loans in India		
Others	62,562.56	77,814.30
Less: Impairment loss allowance	3,469.19	929.94
Total (C)(I) Net	**59,093.37**	**76,884.36**
(C) (II)Loans outside India	-	-
Less: Impairment loss allowance	-	-
Total (C)(II) Net	**-**	**-**
Total C (I) and C (II)	**59,093.37**	**76,884.36**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

		As at March 31, 2020 Amount	As at March 31, 2019 Amount
(1)	**Term Loans(Net of Assignment):**		
	Total Term Loans	**81,223.07**	**104,160.32**
	Less: Loans Assigned	19,392.48	27,310.42
		61,830.59	76,849.90
	Add: Interest Accrued on Loans	731.97	964.40
	Term Loans(Net of Assignment)	62,562.56	77,814.30

(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.

(3) Includes Loan to Subsidiary for Rs. 588.42 Crore (March 31, 2019 Rs. 247.00 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.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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, 2020			
	Stage 1	Stage 2	Stage 3	Total
	Amount			
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**

Risk Categorization	As at March 31, 2019			
	Stage 1	Stage 2	Stage 3	Total
	Amount			
Very Good	68,206.48	-	-	68,206.48
Good	3,115.87	2,900.47	-	6,016.34
Average	-	1,763.38	-	1,763.38
Non-performing	-	-	863.70	863.70
Grand Total	**71,322.35**	**4,663.85**	**863.70**	**76,849.90**

*The above table does not include the amount of interest accrued but not due in all the years

An analysis of changes in the ECL allowances in relation to Loans & advances is, as follows:

Particulars	As at March 31, 2020			
	Stage 1	Stage 2	Stage 3	Total
	Amount			
ECL allowance opening balance	**139.13**	**610.92**	**179.89**	**929.94**
ECL on assets added/ change in ECL estimates	710.46	1,821.12	71.39	2,602.97
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	**483.65**	**2,504.53**	**481.01**	**3,469.19**

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 3,469.19 Crores which is 5.6% (Previous Year Rs. 929.92 Crore which is 1.20%) of the loan book.

Refer to Note 41 for details of loans where the Company has offered moratorium for loans and asset classification benefit has been applied.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	As at March 31, 2019			
	Stage 1	Stage 2	Stage 3	Total
	Amount			
ECL allowance opening balance	**725.56**	**763.48**	**224.54**	**1,713.58**
ECL on assets added/ change in ECL estimates	37.61	18.24	-	55.85
Assets derecognised or repaid(including write offs/ Write back)	(693.18)	(106.76)	(39.54)	(839.48)
Transfers from Stage 1	(5.64)	5.40	0.24	0.00
Transfers from Stage 2	69.06	(70.64)	1.58	0.00
Transfers from Stage 3	5.72	1.20	(6.93)	(0.01)
ECL allowance closing balance	**139.13**	**610.92**	**179.89**	**929.94**

During the financial year 2018-19 the significant changes in the ECL allowance were on account of assets derecognised (including from loans sell down), written off/written back amounting to Rs 23,010.49 Crore.

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.

5. (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 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.

5. (ii) Internal rating model and PD Estimation process

The company's internal rating 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. 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. The PDs are computed for these homogenous portfolio segments. The PDs are also used for Ind-AS 109 ECL calculations and the Ind AS 109 Stage classification of the exposure.

The Internal Rating Model is dynamic and is calibrated periodically; the choice of parameters and division into smaller homogenous portfolios is thus also dynamic.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

5. (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.

5. (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.

5. (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. (vi) Company's loans measured on a collective basis

For Stage 3 loans ECL is calculated on an individual borrower basis.

For stages 1 and 2 the internal rating model analyzes historical empirical data, determines parameters that are indicative of future credit risk and segments the portfolio on the basis of a combination of these parameters into smaller homogeneous portfolios. The loss estimation for these pools is hence done on a collective basis. 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.

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, 2020. 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. 1,134.72 Crore(Previous Year Rs. 2,011.01 Crore).

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(9) Investments

	As at March 31, 2020				
	Amortised Cost	At fair value		Others*	Total
		Through other comprehensive income	Through profit or loss		
			Amount		
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
Associates	-	-	-	-	-
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

	As at March 31, 2019				
	Amortised Cost	At fair value		Others*	Total
		Through other comprehensive income	Through profit or loss		
			Amount		
Mutual funds and Debt Funds	-	-	6,691.57	-	6,691.57
Government Securities	1,521.80	-	-	-	1,521.80
Debt Securities	839.41	-	9,989.69	-	10,829.10
Equity Instruments	-	18.00	-	-	18.00
Subsidiaries	-	-	-	3,838.02	3,838.02
Associates	-	2,787.78	-	-	2,787.78
Total gross (A)	**2,361.21**	**2,805.78**	**16,925.99**	**3,838.02**	**25,931.00**
Overseas Investments	-	2,787.78	-	-	2,787.78
Investments in India	2,361.21	18.00	16,925.99	3,838.02	23,143.22
Total (B)	**2,361.21**	**2,805.78**	**16,925.99**	**3,838.02**	**25,931.00**
Total (A) to tally with (B)	**-**	**-**	**-**	**-**	**-**
Less: Allowance for Impairment loss (C)	**-**	**-**	**-**	**5.05**	**5.05**
Total Net D = (A) -(C)	**2,361.21**	**2,805.78**	**16,925.99**	**3,832.97**	**25,925.95**

*At Cost

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(1) As at March 31, 2020, 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, 2020, 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) During the financial year 2015-16, the Company has invested Rs. 663.31 Crore in OakNorth Holdings Limited by subscribing to 818,615 shares of face value of GBP 0.59 per share for 39.76% stake. OakNorth Bank- a licensed UK commercial bank is a wholly owned subsidiary of OakNorth Holdings Limited. As at March 31, 2017 the Company had a stake of 38.73%. During the year 2017-18 the Company has sold 277,000 shares from its stake in Acorn OakNorth Holdings Limited for Rs. 767.78 Crore and recorded a gross gain on sale of investment of Rs. 543.33 Crore in other comprehensive income. During the year ended March 31, 2020, in respect of Oaknorth Holdings Limited , the Company has lost significant influence due to a reduction of its effective holding in the Investee Company, which is considered a deemed disposal of the Company's investment in associate as per Ind AS 28 "Investments in Associates and Joint Ventures" (Ind AS 28).

(5) During the current financial year, the Company has invested Rs. Nil (Previous Year Rs. 2,725.05 Crore) by subscribing to Nil (Previous Year 164,727,923) Equity Shares of face value Rs. 10 per share, issued by Indiabulls Commercial Credit Limited.

(6) During the financial year 2018-19, the Company converted its Investment in preference shares of Indiabulls Commercial Credit Limited of Rs. 202.50 Crore in to equity shares of Indiabulls Commercial Credit Limited having face value of Rs. 10 per share at Rs. 80 per equity share fully paid (including securities premium of Rs. 70 per share). The same has been converted at cost at which the same was invested.

(10) Other financial assets (at amortised cost)

	As at March 31, 2020 Amount	As at March 31, 2019 Amount
Security Deposit	47.26	31.33
Interest receivable on Derivate Assets	-	-
Interest only Strip receivable	1,064.67	1,267.24
Interest Accrued on Deposit accounts / Margin Money	200.71	125.68
Other Receivable	74.68	36.59
Total	**1,387.32**	**1,460.84**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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
Gross block								
At March 31, 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 March 31, 2020	**63.28**	**63.16**	**30.11**	**92.95**	**24.15**	**0.32**	**14.60**	**288.57**
Depreciation								
At March 31, 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 March 31, 2020	**27.75**	**51.33**	**16.15**	**62.25**	**17.01**	**-**	**0.67**	**175.16**
Net Block								
At March 31, 2019	**27.25**	**21.88**	**13.44**	**39.60**	**8.52**	**0.32**	**14.17**	**125.18**
At March 31, 2020	**35.53**	**11.83**	**13.96**	**30.70**	**7.14**	**0.32**	**13.93**	**113.41**

Note 11.2 Other Intangible assets

	Software	Total
Gross block		
At March 31, 2019	40.75	**40.75**
Purchase	4.67	4.67
Disposals	-	-
At March 31, 2020	**45.42**	**45.42**
Amortization		
At March 31, 2019	25.41	**25.41**
Charge for the year	5.78	5.78
At March 31, 2020	**31.19**	**31.19**
Net block		
At March 31, 2019	15.34	**15.34**
At March 31, 2020	**14.23**	**14.23**

*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)

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(12) Other non financial assets

	As at March 31, 2020 Amount	As at March 31, 2019 Amount
Capital Advances	26.94	29.78
Others including Prepaid Expenses/Cenvat Credit and Employee advances	537.52	782.11
Total	**564.46**	**811.89**

(13) Trade Payables

	As at March 31, 2020 Amount	As at March 31, 2019 Amount
(a) Total outstanding dues of micro enterprises and small enterprises*; and	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	11.56	27.14
	11.56	**27.14**

* 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, 2020 Amount	As at March 31, 2019 Amount
	At Amortised Cost	
Secured		
Debentures*(Refer Note 32(i))	32,092.12	42,858.39
Unsecured		
Commercial Paper	-	5,330.00
Total gross (A)	**32,092.12**	**48,188.39**
Debt securities in India	29,155.87	46,548.77
Debt securities outside India	2,936.25	1,639.62
Total (B) to tally with (A)	**32,092.12**	**48,188.39**

*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, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(15) Borrowings other than debt securities*

	As at March 31, 2020	As at March 31, 2019
	Amortised Cost	
	Amount	
Secured		
Loans from bank and others*#(Refer Note 32(ii))	26,436.06	35,195.76
From banks- Cash Credit Facility*	978.40	3,807.70
From banks- Working Capital Loan*	5,693.82	3,915.00
Securitisation Liability*	3,242.54	768.35
Unsecured		
Lease Liability	259.10	-
Total gross (A)	**36,609.92**	**43,686.81**
Borrowings in India*	31,463.73	38,867.94
Borrowings outside India (ECB)*	5,146.19	4,818.87
Total (B) to tally with (A)	**36,609.92**	**43,686.81**

*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, 2020	As at March 31, 2019
	Amortised Cost	
	Amount	
- 10.60% Non convertible Subordinated Perpetual Debentures*	100.00	100.00
- Subordinate Debt(Refer Note 32(iii))	4,238.60	4,229.38
Total gross (A)	**4,338.60**	**4,329.38**
Subordinated Liabilities in India	4,338.60	4,329.38
Subordinated Liabilities outside India	-	-
Total (B) to tally with (A)	**4,338.60**	**4,329.38**

*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, 2020 Amount	As at March 31, 2019 Amount
Interest accrued but not due on borrowings	1,449.01	1,868.56
Foreign Currency Forward premium payable	512.70	295.74
Amount payable on Assigned Loans	438.18	935.02
Other liabilities	325.96	162.83
Temporary Overdrawn Balances as per books	759.87	1,712.13
Unclaimed Dividends(Refer Note 38)	4.67	4.65
Servicing liability on assigned loans	148.72	110.65
Total	**3,639.11**	**5,089.58**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(18) Provisions

	As at March 31, 2020 Amount	As at March 31, 2019 Amount
Provision for employee benefits (Refer Note 29)		
Provision for Compensated absences	19.84	19.53
Provision for Gratuity	50.65	44.48
Provision for Superannuation	114.76	101.14
Provisions for Loan Commitments	4.18	0.99
Total	**189.43**	**166.14**

(19) Other Non-financial liabilities

	As at March 31, 2020 Amount	As at March 31, 2019 Amount
Statutory Dues Payable and other non financial liabilities	593.60	643.46
Total	**593.60**	**643.46**

