

5th
ANNUAL
REPORT
2019-20



IFL HOUSING FINANCE LIMITED Regd. Off. D-16, First Floor, Above ICICI Bank Prashant Vihar, Sector- 14, Rohini New Delhi 110085



CHAIRMAN'S MESSAGE

Our Vision

To become first choice Housing Finance company among individuals from EWS or low income.

Our Mission

IFL Housing wishes every family to own a home of their own through our customer friendly & new age credit programs despite low credit scores, informal incomes, low eligibility on papers.

Dear Shareholders,

It gives me immense pleasure to write to you as the Chairman of your Company, and present the 5th Annual Report and Financial statements of **IFL Housing Finance Limited** (IFL HFL) for the financial year ended March 31, 2020. Thank you for your presence here today, and for your continued support to the success of our company.

IFLHFL is no stranger to adversities. In fact, an event of such scale and impact puts to test the fundamental strengths of any organisation. Your Company demonstrated once again, in FY 2019-20, its ability to withstand challenges and quickly adapt to the emerging realities.

IFLHFL employees are working relentlessly across the Three States and one Union territory of India to support aspiring homeowners through these uncertain times, providing appropriate funding to those in need and extending support to help them pass-through the pandemic (COVID-19) storm.

Your Company is actively implementing Government-backed initiatives regarding moratorium period on loan repayments of 6 months for the period March 2020 to August 2020.

The RBI has also taken steps to infuse liquidity into the system via targeted long term repo operations (TLTROs), which could increase the available liquidity. The Rs. 50,000 crores of additional TLTROs announced on April 17, 2020 and the additional Rs. 30,000 crores of Liquidity Infusion Facility (LIFT), Rs.10,000 crores of Special refinance Facility (SRF), refinance facility to National Housing Bank (NHB) will support the immediate liquidity requirements of HFCs to some extent, especially those operating in the affordable housing space where collections are likely to be impacted more.

As you are aware, the year FY 2019-2020 was very challenging on account of certain macro issues and major events namely:

- ➤ The Indian economy slowed to 4.2% in 2019-2020, compared to 6.1% in the previous year. The combined expenditure of Central and State Governments exceeded revenue, translating in to a great level of public debt-GDP-ratio.
- Financial Services has undergone great hardships and liquidity crisis on account of collapse of ILFS and governance issues in few corporate houses including a large player in HFC Industry.

- > On top of these the COVID-19 pandemic has contributed to a significant uncertainty in the life and livelihood of humanity, apart from the massive decline in the economic activity, albeit from Q4 FY 20.
- > Despite these major adversaries and unprecedented challenges, your company continued its focus to build strong fundamentals around its customers, products, people, technology, geographical reach, risk management and liquidity.

SOME OF THE KEY INITIATIVES UNDERTAKEN DURING THE YEAR INCLUDE:

- > Significant increase in its Net Worth through infusion of additional equity capital of Rs. 4.81 Cr., which has taken the Shareholders funds in your company from Rs. 45.11 Cr. in March 2019 to Rs. 49.92 Cr. as of March 2020.
- > Addition of 12 new branches to further enhance the distribution reach to 17 branches apart from Head Office in Delhi.
- > Increase the manpower strength by another 68 staff, largely feet on street at the new branches resulting in total staff of over 137.
- > Invest in technology, hard ware / software and networking infrastructure to enhance customer experience, improved productivity, and overall risk management including business continuity.

CONTINUED SHARP FOCUS ON CORE BUSINESS AND CUSTOMERS, SUPPORTED BY THE ABOVE INITIATIVES RESULTED IN ONE OF THE BEST PERFORMANCE OF IFLHFL IN TERMS OF SUBSTANTIAL BUSINESS GROWTH, HIGH PRODUCTIVITY, LOW CREDIT LOSS AND COMMENDABLE ROA AND ROE, EVEN IN A VERY CHALLENGING YEAR, 2019-2020. SOME OF THE KEY PERFORMANCE PARAMETERS ARE:

- The AUM has grown to Rs. 79.04 Cr., growth of 12.73% YOY. The quality of portfolio remains as one of the best in the industry with a low NPA of 0.87%.
- Active customer accounts going up to over 1062, YOY increase of 91.70 %
- > No. of Loans to whom fresh Disbursements is being made during the year are 606, YOY increase of 21.93%
- > Gross Turnover of the Company has gone up to Rs. 15.17 Cr., YOY increase of 127.23%.
- ➤ Profit after tax has gone up to Rs. 4.24 Cr., YOY increase of 153.60%.
- > The profitability matrix in terms of Interest spread, ROA and ROE remains one of the best in the industry.
- ➤ Infusion of additional equity capital of Rs. 4.81 Cr. ensured best ALM and strong cash liquidity of Rs. 8.11 Cr (including Cash, Bank, Investment in Debt-oriented Mutual Funds and Fixed Deposits with Bank) as of March 2020, to face the uncertainty caused by COVID-19.
- > Ensured sound business continuity, customer service, health of our staff and support to the community, to face the COVID-19 pandemic.

The aspiration of owning a home is a dream for most Indians. With steady growth in working class population that aspires to have own homes, the opportunity for growth in the housing finance market continues to be high. We recognise this underserved need and set our core focus on making the dreams of lower and middle income (LMI) families living in semi urban and rural India, come true. At IFLHFL, our focus has always been on Affordable Housing Finance with an aim to fulfil the aspirations of self-employed, lower and middle income families, largely in Rural India, by financing the purchase and/or construction, repair and renovation of their homes.

We are proud to share that this focus has enabled us to cater to home financing needs of around 1500 customers till date. Despite the perceived credit risks associated with these segments, our proprietary underwriting process, risk management framework, technology platform and financial resources has enabled us to build a 95.74 % retail portfolio with best in class asset quality consistently for years. IFLHFL believes in the social impact of its business in terms of better life style, enhanced financial discipline and inclusion into the financial main stream of its customers. To sustain this IFLHFL equally believes in creating significant and long lasting value for all its key stake holders.

With less than three years of experience in Housing Finance, understanding of our customer needs and the way this business is done backed firmly by our passion, energy and entrepreneurship, has made us to emerge as a strong, reliable and resilient housing finance provider and we are certain that this dreaded COVID-19 pandemic will also pass.

Before I conclude, I would also like to take this opportunity to thank all our employees, customers and stakeholders that work and support and whose contribution has helped us to make and achieve the set targets of the company further look forward to the continued support of all them in taking the Company forward on the journey of sustainable and profitable growth.

Thanking You,

With Best Wishes,

Sd/-

Gopal Bansal Chairman & Managing Director



CONTENTS

2 6 9 10
11
14
28
32
49
56
63
71
73
74
75
77
108
114
116
117

CORPORATE INFORMATION

	Mr. Gopal Bansal		12.30 P.M., FRIDAY, NOVEMBER 20 TH , 2020
	Chairman and Managing Director	4 A B -	
	Mrs. Sunita Bansal	3 E E	ADDRESS: D-16, Ist Floor, Above ICICI Bank, Prashant
	Executive Director	ANNUAL GENERAL MEETING	Vihar, Sector-14, Rohini, Delhi-110085.
	Mr. Gaurav Suri@	4 6 2	NOTE: Members are requested to bring their copy of the Annual Report to the meeting.
	Executive Director	_	the Annual Report to the meeting.
	Mrs. Purva Mangal*		Mr. Arvinder Singh#-Chairman
F S	Non- Executive Non Independent Director	岜	-
ō K	Mr. Basant Mittal**	AUDIT	Mr. Amit Kumar Agarwal##-(Chairman)
2 E	Independent Director	₽₩	Mr. Gopal Bansal
BOARD OF DIRECTORS		8	Mr. Saurabh Chhabra#
ш С	Mr. Arvinder Singh#		
	Independent Director		Mr. Arvinder Singh#-Chairman
	Mr. Saurabh Chhabra#	8 N 8 N	
	Independent Director	NOMINATION & REMUNERATION	Mr. Amit Kumar Agarwal##- (Chairman)
	Mrs. Charu Bansal##	IN A	Mrs. Purva Mangal*
	Independent Director	M OM	Mr. Saurabh Chhabra#
	Mr. Amit Kumar Agarwal##	ž₩	Mrs. Charu Bansal##
	Independent Director		
	Chief Financial Officer & KMP	<u>_</u>	Mr. Gopal Bansal-Chairman
	Mrs. Prerna Matta Arora	RISK MANAGEMENT	Mr. Arvinder Singh#
	Common Compton G MAD	RISK AGEN	Mr. Saurabh Chhabra#
٥	Company Secretary & KMP	A A	Mrs. Purva Mangal*
KEY OFFICIALS	Ms. Varsha Bharti\$	Σ	Mrs. Jaspreet Kaur Nagi
윤	Company Secretary & KMP	_	
O.	Mr. Vijay Kumar Dwivedi\$\$	<u> </u>	Mr. Gopal Bansal-Chairman
E	National Credit Manager	ASSEST LIABILITY MANAGEMENT	Mr. Gaurav Suri@
¥	Mr. Rajeev Kumar	ASSEST LIABILITY NAGEME	Mrs. Prerna Matta Arora
	Grievance Redressal Officer	ASS IAB	Mrs. Gunjan Jain@@
	Mrs. Rekha Behl	A L	
		2	Mrs. Jaspreet Kaur Nagi
	Statutory Auditors -		Matina di Unaria a Bard
	M/s Ajay Rattan & Co., Chartered Accountants		National Housing Bank
	1113, 11 th Floor, Arunachal Building, Barakhamba	₽ . Ş	State Bank of India
	Road, New Delhi-110001	OUR BANKERS AND FINANCIAL INSTITUTIONS	ICICI Bank
RS	Internal Auditors -	OUR KERS ANCI	E-Clear Housing Finance Limited
OUR AUDITORS	M/S SMVA & Associates, Chartered Accountants	XXX	AU Small Finance Bank
ᅙᅙ	314, 3 rd Floor, RG Mall, Sector09, Rohini, New Delhi-	A E	
₹	110085		Mas Financial Services Limited
	Secretarial Auditors -		Mas Rural Housing & Mortgage Finance Ltd
	M/s VMS & Co., Company Secretaries,		
	K-2/7, Ground Floor Model Town- II. Delhi- 110009	≝_	CIN: U65910DL2015PLC285284
		OTHER CORPORATE INFORMATION	Registered Office: D-16, 1st Floor, Above ICICI Bank, Sector- 14, Prashant Vihar, New Delhi- 110085
SS H	Skyline Financial Services Private Limited	RP(IAT	2.5. 2.,
RAF ISFE ITS	D-153 A Ist Floor Okhla Industrial Area, Phase - I	O E	Tel: +91 11 47096097
GISTRAI TRANSFI AGENTS	New Delhi-110 020.	ER FI	E-mail: info@iflhousingfinance.com
REGISTRARS & TRANSFER AGENTS	Direct no-011-41044923	ΕΞ	Website: www.iflhousingfinance.com
□ ⊗	Fax: +91 11 26812682 Web: <u>www.skylinerta.com</u>		

@ ceased w.e.f 20/02/2020 \$\$ Appoitned w.e.f.- 08/07/2020

^{*} Appointed w.e.f. 26/08/2019 ## Appointed w.e.f.- 08/07/2020

COMPANY OVERVIEW

BUSINESS OVERVIEW

Your Company follows a customer-centric business philosophy, with its growth strategy centred on transparency in terms of offerings, suitability of products and variety of choices to meet a range of needs of its customers. Your Company is a Non deposit-taking housing finance company registered with the National Housing Bank w.e.f 12th December 2017 and is focused on providing financing products mainly to the lower and middle income (LMI) segment belonging to Rural India.

Your Company has aligned its business strategies to better identify the needs of customers in the LMI segment belonging to Rural India and accurately estimate their income and repayment capabilities.

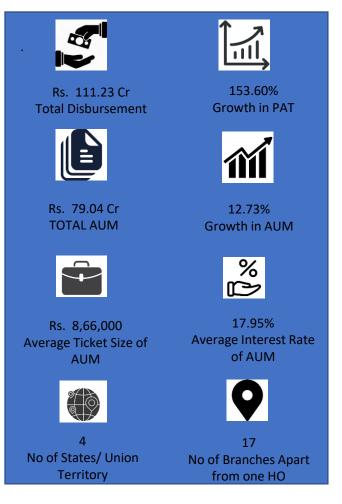
Moreover, your Company has created separate business verticals for housing loans. This allows each vertical to focus on its core business and use its expertise to offer flexible products that suit its customers' needs. An extensive distribution network, backed by focused marketing and sales initiatives, ensures a strong brand recall for its products, which find special appeal among first time buyers and end users.

Your Company has developed a suite of products and robust capabilities over the years that enable it to effectively harness the emerging opportunities in the housing finance segment, particularly in the LMI segment primarily in northern and central parts of India An extensive distribution network, backed by focused marketing and sales initiatives, ensures a strong brand recall for its products, which find special appeal among first time buyers and end users

DISBURSEMENTS

Your Company has adopted centralized process where documents from all the branches are send to Head Office in Delhi. Documents includes Loan Agreement, Original Property Papers, NACH Form, Registered Mortgage, Security Cheques, Vernacular, Memorandum of Undertaking, Affidavit regarding Deposit of Title Deed, etc. which are duly verified at Head Office before disbursement of Loan from Head Office Only.

The company has opened Twelve new branch offices in the state of Delhi, Panipat, Kekri, Beawar, Bijainagar, Bhilwara, Chhoti Sadri, Sumerpur, Tonk, Depalpur, Hatpipliya and Ujjain & disbursements made in the above cities of the amount of Rs. 17.99 Crores out of Rs. Total 33.91 Crores disbursed during the year.



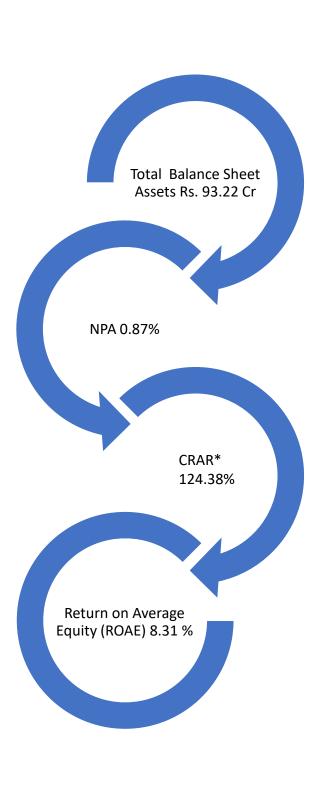
CREDIT AND OPERATIONAL STRENGTHS

Your Company's credit evaluation and credit portfolio management methodologies are designed to ensure consistent underwriting and early identification of problematic loans using techniques such as early default analysis, product analysis, and probability of default.

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. IFLHFL has a clearly defined risk management policy that lays down guidelines for all operational areas and has established Risk Management Committee.

Comprehensive annual risk review exercises go towards continually updating the risk management policy. The policy defines role of the Company's Risk Management Committee which oversees all aspects of the business, especially credit underwriting.



* CRAR to be read with point No. 8 in Addendum to Notes to Accounts1

The Government's initiative under "Housing For All by 2022" has heralded a new era in the housing sector. It is expected to deliver the much-needed boost to the real estate and housing finance industry by creating an enabling and supportive environment for expanding credit flow and increasing home ownership. Related developments which your company sees as positive to spur growth particularly for lower and middle income people - the common man as is normally referred to, will come from programs like Make in India and Skills India which are expected to provide additional employment opportunities. A favorable monsoon Season will be a major factor to uplift the rural economy and will see overall market sentiment turning positive with strong measures to keep inflation under check having paved positive results, the benefit of transmitting the gains in respect of interest rate is expected to gather momentum going forward. Interest rates are thus expected to maintain a south ward bias in its movement, benefiting the retail borrower category, which is the most attractive and growing market for lenders.