(20) Equity share capital

Details of authorized, issued, subscribed and paid up share capital

	As at March 31, 2020 Amount	As at March 31, 2019 Amount
Authorized 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		
427,574,091 (Previous Year 427,403,339) Equity Shares of Rs. 2/- each	85.51	85.48
Called-Up and Paid Up Capital		
Fully Paid-Up		
427,574,091 (Previous Year 427,403,339) Equity Shares of Rs. 2/- each		
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	**85.51**	**85.48**

(i) As at March 31, 2020 4,004,745 (Previous Year 2,593,852) 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.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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, 2020		As at March 31, 2019	
	No. of shares	Amount	No. of shares	Amount
Equity Share at the beginning of period	427,403,339	85.48	426,535,786	85.31
Add:				
Equity Share Allotted during the period				
ESOP exercised during the period (Refer note (v))	170,752	0.03	867,553	0.17
Equity share at the end of period	**427,574,091**	**85.51**	**427,403,339**	**85.48**

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%**

Details of shareholders holding more than 5% shares in the Company

Name of the shareholder	As at March 31, 2019	
	No. of shares	% of holding
Promoter		
SG Advisory Services Private Limited	27,204,779	6.37%
Non - Promoters		
Life Insurance Corporation Of India	45,827,373	10.72%
Total	**73,032,152**	**17.09%**

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:

There has been no new grants of Esops during the current financial year(Previous year 10,000,000 Esops)

(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")

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

In accordance with the ESOP Regulations, the Company had set up Indiabulls Housing Finance Limited Emplyee 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)

Particulars	As at March 31, 2020	As at March 31, 2019	As at March 31, 2018	As at March 31, 2017	As at March 31, 2016
Equity shares allotted as fully paid bonus shares by capitalization of securities premium	-	-	-	-	-

(v) 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	70,676	4,025,556	10,336,500
Options vested during the year (Nos.)	-	-	2,004,000	-
Exercised during the year (Nos.)	-	54,812	111,800	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	-	-	124,000	2,612,500
Re-granted during the year	-	-	-	N.A
Outstanding at the end of the year (Nos.)	1,152	15,864	3,789,756	7,724,000
Exercisable at the end of the year (Nos.)	1,152	15,864	3,789,756	1,931,000
Remaining contractual Life (Weighted Months)	19	39	46	67

N.A - Not Applicable

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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	100,000	10,000,000	N.A.	N.A.
Vesting Period and Percentage	Five years, 20% each year	Five years, 20% each year	N.A.	N.A.
First Vesting Date	25th March, 2019	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.)	1,200.40	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.)	-	10,000,000	15,030	38,880
Options vested during the year (Nos.)	-	-	6,390	19,440
Exercised during the year (Nos.)	-	-	4,140	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	-	3,117,600	-	-
Re-granted during the year	N.A	N.A	N.A	N.A
Outstanding at the end of the year (Nos.)	-	6,882,400	10,890	38,880
Exercisable at the end of the year (Nos.)	-	-	10,890	19,440
Remaining contractual Life (Weighted Months)	N.A	89	50	57

N.A - Not Applicable

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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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
Options vested during the year (Nos.)	39,500	1,500	21,900
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	1,500	21,900
Remaining contractual Life (Weighted Months)	53	63	53

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%

*The expected volatility was determined based on historical volatility data.

(vi) 18,527,342 Equity Shares of Rs. 2 each (Previous Year : 24,552,194) are reserved for issuance towards Employees Stock options as granted.

(vii) The weighted average share price at the date of exercise of these options was Rs. 682.59 per share(Previous Year Rs. 782.49 per share).

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(21) Other equity

Particulars	As at March 31, 2020 Amount	As at March 31, 2019 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	7,490.72	7,459.55
Add: Additions during the year on account of Esops	4.96	23.70
Add: Transfer from Stock compensation	1.32	7.47
Closing Balance	**7,497.00**	**7,490.72**
Debenture Premium Account[4]		
Balance as per last Balance Sheet	1.28	1.27
Add: Additions during the year on account	-	0.01
Closing Balance	**1.28**	**1.28**
Stock Compensation Adjustment[5]		
Balance as per last Balance Sheet	162.50	94.12
Add: Additions during the year	27.32	75.85
Less: Transferred to Share Premium account	1.32	7.47
Closing Balance	**188.50**	**162.50**
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	955.99	745.99
Add: Amount Transferred during the year	150.00	210.00
Closing Balance	**1,105.99**	**955.99**
Reserve Fund		
Reserve (I)(As per Section 29C of the Housing Bank Act, 1987)[8] & [9]		
Balance As per last Balance Sheet	1,568.06	1,209.21
Add: Amount Transferred during the year	211.98	358.85
Closing Balance	**1,780.04**	**1,568.06**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	As at March 31, 2020 Amount	As at March 31, 2019 Amount
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	1,958.00	1,571.00
Add: Amount Transferred during the year	220.00	387.00
Closing Balance	**2,178.00**	**1,958.00**
Additional Reserve[(8) & (12(b))]		
(U/s 29C of the National Housing Bank Act, 1987)		
Balance As per last Balance Sheet	964.71	664.71
Add: Additions during the year	-	300.00
Less: Amount utilised during the year	964.71	-
Closing Balance	**-**	**964.71**
Debenture Redemption Reserve[11]		
Balance As per last Balance Sheet	834.67	502.44
Add: Additions during the year	139.47	332.23
Closing Balance	**974.14**	**834.67**
Other Comprehensive Income[13]		
Balance As per last Balance Sheet	2,090.56	2,160.41
Less: Amount utiilised during the year[12(a)]	(1,967.13)	(69.85)
Closing Balance	**123.43**	**2,090.56**
Retained Earnings[14]		
Balance at the beginning of the year	538.36	452.53
Add: Additions during the year (including transfer from OCI to be recognised directly in retained earnings)	2,165.16	3,732.27
Less: Amount utilised during the year	2,316.40	3,646.44
Closing Balance	**387.12**	**538.36**
	14,844.09	**17,173.44**

(1) Capital reserve is created on receipt of non refundable debenture warrants exercise price.

(2) Capital redemption reserve is created on redemption of prefrence 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 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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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. 220.00 Crore (Previous Year Rs. 387.00 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. 211.98 Crore (Previous Year Rs. 358.85 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. Nil (Previous Year Rs. 300.00 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) Disclosure in terms of Circular No. NHB(ND)/ DRS/ Pol.Circular.61/ 2013-14 dated April 7, 2014 and NHB notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017:-

Particulars		As at March 31, 2020 Amount	As at March 31, 2019 Amount
Balance at the beginning of the year			
a)	Statutory Reserve U/s 29C of the National Housing Bank Act, 1987	1,568.06	1,209.21
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	1,958.00	1,571.00
c)	**Total**	**3,526.06**	**2,780.21**
Addition / Appropriation / Withdrawal during the year			
Add:			
a)	Amount transferred U/s 29C of the NHB Act, 1987	211.98	358.85
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	387.00
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	1,780.04	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**

(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 requires companies that issue debentures to create a debenture redemption reserve from annual profits until such debentures are redeemed. The Company is required to transfer a specified percentage (as provided in the

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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) The Company's total amount of impairment of financial instruments reflects among other things, an increased risk of deterioration in macro-economic factors and the impact on the Company's borrowers caused by the COVID-19 pandemic. Accordingly, during the year ended March 31, 2020 the Company has:

(a) Debited an amount of Rs. 1,798 Crores on account of impairment on financial instruments to Other Comprehensive Income to harmonize the accounting with the gains recorded on deemed disposal of OakNorth Holdings Limited. In the past, the Company had recorded fair value gains and realised gains on its investment in OakNorth Holdings limited in Other Comprehensive Income. The amount of impairment of financial instruments includes the amount of fair value change in Yes Bank Bond as mentioned in point C below.

(b) Debited additional special reserve created under u/s 29 (c) as per the NHB circular no. NHB (ND)/DRS/Pol-No.03/2004-05 dated August 26, 2004 for an amount of Rs. 964.71 crores in respect of impairment of financial instruments.

(c) Besides the total provisions of Rs. 3,473 Crores, the Company has also recorded fair value impairment of Rs.636 crores on AT-1 bonds of Yes Bank Limited to record the effect of the scheme of reconstruction announced by RBI on March 5, 2020.

(d) Due to these departures there is no adverse impact on the total equity, assets, and liabilities or the functioning of the Company.

(13) Other comprehensive income includes fair value gain/(loss) on equity instruments and effective portion of cash flow hedge.

(14) Retained earnings represents the surplus in Profit and Loss Account and appropriations.

(22) Interest Income

	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
	Amount		
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**

	Year ended March 31, 2019		
	Interest income on securities classified at fair value through profit and loss	On financial assets measured at Amortised cost	Total
	Amount		
Interest on Loans	-	13,162.90	13,162.90
Interest on Pass Through Certificates / Bonds	167.47	159.93	327.40
Interest on deposits with Banks	-	47.80	47.80
Total	**167.47**	**13,370.63**	**13,538.10**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(23) Dividend Income

	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
Dividend Income on Mutual Funds/Shares/ etc.	816.82	371.58
Dividend Income From Subsidiary	-	13.54
	816.82	**385.12**

(24) Fee and Commission Income

	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
Commission on Insurance	0.92	32.64
Other Operating Income	158.79	162.94
Income from Advisory Services	53.29	27.76
Income from Service Fee	43.15	34.88
	256.15	**258.22**

(25) Net gain/ (loss) on fair value changes

	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
Net gain/ (loss) on financial instruments at fair value through profit or loss		
(i) On trading portfolio		
- Investments	(169.47)	617.89
- Derivatives	-	(1.11)
Total Net gain/(loss) on fair value changes (A)	**(169.47)**	**616.78**
Fair Value changes:		
Net gain/ (loss) on fair value changes		
- Realised	(293.52)	589.76
- Unrealised	124.05	27.02
Total Net gain/(loss) on fair value changes (B)	**(169.47)**	**616.78**

(26) Other Income

	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
Miscellaneous Income	15.81	31.51
Sundry Credit balances written back/ Bad debt recovered	0.26	0.26
	16.07	**31.77**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(27) Finance Costs

	Year ended March 31, 2020 On financial liabilities measured at Amortised cost	Year ended March 31, 2019 On financial liabilities measured at Amortised cost
	Amount	
Debt Securities	3,496.54	5,036.11
Borrowings (Other than Debt Securities)[1]	3,414.86	3,319.79
Subordinated Liabilities	416.26	395.69
Processing and other Fee	107.21	90.35
Bank Charges	1.54	2.35
FCNR Hedge Premium	157.74	151.54
Other Interest Expenses	115.45	61.28
Total	**7,709.60**	**9,057.11**

1) Includes premium on principal only swaps on foreign currency loans amounting to Rs. 133.91 Crore (Previous Year Rs.120.89 Crore).

(2) Disclosure of Foreign Currency Exposures:-

Particulars		Foreign Currency	Year Ended March 31, 2020 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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars		Foreign Currency	Year Ended March 31, 2019		
			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	69.1713	76.07	5,262.14
	Total Payables (D)	USD	69.1713	76.07	5,262.14
	Hedges by derivative contracts (E)	USD	69.1713	76.07	5,262.14
	Unhedged Payables (F=D-E)	USD	69.1713	-	-
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 required by the NHB notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 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, 2020 Amount	Year ended March 31, 2019 Amount
(i)	The notional principal of swap agreements	3,221.76	21,212.62
(ii)	Losses which would be incurred if counterparties failed to fulfill their obligations under the agreements	6.45	12.25
(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)	(181.37)	(58.97)

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

3.4.2 Exchange Traded Interest Rate (IR) Derivative:-

		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 2020	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.

3.4.3. (B)

Particulars		Currency Derivatives Amount	Interest Rate Derivatives Amount
(i)	Derivatives (Notional Principal Amount)	7,736.70	3,221.76
(ii)	Marked to Market Positions	732.73	(181.37)
	(a) Assets (+)	732.73	6.45
	(b) Liabilities (-)	(0.00)	(187.82)
(iii)	Credit Exposure	Nil	Nil
(iv)	Unhedged Exposures	Nil	Nil

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(28) Impairment on financial instruments

	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
	On financial assets measured at Amortised cost	
ECL on Loans / Bad Debts Written Off(Net of Recoveries) (1)	109.26	213.12
Total	**109.26**	**213.12**

(1) ECL on loans / Bad Debts Written Off(Net of Recoveries) includes;

Particulars	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
ECL on Loan Assets	718.87	348.64
Bad Debt Recovery*	(609.61)	(135.52)
	109.26	**213.12**

*Net of Bad Debt /advances written off of Rs. 97.38 Crore (Previous Year Net of Bad Debt /advances written off of Rs. 89.50 Crore).

(29) Employee Benefits Expenses

	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
Salaries and wages	476.51	597.15
Contribution to provident and other funds	10.64	10.88
Share Based Payments to employees	27.32	75.85
Staff welfare expenses	9.71	10.87
Provision for Gratuity, Compensated Absences and Superannuation Expense(1)	32.79	28.33
Total	**556.97**	**723.08**

(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. 10.64 Crore (Previous year Rs. 10.88 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 the Statement of Profit and Loss.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Disclosure in respect of Gratuity, Compensated Absences and Superannuation:

Particulars	Gratuity (Unfunded)		Compensated Absences (Unfunded)	
	2019-2020	2018-2019	2019-2020	2018-2019
	Amount		Amount	
Reconciliation of liability recognised in the Balance Sheet:				
Present Value of commitments (as per Actuarial valuation)	50.65	44.48	19.84	19.54
Fair value of plan assets	-	-	-	-
Net liability in the Balance sheet (as per Actuarial valuation)	**50.65**	**44.48**	**19.84**	**19.54**
Movement in net liability recognised in the Balance Sheet:				
Net liability as at the beginning of the year	44.48	34.76	19.53	15.54
Amount (paid) during the year/Transfer adjustment	(3.12)	(1.00)	-	-
Net expenses recognised / (reversed) in the Statement of Profit and Loss	12.28	11.30	0.31	4.00
Actuarial changes arising from changes in Demographic assumptions	0.01	1.14	-	-
Actuarial changes arising from changes in financial assumptions	6.04		-	
Experience adjustments	(9.04)	(1.72)	-	-
Net liability as at the end of the year	**50.65**	**44.48**	**19.84**	**19.54**
Expenses recognised in the Statement of Profit and Loss:				
Current service cost	8.79	8.37	4.77	5.34
Past service cost	-	-	-	-
Interest Cost	3.49	2.93	1.54	1.33
Actuarial (gains) / losses	-	-	(6.00)	(2.67)
Expenses charged / (reversal) to the Statement of Profit and Loss	**12.28**	**11.30**	**0.31**	**4.00**
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	44.48	34.76	19.53	15.54
Current service cost	8.79	8.37	4.77	5.34
Past service cost	-	-	-	-
Interest cost	3.49	2.93	1.54	1.33
(Paid benefits)	(3.12)	(1.00)	-	-
Actuarial (gains) / losses	-	-	(6.00)	(2.67)
Actuarial changes arising from changes in Demographic assumptions	0.01		-	
Actuarial changes arising from changes in financial assumptions	6.04	1.14	-	-
Experience adjustments	(9.04)	(1.72)	-	-
Commitments as at the end of the year	**50.65**	**44.48**	**19.84**	**19.54**
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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Superannuation (Unfunded)	
	2019-2020	2018-2019
	Amount	
Reconciliation of liability recognised in the Balance Sheet:		
Present Value of commitments (as per Actuarial valuation)	114.76	101.13
Fair value of plan assets	-	-
Net liability in the Balance sheet (as per Actuarial valuation)	**114.76**	**101.13**
Movement in net liability recognised in the Balance Sheet:		
Net liability as at the beginning of the year	101.13	92.16
Amount (paid) during the year/Transfer adjustment	-	-
Net expenses recognised / (reversed) in the Statement of Profit and Loss	14.19	13.03
Actuarial changes arising from changes in financial assumptions	6.34	1.86
Experience adjustments	(6.90)	(5.91)
Net liability as at the end of the year	**114.76**	**101.14**
Expenses recognised in the Statement of Profit and Loss:		
Current service cost	6.34	5.71
Past service cost	-	-
Interest Cost	7.85	7.32
Actuarial (gains) / losses	-	-
Expenses charged / (reversal) to the Statement of Profit and Loss	**14.19**	**13.03**
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	101.13	92.15
Current service cost	6.34	5.71
Past service cost	-	-
Interest cost	7.85	7.32
Paid benefits	-	-
Actuarial (gains) / losses	-	-
Actuarial changes arising from changes in financial assumptions	6.34	1.86
Experience adjustments	(6.90)	(5.91)
Commitments as at the end of the year	**114.76**	**101.13**
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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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)	
	2019-2020	2018-2019	2019-2020	2018-2019
Discount Rate	6.80%	7.65%	6.80%	7.65%
Expected Return on plan assets	N.A.	N.A.	N.A.	N.A.
Expected rate of salary increase	6.00%	6.00%	6.00%	6.00%
Mortality	IALM (2012-14)	IALM (2006-08)	IALM (2012-14)	IALM (2006-08)
Retirement Age (Years)	60	60	60	60

N.A - not applicable

Particulars	Superannuation (Unfunded)	
	2019-2020	2018-2019
Discount Rate	6.80%	7.65%
Expected Return on plan assets	N.A.	N.A.
Expected rate of salary increase	For 20-21 0% thereafter 6%	6.00%
Mortality	IALM (2012-14)	IALM (2006-08)
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. 12.63 Crore (Previous Year Rs. 12.67 Crore), Rs. 5.62 Crore (Previous Year Rs. 6.04 Crore) and Rs. 14.87 Crore (Previous Year Rs.19.16 Crore) respectively.

A quantitative sensitivity analysis for significant assumption is as shown below:

Gratuity

	March 31, 2020		March 31, 2019	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(3.54)	3.91	(3.13)	3.45

Gratuity

	March 31, 2020		March 31, 2019	
Assumptions	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	3.92	(3.59)	2.73	(2.49)

Leave Encashment

	March 31, 2020		March 31, 2019	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(1.38)	1.51	(1.39)	1.53

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Leave Encashment

	March 31, 2020		March 31, 2019	
Assumptions	**Future salary increases**			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	1.52	(1.39)	1.55	(1.41)

Superannuation

	March 31, 2020		March 31, 2019	
Assumptions	**Discount rate**			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(8.10)	7.99	(7.25)	7.14

Superannuation

	March 31, 2020		March 31, 2019	
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, 2020	March 31, 2019	March 31, 2020	March 31, 2019
	Amount		Amount	
Within the next 12 months (next annual reporting period)	2.21	2.09	1.02	1.02
Between 1 and 2 years	0.91	0.64	0.40	0.55
Between 2 and 5 years	2.83	2.07	1.21	1.06
Between 5 and 6 years	1.18	0.73	0.51	0.41
Beyond 6 years	43.52	38.95	16.70	16.48
Total expected payments	50.65	44.48	19.84	19.52

Expected payment for future years	Superannuation	
	March 31, 2020	March 31, 2019
	Amount	
Within the next 12 months (next annual reporting period)	1.79	1.70
Between 1 and 2 years	1.53	1.35
Between 2 and 5 years	4.76	4.19
Between 5 and 6 years	1.66	1.45
Beyond 6 years	105.02	92.44
Total expected payments	114.76	101.13

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(30) Other expenses

	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
Rent	7.62	70.72
Rates & Taxes Expenses	1.31	1.76
Repairs and maintenance	30.24	28.27
Communication Costs	11.25	10.59
Printing and stationery	2.46	4.79
Advertisement and publicity	31.05	17.16
Auditor's remuneration		
Audit Fee(1)	2.89	2.73
Legal and Professional charges(1)	23.02	12.24
CSR expenses(2)	80.23	65.49
Travelling and Conveyance	10.02	11.82
Stamp Duty	8.59	12.79
Recruitment Expenses	0.52	1.53
Business Promotion	2.90	7.68
Loss on sale of Fixed Assets	2.00	1.15
Electricity and water	8.01	9.30
Miscellaneous Expenses	3.37	3.20
Total	**225.48**	**261.22**

(1) Fees paid to the auditors include:

	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
As auditor		
Audit Fee	2.89	2.73
Certification fee*	1.49	0.10
Others	-	-
	4.38	**2.83**

*Included in Legal and Professional Charges

(2) In respect of Corporate Social Responsibility activities, gross amount required to be spent by the Company during the year was Rs. 80.23 Crore (Previous Year Rs. 65.49 Crore) and Company has spent Rs. 80.23 Crore (Previous Year Rs. 65.49 Crore).

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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, 2020 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, 2020 and March 31, 2019 are:

Profit or loss section	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
Current income tax:		
Current income tax charge	319.20	1,079.20
Adjustments in respect of current income tax of previous year	-	-
Deferred tax:		
Relating to origination and reversal of temporary differences	67.61	339.16
Income tax expense reported in the statement of profit or loss	**386.81**	**1,418.36**

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2020:

Particulars	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
Accounting profit before tax from continuing operations	2,546.72	5,147.62
Profit/(loss) before tax from a discontinued operation	-	-
Accounting profit before income tax	**2,546.72**	**5,147.62**
Tax at statutory Income Tax rate of 25.17%(Previous Year 34.94%)	640.96	1,798.78
Tax on Expenses / deductions Allowed/Disallowed in Income tax Act	(254.15)	(380.42)
Tax on Expenses allowed/disallowed in income Tax Act	(10.16)	22.86
Deduction u/s 36(i)(viii)	(53.41)	(135.23)
Net Addition/deduction u/s 36(i)(viia)	13.09	1.85
Income Exempt for Tax Purpose	(216.25)	(154.97)
Long Term Capital Gain on Sale of Investments	2.51	(114.66)
Others	10.07	(0.27)
Tax expenses related to the profit for the year (a)	386.81	1,418.36
Tax on Other comprehensive income (b)	(647.02)	(27.80)
Total tax expenses for the comprehensive income (a+b)	**(260.21)**	**1,390.56**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Deferred Tax

The following table shows deferred tax recorded in the balance sheet and changes recorded in the Income tax expense:

Particulars	Deferred tax assets March 31, 2020	Deferred tax liability March 31, 2020	Income statement Year ended March 31, 2020	OCI Year ended March 31, 2020
	Amount		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**

Particulars	Deferred tax assets March 31, 2019	Deferred tax liability March 31, 2019	Income statement Year ended March 31, 2019	OCI Year ended March 31, 2019
	Amount		**Amount**	
Depreciation	10.62	-	1.80	-
Impairment allowance for financial assets	286.00	-	(276.78)	-
Fair value of financial instruments held for trading	-	42.93	175.19	-
Remeasurement gain / (loss) on defined benefit plan	57.71	-	9.55	(1.62)
Impact on Borrowings using effective rate of Interest	-	83.57	25.52	-
Gain / loss on equity instrument designated at FVOCI	-	547.20	-	10.54
Derivative instruments in Cash flow hedge relationship	68.71	-	-	18.88
Share based Payments	38.91	-	-	-
Impact on Loans using effective rate of Interest	64.91	-	(61.36)	-
Impact on account of EIS and Servicing assets/ liability	-	404.16	(212.86)	-
Other temporary differences	-	2.91	(0.22)	-
Total	**526.86**	**1,080.77**	**(339.16)**	**27.80**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(32) Explanatory Notes

(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
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	24.76

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2020 Amount
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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2020 Amount
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
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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2020 Amount
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).