RAISING OF FUNDS

During the year, Company raised fresh term Loan from State Bank of India of Rs. 10 Crores and also received sanction of Rs. 10 Crores under LIFT and Rs. 5 Crores under Regular Re-finance Scheme by our regulator National Housing Bank.

The Company raised the funds under Refinance Scheme sanctioned by National Housing Bank in the month of June 2020.

CORPORATE GOVERNANCE

Your Company is committed to maintain the highest standards of Corporate Governance. A diverse composition of your Company's Board of Directors, providing timely and accurate information to the Board and its Committees, transparency and fairness in all dealings, appropriate disclosures, compliance with applicable laws and regulations, internal controls, all aggregate to meet the ultimate objective of maximizing the shareholders' value. Your company encourages its employees to act ethically all the time, every single time.

Further your Company has followed and complied all the applicable Laws and regulations and has strictly adhered to the principles of Corporate Governance.

LOOKING BACKWARD TO MOVE FORWARD

2017-18

COMMENCEMENT OF BUSINESS

COMPANY OBTAINED NATIONAL HOUSING BANK (NHB) LICENCE FOR LOANS ON 12TH DECEMBER 2017

COMMENCED **OPERATIONS IN** JANUARY 2018

AUM: Rs. 10.20 Cr

No of Active Borrowers: 87

Cumulative No of Loans Sanctioned : 98

Cumulative No of Loans Disbursed

: 87

2018-19

AUM of Rs. 70.11 Cr

No of Active Borrowers: 554

Cumulative No of Loans Sanctioned : 606

Cumulative No of Loans Disbursed

: 584

2019-20

AUM of Rs. 79.04 Cr

No of Active Borrowers: 1062

Cumulative No of Loans Sanctioned : 1297

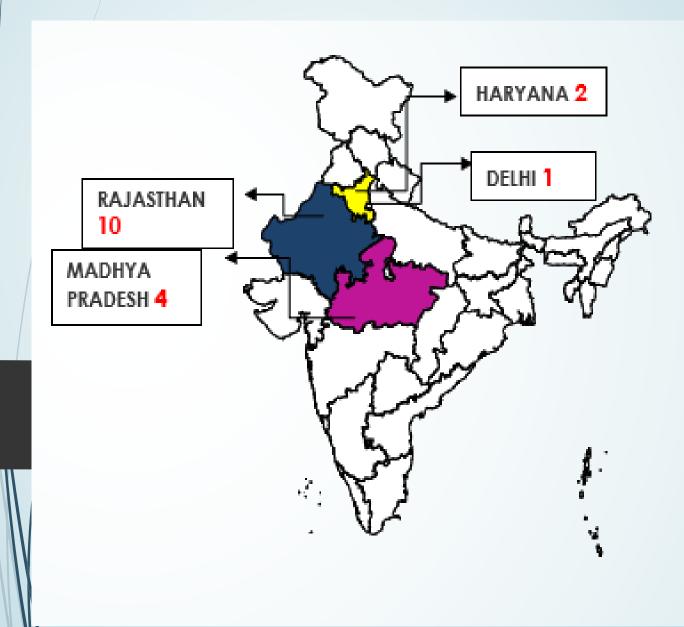
Cumulative No of Loans Disbursed

: 1190

OUR PRESENCE

OUR PRESENCE

HEAD OFFICE IN DELHI, WE OPERATED IN 17 BRANCHES ACROSS 3 STATES AND 1 UNION TERRITORY INCLUDING DELHI, RAJASTHAN, HARYANA AND MADHYA PRADESH



OUR PRODUCTS



The Company's product line is segregated into two major products: Housing Loan and Non-Housing Loan.

- Housing loan can be availed for purchase and/or construction of new unit, purchase of old unit, repair and renovation.
- Non- Housing Loan offers Mortgage property loan/Loan against Property (LAP) offering comprising loans against residential/commercial property for business or other purposes.

Within only 27 months of its operations, the Company has helped the underserved segment of customer. The major section of IFLHFL's customers belong to low and middle income group — self employed people owning small or medium businesses with informal source of income and limited access to formal banking credit.

By virtue of its knowledge and understanding of the target group of customers, the Company has been able to create opportunities for them to improve their lifestyle and build long-term assets and wealth. This way, the Company's success goes beyond financial growth and lies in making a positive impact in the society it caters to.

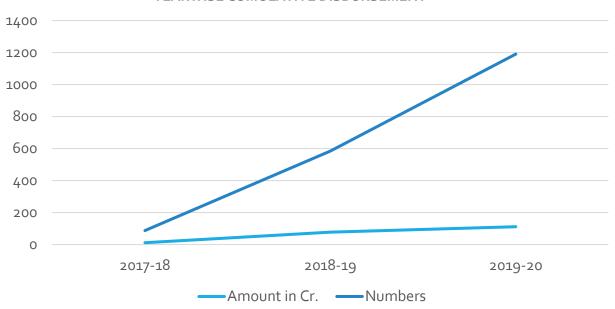


HOUSING

LOAN

DISBURSEMENT

YEARWISE CUMULATIVE DISBURSEMENT



During the year, the Company made disbursements worth Rs. 33.91 Crores with 606 new loan files. With the objective of optimizing the capital consumption and keeping in mind the lower risk weights applicable on individual housing loans in Rural Areas, the Company focused on disbursing in the Rural India.

The Disbursement in FY 2019-20 covers 30 % of disbursement in Rural and Semi-Urban Segment. Individual housing loan accounted for the lion's share in total disbursements, at 74.46 % of the total disbursements during the year.

The Company started focusing on building a mass housing portfolio within its individual housing loan book to capitalise on the vast opportunity landscape in the mass housing segment.

The Government has launched several initiatives to boost this segment, from expanding the definition of the Pradhan Mantri Awas Yojna (PMAY) to MIG-1 and MIG-2, to the extension of tax benefits on the supply side.

The Company closed the year with an AUM of 79.04 crores. The retail asset contributes 95.74% to the AUM and corporate loans 4.26 %. Individual housing loans constitute 85 % of the AUM and Non- Housing Loan constitute 15%.

^{*}Outstanding is being taken as per IND AS Value for the FY 2017-18, 2018-19, 2019-20

CONTRIBUTING TO PRADHAN MANTRI AWAS YOJANA - CREDIT LINKED SUBSIDY SCHEME (PMAY - CLSS)



The Government of India took a major step under 'Housing for All scheme' to ensure that people can own a house within their financial capability.

Pradhan Mantri Awas Yojana (PMAY) Urban was launched with a broad vision of providing 2 crores dwelling units to EWS, LIG & MIG beneficiaries.

The scheme was to be implemented in 20,073 statutory towns/ centers as on March, 2020. Under this scheme, Credit Linked Subsidy of `2.67 Lakhs is to be given EWS/ LIG beneficiaries for a loan amount of Rs. 6 Lakhs & above and Rs. 2.35 to Rs. 2.30 lakhs to MIG I & MIG II beneficiaries for purchase/ construction of houses of specified carpet area.

This PMAY scheme was implemented through 4 verticals:-

- (a) Credit Linked Subsidy Schemes (CLSS) to beneficiaries through Banks/HFCs for loans availed
- (b) Beneficiary lead construction,
- (c) Affordable Housing in partnership
- (d) In Situ Slum development.

The PMAY Rural scheme aims to construct 2.95 Crores houses in rural areas. Hence, these schemes have created huge opportunities for the company to provide housing loans to these beneficiaries as per the above schemes.

PMAY CLSS Subsidy claim and Disbursement Status as on 31st March, 2020 Your Company has also executed MOU for availing benefits under various Schemes of PMAY/ CLSS schemes and Rural Subsidy Scheme with National Housing Bank.

During the year 2019-20, the Company has submitted from time to time the claim for subsidy to NHB under the PMAY scheme.

THE TOTAL SUBSIDY RECEIVED IS AS UNDER:

A. PMAY Claim Received during FY 2019-20

SCJHEME CATEGORY	No. of Loans	Subsidy Amount	Processing Fees
EWS/LIG NEW	225	397.21	6.75
MIG I	24	41.65	0.48
MIG II	13	22.93	0.26
TOTAL	262	461.79	7.49

B. PMAY Claim Received since Inception

SCJHEME CATEGORY	No. of Loans	Subsidy Amount	Processing Fees
EWS/LIG NEW	233	413.93	6.99
MIG I	26	45.55	0.52
MIG II	13	22.93	0.26
TOTAL	272	482.41	7.77

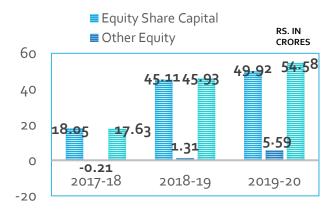
The subsidies received during the year 2019-20 were credited to customer accounts and the EMI was accordingly modified to that extent. In certain other cases, the subsidy was refunded as follows:

C. PMAY Returned during the FY 2019-20 and since Inception

SCJHEME CATEGORY	No. of Loans	Subsidy Amount	Processing Fees
EWS/LIG NEW	2	3.90	0.06
MIG I	4	7.80	0.08
MIG II	-	-	-
TOTAL	6	11.70	0.14

SOURCE OF FUNDS AND LIQUIDITY POSITION

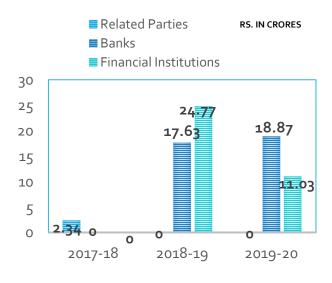
CAPITAL



The Company has made allotment of Equity Shares twice in the year of total 48,13,000 Equity shared at the premium of 0.4 Rs. per share to its existing shareholders. Thus, raised Rs. 5 Crores of funds.

The Company has earned the benchmark PAT during the year resulting in higher "other equity" of Rs. 5.59 Cr leading to very sound Tangible Net Worth of Rs. 54.58 crores with the Balance Sheet size of Rs. 93.21 Crores.

BORROWINGS

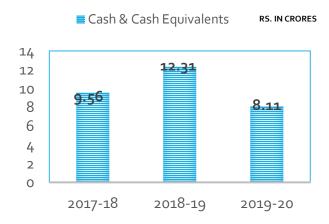


The company has passed Special Resolution u/s 180(1)(c) and other provisions, if any of Companies Act, 2013 to borrow money from Company's Bankers or any other financial institutions, persons or company as may be deemed fit by Board of Directors for aggregate amount not exceeding Rs. 200 Crores.

The company has raised Rs. 10 Crores from State Bank of India during the year. Having total secured borrowings of Rs. 35.80 Crores at the year end.

The company is always regular in paying all its debts with no single time default. The company. The company has not availed moratorium on any of its liabilities, however only SBI as per its norms has provided moratorium to the company on term loan of Rs. 25 Crores.

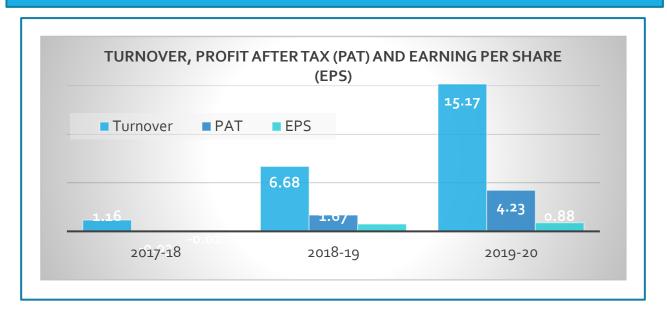
LIQUIDITY POSITION

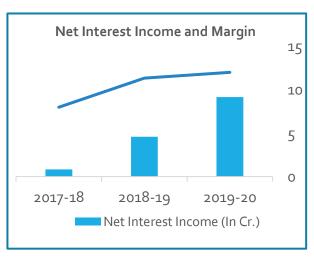


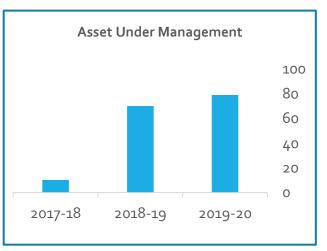
Despite the challenging economic and liquidity scenario, the Company maintained liquidity of Rs. 8.11 Cr (10.26%) of the loan book. Cash and Cash Equivalents includes Cash, Bank and Investment in Mutual Funds and Free Fixed Deposits with Bank.

The Company is comfortably placed in meeting all its contractual debt obligations for the current fiscal amidst a challenging environment. Prudent liquidity approach, strengthened its funding profile and resulted in positive gaps across all the ALM buckets..

KEY PERFORMANCE INDICATOR







	FY 2018-19	FY 2019-20
Gross NPA (As % of AUM)	-	1.08
Net NPA (As % of AUM)	-	0.87
Capital Adequacy Ratio (CRAR) (In %)*	132.89	124.38
Return on Average Assets (In %)	3.17	4.74
Return on Average Equity (In %)	5.19	8.31
Debt Equity Ratio (In %)	0.79	0.65
Net Owned Fund (Rs. In Crores)	46.42	55.51
Net Profit Margin (In %)	25.01	27.91

All Balance Sheet Figures are taken as IND AS for FY 2017-18, 2018-19 & 2019-20 and P and L Figures are taken as IND AS for FY 2018-19 & 2019-20

^{*} CRAR to be read with point No. 8 in Addendum to Notes to Accounts



NOTICE

Notice is hereby given that the Fifth Annual General Meeting of **IFL Housing Finance Limited** will be held on Friday, 20th November, 2020 at 12:30 p.m. at the registered office of the company at D-16, First Floor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi - 110085 to transact the following businesses:

Ordinary Business:

1. Adoption of Audited Financial Statements

To receive, consider and adopt the financial statements of the company for the financial year ended March 31, 2020 including Audited Balance Sheet as on March 31, 2020, Cash Flow Statement and the Statement of Profit and Loss, for the financial year ended on March 31, 2020, along with the reports of the Board of Directors ('the Board') and the Auditors thereon.

2. To appoint a Director in place of Mrs. Sunita Bansal (DIN: 02801660), who retires by rotation and, being eligible, offers himself for re-appointment.

"RESOLVED THAT pursuant to the provisions of Section 152 and other applicable provisions, if any, of the Companies Act, 2013 and the rules made thereunder (including any statutory modification(s) or reenactment(s) thereof, for the me being in force), Mrs. Sunita Bansal (DIN: 02801660), who retires by rotation and being eligible, offers himself for re-appointment, be and is hereby re-appointed as a Director of the Company, liable to retire by rotation."

By Order of the Board of Directors For IFL Housing Finance Limited

Place: New Delhi Date: 20th October, 2020 Sd/ Vijay Kumar Dwivedi Company Secretary



Notes:

- 1. A Member entitled to attend and vote at the Annual General Meeting (AGM) is entitled to appoint a proxy to attend and vote instead of himself and the proxy need not be a Member of the Company. The instrument appointing the proxy, in order to be effective, must be deposited at the Company's Registered Office, duly completed and signed, not less than FORTY-EIGHT HOURS before the meeting. Proxies submitted on behalf of limited companies, societies, etc., must be supported by appropriate resolutions/authority, as applicable. A person can act as proxy on behalf of Members not exceeding fifty (50) and holding in the aggregate not more than 10% of the total share capital of the Company. In case a proxy is proposed to be appointed by a Member holding more than 10% of the total share capital of the Company carrying voting rights, then such proxy shall not act as a proxy for any other person or shareholder. (Proxy Form is enclosed with this notice)
- In case of joint holders attending the meeting, the Member whose name appears as the first holder in the order of names as per the Register of Members of the Company will be entitled to vote.
- 3. All documents referred to in the accompanying notice are open for inspection at the registered office of the Company on all working days, Monday to Friday between 11:00 A.M to 01:00 P.M.
- 4. Members are requested to bring the Notice of the Annual General Meeting along with the Attendance Slip with them duly filled in and hand over the same at the entrance of the meeting hall. (Attendance Slip is enclosed with this notice).



Annexure I to the Notice

Additional Information of Director seeking re-appointment at the 5th Annual General Meeting pursuant to Secretarial Standards -on General Meetings.

Name of the Director	Mrs. Sunita Bansal
Date of Birth	04.11.1976
Qualifications	Post Graduate in Business Management (H R)
Remuneration last drawn	75000/-Per Month
(In Rupees)	
Nature of his expertise in	HR & ADMIN
specific functional areas	
Brief Profile	Mrs. Sunita Bansal is a Post Graduate in Business Management (H R) from Indian Institute of Technology and Management, Mumbaiand has also done graduation in Commerce from Mumbai University and. She holds effective organizational /time management skills, including the ability to monitor a range of tasks, meet deadlines and prioritize under pressure. Her essential job responsibilities include developing and administering human resources Plans and procedures that relate to company personnel, planning, organizing, and controlling the activities and actions of the HR department and recommending new policies, approaches, and procedures. She has more than 17 years of experience, which includes: - Manager – HR in ICICI Prudential from 2005 to 2007 - Team Manager in Reliance Info streams from 2002 to 2005 - Assistant Manager in Hutch from 2000 to 2002 Business Partner in M/s Instant Credit (an authorized channel partner of various Banks and NBFCs namely ICICI Bank, Axis Bank, HDFC Bank, RBL, Standard Chartered Bank, India bulls, Capri global, HDB financials etc.) Since 2011 to December 2017.
Name of other Public	Nil
Companies in which the	
person holds the	
Directorships	
Name of the Public	Nil
Companies in which the	
person holds the	
Memberships of	
committees of the Board	20 40 000 1 (5 000/) 25 1 24 2020
Shareholding in the	29,40,000shares (5.89%) as on March 31, 2020
Company (Equity)	NTI
Relationship with other	Nil
Directors/Manager/Key	
Managerial Personnel	T D. L CT D. L. M
Number of Board Meetings attended during the FY 2019-20	



BOARD'S REPORT

To, The Members,

Your Directors have pleasure in presenting their fifth report on the business and operations of your company together with the Audited Financial Statements for the financial year ended 31st March, 2020.

COVID-19

Towards the end of Calendar Year 2019, there were news flow of novel coronavirus (COVID-19) that gradually hit the entire world and termed as pandemic by World Health Organisation (WHO) on March 11, 2020. The rapid spread of the virus has almost halted economic activities across the world. Besides huge loss of human lives, the pandemic has taken its economic toll due to shut down in most parts of the world from quarter 4 onward. The estimates of the economic loss are still evolving. In April 2020, the International Monetary Fund (IMF) predicted that the global GDP will contract by 3% in 2020 given that the pandemic decelerates towards the end of 2020. The pandemic has similarly impacted India, forcing the Government to announce a complete lockdown of the Country from March 25, 2020 to contain the spread of virus.

1. OVERVIEW & STATE OF THE COMPANY'S AFFAIRS

During the financial year ending 2020, the Company's total revenue and profit after tax was Rs. 15,17,24773/- and Rs. 4,23,53,137/- respectively. The paid-up share capital of the Company has increased from Rs. 45,11,00,000 as on 31st March 2019 to Rs. 49,92,30,000 as on 31st March 2020 and the net worth of the Company has increased from Rs. 45,92,82,218/- as on 31st March 2019 to Rs. 54,58,26,052/- as on 31st March 2020. Moreover, Company has also increased its authorized share capital from Rs. 50,00,00,000 to Rs. 60,00,00,000.

2. FINANCIALPERFORMANCE

The Company's Performance during its fifth year of Operations is summarized below:

Particulars	As on 31.03.2020 (In Rs.)	As on 31.03.2019 (In Rs.)
Revenue from Operations	15,17,24,773	6,67,71,639
Expenses for the period	9,71,36,352	4,49,58,988
Profit/(Loss)before tax from continuing Operations	5,45,88,421	2,18,12,651
Current Income Tax for the period	(1,30,46,000)	(65,46,000)
Deferred Tax	8,10,717	14,33,746
Profit/(Loss) for the period	4,23,53,137	1,67,00397
Transferred to Statutory Reserve under Section 36 (1) (viii) of Income Tax Act 1961 read with section 29C of the NHB Act, 1987*	76,78,396	57,39,013

^{*}referred to the point No.5 of addendum to notes to accounts.

3. DIVIDEND

In order to Conserve Cash for Company's Operations, your directors do not recommend any dividend for the year under review.



4. TRANSFER TO RESERVES

During the year under review, your Company transferred Rs. 76,78,396 to the Statutory Reserve U/s 36(1)(viii) of Income tax act, 1961 read with under Section 29C* of National Housing Bank (NHB) Act, 1987, out of the amount available for appropriation.

*referred to the point No.5 of addendum to notes to accounts.

5. CREDIT RATING

The Credit Ratings of the Company are herein below:

NAME OF THE RATING AGENCY		RATED ACILITY	RATING ASSIGNED	ASSIGNED ON	VALID TILL
CARE Ratings Ltd	Long	Term-Term	CARE BB+/Stable	07th February, 2019	06th February, 2020
	Loan				
Brickwork Ratings	Long	Term-Term	BWR BBB-/ Stable	06 th July, 2020	05th July, 2021
	Loan			•	

6. CHANGE IN THE NATURE OF BUSINESS

There is no change in the nature of business.

7. MATERIAL CHANGES AND COMMITMENTS

There is no material change which may affect the financial position of the Company between the end of the financial year and up to the date of this report.

8. DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS INFUTURE

No order is passed by the regulators or courts or tribunals impacting the going concern status and company's operations in future.

9. DETAILS IN RESPECT OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS

The Company has put in place adequate policies and procedures to ensure that the system of internal financial control commensurate with the size and nature of the Company's business.

These systems provide a reasonable assurance in respect of providing financial and operational information, complying with applicable statutes, safeguarding of assets of the Company, prevention and detection of frauds, accuracy and completeness of accounting records and ensuring compliance with Company's policies.

10. DETAILS OF SUBSIDIARY/JOINT VENTURE/ ASSOCIATECOMPANIES

The Company does not have any Subsidiary/Joint Venture/Associate Companies.



11. PERFORMANCE AND FINANCIAL POSITION OF EACH OF THE SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE COMPANIES.

The company has no subsidiaries, joint venture and associates companies so there is no requirement of description of performance of Subsidiaries and Joint Venture companies.

12. PUBLICDEPOSITS

During the year under review, the company has not accepted any deposit under Section 73 of the Companies Act, 2013 read with Companies (Acceptance of Deposits) Rules, 2014.

13. AUDITORS_

STATUTORY AUDITOR

Pursuant to the provisions of Section 139, 142 and all other applicable provisions of the Companies Act, 2013 and Rules made thereunder, M/s Ajay Rattan & Co., Chartered Accountants (Firm Registration No. 012063N) appointed by the members at the 4th Annual General Meeting held on September 26, 2019 as the statutory Auditor of the Company for a period of four years upto the conclusion of 8th Annual General Meeting to be held in year 2023, will continue as the Statutory Auditors of the Company, on such terms and conditions as may be decided by the Board.

AUDITOR'S REPORT

All Observations made in the Auditors' Report and Notes forming part of the Financial Statements are self-explanatory. The Statutory Auditor has not made any qualifications or reservation in their Independent Auditor's Report. Further, there were no frauds reported by the auditor pursuant to sub-section (12) of section 143 of the Companies Act, 2013.

SECRETARIAL AUDITOR

CS Megha Sharan, Proprietor of M/s VMS & Co., Practicing Company Secretary, was appointed as the Secretarial Auditors to conduct the Secretarial Audit for the financial year ended March 31, 2020. The Secretarial Audit Report in Form MR-3 for the financial year 2019-20 forms part of this Report as Annexure-I. The Report do not contain any qualification, observation, reservation, adverse remark or disclaimer.

INTERNAL AUDITOR

Pursuant to provisions of Section 138 read with rules made there under, M/s SMVA & Associates, Chartered Accountants, was appointed as an Internal Auditor on 20th May, 2019 for the financial year 2019-20 to check the internal controls and functioning of the activities of the Company and also recommends way of improvement. They have provided Internal Audit Report of the Company for the financial year ended March 31, 2020. The Internal audit is carried out on quarterly basis and the report is placed in the Audit Committee Meeting and Board Meeting for their consideration and direction. The Report do not contain any qualification, observation, reservation, adverse remark or disclaimer.

COST AUDITOR

The Company has not appointed the Cost Auditor pursuant to Section 148 of the Companies Act, 2013 read with the Companies (Cost Records and Audit) Amendment Rules, 2014, as the cost audit is not applicable to



the Company.

14. SHARECAPITAL

The Authorized share capital of the Company is Rs. 60,00,00,000/-. During the year the Company has increased its authorized share capital from Rs. 50 crores divided into 5 crores equity shares of face value of Rs. 10 each to Rs. 60 crores divided into 6 crores equity shares of face value of Rs. 10 each.

The Paid-up equity share capital as on March 31, 2020 was Rs. 49,92,30,000/-. During the year under review:

A. ISSUE OF EQUITY SHARES WITH DIFFERENTIALRIGHTS

The Company has not issued any equity shares with differential rights so no disclosure is required as per rule 4 (4) of the Companies (Share Capital and Debentures) Rules 2014.

B. ISSUE OF SWEAT EQUITY SHARES

The Company has not issued sweat equity shares, so no disclosure is required as per rule 8(13) of the Companies (Share Capital and Debentures) Rules 2014.

C. ISSUE OF EMPLOYEE STOCKOPTIONS

The Company has not issued employee stock options, so no disclosure is required as per rule 12(9) of the Companies (Share Capital and Debentures) Rules 2014.

D. PROVISION OF MONEY BY COMPANY FOR PURCHASE OF ITS OWN SHARE BY EMPLOYEES OR BY TRUSTEE FOR THE BENEFIT OF EMPLOYEES

The Company has not made any provision for purchase of its own share by employees or by trustee for the benefit of employees so no disclosure is required as per rule 16(4) of the Companies (Share Capital and Debentures) Rules 2014.

E. ISSUE OF SHARES ON PREFERENTIAL BASIS

The Company has not issued any shares on preferential basis during the financial year 2019- 2020.

F. ISSUE OF BONUS SHARES

The Company has not issued any bonus shares during the financial year 2019-2020.

G. ISSUE OF RIGHT SHARES

During the financial year, the Company has issued and allotted 31,10,000 right equity shares as on 10.07.2019 and 17,03,000 right equity shares as on 26.11.2019.

15. EXTRACTS OF ANNUAL RETURN (FORM NO. MGT 9)



The details forming part of the extracts of the Annual Return in Form MGT-9 has been attached as part of Directors' Report as Annexure –II and the same is available on the website of the Company www.iflhousingfinance.com.

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

The details of conservation of energy, technology absorption, foreign exchange and outgo are as follows:

A. CONSERVATION OFENERGY

Company is not engaged in any manufacturing or processing activity, as such particulars required to be given in terms of Section 134(3)(m) of the Companies Act, 2013 read with Companies (Disclosure of Particulars in the Report of the Board of Directors) Rules, 1988, regarding conservation of energy, are not applicable.

B. TECHNOLOGYABSORPTION

Company is not engaged in any manufacturing or processing activity, as such particulars required to be given in terms of Section 134(3)(m) of the Companies Act, 2013 read with Companies (Disclosure of Particulars in the Report of the Board of Directors) Rules, 1988, regarding Technology absorption, are not applicable.

C. FOREIGN EXCHANGE EARNINGS ANDOUTGO

The foreign exchange earnings and outgo are given below:

Particulars	2019-20 (Rs.)	2018-19(Rs.)
Foreign Exchange Earnings	I	NIL
Foreign Exchange outgo		

17. CORPORATE SOCIAL RESPONSIBILITY

During the period under review, The Corporate Social Responsibility is not applicable to the company as company was not falling in the criteria of the CSR as mentioned in Section 135 read with respective rules of the Companies Act, 2013.

However, as on 31st March, 2020, the Company meets the criteria of the CSR as mentioned in Section 135 read with respective rules of the Companies Act, 2013, the Company is looking forward to contribute to the CSR Activities in Compliance with Schedule VII of the Companies Act, 2013.

18. STATEMENT ON DECLARATION BY INDEPENDENTDIRECTOR

The Company has received necessary declarations from each Independent Director of the Company under Section 149(7) of the Companies Act, 2013 that the Independent Directors of the Company meet with the criteria of their Independence as laid down in Section 149(6) of the Companies act, 2013.

SEPARATE MEETING OF THE INDEPENDENT DIRECTORS



Pursuant to the requirement of Schedule IV of the Companies Act, 2013, a separate meeting of Independent Directors of the Company was held on 12th March, 2020 without the attendance of non-independent directors and members of management. All independent directors were present in the meeting.

19. AUDIT COMMITTEE

Your Company has a duly constituted Audit Committee as per the provisions of Section 177 of Companies Act, 2013. As at 31st March, 2020, the Committee comprises of:

- 1. Mr. Arvinder Singh, Chairperson
- 2. Mr. Saurabh Chhabra, Member
- 3. Mr. Gopal Bansal, Member

The Audit Committee and other Board Committees meet at regular intervals and ensure to perform the duties and functions as entrusted upon them by the Board.

20. NOMINATION & REMUNERATION COMMITTEE

Pursuant to provision of sub-section (1) of section 178 of the Companies Act, 2013, Company has a Nomination & Remuneration Committee from 03rd August, 2017 and a Nomination & Remuneration Policy for its directors and senior management. At the beginning of the year the committee consisted of Mr. Arvinder Singh, Independent Director, as Chairman of the committee and Mr. Saurabh Chhabra, Mr. Basant Mittal, as Members of the Committee. During the F.Y. 2019-20 the committee was reconstituted by the Board due to resignation of Mr. Basant Mittal w.e.f. 05th October, 2019. As at 31st March, 2020, the Committee comprises of:

- 1. Mr. Arvinder Singh, Chairperson
- 2. Mr. Saurabh Chhabra, Member
- 3. Mrs. Purva Mangal, Member

ANNUAL EVALUATION

Every listed company and every other public company having such paid-up share capital as may be prescribed, shall have a manner in which formal annual evaluation required for its committees and individual directors. This provision is not applicable on the company.

21. COMPANY'S POLICY ON APPOINTMENT AND REMUNERATION OF DIRECTORS, KEY MANGERIAL PERSONNEL AND OTHER EMPLOYEES

The Nomination and Remuneration Committee has formulated criteria for appointment of directors, determining qualifications, positive attributes and independence of a director and has in place a policy on Board which laid down the criteria of remuneration for the directors, Key Managerial Personnel and other employees in the Nomination & Remuneration Policy. The Policy approved by the Board is available on the Company's website www.iflhousingfinance.com.