	As at March 31, 2019 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	1,023.96
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	3,059.02
8.96 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 21, 2028	1.00
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	13.46
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	972.58

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019 Amount
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	397.06
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	29.74
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 22, 2026	24.66
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2026	195.69
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2026	24.72
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2026	24.56
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 8, 2026	24.57
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 29, 2026	203.92
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 11, 2026	34.66
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2026	24.70
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 7, 2026	49.73
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2025	9.90
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2025	94.48
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2025	168.53
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	24.72
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 24, 2025	222.91
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2024	24.73
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	24.72
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2024	24.59
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2024	24.60
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 25, 2024	103.93
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023	24.26
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	24.53
11.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	998.60
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 28, 2023	246.65
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2023	99.37
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 30, 2023	99.45
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2023	4.93

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019 Amount
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2023	96.88
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 26, 2023	24.62
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 25, 2023	103.99
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2023	33.98
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2022	49.11
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 29, 2022	989.22
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 18, 2022	14.77
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2022	9.93
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 19, 2022	14.76
7.77 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 7, 2022	286.95
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 6, 2022	14.76
7.82 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 25, 2022	99.42
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
8.84 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 10, 2022	24.98
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 28, 2022	49.88
8.57 % 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
8.57 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 30, 2022	349.88
8.57 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 22, 2022	159.99
8.57 % 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
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 25, 2022	104.07
9.08 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2021	476.87
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 29, 2021(1)	206.05
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	249.73
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2021	3,366.74

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019 Amount
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2021	1,302.32
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2021	9.17
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	269.70
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 22, 2021	299.48
8.39 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 15, 2021	345.63
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 7, 2021	14.89
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2021	9.93
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 21, 2021	24.83
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 10, 2021	24.84
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 12, 2021	24.86
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 8, 2021	107.00
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 8, 2021[1]	412.73
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2021	153.25
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2021	598.87
7.84 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 27, 2021	312.01
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 18, 2021	19.88
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 12, 2021[1]	82.61
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 8, 2021	64.79
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 19, 2021	99.68
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 7, 2021	299.78
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2020	134.57
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2020	119.43
7.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 22, 2020	1,490.85
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 18, 2020	423.86
9.40 % 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	4.98

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019 Amount
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 29, 2020[1]	50.50
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 15, 2020	498.90
9.22 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 11, 2020	249.84
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)	188.47
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 12, 2020[1]	35.87
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 5, 2020(1)	23.54
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 4, 2020(1)	5.90
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 30, 2020[1]	22.98
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 28, 2020[1]	7.84
8.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 20, 2020	29.99
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 30, 2020	83.33
8.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 27, 2020	25.00
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 27, 2020	20.00
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 26, 2020[1]	175.80
8.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2020[1]	90.48
8.39 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2020	25.00
8.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 2, 2020	59.90
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 28, 2020	99.45
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 21, 2020	997.05
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 24, 2020[1]	328.39
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2019	49.73
9.45 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 8, 2019	99.77
4.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 2, 2019[1]	195.50
4.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 27, 2019[1]	300.03
9.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 14, 2019	14.98
9.46 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 4, 2019	349.67
9.88 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 30, 2019	9.99
8.57 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 15, 2019	1,327.60
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 13, 2019	14.98

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019 Amount
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 29, 2019	54.93
8.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2019	26.66
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2019	560.76
8.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2019	65.18
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2019	6.90
7.45 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 20, 2019	498.35
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 19, 2019	25.01
7.37 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 12, 2019	124.92
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 3, 2019(1)	63.83
7.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 30, 2019	199.82
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 22, 2019	2,182.22
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 9, 2019	59.86
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 15, 2019	125.16
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2019	199.69
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 27, 2019	124.91
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 21, 2019	49.97
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 17, 2019	1,797.41
7.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 14, 2019	24.99
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 11, 2019(1)	10.02
8.68 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 27, 2019	199.88
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 15, 2019(1)	47.77
8.95 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 12, 2019	24.99
	42,858.39

(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, 2020

(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 hypotication 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, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019 Amount
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 9 months from the date of disbursement. The balance tenure for these loans is 18 months (average) from the Balance Sheet.(1)	187.45
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 47 months from the Balance Sheet.(1)	999.86
Term Loan taken from Bank. This loan is Repayable in equal installments at the 49th , 61st and 72nd month from the date of the first drawdown. The balance tenure for this loan is 19 months from the Balance Sheet.(2) & (3)	228.34
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 1 year from the date of disbursement. These loans are secured by hypothecation of loan receivables of the company. The balance tenure for these loans are 29 months (average) from the Balance Sheet.(1)	2,068.49
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 loan is 47 months (average) from the Balance Sheet.(1)	748.80
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 22 months (average) from the Balance Sheet.(1)	6,179.36
Term Loan of 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 6 months (average) from the Balance Sheet.(1)	1,907.25
Term Loan of 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 28 months (average) from the Balance Sheet.(2) & (3)	4,987.63
Term Loan taken from Bank(s). These loans are repayable in yearly installment after the moratorium period of 1 year from the date of disbursement. The balance tenure for these loans are 23 months (average) from the Balance Sheet.(1)	1,349.91
Term Loan taken from Bank. This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loan is 37 months from the Balance Sheet.(1)	25.00
Term Loan taken from Bank(s). These loans are repayable in quarterly installment from the date of disbursement. The balance tenure for these loans are 10 months (average) from the Balance Sheet.(1)	350.94
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 24 months (average) from the Balance Sheet.(1)	1,573.37
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 79 months from the Balance Sheet.(1)	399.95
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 37 months (average) from the Balance Sheet.(1)	6,287.39
Term Loan taken from Bank(s). These loans are repayable in half yearly installment with the moratorium period of 1 year from the date of disbursement. The balance tenure for these loans are 38 months (average) from the Balance Sheet.(1)	4,040.93
Term Loan taken from Bank(s). These loans are repayable in half yearly installment with the moratorium period of 1.5 years from the date of disbursement. The balance tenure for these loans are 15 months (average) from the Balance Sheet.(1)	1,648.19
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 17 months from the Balance Sheet.(1)	149.99
Term Loan taken from Bank. This loans is repayable at the end of 24 months and 35th month from the date of disbursement. The balance tenure for this loan is 10 months from the Balance Sheet.(1)	499.99
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 20 months from the Balance Sheet.(1)	99.99
Term Loan taken from Bank(s). These loan are repayable in bullet at the end of the tenure. The balance tenure for these loans is 7 days (average) from the Balance Sheet.	1,462.92
	35,195.75

(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, 2020
(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

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019 Amount
8.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 27, 2028	1,459.66
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 15, 2027	31.08
8.35% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 8, 2027	884.85
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 30, 2027	47.41
10.65% 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	105.22
8.79% Subordinated Debt of Face value of Rs. 1,000 each Redeemable on September 26, 2026	2.37
9.15% Subordinated Debt of Face value of Rs. 1,000 each Redeemable on September 26, 2026	191.74
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)	1.16
9.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 29, 2026	599.29
10.00% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on August 3, 2025	163.02
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	9.85
10.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on December 23, 2023	19.48
10.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 24, 2023	4.92
10.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 27, 2023	24.44
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 23, 2023	24.45
9.90% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 3, 2023	122.86
9.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on May 23, 2023	19.37
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2023	24.59
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 6, 2023	19.33
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on February 18, 2023	24.22
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 30, 2023	9.86
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 14, 2023	24.23
10.20% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on December 4, 2022	19.54
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 15, 2022	1.07
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 31, 2022	24.43
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 22, 2022	39.15
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 9, 2022	34.25
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 5, 2022	14.57
11.00% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 30, 2022	14.61
11.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on February 22, 2022	19.68
11.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 31, 2022	35.61
	4,229.38

(1) Redeemable at premium

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(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, 2020	Year ended March 31, 2019
Property, plant and equipment and intangible assets	(44.61)	(38.12)
Investments in subsidiaries and other long-term Investments	(598.75)	(18.22)
Right-of-use assets	247.93	-
Equity share capital including securities premium	1.32	7.47
Borrowings**	507.65	293.22

* 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 required by the NHB notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 for Investment are as follows(Refer Note 48):-

Clause 3.3

Particulars	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
Value of Investments		
(i) Gross value of Investments		
(a) In India	13,959.40	23,110.89
(b) Outside India	438.86	438.86
(ii) Provisions for Depreciation		
(a) In India	667.54	30.58
(b) Outside India	-	-
(iii) Net value of Investments		
(a) In India	13,291.86	23,080.31
(b) Outside India	438.86	438.86
Movement of provisions held towards depreciation on investments		
(i) Opening balance	30.58	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	667.54	30.58

(g) Additional disclosures required by the NHB notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 are as follows(Refer Note 48):-

Clause 5.5 Overseas Assets

Particulars	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
Investment in shares of OakNorth Holdings Limited	438.86	438.86
Bank Balances	0.08	0.17

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(h) Additional disclosures required by the NHB notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 are as follows(Refer Note 48):-

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.8,281.73 crores, thereby earning a profit of 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 Crore) 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 Crore) 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. 0.19 Crore) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(vi) For Rs. 14.16 Crore with respect to FY 2013-14 (Previous Year Rs. 14.16 Crore) 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 Crore) 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 Crore) 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 Crore) 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 Crore) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(xi) For Rs. 12.03 Crore with respect to FY 2011-12 (Previous Year Rs. 12.03 Crore) 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) Corporate counter guarantees outstanding in respect of assignment agreements entered by the Company with different assignees as at March 31, 2020 is Rs. Nil (Previous Year Rs. 40.02 Crore) against which collateral deposit of Rs. Nil (Previous

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

Year Rs. 6.44 Crore) for the year ended March 31, 2020 is being provided to the assignees by the Company in the form of Fixed Deposit Receipts. The Company does not anticipate any losses on account of the said corporate guarantees, in the event of the rights under guarantee being exercised by the assignees.

(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. 32.30 Crore (Previous Year Rs. 19.06 Crore).

(f) 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).

(g) Bank guarantees provided against court case for Rs. 0.05 Crore (Previous Year Rs. 0.03 Crore).

(h) Corporate guarantees provided to NABARD for loan taken by Indiabulls Commercial Credit Limited for Rs. 1,545.50 Crore (Previous Year Rs. 2,015 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.