22. VIGIL MECHANISM/WHISTLE BLOWERPOLICY

The Company has a board approved vigil mechanism/whistle blower policy to provide adequate safeguards



against victimization of employees and directors. It aims to provide a mechanism to report any unethical behavior, illegitimate practices or other concerns within the Company.

23. PARTICULARS OFEMPLOYEES

Pursuant to Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, every listed Company shall disclose the details about its employees. This provision is not applicable on our company.

24. PREVENTION OF SEXUAL HARRASMENT OF WOMEN AT WORKPLACE

The Company has a Policy on Prevention of Sexual Harassment of Women at Workplace and has complied with the provisions relating to the constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. No case was reported during the year under review.

25. FRAUD REPORTING

During the financial year, there were no frauds reported by the auditor pursuant to sub-section (12) of section 143 of the Companies Act, 2013.

26. DIRECTORS AND KEY MANAGERIALPERSONNEL

The Board of the Company was duly constituted in accordance with the provisions of the Companies Act 2013. The Board of Directors and Key managerial Personnel of the Company includes following members:

S. NO.	NAME OF DIRECTOR	DESIGNATION	DIN/PAN	DATE OF APPOINTMENT / CHANGE IN DESIGNATION
1.	Mrs. Sunita Bansal	Whole-Time Director	02801660	28.06.2017
2.	Mr. Gaurav Suri#	Director	03591092	27.12.2017
3.	Mr. Gopal Bansal	Managing Director	01246420	28.06.2017
4.	Mr. Basant Mittal##	Independent Director	06462662	25.07.2017
5.	Mr. Arvinder Singh	Independent Director	00172428	27.12.2017
6.	Mr. Saurabh Chhabra	Independent Director	00172495	27.12.2017
7.	Mrs. Purva Mangal	Non- Executive Director	02816099	26.08.2019
8.	Ms. Varsha Bharti###	Company Secretary	AROPB3152H	03.08.2017
9.	Mrs. Prerna Matta Arora	Chief Financial Officer	BAMPM7236C	09.01.2019
- 11	1. 1 D: . C.1 C .	(20 02 2020		

#ceased to be Director of the Company w.e.f. 20.02.2020.

Mr. Basant Mittal, resigned from the position of Director w.e.f. 5 th October, 2019. ### Ms. Varsha Bharti, resigned from the position of Company Secretary w.e.f. 6th May 2020.

27. NUMBER OF MEETINGS OF THE BOARD

During the year, the Board of Directors of the company met twenty-eight times viz on 02.04.2019, 25.04.2019, 25.05.2019, 20.05.2019, 27.05.2019, 30.05.2019, 01.06.2019, 19.06.2019, 01.07.2019, 10.07.2019, 10.07.2019, 23.07.2019, 01.08.2019, 13.08.2019, 04.09.2019, 05.10.2019, 21.10.2019, 04.11.2019, 06.11.2019, 26.11.2019, 05.12.2019, 23.12.2019, 01.01.2020, 02.01.2020, 15.01.2020, 13.02.2020, 28.02.2020, 12.03.2020, 31.03.2020.



28. PARTICULARS OF LOANS, GUARANTEE OR INVESTMENTS

Since the Company is a housing finance company, the disclosures regarding particulars of the loans given, guarantees given and security provided is exempt under the provisions of Section 186(11) of the Companies Act, 2013. As regards investments made by the Company, the details of the same are provided in notes to the financial statements of the Company for the year ended March 31, 2020.

29. PARTICULARS OF CONTRACTS OR ARRANGMENTS WITH RELATED PARTIES

The Company has entered into contract and arrangements with related party as per the provisions of Section 188 of the Companies Act, 2013 and were on an arms's length basis. The particulars of which are attached to this report in prescribed form AOC-2 as 'Annexure III'. As per the requirement of NHB circular, a policy on Transactions with Related Parties is given as 'Annexure IV' to this report.

30. RISK MANAGEMENT POLICY

Company has implemented the well-organized risk management policy for identification of elements of risk and providing assurance that the risks are actively managed. These include: credit risk, market risk, operational risk. Risk Management Committee is formed with the overall responsibility of managing and addressing the various risks it is exposed to, on account of being in the lending business.

As at 31st March, 2020, the Risk Management Committee comprises of the following members:

- 1. Mr. Gopal Bansal- Chairman & Managing Director
- 2. Mr. Arvinder Singh -Member
- 3. Mr. Saurabh Chhabra Member
- 4. Mrs. Purva Mangal-Member
- 5. Ms. Jaspreet Kaur Nagi- Risk Officer

Detailed information on risk management is provided in Management Discussion & Analysis.

31. ASSET LIABILITYMANAGEMENT COMMITTEE (ALCO)

The Asset Liability Management Committee (ALCO) lays down policies and quantitative limits that involve assessment of various types of risks and shifts in assets and liabilities to manage such risks. The Company has duly implemented the NHB's Asset Liability Management (ALM) Guidelines applicable to HFCs.

The Board of Directors of the company has approved the ALM Policy & Framework and reviewed the same time to time. The ALCO Committee ensures that the liquidity and interest-rate risks are contained within the limits laid down by the NHB. As at March 31, 2020, your company had a strong asset-liability position with positive gaps across all the buckets. The ALCO apprises the board on Asset Liability management issues periodically.

As at 31st March, 2020, The Asset Liability Management Committee comprises of the following members:

- 1. Mr. Gopal Bansal, Chairman & Managing Director
- 2. Ms. Prerna Matta Arora, Chief Financial Officer
- 3. Ms. Gunjan Jain, Sr. Manager- Account & Finance
- 4. Ms. Jaspreet Kaur Nagi, Manager Accounts & Finance



32. DIRECTOR'S RESPONSIBILITYSTATEMENT

In accordance with Clause (c) of Sub-Section (3) of Section 134 and sub-section (5) of Section 134 of the Companies Act, 2013 the Board of Directors of the company informed the members that:

- (A) in the preparation of the annual accounts for the financial year ended March 31, 2020, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- (B) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;
- (C) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- (D) the directors had prepared the annual accounts on a going concern basis; and
- (E) the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

33. CHANGES AMONG DIRECTORS AND KMP

> DIRECTORS

During the period under review, Mr. Basant Mittal, resigned from the post of Independent Director and ceased to be a director of the Company w.e.f. 05.10.2019. Mr. Gaurav Suri, ceased to be a Director of the Company w.e.f. 20.02.2020.

Further, Mr. Amit Kumar Aggarwal and Mrs. Charu Bansal, appointed as Independent Director of the Company w.e.f. 08.07.2020.

> KMP

There are no changes in the KMP's of the Company during the period under review.

34. REMUNERATION TO DIRECTORS & KMP

The details relating to the remuneration of Directors and Key Managerial Personnel forms part of the financial statements of the Company and MGT-9.

35. NATIONAL HOUSING BANK GUIDELINES

The Company has complied with the provisions of the Housing Finance Companies (NHB) Directions as prescribed by National Housing Bank (NHB) and has been incompliance with the various Circulars, Notifications and Guidelines issued by NHB from time to time. The Circulars, Notifications and Guidelines issued by NHB are also placed before the Audit Committee/Board of Directors at regular intervals to update the Committee/Board members on the status of compliance with the same. Your Company has also formulated various policies and codes regarding Know Your Customer & Anti Money Laundering ((KYC & AML) Policy, Fair Practice Code, Grievance Redressal Mechanism etc. in compliance with various guidelines issued by National Housing Bank.



36. CAPITAL ADEQUACY NORMS SPECIFIED UNDER NHB REGULATIONS:

As required under National Housing Bank/RBI Directions issued, the Company is required to maintain a minimum capital adequacy of 13% on or before 31 March 2020, 14% on or before 31% March, 2021 and 15% on or before 31st March, 2022, on a stand-alone basis. The Capital Adequacy Ratio (CAR) of the Company was 124.38% as on 31st March, 2020.

In addition, the National Housing Bank Directions also requires that your company transfer minimum 20% of its annual profit to a special reserve fund. The Company has duly complied with the regulatory requirement to transfer minimum 20% of its annual profits to a reserve fund. (referred to the point No.5 of addendum to notes to accounts.)

37. REGISTRATIONS WITH AND APPROVALS FROM OTHER REGULATORY

AUTHORITIES: Information Utility:

The NHB has come out with the policy circular No. NHB (ND)/DRS/Policy Circular No.87/2017-18 dated 6th February, 2018, advising the Housing Finance Companies to submit the financial information and information relating to assets in relation to which any security interest has been created, with the Information Utility (IU).

The Insolvency and Bankruptcy Code, 2016 consolidates the existing framework and creates a new institutional structure, by setting up of Information Utility Companies, which will store all the credit information of Corporates/entities/persons; The Certificate & data furnished by IUs are accepted by NCI.T/DRTs as legal evidence.

An Information Utility is a professional organization (which is registered with Insolvency and Bankruptcy Board of India under Section 210 of IBC, 2016 as per the eligibility criteria prescribed) that will collect financial information related to borrowers accounts, get the same authenticated by other parties connected to the debt, i.e. borrower & store the same and provide access to various parties, i.e. Creditors and other stake holders, so that all stake holders can make decisions based on the same information.

Further, the information are collected, storage and disseminated in such a way that, if a borrower Makes default in paying any loan to the lender, then status of default will be disseminated to other creditors on real time basis.

Central Registry of Securitization Asset Reconstruction and Security Interest (CERSAI):-

Your Company has duly registered with CERSAI Authority and has submitted various required information/documents and uploading of mortgages/charge creation with details of mortgage loans of all customers of the company on a timely basis.

Legal Entity Identifier of the Company:-

As per the RBI circular No. DBR. NO. BP.BC.92/21.04.048/2017/18 dated 2nd November, 2017, your Company has submitted the application with Legal Entity Identifier India Limited (wholly owned subsidiary of Clearing Corporation of India Limited) and has obtained the LEI 335800CZXHLC3EYIO948 vide e-mail dated 17th August, 2020.

Insurance Regulatory and Development Authority of India (IRDAI):-



The company has obtained registration certificate from Insurance Regulatory and Development Authority of India (IRDAI) having Registration No. CA0698 valid from 16-Dec-2019 to 15-Dec-2022. There were no business transactions occurred during the Financial 2019-2020. The Company has complied with Insurance Regulatory and Development Authority of India (Registration of Corporate Agents) Regulations, 2015. No Penalties/Fine was levied by the regulator during the year 2019-20.

38. PRADHAN MANTRI AWAS YOJANA (PMAY) SCHEME OF NHB:

The Indian Government took a major step under 'Housing for All scheme' to ensure that people can own a house within their financial capability. Pradhan Mantri Awas Yojana (PMAY) Urban was launched with a broad vision of providing 2 crores dwelling units to EWS, LIG & MIG beneficiaries. The scheme was to be implemented in 20,073 statutory towns/centres as on March, 2020. Under this scheme, Credit Linked Subsidy of Rs. 2.67 Lakhs is to be given EWS/ LIG beneficiaries for a loan amount of Rs. 6 Lakhs & above and Rs. 2.35 to Rs. 2.30 lakhs to MIG I & MIG II beneficiaries for purchase/ construction of houses of specified carpet area.

This PMAY scheme was implemented through 4 verticals:-

- (a) Credit Linked Subsidy Schemes (CLSS) to beneficiaries through Banks/HFCs for loans availed,
- (b) Beneficiary lead construction,
- (c) Affordable Housing in partnership and
- (d) In Situ Slum development.

The PMAY Rural scheme aims to construct 2.95 Crores houses in rural areas. Hence, these Schemes have created huge opportunities for the company to provide housing loans to these beneficiaries as per the above schemes.

(i) PMAY CLSS Subsidy claim and Disbursement Status as on 31st March, 2020

Your Company has also executed MOU for availing benefits under various Schemes of PMAY/CLSS schemes and Rural Subsidy Scheme with National Housing Bank. During the year 2019-20, the Company has submitted from time to time the claim for subsidy to NHB under the PMAY scheme. The total subsidy received is as under:

ii) PMAY Claim Received during FY 2019-20

(Amount in Rupees)

Sahama Catagomy	Financial Year 2019-20		
Scheme Category	No. of Loans	Subsidy Amount	
EWS/LIG	225	4,03,96,359/-	
MIG I+II 37		65,32,099/-	

39. PROVISION DUE TO COVID-19 MORATORIUM:

The Covid-19 pandemic has resulted in a significant decrease in the economic activities across the country, on account of Lockdown that was announced on 24 March 2020.

In accordance with the RBI guidelines relating to COVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020 and the Board approved policy in this regard, the Company has offered moratorium to its customers which are standard as on 29th February, 2020. For all such accounts where the moratorium is



offered, the asset classification will remain stand still during the moratorium period (i.e. the number of days past due shall exclude the moratorium period for the purposes of asset classification as per the Company policy).

Further, on May 22, 2020, the RBI has announced extension of the moratorium period by further three months. The extent to which Covid-19 pandemic will impact the Company's provision on financial assets will depend on future developments, which are highly uncertain.

The Company has, based on current information available, estimated various scenario analysis and applied management overlays based on the policy approved by the board while arriving at the provision for impairment of financial assets which the management believes is adequate. The Company has performed an estimation of portfolio stress through analysing its portfolio in respect of various risk classification, using the available historical and current data and based on current indicators of future economic conditions.

The company has granted Moratorium to 104 loan accounts having balance outstanding of Rs. 15.37 Crores.

Above includes 6 loans having balance of Rs. 0.68 Crores outstanding which were under 61-90 Days past dues bracket as at March 01, 2020 on which moratorium was extended and asset classification has been extended.

Reference may be given to point no 6. of Addendum to Notes to Accounts in respect of provision made.

40. INITIATIVES TAKEN BY THE MANAGEMENT FOR COVID19 PREVENTIVE ACTIONS:

Lockdown was imposed by Government of India From March 23, 2020, due to COVID-19 threat. Your Company was successfully able to operate as per its Business Continuity plan.

- Company has laid down standard operating procedures in line with government regulations for operating its branches and offices
- Employees up to the level of branch manager and majority of head office employees, adequate staff from central processing units were capable of remote working (Work from Home) and supporting the business operations.
- Regular employees' engagement through online trainings / daily calls and periodic customer engagement through tele-calling was ensured.
- Focus towards company's digitization has been accelerated.
- Uninterrupted system availability was ensured.
- Necessary control were in place for cyber security

41. UPDATE ON MORATORIUM:

The Company has put in place a board approved policy and SOP for extending moratorium benefits, in line with RBIs notifications/circulars issued from time to time to all its customers whose cash flows are impacted due to current lockdown situation. Customer were guided /educated through calling by call centres and branches staff and through other digital media on benefit and impact of moratorium so that informed decision can be taken by customer.

42. MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY WHICH HAVE OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR OF THE COMPANY TO WHICH THE FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT, IN TERMS OF SECTION 134(3) (I): -



The Government of India imposed Nation-wide Lockdown from 25th March, 2020 onwards due to the COVID- 19 pandemic, which has affected the Business operations, including the log-in /disbursement & financial position of the Company, from fourth quarter onwards.

The Company has taken various appropriate measures to control this pandemic, including closure of offices/branches during the lockdown period and allowed the employees to work from home, as directed by the Government.

The Company has, based on current information available, estimated various scenario analysis and applied management overlays based on the policy approved by the board while arriving at the provision for impairment of financial assets which the management believes is adequate. Given the uncertainty over the closure of the aforesaid lockdown and the potential macroeconomic impact, the Company's management has considered internal and external information upto the date of approval of these Financial Results.

The Company has performed an estimation of portfolio stress through analysing its portfolio in respect of various risk classification, using the available historical and current data and based on current indicators of future economic conditions. Pursuant to the announcement by RBI on 27^{TH} March your company has granted moratorium to eligible customers in accordance with Board approved policy which was subsequently re-adopted pursuant to announcement by RBI on 22^{ND} May, 2020.

The company has not availed moratorium on any of its liabilities, however only SBI as per its norms has provided moratorium to the company on term loan and it continues to service the obligations as per contractual terms. The impact of Covid-19 pandemic may be different from that estimated as at the date of approval of these Financial Statements and the Company will continue to closely monitor any material changes to future economic conditions.

43. CORPORATE GOVERNANCE

Your Company complies with all the statutory and regulatory compliances and other applicable Secretarial Standards and strictly adhered to the principles of Corporate Governance.

Further, in order to adopt best practices and greater transparency in the operations of the Company and in compliance with the Directions issued by National Housing Bank i.e. "Housing Finance Companies-Corporate Governance (National Housing Bank) Directions, 2016" ("NHB Directions"), The Board of Directors of the Company approved and adopted the "Internal Guideline on Corporate Governance". The Guidelines on Corporate on Corporate Governance are available at the Company's Website having link https://www.iflhousingfinance.com/pdf/CORPORATE%20GOVERNANCE.pdf.

44. ACKNOWLEDGEMENT

The Board expresses its sincere gratitude to the shareholders, bankers and clients for their continued support. The Board also wholeheartedly acknowledges with thanks the dedicated efforts of all the staff and employees of the Company.

45. CAUTIONARYSTATEMENT

Certain Statements in the Board's Report and the Management Discussion & Analysis describing the Company's objectives, expectations or forecasts may be forward-looking within the meaning of applicable laws and regulations. Actual results may differ materially from those expressed in the statements.



By Order of the Board of Directors For IFL Housing Finance Limited

Place: New Delhi

Date: 20th October, 2020

Sd/Gopal Bansal
Managing Director Whole-Time-Director
(DIN: 01246420) (DIN: 02801660)



Annexure-I

SECRETARIAL AUDIT REPORT Form No. MR-3 FOR THE FINANCIAL YEAR ENDED 31.03,2020

[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, IFL Housing Finance Limited D-16, First Floor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi-110085

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **M/s IFL Housing Finance Limited (CIN: U65910DL2015PLC285284)** (hereinafter called the company) for the Financial Year ended 31st March, 2020. Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on our verification of the books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the company has, during the audit period covering the financial year ended on 31st March, 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 M/s IFL Housing Finance Limited ("the Company") for the financial year ended on 31st March, 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; (Not applicable to the company during the Audit Period).
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act');
- (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; (Not applicable to the company during the Audit Period).



- (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; (Not applicable to the company during the Audit Period).
- (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009; (Not applicable to the company during the Audit Period).
- (d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulation, 2014; (Not applicable to the company during the Audit Period).
- (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; (Not applicable to the company during the Audit Period).
- (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;
- (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, 1998; (Not applicable to the company during the Audit Period).

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

- (i) Secretarial Standards with respect to Meetings of Board of Directors (SS-1) and General Meetings (SS-2) issued by The Institute of Company Secretaries of India and notified by Central Government.
- (ii) The Listing Agreements ["Listing Regulations as per SEBI (Listing Obligation and Disclosure Requirement) Regulation]: The Company has not entered into any agreements with any Stock Exchange.
- (iii) Housing Finance Companies (NHB) Directions.

During the audit period the Company has complied with the provisions of the Act, Rules, Regulations and Guidelines, Standards etc. mentioned above subject to following observations:

We further report that

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

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

Majority decision is carried through while the dissenting 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, we have observed that:

- 1. During the Financial Year 2019-20, there has been change in the composition of Board of Directors, i.e. Ms. Purva Mangal (DIN: 02816099) has been appointed as Independent Director of the Company w.e.f. August 26, 2019.
- 2. M/s Ajay Rattan & Co., Chartered Accountants (FRN: 012063N) has been appointed for the remaining period of four years i.e. from Financial Year ending on March 31, 2020 till Financial Year ending March 31, 2023.
- 3. During the Financial Year, 2019-20, the Authorized share capital of the Company have been increased from Rs. 50,00,00,000 (Rupees Fifty Crores) divided into 5,00,00,000 (Five Crores) Equity Shares of face value of Rs. 10/- (Rupees Ten Only) to Rs. 60,00,00,000 (Rupees Sixty Crores) divided into 6,00,00,000 (Six Crores) Equity Shares of Rs. 10/- (Rupees Ten Only) each, by creation of additional 1,00,00,000 (One Crore) Equity Shares of Rs. 10/- (Rupees Ten Only) each.

For & on behalf of VMS & Co.

Sd/-

Megha Sharan

Company Secretary in Practice

M. No.: F9802

C P No.: 12171

Date: 03.09.2020

Place: New Delhi

UDIN: F009802B000665864



'Annexure -A'

To, The Members, IFL Housing Finance Limited D-16, Ist Floor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi - 110085

Our report of even date is to be read along with this letter.

- 1. Maintenance of secretarial record 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 processes 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 processes and practices, we followed provide a reasonable basis for our opinion.
- 3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the company.
- 4. Where ever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
- 5. 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 procedures on test basis.
- 6. 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 & on behalf of VMS & Co.

Sd/-

Megha Sharan

Company Secretary in Practice

M. No.: F9802

C P No.: 12171

Date: 03.09.2020

Place: New Delhi

UDIN: F009802B000665864



Annexure -II

Form No. MGT-9 EXTRACT OF ANNUAL RETURN

AS ON THE FINANCIAL YEAR ENDED ON MARCH 31, 2020

[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

I. REGISTRATION AND OTHER DETAILS:

i.	CIN	U65910DL2015PLC285284
ii.	Registration Date	17/09/2015
iii.	Name of the Company	IFL Housing Finance Limited
iv.	Category/Sub-Category of the Company	Company Limited by shares/ Indian Non- Government Company
v.	Address of the Registered office and contact details	D-16, First Floor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi- 110085
vi.	Whether listed company	No
vii.	Name, Address and Contact details of Registrar and Transfer Agent, if any	Nil

II. PRINCIPAL BUSINESS ACTIVITIES OF THECOMPANY

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

Sl. No.		NIC Code of the Product/ service	% to Total turnover of the company
	Carrying out the activities of housing finance company (without accepting public deposits)	64990	100

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

S No	Name And Address Of The Company	CIN/GLN	Holding/ Subsidiary/ Associate	%of shares held	Applicable Section
1	India Finsec Limited	L65923DL1994PLC060827	Holding	79.55	2(46)
	D-16, Ist Floor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi-110085				



IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

i. Category-wise Shareholding

Category of Shareholder s			es held at the ng of the year (01.04		No. of Shares held at the end of the year (31.03.2020)				% Change during
	De ma t	Ph ysi cal	Total	% of Tot al Share	Demat	Physic al	Total	% of Total Shares	The year
A. Promoter									
1) Indian									
a) Individual / HUF	53,95,030	0	53,95,030	11.96	53,95,030	0	102,08,020	20.45	+8.49
b) Central Govt	0	0	0	0	0	0	0	0	0
c) State Govt(s)	0	0	0	0	0	0	0	0	0
d) Bodies Corp	3,94,94,960	0	3,94,94,960	87.55	39714980	0	39714980	79.55	-8
e) Banks / FI	0	0	0	0	0	0	0	0	0
f) Any Other	2,20,010	0	0	0.49	0	0	0	0	-0.49
Sub- total(A)(1): -	4,51,10,000	0	4,51,10,000	100	499,23,000	0	499,23,000	100	0
2) Foreign		0	0	0	0	0	0	0	0
a)NRIs- Individuals		0	0	0	0	0	0	0	0
b)Other- Individuals		0	0	0	0	0	0	0	0
c) Bodie s Corp.		0	0	0	0	0	0	0	0
d) Banks / FI		0	0	0	0	0	0	0	0
e) Any Other		0	0	0	0	0	0	0	0
Sub-total (A)(2):-		0	0	0	0	0	0		0
Total Shareholding of Promoter (A)=(A)(1)+	4,51,10,000	0	4,51,10,000	100	499,23,000	0	499,23,000	100	0



	 							Loan in 3 days
(A)(2)								
B. Public Sharehold ing								
1. Institutions	0	0	0	ı	0 0	(0	0
a) Mutual Funds	0	0	0	(0 0	(0	0
b) Banks / FI	0	0	0	ı	0 0	(0	0
c) Central Govt	0	0	0	ı	0 0	(0	0
d) State Govt(s)	0	0	0	(0 0	(0	0
e)Venture Capital Funds	0	0	0	l	0 0	(0	0
f)Insurance Companies	0	0	0		0 0	(0	0
g) FIIs	0	0	0		0 0	(0	0
h)Foreign Ventur e Capital Funds	0	0	0		0 0	(0	0
i) Others (specify)	0	0	0	ı	0 0	(0	0
Sub-total (B)(1) 2. Non	0	0	0	(0 0	(0	0
Institutions								
a) Bodies Corp. (i) Indian (ii)Overse a s	0 0	0	0 0	0 0		0 0 0	0	0 0
b) Individuals								
(i) Individual shareholder s holding nominal	0	0	0	0	(0	0	(
share capital upto Rs. 1 lakh	0	0	0	0	(0	0	0



									Loan in 3 days
(ii) Individual shareholder s holding nominal share capital in excess of Rs 1 lakh									
c) Others (Specify)		0	0	0	0	0	0	0	0
Sub- total(B)(2)		0	0	0	0	0	0	0	0
Total Public Shareholdin g (B)=(B)(1)+ (B)(2)		0	0	0	0	0	0	0	0
C. Shares held by Custodian for GDRs & ADRs		0	0	0	0	0	0	0	0
and Total (A+B+C)	4,51,10,000	0	4,51,10,00	100	499,23,000	0	499,23,000	100	0

$\it ii. Share holding of Promoters$

Sl. No	Shareholder' s Name	Shareholding at the beginning of the year			Share	at the end of the year		
		No. of Shares	% of total Shar es of the com pany	%of Shares Pledged / encumb ered	No. of Shares	of total Shares of the compa ny	%of Shares Pledged / encumber ed to total	shareh olding during the
1.	India Finsec Limited	3,94,94,960	87.55	0	39714980	78.55	0	-9
2.	Mr. Gopal Bansal	33,55,010	7.44	0	5388000	10.79	0	+3.35
3.	Mrs. Sunita Bansal	9,00,010	1.99	0	2940000	5.89	0	+3.9
4.	Mr. Gaurav Suri	6,00,010	1.33	0	725010	1.45	0	+0.12
5.	Mrs. Kriti Suri	5,40,000	1.20	0	7555000	1.51	0	+0.31



6.	Arvind Kumar Bansal HUF	2,10,000	0.47	0	2,10,000	0.42	0	+0.05
7.	Gopal Bansal HUF	10,010	0.02	0	190010	0.38	0	+0.36
	Total	4,51,10,000	100	0	499,23,000	100	0	0

iii. Change in Promoters' Shareholding (please specify, if there is no change)

S. No.	India Finsec Limited	Shareho beginning	lding at the of the year	Cumu	llative Shareholding during the year	
1.	(Promoter)	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company	
	At the beginning of the year	3,94,94,960	87.55	0	0	
	Date wise Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat equity etc):	Allotment of 220000 equity shares in right issue on 10.07.2019				
	At the End of the year	39714980	79.55			
S. No.			lding at the of the year	Cumulative Shareholding during the year		
2.	(Promoter &Whole- Time Director)	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company	
	At the beginning of the year	900010	1.99			
	Date wise increase/decrease in promoter's Shareholding during the	Allotment of 750000 equity shares in right issue on				



					Loan in
		10.07.2019			
		and			
		Allotment			
		of 1290000			
		equity			
		shares in			
		right issue			
		on			
		26.11.2019			
	Year specifying the				
	reasons for increase/				
	decrease (e.g. allotment/				
	transfer/ bonus/sweat				
	equity etc):				
	At the End of the year	394000	5.89		
S.		Sharehol	ding at the	Cumu	lative Shareholding
No.	Mr. Gopal Bansal	beginning o	f the year		during the year
3.	(Promoter &Managing	No. of	% of	No. of	% of
	Director)	shares	total shares	shares	total shares
	,	Silui CS	of the	Shares	of the
			company		company
	At the beginning of the second	22 55 010			company
	At the beginning of the year	33,55,010	7.44		
	Date wise Increase /	Allotment of			
	Decrease in Promoters	1730000			
	Shareholding during the				
	Year specifying the	equity shares			
	reasons for increase/	in right issue			
	•	on 10.07.2019			
	decrease (e.g. allotment/	and Allotment			
	transfer/bonus/sweat	of 303000			
	equity etc):	equity shares			
		in right issue			
		on 26.112019			
	At the End of the year	5388000	10.79		
S		Sharel	nolding at	Cu	mulative
No.			ning of the		reholding
NO. 4.	-	_	ear		ring the year
4.	(Fromoter & Director)				
		No. of	% of	No. of	% of
		shares	total shares	shares	total shares
			of the		of the
			company		company
	At the beginning of the year	6,00,010	1.33	0	0