(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 Venture Capital Trustee Company Limited (till March 8, 2019)
	(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)
	Indiabulls Housing Finance Limited- Employees Welfare Trust (from December 3, 2019)

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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. Sameer Gehlaut, Chairman & 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)
	Mrs. Manjari Kacker, Non Executive Director (till September 19, 2018)
	Justice Bhisheshwar Prasad Singh, Independent Director (till March 31, 2019)
	Mr. Shamsher Singh Ahlawat, Independent Director
	Mr. Prem Prakash Mirdha, Independent Director
	Brig. Labh Singh Sitara, Independent Director (till March 31, 2019)
	Justice Gyan Sudha Misra, Independent Director
	Mr. Subhash Sheoratan Mundra, Independent Director
	Mr. Satish Chand Mathur, Independent Director(from March 8, 2019)

(b) Significant transactions with related parties:

Nature of Transactions	Year ended March 31, 2020	Year ended March 31, 2019
Finance		
Secured Loans given		
(Maximum balance outstanding during the year)*		
- Subsidiary Companies	4,171.45	3,705.23
Total	**4,171.45**	**3,705.23**
Other receipts and payments		
Issue of Equity Shares Under ESOP Schemes (Based on the Exercise price)		
-Key Management Personnel	0.12	11.07
Total	**0.12**	**11.07**
Other receipts and payments		
Investment in Equity Shares		
- Subsidiary Companies	-	2,725.05
Total	**-**	**2,725.05**
Payment made for Redemption of Bonds to:		
- Subsidiary Companies	500.00	230.00
Total	**500.00**	**230.00**
Corporate counter guarantees given to third parties for:(1)		
- Subsidiary Companies	2,300.00	2,015.00
Total	**2,300.00**	**2,015.00**
Assignment of Loans from		
- Subsidiary Companies	5,408.47	-
Total	**5,408.47**	**-**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Nature of Transactions	Year ended March 31, 2020	Year ended March 31, 2019
Assignment of Loans to		
- Subsidiary Companies	-	1,071.49
Total	**-**	**1,071.49**
Income		
Income from Service Fee		
- Subsidiary Companies	0.07	24.05
Total	**0.07**	**24.05**
Interest Income on Loan		
- Subsidiary Companies	215.69	125.96
Total	**215.69**	**125.96**
Interest Income on Bonds		
- Subsidiary Companies	41.07	-
Total	**41.07**	**-**
Dividend Income		
- Subsidiary Companies	-	13.54
Total	**-**	**13.54**
Interest Expense on Bonds		
- Subsidiary Companies	14.59	3.00
Total	**14.59**	**3.00**
Other receipts and payments		
Salary / Remuneration (Consolidated)		
- Key Management Personnel	58.72	87.99
Total	**58.72**	**87.99**
Salary / Remuneration (Short-term employee benefits)		
- Key Management Personnel	35.83	58.54
Total	**35.83**	**58.54**
Salary / Remuneration (Share-based payments)		
- Key Management Personnel	6.45	16.26
Total	**6.45**	**16.26**
Salary / Remuneration (Post-employment benefits)		
- Key Management Personnel	16.12	12.94
Total	**16.12**	**12.94**
Salary / Remuneration (Others)		
- Key Management Personnel	0.32	0.25
Total	**0.32**	**0.25**

* Represents Maximum balance of loan outstanding during the year/period

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(c) **Outstanding balance:**

Nature of Transactions	Year ended March 31, 2020	Year ended March 31, 2019
Secured Loans given:		
- Subsidiary Companies	588.42	247.00
Total	**588.42**	**247.00**
Investment in Bonds of:		
- Subsidiary Companies	1,386.41	901.74
Total	**1,386.41**	**901.74**
Outstanding Balance of Borrowings in Bonds held by:		
- Subsidiary Companies	552.96	97.50
Total	**552.96**	**97.50**
Corporate counter guarantees given to third parties for:		
- Subsidiary Companies	1,545.50	2,015.00
Total	**1,545.50**	**2,015.00**
Assignment (Payable)/ Receivable (Net)		
- Subsidiary Companies	109.12	(60.77)
Total	**109.12**	**(60.77)**

(d) **Statement of Partywise transactions during the Year:**

Nature of Transactions	For the Year ended March 31, 2020 Amount	For the Year ended March 31, 2019 Amount
Secured Loans Given*		
Subsidiaries		
– Indiabulls Commercial Credit Limited	4,171.45	3,705.23
Total	**4,171.45**	**3,705.23**
Issue of Equity Shares Under ESOP Schemes (Based on the Exercise price)		
Directors		
– Gagan Banga	-	9.62
– Ajit Kumar Mittal	-	0.18
– Sachin Chaudhary	0.12	1.27
Total	**0.12**	**11.07**
Investment in Equity Shares		
Subsidiaries		
– Indiabulls Commercial Credit Limited	-	2,725.05
Total	**-**	**2,725.05**
Payment made for Redemption of Bonds to:		
Subsidiaries		
– Indiabulls Commercial Credit Limited	500.00	230.00
Total	500.00	230.00
Corporate counter guarantees given to third parties for: [(1)]	)	
Subsidiaries		
– Indiabulls Commercial Credit Limited	2,300.00	2,015.00
Total	**2,300.00**	**2,015.00**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Nature of Transactions	For the Year ended March 31, 2020 Amount	For the Year ended March 31, 2019 Amount
Assignment of Loans from		
Subsidiaries		
– Indiabulls Commercial Credit Limited	5,408.47	-
Total	**5,408.47**	**-**
Assignment of Loans to		
Subsidiaries		
– Indiabulls Commercial Credit Limited	-	1,071.49
Total	**-**	**1,071.49**
Income from Service Fee		
Subsidiaries		
– Indiabulls Commercial Credit Limited	0.07	0.05
– Ibulls Sales Limited	-	24.00
Total	**0.07**	**24.05**
Interest Income on Loan		
Subsidiaries		
– Indiabulls Commercial Credit Limited	215.69	125.96
Total	**215.69**	**125.96**
Interest Income on Bonds		
Subsidiaries		
– Indiabulls Commercial Credit Limited	41.07	125.96
Total	**41.07**	**125.96**
Dividend Income		
Subsidiaries		
– Indiabulls Commercial Credit Limited	-	13.54
Total	**-**	**13.54**
Interest Expense on Bonds		
Subsidiaries		
– Indiabulls Commercial Credit Limited	14.59	3.00
Total	**14.59**	**3.00**
Salary / Remuneration (Short-term employee benefits)		
Remuneration to Directors		
– Sameer Gehlaut	12.51	25.02
– Gagan Banga	11.04	15.83
– Ajit Kumar Mittal	2.09	3.67
– Ashwini Omprakash Kumar	5.12	7.23
– Sachin Chaudhary	4.69	5.27
– K C Chakraborty	0.38	1.52
Total	**35.83**	**58.54**
Salary / Remuneration (Share-based payments)		
– Gagan Banga	3.06	7.75
– Ajit Kumar Mittal	0.51	1.31
– Ashwini Omprakash Kumar	1.51	3.77
– Sachin Chaudhary	1.37	3.43
Total	**6.45**	**16.26**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Nature of Transactions	For the Year ended March 31, 2020 Amount	For the Year ended March 31, 2019 Amount
Salary / Remuneration (Post-employment benefits)		
– Sameer Gehlaut	14.54	10.77
– Gagan Banga	1.03	1.49
– Ajit Kumar Mittal	(0.01)	0.02
– Ashwini Omprakash Kumar	0.37	0.51
– Sachin Chaudhary	0.19	0.15
Total	**16.12**	**12.94**
Salary / Remuneration (Others)		
– Manjari Kacker	-	0.02
– Justice Bhisheshwar Prasad Singh	-	0.05
– Shamsher Singh Ahlawat	0.08	0.04
– Prem Prakash Mirdha	0.05	0.05
– Labh Singh Sitara	-	0.04
– Justice Gyan Sudha Misra	0.06	0.04
– Subhash Sheoratan Mundra	-	0.01
– Satish Chand Mathur	0.07	-
– Subhash S Mundra	0.06	-
Total	**0.32**	**0.25**

* Represents Maximum balance of loan outstanding during the year

(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 , 2020, total funds amounting to Rs. 154.48 Crore (Previous Year Rs. 368.59 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, 2020 Amount	For the Year ended March 31, 2019 Amount
Secured Loan given		
Subsidiaries		
– Indiabulls Commercial Credit Limited	588.42	247.00
Investment in Bonds of:		
Subsidiaries		
– Indiabulls Commercial Credit Limited	1,386.41	901.74
Outstanding Balance of Borrowings in Bonds held by:		
Subsidiaries		
– Indiabulls Commercial Credit Limited	552.96	97.50
Assignment Receivable/ (Payable)		
Subsidiaries		
- Indiabulls Commercial Credit Limited	109.12	(60.77)
Corporate counter guarantees given to third parties for the Company		
- Indiabulls Commercial Credit Limited	1,545.50	2,015.00

Related Party relationships as given above are as identified by the Company.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(1) Disclosure related to Fair value of Corporte Gurantee given to Subsidiary as per IND AS 109, “Financial Instruments”:

Particulars	For the Year ended March 31, 2020 Amount	For the Year ended March 31, 2019 Amount
Fair Value Income on Corporate Gurantee		
Subsidiaries		
– Indiabulls Commercial Credit Limited	12.43	1.47
Total	**12.43**	**1.47**
Investment in		
Subsidiaries		
– Indiabulls Commercial Credit Limited	9.76	41.63
Total	**9.76**	**41.63**
Outstanding Balance of Unamortised Corporate Gurantee Income		
– Indiabulls Commercial Credit Limited	37.49	40.15
Total	**37.49**	**40.15**

(36) (a) Expenditure in Foreign Currency:

	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
Legal & Professional Charges	7.67	1.64
Travelling & Conveyance	0.11	0.24
Direct Selling Agents Commission	0.05	0.30
Interest on Loans	353.36	243.94

	Year ended March 31, 2020 Amount	Year ended March 31, 2019 Amount
Fees on Bonds and ECB	15.75	11.08
Overseas Representative Office Expenses	0.32	0.56
Advertisement	0.04	0.16
Rent and Other Charges	0.14	0.24
Salaries	3.94	4.52
Miscellaneous Expenses	-	0.09
Total	**381.38**	**262.77**

(b) Remittances during the year in foreign currency on account of dividends:

(i) 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**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(ii) Remittance during the Financial Year 2018-19

Pertains to Financial Year	Interim	No of Shareholders	No. of Shares	Amount
2018-19	1st Interim 2018-19	1	2,756,581	2.76
2018-19	2nd Interim 2018-19	1	2,815,968	2.82
2018-19	3rd Interim 2018-19	1	2,740,614	2.74
2018-19	4th Interim 2018-19	1	2,701,506	2.70
		Total	**11,014,669**	**11.02**

(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.

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Profit available for Equity Shareholders (Amount)	2,159.91	3,729.26
Weighted average number of Shares used in computing Basic Earnings per Equity Share (Nos.)	427,543,766	426,849,544
Add: Potential number of Equity share that could arise on exercise of Employee Stock Options (Nos.)	89,074	2,539,129
Weighted average number of shares used in computing Diluted Earnings per Equity Share (Nos.)	427,632,840	429,388,673
Face Value of Equity Shares - (Rs.)	2.00	2.00
Basic Earnings Per Equity Share - (Rs.)	50.52	87.37
Diluted Earnings Per Equity Share - (Rs.)	50.51	86.85

(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, 2020.

(39) (1) Disclosures required by the NHB notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017(Refer Note 48):

(i) Disclosure for Capital to Risk Assets Ratio (CRAR)* :-

CRAR		As at March 31, 2020	As at March 31, 2019
Items			
i)	CRAR (%)	22.82%	20.83%
ii)	CRAR - Tier I capital (%)	15.05%	14.33%
iii)	CRAR - Tier II Capital (%)	7.77%	6.50%
iv)	Amount of subordinated debt raised as Tier- II Capital	4,321.29	4,321.29
v)	Amount raised by issue of Perpetual Debt Instruments	100.00	100.00

*The above CRAR has been computed after considering provisioning requirement as per NHB prudential norms and additional ad-hoc provision as considered necessary by management on a prudent basis but not as per Ind AS ECL model.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(ii) Exposure to Real Estate Sector:-

Category			As at March 31, 2020	As at March 31, 2019
a)	**Direct exposure**		34,447.15	54,987.46
	(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. 1,649.34 crore(Previous Year Rs.2,572.82 crore)		
	(ii)	Commercial Real Estate -	13,879.66	16,885.21
		Lending secured by mortgages on commercial real estates		
	(iii)	Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
		a. Residential	1.41	1.97
		b. Commercial Real Estate.	456.76	125.26
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

(iii) Exposure to Capital Market

Particulars		As at March 31, 2020	As at March 31, 2019
(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;	645.02	2,302.58
(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		**645.02**	**2,302.58**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(iv) Asset Liability Management

Maturity Pattern of Assets and Liabilities as at March 31, 2020*:-

	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	1,221.76	465.69	1,453.40	1,707.89
	1,485.85	*162.36*	*1,030.32*	*1,876.27*
Market borrowings	46.20	55.50	503.00	3,065.00
	787.00	*1,150.00*	*3,200.00*	*3,984.55*
Foreign Currency Liabilities	-	-	-	-
	-	-	-	-
Assets				
Advances	4,150.39	1,543.92	1,287.23	3,636.39
	2,465.32	*1,885.95*	*1,342.19*	*3,927.39*
Investments	5,608.28	81.18	151.75	467.43
	17,123.06	*7.74*	*148.35*	*769.93*
Foreign Currency Assets	207.25	35.74	37.60	1.22
	-	-	-	*5.18*

Maturity Pattern of Assets and Liabilities as at March 31, 2020*:-

	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	4,248.99	17,319.88	6,384.03	283.33
	5,047.75	*22,347.07*	*10,576.15*	*466.67*
Market borrowings	1,518.50	14,369.60	2,660.00	4,337.00
	4,304.33	*16,649.69*	*7,692.50*	*1,988.15*
Foreign Currency Liabilities	28.45	187.51	296.74	-
	-	*215.96*	*79.78*	-
Assets				
Advances	6,956.27	24,252.22	10,683.80	3,645.16
	8,334.08	*29,297.10*	*14,094.19*	*6,688.57*
Investments	862.19	1,975.26	3,064.33	75.77
	2,180.79	*553.21*	*64.43*	*216.47*
Foreign Currency Assets	35.01	187.42	221.94	-
	-	*129.71*	*9.49*	-

Maturity Pattern of Assets and Liabilities as at March 31, 2020*:-

	Over 7 to 10 years	Over 10 years	Grand Total
Liabilities			
Borrowing from banks	62.50	-	33,147.47
	-	-	*42,992.44*
Market borrowings	9,953.23	-	36,508.03
	12,737.13	-	*52,493.35*
Foreign Currency Liabilities	-	-	512.70
	-	-	*295.74*
Assets			
Advances	3,972.61	3,182.53	63,310.52
	6,788.87	*7,940.22*	*82,763.88*
Investments	561.35	4,249.37	17,096.91
	1,163.05	*4,946.02*	*27,173.05*
Foreign Currency Assets	-	-	726.18
	-	-	*144.38*

*In addition to the investments shown in the table above, the company also had cash, cash equivalents and bank balances of Rs. 9,547.09 Crores (previous year Rs. 10,368.62 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

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(2) Capital to Risk Assets Ratio (CRAR)(Proforma) as per IGAAP (considering Nil risk weightage on Mutual fund investments):-

CRAR		As at March 31, 2020	As at March 31, 2019
Items			
i)	Adjusted CRAR - (Total) (%) -	22.92%	22.84%
ii)	Adjusted CRAR - Tier I capital (%) -	15.12%	15.71%
iii)	Adjusted CRAR - Tier II Capital (%) -	7.80%	7.13%

Additional disclosures required by the NHB notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 are as follows(Refer Note 48):-

(i) Break up of 'Provisions and Contingencies'

Particulars			Year Ended March 2020	Year Ended March 2019
1.	Provisions for depreciation on Investment		636.96	-
2.	Provision made towards Income tax		399.69	1,233.35
3.	Provision towards NPA(including Counter Cyclical provisions)		1,250.87	547.63
4.	Provision for Standard Assets (including provision on Teaser Loan Rs. Nil Crores, CRE-RH for Rs. Nil Crores & CRE for Rs. Nil Crores (Previous Year Teaser Loan Rs. Nil Crores, CRE-RH for Rs. Nil Crores & CRE for Rs. Nil Crores).		(532.00)	(198.99)
5.	Other Provision and Contingencies:-		23.22	23.70
	i)	Gratuity Expense	9.28	10.72
	ii)	Leave Encashment Expense	0.31	4.00
	iii)	Superannuation Expense	13.62	8.98

(ii) Break up of Loan & Advances and Provisions thereon

Particulars		Housing Loans		Non Housing Loans	
Standard Assets		Year Ended March 2020	Year Ended March 2019	Year Ended March 2020	Year Ended March 2019
a)	Total Outstanding Amount	43,375.68	64,920.82	14,689.41	11,466.73
b)	Provisions made	319.47	428.25	171.53	103.65
Sub-Standard Assets					
a)	Total Outstanding Amount	607.92	221.27	429.58	179.32
b)	Provisions made	91.19	33.19	64.44	26.90
Doubtful Assets – Category-I					
a)	Total Outstanding Amount	10.88	315.26	170.18	134.31
b)	Provisions made	2.72	78.81	42.59	33.63
Doubtful Assets – Category-II					
a)	Total Outstanding Amount	1.70	9.44	138.43	1.50
b)	Provisions made	0.68	3.78	55.37	0.61
Doubtful Assets – Category-III					
a)	Total Outstanding Amount	0.24	0.27	0.42	-
b)	Provisions made	0.24	0.27	0.42	-

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Housing Loans		Non Housing Loans	
Standard Assets	Year Ended March 2020	Year Ended March 2019	Year Ended March 2020	Year Ended March 2019
Loss Assets				
a) Total Outstanding Amount				
b) Provisions made				
TOTAL				
a) Total Outstanding Amount	43,996.42	65,467.06	15,428.02	11,781.86
b) Provisions	414.30	544.30	334.35	164.79

Further as at March 31, 2020 , the Company has additional provision of Rs 83.64 Crore (Previous Year Rs.66.22 Crore) and Rs 702.08 Crore (Previous Year Rs.144.92 Crore) for Standard Assets/other contingencies and for non standard assets (including Doubtful and loss assets) respectively.

(iii) Concentration of Public Deposits

Particulars	Year Ended March 2020	Year Ended March 2019
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 2020	Year Ended March 2019
Total exposure to twenty largest borrowers/customers	13,942.19	13,063.42
Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC	23.75%	17.12%

(v) Concentration of all Exposure (including off-balance sheet exposure)

Particulars	Year Ended March 2020	Year Ended March 2019
Total Exposure to twenty largest borrowers / customers	13,942.19	13,063.42
Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers	23.75%	17.12%

(vi) Concentration of NPAs

Particulars	Year Ended March 2020	Year Ended March 2019
Total Exposure to top ten NPA accounts	1,051.69	675.09

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(vii) Sector-wise NPAs

Sl. No	Sector	Percentage of NPAs to Total Advances in that sector as on March, 31 2020
A.	**Housing Loans:**	
1	Individuals	1.42%
2	Builders/Project Loans	1.70%
3	Corporates	-
4	Others	-
B.	**Non-Housing Loans:**	
1	Individuals	1.47%
2	Builders/Project Loans	6.59%
3	Corporates	5.94%
4	Others	-

(viii) Movement of NPAs

Particulars			Year Ended March 2020	Year Ended March 2019
(I)	Net NPAs to Net Advances (%)		1.80%	0.71%
(II)	Movement of NPAs (Gross)			
	a)	Opening balance	863.70	898.77
	b)	Additions during the year*	1,059.66	402.94
	c)	Reductions during the year*	564.01	438.01
	d)	Closing balance	1,359.35	863.70
(III)	Movement of Net NPAs			
	a)	Opening balance	541.60	386.94
	b)	Additions during the year	474.13	154.66
	c)	Reductions during the year	-	-
	d)	Closing balance	1,015.73	541.60
(IV)	Movement of provisions for NPAs (excluding provisions on standard assets)			
	a)	Opening balance	322.11	511.84
	b)	Provisions made during the year	1,250.87	547.63
	c)	Write-off/write-back of excess provisions	1,231.70	737.36
	d)	Closing balance	341.28	322.11

*Net off NPA written off during the year

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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	24-Mar-20	CRISIL AA	77.95
Long-Term Bank Facility	Crisil Rating	24-Mar-20	CRISIL AA	0.33
Proposed Long-Term Bank Facility	Crisil Rating	24-Mar-20	CRISIL AA	167.22
Non-Convertible Debentures	Crisil Rating	24-Mar-20	CRISIL AA	294.80
Subordinate Debt	Crisil Rating	24-Mar-20	CRISIL AA	25.00
Retail Bonds	Crisil Rating	24-Mar-20	CRISIL AA	150.00
Short Term Non-Convertible Debenture	Crisil Rating	24-Mar-20	CRISIL A1+	10.00
Short Term Commercial Paper Program	Crisil Rating	24-Mar-20	CRISIL A1+	250.00
NCD Issue	Brickwork Ratings	23-Mar-20	BWR AA+	270.00
Subordinate Debt Issue program	Brickwork Ratings	23-Mar-20	BWR AA+	30.00
Perpetual Debt Issue	Brickwork Ratings	23-Mar-20	BWR AA	1.50
Secured NCD	Brickwork Ratings	23-Mar-20	BWR AA+	68.01
Unsecured Subordinated NCD	Brickwork Ratings	23-Mar-20	BWR AA+	1.99
Long Term Debt	CARE Ratings	14-Feb-20	CARE AA	320.02
Subordinate Debt	CARE Ratings	14-Feb-20	CARE AA	50.00
Prepetual Debt	CARE Ratings	14-Feb-20	CARE AA-	2.00
Cash Credit	CARE Ratings	7-Mar-20	CARE AA	80.00
Long-Term Bank Facility	CARE Ratings	7-Mar-20	CARE AA	330.66
Short Term Bank Facility	CARE Ratings	7-Mar-20	CARE A1+	-
Proposed Long-Term/Short-Term Facility	CARE Ratings	7-Mar-20	CARE AA	114.34
Public Issue of Non-Convertible Debentures	CARE Ratings	14-Feb-20	CARE AA	61.72
Public Issue of Subordinate Debt	CARE Ratings	14-Feb-20	CARE AA	1.99
Short Term Commercial Paper Program	CARE Ratings	14-Feb-20	CARE A1+	150.00
NCD Issue	ICRA Limited	17-Feb-20	ICRA AA	373.60
Long Term Bank Facilities	ICRA Limited	17-Feb-20	ICRA AA	470.00
Subordinate Debt	ICRA Limited	17-Feb-20	ICRA AA	50.00
Short Term Debt Programme (CP)	ICRA Limited	17-Feb-20	ICRA A1+	25.00
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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(x) Customers Complaints

	Particulars	Year Ended March 31, 2020	Year Ended March 31, 2019
a)	No. of complaints pending at the beginning of the year	2	5
b)	No. of complaints received during the year	1,094	685
c)	No. of complaints redressed during the year	1,086	688
d)	No. of complaints pending at the end of the year	10	2

(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) Disclosure of Penalties imposed by NHB and other regulators

An amount of Rs. 5,000(Rupees Five thousand only) (Previous Year 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 (Previous Year Non classification of investment in associates under Capital Market Exposure as on March 31, 2017).

(xiii) Gold loan

The Company has not granted any loans against collateral of gold jewellery (Previous Year: Nil).