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 725010 1.45		Date wise Increase/Decrease in	Allotment of 115000			
during the Year specifying the reasons for increase/decrease (e.g. allotment/ transfer/ bonus/sweat equity etc): At the End of the year At the End of the year At the beginning of the year Allotment of 10000 equity shares in right issue decrease (e.g. allotment/ transfer/ bonus/sweat equity etc): At the End of the year						
the reasons for increase/decrease (e.g. allotment/transfer/ bonus/sweat equity etc): At the End of the year At the beginning of the year Allotment of 115000 equity shares in right issue on 26.11.2019 At the End of the year S Arvind Kumar Bansal No HUF S Arvind Kumar Bansal HUF At the End of the year At the beginning of the year Cumulative Shareholding at the beginning of the year Cumulative Shareholding during the Cumulative Shareholding during the year		9				
decrease (e.g. allotment/transfer/bonus/sweat equity etc): and Allotment of 10000 equity shares in right issue on 26.11.2019 At the End of the year 725010 1.45 S Mrs. Kriti Suri (Promoter Group) At the beginning of the year No. of shares At the beginning of the year 5,40,000 1.20 At the beginning of the year of 115000 equity shares 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 755000 1.51 S Arvind Kumar Bansal No. HUF S Shareholding at the beginning of the year Promoters Shareholding during the Year specifying the reasons for increase/decrease (e.g. allotment of 100000 equity shares in right issue on 26.11.2019 At the End of the year 755000 1.51 C Limitative Shareholding at the beginning of the year of the shares of the company						
transfer/ bonus/sweat equity etc): At the End of the year 725010 1.45		-	•			
At the End of the year 725010 1.45 S Mrs. Kriti Suri (Promoter Group) At the beginning of the year 75,40,000 1.20 Date wisc 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 755000 1.51 At the End of the year 755000 1.51 S Arvind Kumar Bansal No. Hard Stares of the year and shareholding at the beginning of the year during the Year specifying the reasons for increase/decrease (e.g. allotment of 100000 equity shares in right issue on 26.11.2019 At the End of the year 755000 1.51 S Arvind Kumar Bansal No. HUF Cumulative Shareholding during the Year Shareholding at the beginning of the year Cumulative Shareholding during the Year Shareholding at the beginning of the year Cumulative Shareholding during the Year Shareholding at the beginning of the year Cumulative Shareholding during the Year Shareholding at the beginning of the year Cumulative Shareholding during the Year Shareholding of the Year Shareholding during the Year Shareholding of the Year Shareholding during the Year Shareholding of the Year Shareholding of the Year Shareholding during the Year Shareholding of the Year Shareholding of the Year Shareholding during the Year Shareholding of the Year Shareholding during the Year Shareholding of the Year Shareholding during the Year Shareholding during the Year Shareholding at the Shareholding of the Year Shareholding during the Year Shareholding at Year S						
At the End of the year 725010 1.45 S Mrs. Kriti Suri (Promoter Group) At the beginning of the year 7540,000 1.20 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 755000 1.51 At the End of the year 755000 1.51 S Arvind Kumar Bansal No. HIME Shareholding at the beginning of the year Promoters Company (and the promoters Shareholding at the beginning of the year pright issue on 26.11.2019 At the End of the year 755000 1.51 S Arvind Kumar Bansal No. HIME Promoter Shareholding at the beginning of the year Promoters Shareholding at the principle Shareholding at						
At the End of the year 725010 1.45 Source (Promoter Group) At the beginning of the year 75,40,000 1.20 At the beginning of the year 8,40,000 1.20 Allotment of 115000 equity shares in right issue during the Year specifying the reasons for increase/ decrease (e.g. allotment of 100000 equity etc): At the End of the year 7,5500 1.51 At the End of the year 7,5500 1.51 Source Allotment of 100000 equity shares in right issue on 26.11.2019 At the End of the year 7,5500 1.51 Source Allotment of 100000 equity shares in right issue on 26.11.2019 At the End of the year 7,5500 1.51 Source Allotment of 100000 equity shares in right issue on 26.11.2019 At the End of the year 7,5500 1.51		1 7				
At the End of the year 725010 1.45 Shareholding at the beginning of the year No. of shares of the company At the beginning of the year 5,40,000 1.20 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 755000 1.51 At the End of the year 755000 1.51 S Arvind Kumar Bansal No. At the beginning of the year Shareholding at the beginning of the year Promoters Shareholding during the Year specifying shares in right issue on 26.11.2019 At the End of the year 755000 1.51 S Arvind Kumar Bansal No. Bhareholding at the beginning of the year Cumulative Shareholding during the year Shareholding at the beginning of the year Cumulative Shareholding during the year Shareholding at the beginning of the year Cumulative Shareholding during the year Shareholding at the beginning of the year Shareholding during						
At the End of the year 725010 1.45 S Mrs. Kriti Suri (Promoter Group)			equity			
At the End of the year Solution No. of Shareholding at the beginning of the year						
At the End of the year 725010 1.45 Solution Mrs. Kriti Suri (Promoter Group) At the beginning of the year No. of shares of the company At the beginning of the year 5,40,000 1.20 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 755000 1.51 Solution Mrs. Kriti Suri (Promoter Group) At the beginning of the year 5,40,000 1.20 At the beginning of the year 5,40,000 1.20 At the End of the year 755000 1.51 Solution Mrs. Kriti Suri (Promoter Group) Solution Mrs. Kriti Suri (Promoter Group) Solution Mrs. Kriti Suri (Promoter Group) At the beginning of the year 5,40,000 1.20 Allotment of 115000 equity shares in right issue on 26.11.2019 At the End of the year 755000 1.51 Solution Mrs. Kriti Suri (Promoter Group) Solution Mrs. Kritical Shareholding at the beginning of the year (Promoter Group) Solution Mrs. Kritical No. of Startes of the year (Promoter Group) Solution Mrs. Kritical No. of Startes of the year (Promoter Group) Solution Mrs. Kritical No. of Startes of the year (Promot			right issue			
At the End of the year Shareholding at the beginning of the year Shareholding at the beginning of the year No. of shares of the company						
S No. Mrs. Kriti Suri (Promoter Group) At the beginning of the year 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 At the End of the year S, Arvind Kumar Bansal No. Of Shareholding at the beginning of the year Shareholding at the beginning at the beginning of the year No. of Shareholding at the beginning at the beginning of the year No. of Shareholding at the beginning at the beginning of the year Cumulative Shareholding during the year Cumulative Shareholding during the year A total shares of the company Allotment of 115000 equity shares in right issue on 26.11.2019 At the End of the year Shareholding at the beginning of the year Cumulative Shareholding during the year			26.11.2019			
S No. Mrs. Kriti Suri (Promoter Group) At the beginning of the year 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 At the End of the year S, Arvind Kumar Bansal No. Of Shareholding at the beginning of the year Shareholding at the beginning at the beginning of the year No. of Shareholding at the beginning at the beginning of the year No. of Shareholding at the beginning at the beginning of the year Cumulative Shareholding during the year Cumulative Shareholding during the year A total shares of the company Allotment of 115000 equity shares in right issue on 26.11.2019 At the End of the year Shareholding at the beginning of the year Cumulative Shareholding during the year		At the End of the year	725010	1 45		
No. of Shares of the Shares of the Company At the beginning of the year		The the Bha of the year	, 23010	1.15		
No. of shares Shares of the company	S				Cumu	
Shares shares of the company At the beginning of the year			beginning o	of the year		
At the beginning of the year At the beginning of the year 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 S Arvind Kumar Bansal No. Allotment of 100000 equity shares in right issue on 26.11.2019 At the End of the year S Arvind Kumar Bansal HUF At the beginning of the year Allotment of 10.07.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019 C Cumulative Shareholding during the year	5.	(Promoter Group)	No. of	% of total	No. of	% of total
At the beginning of the year Date wise Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc): Allotment of 115000 equity shares in right issue and Allotment of 1007.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019 At the End of the year To Source Allotment of 155000 1.51 S Arvind Kumar Bansal No. Shareholding at the beginning of the year Cumulative Shareholding during the year			shares	shares of the	shares	shares of the
Date wise Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc): Allotment of 10.07.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019 At the End of the year 755000 1.51 S Arvind Kumar Bansal No. HUF Cumulative Shareholding during the year the year				company		company
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 S Arvind Kumar Bansal No. HUF Of 115000 equity shares in right issue on 26.11.2019 S Arvind Kumar Bansal HUF Of 10.07.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019 The End of the year Of 115000 Equity shares in right issue on 26.11.2019 The End of the year Of 15000 The End of the year Cumulative Shareholding during the year		At the beginning of the year	5,40,000	1.20		
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 S Arvind Kumar Bansal No. HUF Of 115000 equity shares in right issue on 26.11.2019 S Arvind Kumar Bansal HUF Of 10.07.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019 The End of the year Of 115000 Equity shares in right issue on 26.11.2019 The End of the year Of 15000 The End of the year Cumulative Shareholding during the year						
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 S Arvind Kumar Bansal No. HUF Of 115000 equity shares in right issue on 26.11.2019 S Arvind Kumar Bansal HUF Of 10.07.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019 The End of the year Of 115000 Equity shares in right issue on 26.11.2019 The End of the year Of 15000 The End of the year Cumulative Shareholding during the year						
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 Solution At the End of the year At the End of the year Solution Arvind Kumar Bansal No. HUF Promoters Shareholding equity shares in right issue on 26.11.2019 Shareholding at the beginning of the year Cumulative Shareholding during the year		Data wica	Allotment			
during the Year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc): At the End of the year S Arvind Kumar Bansal No. HUF Allotment of 10.07.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019 1.51 S Arvind Kumar Bansal HUF Shareholding at the beginning of the year Shareholding at the beginning of the year						
the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc): At the End of the year Solution Arvind Kumar Bansal No. HUF Tight issue on 10.07.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019 Toght issue on 10.07.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019 Toght issue Cumulative Shareholding during the year		Increase/Decrease in	of 115000			
decrease (e.g. allotment/transfer/bonus/sweat equity etc): and Allotment of 100000 equity shares in right issue on 26.11.2019 At the End of the year To so a substituting the sequence of the year Sho. Arvind Kumar Bansal HUF Shareholding at the beginning of the year Cumulative Shareholding during the year		Increase/Decrease in Promoters Shareholding	of 115000 equity			
transfer/bonus/sweat equity etc): and Allotment of 100000 equity shares in right issue on 26.11.2019 At the End of the year S Arvind Kumar Bansal No. HUF S Bareholding at the beginning of the year 10.07.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019 Cumulative Shareholding during the year		Increase/Decrease in Promoters Shareholding during the Year specifying	of 115000 equity shares in			
equity etc): and Allotment of 100000 equity shares in right issue on 26.11.2019 At the End of the year 755000 1.51 S Arvind Kumar Bansal No. HUF Seginning of the year Cumulative Shareholding during beginning of the year		Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/	of 115000 equity shares in right issue			
of 100000 equity shares in right issue on 26.11.2019 At the End of the year 755000 Shareholding at the No. HUF Seginning of the year Cumulative Shareholding during the year		Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/	of 115000 equity shares in right issue on			
equity shares in right issue on 26.11.2019 At the End of the year 755000 1.51 S Arvind Kumar Bansal No. HUF beginning of the year the year		Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat	of 115000 equity shares in right issue on 10.07.2019			
shares in right issue on 26.11.2019 At the End of the year 755000 1.51 S Arvind Kumar Bansal No. HUF Shareholding at the beginning of the year the year		Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat	of 115000 equity shares in right issue on 10.07.2019 and Allotment			
right issue on 26.11.2019 At the End of the year 755000 1.51 S Arvind Kumar Bansal No. HUF Seginning of the year Cumulative Shareholding during beginning of the year		Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat	of 115000 equity shares in right issue on 10.07.2019 and Allotment			
At the End of the year 755000 1.51 S Arvind Kumar Bansal No. HUF beginning of the year Cumulative Shareholding during the year		Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat	of 115000 equity shares in right issue on 10.07.2019 and Allotment of 100000 equity			
At the End of the year 755000 1.51 S Arvind Kumar Bansal No. HUF beginning of the year Cumulative Shareholding during the year		Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat	of 115000 equity shares in right issue on 10.07.2019 and Allotment of 100000 equity shares in			
At the End of the year 755000 1.51 S. Arvind Kumar Bansal No. HUF beginning of the year Cumulative Shareholding during the year		Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat	of 115000 equity shares in right issue on 10.07.2019 and Allotment of 100000 equity shares in			
S Arvind Kumar Bansal Shareholding at the No. HUF beginning of the year the year		Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat	of 115000 equity shares in right issue on 10.07.2019 and Allotment of 100000 equity shares in right issue on			
No. HUF beginning of the year the year		Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat	of 115000 equity shares in right issue on 10.07.2019 and Allotment of 100000 equity shares in right issue on			
No. HUF beginning of the year the year		Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat equity etc):	of 115000 equity shares in right issue on 10.07.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019	1.51		
	S	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	of 115000 equity shares in right issue on 10.07.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019		Cumulative Sha	areholding during
6. (Promoter Group)		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 Arvind Kumar Bansal	of 115000 equity shares in right issue on 10.07.2019 and Allotment of 100000 equity shares in right issue on 26.11.2019 755000	lding at the		



		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company	
	At the beginning of the year	210000	0.47			
	Date wise Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat equity etc):	2.10.000	0.42	2.10.000	0.4655	
S.	At the End of the year	2,10,000 Shareho	0.42 lding at the	2,10,000	0.4655 reholding during	
No. 7.	Gopal Bansal HUF (Promoter Group)		g of the year		ne year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company	
	At the beginning of the year	10010	0.02			
	Date wise Increase/Decrease in Promoters Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat equity etc):	Allotment of 180000 equity shares in right issue on 10.07.2019 and				
	At the End of the year	190010	0.38			

iv. Shareholding pattern of top ten Shareholders (other than Directors, Promoters, and Holders of GDRs and ADRs):

	Holuers of abi	ts and ADKs).						
Sl. No	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Increa	Increase	ıcrease	Cumulative Shareholding during the year	
		No. of shares at the beginning (01-04-2019/end of the year (31-03-2020)	% of total shares of the company	Date	/Decreas e in Sharehol ding	Reason	No. of shares	% of total shares of the company
1.				NIL				



v. Shareholding of Directors and Key Managerial Personnel:

Sl. No	For Each of the Directors and KMP		lding at the g of the year	Cumulative Shareholding during the year		
1.	Mr. Gopal Bansal (Managing Director)	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company	
	At the beginning of the year	33,55,010	7.44			
	for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat equity etc):					
	At the End of the year		10.79			
Sl. No.			olding at the g of the year	Cumulative Sharehold during the y		
	. Directors und in in					
2.	Mrs. Sunita Bansal (Whole-Time Director)	No. of	% of total shares of the company	No. of shares	% of total shares of the company	
	Mrs. Sunita Bansal (Whole-Time Director) At the beginning of the year	No. of shares	% of total shares of the		% of total shares of the	
	Mrs. Sunita Bansal (Whole-Time Director)	9,00,010 Allotment of 750000 equity shares in right issue on 10.07.2019 and Allotment of 1290000 equity shares in right issue on 26.11.2019	% of total shares of the company		% of total shares of the	



Sl. No.		Shareholding at the beginning of the year		Cumu	llative Shareholding during the year
3	Mr. Gaurav Suri (Executive Director)*	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	6,00,010	1.33		
	Date wise Increase/Decrease in Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat equity etc):	Allotment of 115000 equity shares in right issue on 10.07.2019 and Allotment of 10000 equity shares in right issue on 26.11.2019			
CI.	At the End of the year	725010	1.45	0	
Sl. No.			eholding at the ing of the year	Cumu	llative Shareholding during the year
4	Mr. Arvinder Singh (Independent Director)** At the beginning of the year	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	Date wise Increase/Decrease in Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat equity etc):	-	-	-	-
	At the End of the year	-		-	-
Sl No		Shareholding at the beginning of the year		Cumu	llative Shareholding during the year



5.	Mr. Saurabh Chhabra (Independent Director)**	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company	
	At the beginning of the year	-			-	
	Date wise Increase/Decrease in Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/sweat equity etc):	-		-	_	
	At the End of the year	-		-	-	
Sl. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year		
6.		No. of	% of total	No.	% of total	
	Mr. Basant Mittal (Independent Director)***	shares	shares of the company	of shares	shares of the company	
	At the beginning of the year	-			-	
	Date wise Increase/Decrease in Shareholding during the Year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):	-		-		
	At the End of the year	-			-	
Sl. No.	_		eholding at the ing of the year	Cumu	llative Shareholding during the year	
7.	Ms Purva Mangal (Independent Director)#	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company	
	At the beginning of the year	-			-	



					Loan in 3 d
	Date wise Increase/Decrease in Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/bonus/sweat equity etc):	-		-	-
	At the End of the year	-			-
Sl. No.			eholding at the ing of the year	Cumu	lative Shareholding during the year
8.	Ms. Prerna Matta Arora	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	(CFO) At the beginning of the year	-			-
	Date wise Increase/Decrease in Shareholding during the Year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):	-			-
	At the End of the year	-		-	-
Sl. No.			eholding at the ing of the year	Cumu	lative Shareholding during the year
9.	Ms. Varsha Bharti **** (Company Secretary)	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	-			-
	Date wise Increase/Decrease in Shareholding during the Year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/bonus/sweat equity etc):	-			-
	At the End of the year	-		-	-



Sl. No. 10.	Directors and KMP		Shareholding at the beginning of the year		llative Shareholding during the year
	Mr. Vijay Kumar Dwivedi ##	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	-	-	-	-
	Date wise Increase/Decrease in Shareholding during the Year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc): At the End of the year	-	-	-	_
Sl. No. 11.			eholding at the ginning of the year		llative Shareholding during the year
	Mr. Amit Kumar Agarwal (Independent Director)###	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	-	-	-	<u>-</u>
	Date wise Increase/Decrease in Shareholding during the Year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc): At the End of the year	-	-	-	_
Sl. No. 12.			eholding at the eginning of the year		llative Shareholding during the year
	Ms. Charu Bansal(Independent Director)###	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	-	-	-	-



Date wise Increase/Decrease in Shareholding during the Year specifying the reasons for increase/ decrease (e.g.	-	-	-	-
allotment/transfer/bonus/sweat equity etc):				
At the End of the year	-	-	-	_

^{*}Mr. Gaurav Suri ceased as Director w.e.f. 20.02.2020 due to his death.