(40) Additional disclosures required by the NHB notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 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, 2020	Year Ended March 31, 2019
(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, 2020	Year Ended March 31, 2019
(i)	No. of accounts	846.00	139.00
(ii)	Aggregate value (net of provisions and write offs) of accounts sold to SC / RC	802.69	379.96
(iii)	Aggregate consideration*	776.95	371.97
(iv)	Additional consideration realized in respect of accounts transferred in earlier years	NA	NA
(v)	Aggregate gain/loss over net book value	(25.74)	(7.99)

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

During the current financial year, the company sold Rs. 776.95 Crore [Previous Year Rs.371.97 Crore] of loan assets to IB ARC. The transactions are conducted on an arm's length basis. IB ARC as a part of its appraisal process conducts separate, independent external valuations, and also obtains a recovery rating by a SEBI registered credit rating agency. To date IB ARC has recovered Rs. 441.53 Crore, representing 32.44% of the total loan assets of Rs.1361.23 Crore sold to IB ARC 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, 2020	Year Ended March 31, 2019
(i)	No. of accounts(nos)	23,164	92,090
(ii)	Aggregate value (net of provisions) of accounts assigned	4,776.49	21,768.92
(iii)	Aggregate consideration	4,776.49	21,768.92
(iv)	Additional consideration realized in respect of accounts transferred in earlier years	Nil	Nil
(v)	Aggregate gain / loss over net book value	Nil	Nil

3.5.4 (A) Details of non-performing financial assets purchased:

Particulars			Year Ended March 31, 2020	Year Ended March 31, 2019
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, 2020	Year Ended March 31, 2019
1)	No. of accounts sold	Nil	Nil
2)	Aggregate outstanding	Nil	Nil
3)	Aggregate consideration received	Nil	Nil

(41) Disclosure on Moratorium – COVID 19 Regulatory Package – Asset Classification And Provisioning for the year ended March 31, 2020 pursuant to the Notification Vide:DOR.No.BP.BC.63/21.04.048/2019-20 dated April 17, 2020:

Particulars		Amount Rs.
(i)	Respective amounts in SMA/overdue categories, where the moratorium/deferment was extended, in terms of paragraph 2 and 3 of the above mentioned RBI circular.*	5,039.72
(ii)	Respective amount where asset classification benefits is extended*	1,434.98
(iii)	Provisions made during the quarter ended 31 March 2020 in terms of paragraph 5 of the above circular	71.75
(iv)	Provisions adjusted during the respective accounting periods against slippages and the residual provisions in terms of paragraph 6	-

*excludes loan which is assigned or securitized by the Company

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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, 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**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019			
	Level 1	Level 2	Level 3	Total
	Amount			
Assets measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	0.87	-	0.87
Interest rate swaps	-	12.25	-	12.25
Currency swaps	-	122.63	-	122.63
Total derivative financial instruments	**-**	**135.75**	**-**	**135.75**
Financial investment measured at FVTPL				
Government Debt Securities	-	-	-	-
Debt Securities	-	9,989.69	-	9,989.69
Mutual Funds	-	6,691.57	-	6,691.57
Commercial Papers	-	244.73	-	244.73
Total financial investment measured at FVTPL	**-**	**17,061.74**	**-**	**17,061.74**
Financial investments measured at FVOCI				
Equities	-	2,805.78	-	2,805.78
Total financial investments measured at FVOCI	**-**	**2,805.78**	**-**	**2,805.78**
Total assets measured at fair value on a recurring basis	**-**	**19,867.52**	**-**	**19,867.52**
Liabilities measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	34.96	-	34.96
Interest rate swaps	-	57.61	-	57.61
Currency swaps	-	13.39	-	13.39
Total derivative financial instruments	**-**	**105.96**	**-**	**105.96**
Total financial liabilities measured at fair value	**-**	**105.96**	**-**	**105.96**

42.4 Valuation techniques

Government debt securities

Government securities are financial instruments issued by Central and State Govenments. Fair value of these instruments is derived based on the indicative quotes of price and are classified under level 2.

Debenture and Bonds, Commercial Papers, Certificate of Deposits

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.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

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.

42.5 There have been no transfers between Level 1, Level 2 and Level 3 for the year ended March 31, 2020 and March 31, 2019.

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, 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**

	As at March 31, 2019				
	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
	Amount				
Financial Assets:					
Cash and cash equivalent	13,356.59	-	-	-	*
Bank balances other than cash and cash equivalent	665.90	-	-	-	*
Trade Receivables	12.12	-	-	-	*
Loans and advances:	76,884.36	-	-	-	*
Investments – at amortised cost:	2,361.21	-	2,258.16	-	2,258.16
Other Financial assets:	1,460.84	-	-	-	*
Total financial assets	**94,741.02**	**-**	**2,258.16**	**-**	**2,258.16**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

	As at March 31, 2019				
	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
	Amount				
Financial Liabilities:					
Trade payables	27.14	-	-	-	*
Debt securities	48,188.39	-	48,014.47	-	48,014.47
Borrowing other than debt securities	43,686.81	-	-	-	*
Subordinated Liabilities	4,329.38	-	4,067.99	-	4,067.99
Other financial liability	5,089.58	-	-	-	*
Total financial liabilities	**101,321.30**	**-**	**52,082.46**	**-**	**52,082.46**

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.

Particulars	As at March 31, 2020	As at March 31, 2019
Securitisations		
Carrying amount of transferred assets measured at amortised cost	1,355.36	770.68
Carrying amount of associated liabilities	(1,398.58)	(768.35)
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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

The table below outlines details for each type of continued involvement relating to transferred assets derecognised in their entirety.

	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	
			Amount		
Type of continuing involvement					
Securitisation					
March 31, 2020	601.46	-	601.46	-	601.46
March 31, 2019	936.63	-	936.63	-	936.63

Assignment Deals

During the period ended 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 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 2020	Year Ended March 2019
Carrying amount of derecognised financial assets	18,791.01	26,373.79
Gain/(loss) from derecognition (for the respective financial year)	123.92	606.96

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 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 2020	As at March 2019
Carrying amount of transferred assets measured at amortised cost	1,794.08	-
Carrying amount of associated liabilities	(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 derecognised investment in bonds measured at Amortised cost having carrying value of Rs. 830.83 crores due to sale of these investments, resulting in a loss of 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.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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.

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.

(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 FY2019-20 'Upto one month borrowings from banks and others' includes repo borrowings of Rs. 1,468.97 Crores (Previous Year Rs. 1,462.92 Crores) with specific collateral of investments in government securities:

Particulars	As At March 31, 2020				
	Upto One month	Over one months 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	5.54	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
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
	5,830.66	**46,784.61**	**22,112.05**	**20,179.40**	**94,906.71**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	As At March 31, 2019				
	Upto One month	Over one months to 2 years	2 years to 5 years	more than 5 years	Total
Borrowings from Banks and Others	3,179.72	58,055.79	36,671.58	19,534.25	117,441.34
Trade Payables	-	27.14	-	-	27.14
Amount payable on Assigned Loans	935.02	-	-	-	935.02
Other liabilities	121.28	41.57	(0.02)	-	162.83
Temporary Overdrawn Balances as per books	1,712.13	-	-	-	1,712.13
Unclaimed Dividends	4.65	-	-	-	4.65
Derivatives	2.30	(111.29)	118.84	-	9.85
Undrawn Loan Commitments	-	4,022.02	-	-	4,022.02
Corporate Guarantee for Subsidiary	16.74	1,478.79	519.47	-	2,015.00
Servicing liability on assigned loans	3.82	67.12	32.09	7.62	110.65
	5,975.66	**63,581.14**	**37,341.96**	**19,541.87**	**126,440.63**

(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, 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
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
Non-current asset 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

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Balance as at March 31, 2020		
	Within 12 Months	After 12 Months	Total
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**

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, 2019		
	Within 12 Months	After 12 Months	Total
ASSETS			
Financial Assets			
Cash and cash equivalents	13,356.59	-	13,356.59
Bank balance other than cash and cash equivalents	450.21	215.69	665.90
Derivative financial instruments	-	135.75	135.75
Receivables	-	-	
(i) Trade Receivables	12.12	-	12.12
(ii) Other Receivables	-	-	-
Loans	17,040.31	59,844.05	76,884.36
Investments	16,785.85	9,140.10	25,925.95
Other Financial Assets	486.75	974.09	1,460.84
Non-financial Assets			
Current tax assets (net)	-	708.79	708.79
Deferred tax assets (net)	-	-	-
Property, Plant and Equipment	-	125.18	125.18
Rou Assets	-	-	-

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

Particulars	Balance as at March 31, 2019		
	Within 12 Months	After 12 Months	Total
Other Intangible assets	-	15.34	15.34
Other non-financial assets	680.15	131.74	811.89
Non-current asset held for sale	-	-	-
Total Assets	**48,811.98**	**71,290.73**	**120,102.71**
LIABILITIES AND EQUITY			
Financial Liabilities			
Derivative financial instruments	0.63	105.33	105.96
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	27.14	-	27.14
Debt Securities	13,458.37	34,730.02	48,188.39
Borrowings (Other than Debt Securities)	9,619.95	34,066.86	43,686.81
Subordinated Liabilities	-	4,329.38	4,329.38
Other financial liabilities	4,640.06	449.52	5,089.58
Non-Financial Liabilities			
Current tax liabilities (net)	53.02	-	53.02
Provisions	3.11	163.03	166.14
Deferred tax liabilities (net)	-	553.91	553.91
Other non-financial liabilities	643.24	0.22	643.46
Equity			
Equity Share capital	-	85.48	85.48
Other Equity	-	17,173.44	17,173.44
Total Liabilities and Equity	**28,445.52**	**91,657.19**	**120,102.71**

(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.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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.

	Year Ended March 31, 2020	Year Ended March 31, 2019
Housing	44,306.74	65,060.03
Non Housing	14,786.64	11,824.32

The Company'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 of the company:-

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.

Particulars	As At March 31, 2019			
	Financial services	Government	Others	Total
Financial asset				
Cash and cash equivalents	13,356.59	-	-	13,356.59
Bank balance other than Cash and cash equivalents	665.90	-	-	665.90
Derivative financial instruments	135.75	-	-	135.75
Receivables	12.12	-	-	12.12
Investments	24,404.15	1,521.80	-	25,925.95
Other financial assets	1,460.84	-	-	1,460.84

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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.

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 2019-20	Effect on Profit / loss and Equity for the year 2018-19
Borrowings*			
Increase in basis points	+25	(94.91)	(144.39)
Decrease in basis points	-25	94.91	144.39
Advances			
Increase in basis points	+25	179.04	238.53
Decrease in basis points	-25	(179.04)	(238.53)
Investments			
Increase in basis points	+25	0.34	(60.63)
Decrease in basis points	-25	(0.34)	60.63

*The impact of borrowings is after considering the impact on derivatives contracts entered to hedge the interest rate fluctuation on borrowings.

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

(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, 2020 would have increased equity by Rs. 290.43 Crore (Previous Year Rs. 280.58 Crore). An equivalent decrease would have resulted in an equivalent but opposite impact.

(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) (i) Adoption of new accounting standard on Leases – Ind AS 116

The Company has adopted the new standard, Ind AS 116 Leases with effect from 1st April, 2019 using the modified retrospective approach as per para C8 (c)(i) of Ind AS 116. The Company has taken the cumulative impact of applying the standard to retained earnings as on the date of initial application (1st April, 2019). Accordingly, the Company has not restated the comparative information.

On transition, the adoption of the new standard resulted in recognition of Right-of-Use asset (ROU) of Rs. 295.67 Crore and a lease liability of Rs. 295.67 Crore.

In statement of profit and loss for the current period, the nature of expenses in respect of operating leases has changed from lease rent in previous periods to depreciation cost for the right-to-use asset and finance cost for interest accrued on lease liability.

In the context of initial application, the Company has exercised the option not to apply the new recognition requirements to short-term leases.