V INDEBTEDNESS

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

	Secured Loans excluding deposits	Unsecured Loans	_	Total Indebtedness
Indebtedness at the beginning of the financial year i) Principal Amount ii) Interest due but not paid iii) Interest accrued but not due	365005873 - -	- -	- -	365005873 - -
Total (i+ii+iii)		-	-	-
Change in Indebtedness				
during the financial year - Addition	_			_
- Reduction	6964915	-	-	6964915
Net Change		-	-	
Indebtedness at the end of the financial year i) Principal Amount ii) Interest due but not paid iii) Interest accrued but not due	358040958 -	- - -	- - -	358040958 -
Total (i+ii+iii)	247712633	-	-	247712633

^{**} Resigned as Director w.e.f. 08.07.2020.

^{***} Resigned as Director w.e.f. 03.10.2019.

^{****} Resigned as CS w.e.f. 06.05.2020.

[#] Appointed as Director w.e.f. 26.08.2019.

^{##} Appointed as CS w.e.f. 08.07.2020.



VI REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager

Sl. No	Particulars of Remuneration		Name of MD/WTD/ Manager					
		Mrs. Sunita Bansal (Whole- Time Director)	Mr. Gopal Bansal (Managing Director)	Mr. Gaurav Suri (Director)*				
1.	Gross salary (a) Salary as per provisions contained in section17(1)	1000000	483333	1125172	2608505			
	of the Income-tax Act,1961	0	0	0	0			
	(b) Value of perquisites u/s 17(2)Income-tax Act, 1961 (c)Profits in lieu of salary undersection17(3) Income- taxAct,1961	0	0	0	0			
2.	Stock Option	0	0	0	0			
3.	Sweat Equity	0	0	0	0			
4.	Commission - as % of profit - others, specify	0	0	0 0	0 0			
5.	Others, please specify	0	0	0	0			
6.	Total(A)	1000000	483333	1125172	2608505			
	Ceiling as per the Act	W	ithin the limit as	s per Companies Act, 2013	3			

^{*}Ceased as director due to his death w.e.f. 20.02.2020

B. Remuneration to other directors:

Sl.	No.	Particulars of Remuneration	Name of Directors	Total Amount
		Independent Directors		
		Fee for attending board/committee meetingsCommissionOthers, please specify		
		Total(1)		



Other Non-Executive Directors
· Fee for attending
board/ committee
meetings
· Commission
· Others, please specify
Total(2)
Total(B)=(1+2)
Total Managerial Remuneration
Overall Ceiling as per the Act

C. Remuneration to Key Managerial Personnel Other Than MD/Manager/WTD

Sl. No.		Key Managerial Personne			
		CEO	Company Secretary (Varsha Bharti)*	CFO Prerna Matta Arora	Total
1.	Gross salary (a)Salary as per provisions contained in section17(1) of the Income-tax Act,1961 (b)Value of perquisites u/s 17(2) Incometax Act,1961 (c)Profits in lieu of salary under section 17(3) Income-tax Act,1961	-	537466	1193296	1730762
2.	Stock Option	-	-		-
3.	Sweat Equity	-	-	-	-
4.	Commission - as% of profit -others, specify	-	-		-
5.	Others, please specify	-	-	-	-
6.	Total	-	537466	1193296	1730762

^{*}Ms. Varsha Bharti resigned from the post of Company Secretary w.e.f. 06.05.2020.

VII. PENALTIES/PUNISHMENT/COMPOUNDING OF OFFENCES:



Туре	Section of the companies Act	Brief descriptio n	Details of Penalty/ Punishme nt/ Compounding fees imposed	Authority[R D /NCLT/Co urt]	Appeal made. If any(give details)	
					A. Company	
Penalty	Penalty					
Punishment	Not Applicable					
Compounding						
					B. Directors	
Penalty						
Punishment	Not Applicable					
Compounding						
C. Other Officers In Default						
Penalty						
Punishment	Not Applicable					
Compounding						

By Order of the Board of Directors For IFL Housing Finance Limited

Sd/Gopal Bansal
Director
Director
(DIN: 01246420) (DIN: 02801660)

Place: New Delhi

Date: 20.10.2020



Annexure III

Form No. AOC-2

(Pursuant to clause (h) of sub-section (3)of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto

1. Details of contracts or arrangements or transactions not at arm's lengthbasis

(a) Name(s) of the related party and nature of relationship	
(b) Nature of contracts/arrangements/transactions	
(c)Duration of the contracts / arrangements/transactions	
(d)Salient terms of the contracts or arrangements or transactions	
including the value, if any	
(e) Justification for entering into such contracts or	
arrangements or transactions	Not Applicable
(f) date(s) of approval by the Board	
(g) Amount paid as advances, if any:	
(h) Date on which the special resolution was passed in general	
meeting as required under first proviso to section 188	

2. Details of material contracts or arrangement or transactions at arm's length basis



Name of related party and nature of relationship	Nature of contracts/ arrangements / transactions	Duration of contract	Salient Terms	Date of Approval by the Board	Amount (in INR)
Gopal Bansal (HUF)	Rent Paid	Eleven Months	As per Rent Agreement	02.04.2019	4,50,000
	Share Application Money (1,80,000 equity shares @ FV of Rs. 10 & Premium @ 0.40)		-	10.07.2019	18,72,000
	Advance Given		-	12.03.2020	1,25,00,000
Sunita Bansal	Rent Paid	Eleven Months	As per Rent Agreement	02.04.2019	4,50,000
	Remuneration		-	20.05.2019	10,00,000
	Share Application Money (7,50,000			10.07.2019	78,00,000
	equity shares @ FV of Rs. 10 & Premium @ 0.40)		-		
	Share Application Money (12,90,000 equity shares @			26.11.2019	1,34,16,000
	FV of Rs. 10 & Premium @ 0.40)				
Gopal Bansal	Remuneration			06.11.2019	4,83,333
	Share Application Money (17,30,000 equity shares @ FV of Rs. 10 & Premium @ 0.40)	-	-	10.07.2019	1,79,92,000
	Share Application Money (3,03,000 equity shares @ FV of Rs. 10 & Premium @ 0.40)		-	26.11.2019	31,51,200

Gaurav Suri	Remuneration	-	_	20.05.2019	11,25,172
	Share Application			10.07.2019	11,96,000
	Money (1,15,000				
	equity shares @				
	FV of Rs. 10 &				
	Premium @ 0.40)				



	Share Application Money (10,000 equity shares @ FV of Rs. 10 & Premium @ 0.40)			26.11.2019	1,04,000
Kirti Suri	Remuneration	-	-		7,00,000
	Share Application Money (1,15,000 equity shares @ FV of Rs. 10 & Premium @ 0.40)			10.07.2019	11,96,000
	Share Application Money (1,00,000 equity shares @ FV of Rs. 10 & Premium @ 0.40)			26.11.2019	10,40,000
Prerna Matta Arora	Remuneration	-	-		11,93,296
Varsha Bharti	Remuneration	-	-	_	5,37,466
India Finsec Limited	Share Application Money (2,20,000 equity shares @ FV of Rs. 10 & Premium @ 0.40)			10.07.2019	22,88,000

By Order of the Board of Directors For IFL Housing Finance Limited

Sd/-

Sunita Bansal

Whole-Time-Director

Sd/Gopal Bansal
Place: New Delhi
Managing Director
Date: 20th October, 2020
(DIN: 01246420)

(DIN: 01246420) (DIN: 02801660)



Annexure-IV

POLICY ON RELATED PARTY TRANSACTIONS

1. <u>SCOPE AND PURPOSE OF THE POLICY</u>

Related party transactions can present a potential or actual conflict of interest which may be against the best interest of the company and its shareholders. Considering the requirements for approval of related party transactions as prescribed under the Companies Act, 2013 ("Act") read with the Rules framed there under and National Housing Bank (NHB) Act, NHB Housing Finance Companies Directions, 2010 and Notifications issued by NHB from time to time. In the light of the above, the Company has framed this Policy on Related Party Transactions ("Policy"). This Policy has been adopted by the Board of Directors of the Company based on recommendations of the Audit Committee. Going forward, the Audit Committee will review and amend the Policy, as and when required, subject to adoption by the Board.

2. ABOUT THE COMPANY

The Company is incorporated as wholly owned subsidiary of India Finsec Limited on 17.09.2015. However, it becomes subsidiary of India Finsec Limited on 23.01.2018.

The Company received Certificate of Registration from National Housing Bank bearing certificate no. 12.0164.17 dated 12.12.2017. Thereafter Company started its housing finance business.

Being a housing finance company, company provides home loans to people who are in the Economically Weaker Sections, Low Income Groups and Middle Income Group (EWS/LIG/MIG) as well as affordable home finance for self employed/salaried people in the organized/unorganized sector. The Company aims to be a significant player in this segment.

3. OBJECTIVE OF THE POLICY

The objective of this Policy is to set out (a) the exceeding thresholds for related party transactions and; (b) the manner of dealing with the transactions between the Company and its related parties based on the Companies Act, 2013 and National Housing Bank (NHB) Act and any other laws and regulations as may be applicable to the Company.

4. <u>DEFINITIONS</u>

4.1 "Applicable Laws" includes;

- (a) the Companies Act, 2013 ('the Act') and rules made thereunder;
- (b) Accounting Standards;
- (c) National Housing Bank (NHB) Act, NHB Housing Finance Companies Directions, 2010 and Notifications issued by NHB from time to time and,
- (d) any other statute, law, standards, regulations or other governmental instruction relating to Related Party Transactions.
- **4.2** "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.
- 4.3 "Ordinary course of business" means the usual transactions, customs and practices undertaken by the



Company to conduct its business operations and activities and includes all such activities which the company can undertake as per Memorandum & Articles of Association. The Board and Audit Committee may lay down the principles for determining ordinary course of business in accordance with the statutory requirements and other industry practices and guidelines.

- **4.4 "Company"** means IFL Housing Finance Limited.
- **4.5** "Relative" with reference to a Director or KMP means persons as defined in Section 2(77) of the Companies Act, 2013 and rules prescribed thereunder.
- **4.6 "Related Party"** have the meaning as defined in Section 2(76) of Companies Act, 2013 and or any other applicable law or regulation.
- **4.7** "Related Party Transactions" As per section 188(1) of Companies Act, 2013 related party transaction will include following specific transactions:
 - a) sale, purchase or supply of any goods or materials;
 - b) selling or otherwise disposing of, or buying, property of any kind;
 - c) leasing of property of any kind;
 - d) availing or rendering of any services;
 - e) appointment of any agent for purchase or sale of goods, materials, services or property; such related party's appointment to any office or place of profit in the company, its subsidiary company or associate company; and
 - f) underwriting the subscription of any securities or derivatives thereof, of the company.

Provided that nothing in section 188(1) shall apply to any transaction entered into by the Company in its ordinary course of business other than transactions which are not at arm's length basis.

- **4.8 "Shareholder's Approval"** All Related Party Transactions shall also be placed for prior approval of shareholders if it exceeds the thresholds as prescribed under the Companies Act, 2013 and the Rules framed thereunder.
- **4.9 "Key Managerial Personnel"** or **"KMP"** shall have the meaning as defined in the Companies Act 2013 and as amended from time to time.
- **4.10 "Audit Committee"** means the committee of Board of Directors of the Company constituted in accordance with the provisions of Companies Act, 2013 and Rules made thereunder.

Any other term not defined herein shall have the same meaning as defined in the Companies Act,2013 or any other applicable law or regulation and as amended from time to time.

5. PROCEDURE FOR APPROVAL OF RELATED PARTY TRANSACTION

5.1 Approval of the Audit Committee

A. All related party transactions require prior approval of the Audit Committee. However, the Company may obtain omnibus approval from the Audit Committee for such transactions, subject to compliances with the following conditions:



- **a** The Audit Committee shall, after obtaining approval of the Board of Directors, specify the criteria for granting the omnibus approval in line with the Policy and such approval which shall include the following namely:
 - i) Maximum value of the transaction, in aggregate, which can be allowed under the omnibus route in a year;
 - i) The maximum value per transaction which can be allowed;
 - m) extent and manner of disclosures to be made to the audit committee at the time of seeking omnibus approval
 - iv) review, at such intervals as the Audit Committee may deem fit, related party transaction entered into by the company pursuant to each omnibus approval made;
 - v) transactions which cannot be subject to the omnibus approval by the Audit Committee
- **b.** The Audit Committee shall consider the following factors while specifying the criteria for making omnibus approval, namely:
 - i) repetitiveness of the transactions (in past or in future);
 - i) justification for the need of omnibus approval.
- **c** The Audit Committee shall satisfy itself regarding the need for such omnibus approval for transactions of repetitive nature and that such approval is in the interest of the company;
- **d.** The omnibus approval shall provide details of
 - the name/s of the related party, nature of transaction, period of transaction, maximum aggregated value of the particular type of transaction that can be entered into,
 - (i) basis of arriving at the indicative base price / current contracted price and the formula for variation in the price if any and
 - (iii) such other conditions as the Audit Committee may deem fit.

Provided that where the need for related party transactions cannot be foreseen and aforesaid details are not available, Audit Committee may grant omnibus approval for such transactions subject to their value not exceeding rupees 1 crore per transaction.

- **e.** Such omnibus approval shall be valid for a period not exceeding one financial year and shall require fresh approval after expiry of such financial year.
- **f** Omnibus approval shall not be made for transactions in respect of selling or disposing of the undertaking of the company.
- **g.** Any other conditions as the Audit Committee may deem fit.

5.2 Approval of the Board of Directors of the Company

A As per the provisions of Section 188 of the Act, all kinds of transactions specified under the said Section and which are not in the ordinary course of business or not at arm's length basis, are placed before the Board for its approval.



In addition to the above, the following kinds of transactions with related parties are also placed before the Board for its approval:

- B. Transactions which may be in the ordinary course of business and at arm's length basis, but which are as per the policy determined by the Board from time to time (i.e. value threshold and/or other parameters) require Board approval in addition to Audit Committee approval;
- C Transactions in respect of which the Audit Committee is unable to determine whether or not they are in the ordinary course of business and/or at arm's length basis and decides to refer the same to the Board for approval;
- D. Transactions which are in the ordinary course of business and at arm's length basis, but which as per Audit Committee requires Board approval
- E exceeding the threshold limits, as per Clause 4.8 of the Policy, which are intended to be placed before the shareholders for approval

5.3 Approval of the Shareholders of the Company

All the transactions with related parties exceeding the threshold limits, as per Clause 4.8 of the Policy, are placed before the shareholders for approval. For this purpose, none of the related parties of the Company shall vote to approve on such shareholders' resolution irrespective of whether the entity is a related party to the particular transaction or not. (RP's can cast only negative vote to reject the shareholders resolution on RPT exceeding the threshold limits). In addition to the above, all kinds of transactions specified under Section 188 of the Act which

A. are not at Arm's Length or not in the ordinary course of business; and (b) exceed the thresholds laid down in Companies (Meetings of Board and its Powers) Rules, 2014 are placed before the shareholders for its approval.