(ii) The lease liabilities as at 1 April 2019 can be reconciled to the operating lease commitments as of 31 March 2019, as follows:

	Amount
Operating lease commitments as at 31 March 2019	379.50
Weighted average incremental borrowing rate as at 1 April 2019	9.00%
Lease liabilities as at 1 April 2019	**295.67**

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(iii) For leases previously accounted for as operating lease, the Company availed following practical expedients transition:

The Company also applied the available practical expedients wherein it:

- Used a single discount rate to a portfolio of leases with reasonably similar characteristics
- Applied the short-term leases exemptions to leases with lease term that ends within 12 months of the date of initial application
- Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application
- Used hindsight in determining the lease term where the contract contained options to extend or terminate the lease

(iv) Leases where the 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 Ind AS 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**

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
Opening balance as at 1 April 2019 on implementation of Ind AS 116	295.67
Additions	20.90
Deletion (Terminated during the period)	(14.23)
Accretion of interest	25.33

Particulars	Amount
Payments	(68.57)
As at 31 March 2020	**259.10**
Current	45.34
Non-current	213.76

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020
(All amount in Rs. in Crore, except for share data unless stated otherwise)

(c) Amounts recognized in the Statement of Profit and Loss for the financial Year 2019-20

Particulars	Amount
Depreciation expense of right-of-use assets	55.19
Interest expense on lease liabilities	25.33
Gain on termination of leases	(0.77)
Expense relating to short-term leases (included in other expenses)	7.62
Total amount recognised in profit or loss	**87.37**

(v) Lease disclosures under Ind-AS 17 for the comparative year ended 31 March 2019

The total lease payments recognised in the Statement of Profit and Loss towards the said leases are as follows:

Particulars	Year ended March 31, 2019
Lease Payment (Rent)	66.26

(vi) Lease Commitment as on 31 March 2019

The Company has taken office premises on Lease and Leave & License basis at various locations in India. Lease rent / License fees aggregating to Rs. 66.26 Crore in respect of the same have been charged to the Statement of Profit and Loss. The agreements are executed for periods ranging from 11 months to 12 years with a renewable clause. In many cases, the agreements also provide for termination at will by either party by giving a prior notice period between 30 to 90 days. The minimum lease rentals outstanding as at March 31, 2019, are as under:

Particulars	Minimum Lease Rentals Year ended March 31, 2019
Not later than One year	74.71
Later than One year but not later than Five years	215.28
Later than Five Years	89.51
Total	**379.50**

(47) The outbreak of COVID–19 virus continues to spread across the globe including India, resulting into a significant decline and volatility in financial markets and a significant decrease in global and India's economic activities. The Government of India announced a strict 40-day nation-wide lockdown till May 3, 2020 to contain the spread of the virus, which was further extended till June 08, 2020. This has led to significant disruptions and dislocations for individuals and businesses. The recent directions from Government allows for calibrated and gradual withdrawal of lockdown and partial resumption of selected economic activities. The extent to which the COVID 19 pandemic will impact the Company's business is dependent on several factors including, but not limited to, pace of easing of the lockdown restrictions.

A. In accordance with RBI guidelines relating to CoVID-19 Regulatory Package dated 27 March 2020 and 17 April 2020, the Company has granted moratorium of three months on the payment of all instalments falling due between 1 March 2020 and 31 May 2020 to all eligible borrowers who have requested for the moratorium. The RBI via press release dated May 22, 2020 has permitted lending institutions to extend the moratorium by another three months, i.e., from June 1, 2020 to August 31, 2020. The Company will be providing option for extending the moratorium to its eligible borrowers' basis its Board approved policy. 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 is 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 portfolios 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,

NOTES

FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS OF INDIABULLS HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2020

(All amount in Rs. in Crore, except for share data unless stated otherwise)

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 an expected credit loss provision of Rs.3,473.37 Crs in respect of its loans and advances at 31 March 2020, to reflect, among other things, an increased risk of deterioration in macro-economic factors caused by COVID-19 pandemic. The ECL provision has been determined based on estimates using information available as of the reporting date and given the unique nature and scale of the economic impact of this pandemic, 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. Further, as a result of this pandemic, the credit performance and repayment behaviour of the customers needs to be monitored closely. In the event the impact of pandemic is more severe or prolonged than anticipated, this will have a corresponding impact on the carrying value of the financial assets, results of operation and the financial position of the Company.

B. The Company has considered the following key matters in determining its liquidity position for the next 12 months:

a. Schemes announced by the Government of India, which will directly benefit Non-Banking Financial Companies through guarantees from the Government of India. The Company has evaluated these schemes and is considering applications to seek fund under the schemes;

b. Current status / outcomes of discussions with the Company's lenders, seeking moratorium on the Company's debt service obligations to such lenders;

c. Status of its requests for additional funding, from existing lenders as well as others.

Based on the detailed assessment of the monthly cash inflows and outflows for next 12 months and the management has concluded that it will be able to meet its obligations.

(48) The Company has complied with the NHB Directions, 2010 including Prudential Norms and as amended from time to time. Additional information required in terms of Housing Finance Companies – Corporate Governance (National Housing Bank) Directions, 2016 NHB(ND)/DRS/REG/ MC-07/2018, 02 July, 2018 and Notification no. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 09, 2017 read with NHB circular no. NHB(ND)/DRS/Policy Circular No.89/2017-18 dated June 14, 2018 have been presented based on information compiled by management in accordance with accounting standards notified under section 133 of the Companies Act 2013 ("the Act"), read together with paragraph 7 of the Companies (Accounts) Rule 2014; the Companies (Accounting Standards) Amendment Rules, 2016 and the guidelines issued by the National Housing Bank to the extent applicable (previous GAAP).

(49) 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

Sameer Gehlaut Chairman / Whole Time Director DIN : 00060783 London	Gagan Banga Vice Chairman / Managing Director & CEO DIN : 00010894 Mumbai	Ashwini Omprakash Kumar Whole Time Director DIN : 03341114 Mumbai	Mukesh Garg CFO New Delhi	Amit Jain Company Secretary Gurugram

July 3, 2020

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*	2019-20	₹	0.15	22.19	22.67	0.33	-	1.31	1.26	0.32	0.94	-	100%
		2018-19		*0.15*	*21.25*	*21.77*	*0.42*	*0.05*	*1.52*	*1.48*	*0.42*	*1.06*	-	
2. Ibulls Sales Limited	08-03-2013*	2019-20	₹	0.05	10.72	11.18	0.41	-	0.63	(0.47)	0.02	(0.49)	-	100%
		2018-19		*0.05*	*11.23*	*0.96*	*0.44*	*10.76*	*27.97*	*2.08*	*0.61*	*1.47*	-	
3. Indiabulls Insurance Advisors Limited	08-03-2013*	2019-20	₹	0.05	(102.12)	5.50	107.62	0.05	0.30	0.22	0.06	0.16	-	100%
		2018-19		*0.05*	*(102.28)*	*5.32*	*107.65*	*0.10*	*0.41*	*0.34*	*0.09*	*0.25*	-	
4. Nilgiri Financial Consultants Limited	08-03-2013*	2019-20	₹	0.05	22.09	14.10	0.80	8.84	7.76	6.94	1.77	5.17	-	100%
		2018-19		*0.05*	*16.91*	*12.43*	*0.64*	*5.17*	*4.57*	*3.78*	*1.08*	*2.70*	-	
5. Indiabulls Capital Services Limited	08-03-2013*	2019-20	₹	5.00	(11.70)	8.16	20.58	5.72	2.86	2.53	0.57	1.96	-	100%
		2018-19		*5.00*	*(13.66)*	*11.39*	*20.10*	*0.05*	*0.62*	*0.25*	*0.07*	*0.18*	-	
6. Indiabulls Commercial Credit Limited (Formerly Indiabulls Infrastructure Credit Limited)	08-03-2013*	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	-	100%
		2018-19		*247.80*	*4,127.25*	*16,688.61*	*12,730.78*	*417.22*	*1,760.60*	*447.28*	*124.28*	*323.00*	-	
7. Indiabulls Advisory Services Limited	08-03-2013*	2019-20	₹	2.55	4.90	0.39	0.26	7.32	0.88	0.77	0.19	0.58	-	100%
		2018-19		*2.55*	*4.32*	*6.91*	*0.09*	*0.05*	*0.46*	*0.29*	*0.09*	*0.20*	-	
8. Indiabulls Asset Holding Company Limited	08-03-2013*	2019-20	₹	0.05	-	0.05	-	-	-	(0.01)	-	(0.01)	-	100%
		2018-19		*0.05*	-	*0.06*	*0.01*	-	*0.01*	-	-	-	-	
9. Indiabulls Asset Management Company Limited	08-03-2013*	2019-20	₹	170.00	26.62	50.92	6.29	151.99	64.80	27.98	7.00	20.98	-	100%
		2018-19		*170.00*	*5.51*	*54.22*	*7.61*	*128.90*	*47.82*	*4.22*	*1.17*	*3.05*	-	
10. Indiabulls Trustee Company Limited	08-03-2013*	2019-20	₹	0.50	-	0.51	0.01	-	0.13	(0.03)	-	(0.03)	-	100%
		2018-19		*0.50*	*0.04*	*0.56*	*0.02*	-	*0.15*	*0.08*	*0.02*	*0.06*	-	
11. Indiabulls Holdings Limited	08-03-2013*	2019-20	₹	0.15	(0.05)	0.05	-	0.05	-	-	-	-	-	100%
		2018-19		*0.15*	*(0.04)*	*0.06*	-	*0.05*	-	-	-	-	-	
12. Indiabulls Venture Capital Management Company Limited	08-03-2013*	2019-20	₹	0.05	(0.01)	0.05	0.01	-	-	(0.02)	-	(0.02)	-	100%
		2018-19		*0.05*	*0.01*	*0.06*	-	-	-	-	-	-	-	
13. Indiabulls Venture Capital Trustee Company Limited**	08-03-2013*	2019-20	₹	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
		For the period from 01 April 2018 to 08 March 2019		*0.05*	*(0.05)*	-	-	-	-	-	-	-	-	0%
14. Indiabulls Asset Management Mauritius	18/07/2016	2019-20	₹	2.12	(1.87)	0.34	0.09	-	0.01	(0.75)	-	(0.75)	-	100%
		2018-19		*1.55*	*(1.14)*	*0.53*	*0.12*	-	-	*(0.31)*	-	*(0.31)*	-	

*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

**Struck off during the previous year

For and on behalf of the Board of Directors

Sameer Gehlaut	Gagan Banga	Ashwini Omprakash Kumar	Mukesh Garg	Amit Jain
Chairman / Whole Time Director	Vice Chairman / Managing Director & CEO	Whole Time Director	CFO	Company Secretary
DIN : 00060783	DIN : 00010894	DIN : 03341114	New Delhi	Gurugram
London	Mumbai	Mumbai		

July 3, 2020

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)

Sl No.	Name of Associate	OakNorth Holdings Limited	
1	**Latest audited Balance Sheet date**	**March-20**	**March-19**
2	Date on which the Associate was associated or acquired	November 13, 2015	November 13, 2015
3	**Share of Associate/Joint Venture Held by the Company on the year end**		
	Number	541,615	541,615
	Amount of Investment in Associate/Joint Venture	438.86	438.86
	Extend of Holding%	15.71%	16.70%
4	**Description of how there is significant influence**	Note- 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.	4,994.26
7	**Profit & Loss for the Year**		
	i. Considered in Consolidation	33.88	32.74
	ii. Not Considered in Consolidation	179.19	143.07

Note-A: There is significant influence due to precentage (%) of share capital

For and on behalf of the Board of Directors

Sameer Gehlaut
Chairman / Whole Time Director
DIN : 00060783
London

Gagan Banga
Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Ashwini Omprakash Kumar
Whole Time Director
DIN : 03341114
Mumbai

Mukesh Garg
CFO
New Delhi

Amit Jain
Company Secretary
Gurugram

July 3, 2020

Detail of property(ies) owned by the Company:-

1. Plot KH. No. 478, Village Bijwasan, New Delhi, Delhi.
2. A-703, The lshwar C.G.H.S. Ltd., Plot No. 4, Dwarka Sector-12, New Delhi, Delhi.
3. Plot No. 12, Mehsana, Ahmedabad". GUJRAT (Ahemdabad).
4. Plot No.19, Mehsana, Ahemdabad.
5. Flat No. B-2002, Indiabulls Green, Tower-B2, Chennai Tamilnadu.
6. Commercial Shop -Shop No. 101, Lower Ground Floor Elite Arcade, Mall Road, Ludhiana, Punjab.
7. Saideep Bungalow, Plot No. 169, Shree Krishna Nagar, Boriwali (East), Mumbai, Maharashtra.

Indiabulls
HOUSING FINANCE

Indiabulls House
Indiabulls Finance Centre, Senapati Bapat Marg, Elphinstone Road,
Mumbai - 400 013.
www.indiabullshomeloans.com

Design by Printone Solutions