However, the requirement of shareholders' approval for Related Party Transactions exceeding the thresholds is not required in case of wholly owned subsidiary, if passed by the holding company, for the purpose of entering into the transaction between wholly owned subsidiary and holding company.

6. REPORTING AND DISCLOSURES

All the Disclosure would be done as in compliance with the requirement as specified under Companies Act 2013 and or any other applicable law or regulation.

7. <u>REVIEW OF THE POLICY</u>

The adequacy of this Policy shall be reviewed and reassessed by the Audit Committee periodically and appropriate recommendations shall be made to the Board to update the Charter based on the changes that may be brought about due to any regulatory amendments or otherwise.



MANAGEMENT DISCUSSION & ANALYSIS

INDUSTRY OVERVIEW

The Indian Mortgage to GDP ratio stood at 10.3%. Mortgage to GDP ratio in India continues to be one of the lowest compared to advanced and emerging economies impaling vast opportunity for growth.

The mortgage industry which was at Rs. 10 trillion in March 2015 has grown to Rs. 20.20 trillion by Sep 2019 translating into a growth of around 15-16% per annum. However, the overall housing loan portfolio growth of Housing Finance Companies (HFCs) and Non-Banking Financial Companies (NBFCs) reduced significantly to 4% - YoY for the period ended September 2019 owing to lower disbursements due to funding constraints for the sector. This has also resulted in the pace of growth of banks higher than HFCs, partly supported by portfolio buyouts.

Given the tough operating environment and the impact of COVID-19, it is expected that housing credit growth be much lower at 9-12% in FY 2020 (lower than the last three years' CAGR of 17%). The affordable housing segment however is expected to grow around 20-25%, almost double the industry growth. Having said that, given the low mortgage penetration levels in the country, the long term growth for the sector remain good and housing finance sector is expected to recover as the operating environment improves.

There have been quite a few government schemes and regulatory changes that have been launched/brought in, in order to promote housing and revive housing finance industry.

The schemes include introduction of special window worth Rs. 10000 crores for the last-mile funding of non-NPA and non-NCLT housing projects, Partial Credit Guarantee (PCG) scheme to enhance liquidity in the HFC/NBFC sector, introduction of RERA ,redevelopment of slums, creation of affordable housing through public private partnerships, subsidy for economically weaker sections of the society, PMAY credit-linked subsidy schemes, grant of infrastructure status to affordable housing projects and creation of Affordable Housing Fund with National Housing Bank (NHB).

The Pradhan Mantri Awas Yojana (PMAY) which was launched in June 2015 under the Housing for all, 2022 initiative by Government has started to pick up pace with an increase in number of houses sanctioned as well as the number of beneficiaries of the subsidy. The success of this scheme will continue to benefit from the Governments focus on the Housing for All initiative.

Though there is a subdued growth of HFCs due to the tough operating environment, impact of COVID-19 which is existing currently, considering the government focus on Housing for All and other initiatives taken by both NHB and RBI, it is clearly evident that India is moving towards reducing its share of homeless people particularly in the affordable housing segment.

MACROECONOMIC OVERVIEW

A brief summary of the year gone by and the emerging trends in the wake of COVID-19 pandemic are discussed below.



FY2020 began with an expectation that the year would witness a slowdown in the growth owing to a significant moderation in economic activity. Recognizing the economic headwinds, the Government of India undertook various measures to boost growth — which included a substantial tax relief to the corporate sector to facilitate investments. Even without the terrible effects of COVID-19, India's GDP growth was rapidly slowing down. It was 5.9% in January-March 2019; fell to 5.6% in April-June 2019; then yet again to 5.1% in July-September 2019; followed by 4.7% growth in October-December 2019. At the time of writing this Management Discussion and Analysis, we do not have the official data for GDP growth in the fourth quarter of FY2020 (i.e. January-March 2020).

Before the COVID-19 pandemic and lockdown, both the RBI and the Central Statistical Office (CSO) of the Government of India had revised the GDP growth rate downwards. The RBI changed its full year GDP growth estimate from an initial 7.2% to 6% in February 2020. In a similar vein, the second advance estimates of national income for FY2020 released by the CSO on 28 February 2020 was substantially lower: GDP growth for FY2020 was pegged at 5% — a decadal low — compared to 6.1% in the financial year FY2019; and growth in gross value added was estimated at 4.9% in FY2020 versus 6% in FY2019.

In line with slowdown in economic growth in FY2020, bank credit recorded a dismal 6.1% year on year growth as of 27 March 2020 — largely driven by growth in personal loans. Credit growth to industry and services has been decelerating sharply. Systemic liquidity remained in surplus territory since June 2019.

The domestic money market conditions tightened considerably since the onset of COVID-19, with the bond markets witnessing a sharp rise in yields on the back of sustained Foreign Portfolio Investor (FPI) selling. Continuous redemption pressures and an overall risk aversion have elevated yields on all fixed income segments like commercial papers and corporate bonds.

The outlook for the coming year is expected to be extremely demanding. In the current situation, lending businesses face four truly daunting challenges of (i) disruption in business acquisition, (ii) providing customers adequate relief on their debt servicing obligations, (iii) dealing with a weakened customer service and debt recovery infrastructure, and (iv) continuing to service their own debt. To overcome the COVID-19 crisis, governments across the world will look to the financial sector to help in reviving their economies. Having stated our concerns, given IFL-HFL's healthy capital adequacy, strong liquidity position and robust risk metrics, we at IFL-HFL are confident of successfully dealing with these challenges in FY2021.

HOUSING FINANCE INDUSTRY - STRUCTURE & DEVELOPMENT

Housing Finance Industry The Housing Finance industry has been under stress since September 2018 and continued to suffer on account of lack of credit availability, muted investor confidence, sluggish real estate demand and rising NPAs. During H1FY20, NBFCs/HFCs were not able to raise funds from the banks and mutual funds on account of defaults by some marquee names, with some others continuing to be vulnerable in the absence of resumption of all sources of funding to them. The credit off take improved in H2 and banks actively participated in entering into Securitization transactions with high rated HFCs/NBFCs having good track record and better portfolio quality. However, the ride continues to be bumpy. The onset of the pandemic has created a big roadblock in the recovery path. The resultant lockdown has impacted both credit growth and liquidity availability in the real estate sector. The extent of deterioration in asset quality would, however, would depend on the period of pace of opening of up of economic activity, and regulatory as well as government support during FY21.



KEY TRENDS IN AFFORDABLE HOUSING FINANCE SECTOR

Emergence of Affordable Housing Finance Companies (AHF):

- § Affordable Housing market is poised to grow multi folds in times to come. Demand for low cost housing remains high in the market, likely to provide the required impetus to drive growth in the segment.
- § Most of the newer HFCs are focused on catering to the unnerved and underserved customers in the affordable housing.
- § Shift in focus away from formal salaried segment, large number of newer HFCs have found a niche in the self-employed segment. They have created proprietary appraisal models to assess the customers who do not have income proofs and 35 to 40% of whom are new to credit.
- § Smaller size HFCs continue to face challenges on the funding side as bank funding remain tight. Though the leverage ratios have increased over the last 2 years, they remain significantly lower than the larger HFCs.
- § While HFCs have reported best asset quality over the years, affordable HFCs have started showing signs of weakness. Few large AHF have reported large NPAs.
- § Overall profitability of HFCs in FY20 remains largely at similar levels of FY 19 due to upfront income booked on account of direct assignment transactions.
- § Best performing HFCs in this segment have been those with differentiated business models.
- © Capitalization and strong risk management is a key differentiator for quality lenders.

KEY REGULATORY CHANGES FOR HFCs

GOI Scheme for incomplete housing projects should be a positive for HFCs

The Government of India (GOI) has announced a special window worth Rs. 10,000 crores for the last mile funding of non NPA and non-National Company Law Tribunal housing projects. This is expected to provide some relief to HFCs and home buyers stuck in incomplete projects totaling nearly 3.5 lakh units across the country.

GOI'S PCG SCHEME TO ENHANCE LIQUIDITY IN NBFC/HFC SECTOR:

The guidelines issued by the Ministry of Finance for the Partial Credit Guarantee (PCG) Scheme offered by the GoI to the public sector banks (PSB) for purchasing high rated pooled assets from financially sound NBFCs or HFCs are meant to provide additional liquidity to the NBFC/HFC sectors. It recognizes the role of NBFCs and HFCs in taking forward the Government's agenda of financial inclusion as these entities have a farther reach than most banks and also cater to customers of varied credit profiles who otherwise may have been unable to get credit from banks.

LIFT Scheme by NHB



To infuse liquidity into HFCs and cater to the funding requirement of HFCs, a new scheme, viz. the Liquidity Infusion Facility (LIFT) was launched in August, 2019. The objective of the scheme is to support HFCs in creating individual housing loan portfolios that fall under the priority sector as defined by RBI. This is over and above the refinance available under the two existing schemes of Liberalized Refinance Scheme (LRS) and Affordable Housing Fund (AHF).

NHB PROPOSES AMENDMENTS TO CAPITAL ADEQUACY REQUIREMENTS (CAR) AND BORROWING LIMITS

NHB vide a communication dated March 04, 2019 has proposed amendments in regulations relating to CAR and borrowing limits. As per the proposal, the CAR of HFCs which was at 12% in FY 2019 has been raised to 13% in FY 2020. This is proposed to be raised progressively to 15% by March 31, 2022. Further the cap on borrowings which is at 16 times Net Owned Funds (NOF) is proposed to be brought down to 12 times NOF by March 31, 2022.

IFL-HFL: BUSINESS OVERVIEW

PRIMARY FOCUS -SELF EMPLOYED/ CASH SALARIED, LMI FAMILIES:

IFL-HFL, has kept the focus in providing individual home loans to the underserved Low and Middle Income (LMI) families largely in Rural India to buy or construct a home of their own. More than 85% of the sanctioned customers belong to the LMI /self-employed category and also customers belonging to salaried class in the informal segment who largely earns cash salaries. Typical customer of IFL-HFL will be an individual who runs a business of his own like retailers, agents, professionals, traders, shop owners, contractors, service centers etc. or an individual who works in an informal set up and earns cash salary. These customers aspire to own a home but are under served by banks /HFCs due to challenges faced in income assessment, repayment capacity. Hence IFL-HFL focus is in niche segment of underserved LMI families, by existing financial institutions. Almost all these customers are first time home buyers and mainly reside in the home purchased through funding from HFCs.

Focus: Semi Urban/Rural

Keeping in line with IFL-HFL focus on Rural India, today over 75% of IFL-HFL loans disbursed fall under the Rural Areas as classified by NHB. In addition, focus will continue to be in extended suburbs of metro and mini towns, underserved Rural India, and potential semi urban and rural housing locations. With a branch network of over 17 locations spread across 3 states and 1 union territory the distribution reach of IFL is one of the best and largest in northern and central part of India.

Average Ticket Size

Most of IFL customers are either constructing a house on their own plot of land or buying an apartment of their own, mostly first home.

Products

Housing Finance Company Home Loans:



IFL-HFL product portfolio is exhaustive including, Home loans for construction, purchase, Home improvement/Extension loans, Home Loan Balance Transfer, Loan against Property AND Top up Loans

Business process, systems and I T

The Company has put in place a robust Credit Underwriting process, which ensures protection of the under lying risk in the untested market like self-employed, LMI customers where adequate documents may not be readily available for verification.

Also, IFL-HFL has chosen to have the legal scrutiny and technical evaluation of the property done by in house specialists.

Core lending Suite includes:

- § Performance tracking done through MIS, CRM, post audit etc.
- § Legal and Technical evaluation.
- § Sourcing of loan proposals.
- © CIBIL check.
- § Evaluation by Credit/ operations team.
- § Direct call to customer by credit / CRM team.
- § IT system enables the data entered at branches flow to HO seamlessly and on a real time basis which has resulted in improved efficiency in operations.

These sound systems and processes have resulted in IFL-HFL maintaining an excellent portfolio quality. For the 1100 plus customers already acquired and repayments are collected mostly on time, with one of the lowest NPA % in the industry.

FUNDING

With the liquidity squeeze in the market and reluctance of the banks to fund to HFCs, most of the HFCs raised significant funding through sell-down of their loan assets either under the securitization or direct assignment route. Some of the larger HFCs have also resorted to ECB issuances.

However, given the positive attributes of IFL in terms of consistent business growth, quality loan book, profitability in terms of return ratios and good corporate governance practices, IFL was able to raise funds from various banks and NHB to the extent of around Rs. 10 crores. Further in order to instill confidence amongst bankers and rating agencies and also to meet the growth plan of future years, fresh equity capital to the extent of Rs. 4.81 crores was raised during the year.

IFL-HFL understands that it is in the business of funding long term home loans up to 25 years. With this in the back ground, IFL borrowing policy has always been prudent in terms of:

- § Diversified Funding Mix,
- Nil exposure to short term borrowings and
- § Prudent ALM Policy.

KEY RISKS

Environment risks:

§ Dependence on economic factors.



§ Delay in Project approvals and construction.

Collateral and credit risks:

- § Insufficient data for Credit appraisal
- \(\) Lack of proper property title
- § Liquidity Risk

Operating risks:

- § Employee attrition.
- § Geographical concentration of Company operations
- § Funding disadvantage of small and medium HFCs vis-a-vis large, HFCs.
- § Evolving Socio Economic risk

MITIGANTS

The Company is constantly evaluating Macroeconomic related business risks, Customer risk, Underwriting risk, Employee risk and Financial risk and taking corrective actions on an ongoing basis given our nature of business.

SEGMENT WISE REPORTING

The Company is exclusively engaged in the Housing Finance business and revenues are mainly derived from this activity.

INTERNAL CONTROL SYSTEMS & THEIR ADEQUACY

The Company has internal audit system which is effective and commensurate with the size of its operations. Adequate records and documents are maintained as required by law from time to time. Internal audits and checks are regularly conducted and internal auditor's recommendations are considered for improving systems and procedures. The Company's audit committee reviews the internal control system and looks into the observations of the statutory and internal auditors.

FINANCIAL PERFORMANCE

The Company has deep understanding of the markets where it operates and it has carved a niche for itself by providing housing finance to people which are generally under-served and left ignored by mainstream financial institutions. The Company has its major operations in the states of Rajasthan & Madhya Pradesh



followed by Haryana and Delhi. Your Company has developed expertise in the home loans space by lending to the borrowers, primarily self-employed persons, based on its in- depth understanding of this category of borrowers and backed by strong credit appraisal, collection monitoring and recovery mechanism which is supported by an robust IT Infrastructure.

HUMAN RESOURCES DEVELOPMENT

The Company has staff strength of 137 employees who have been contributing to the progress and growth of the Company. The manpower requirement of the offices of the company is assessed and recruitment is conducted accordingly. Personal skills of the employees are fine-tuned and knowledge is enhanced by providing them internal and external training from time to time keeping in view the market requirement. Outstanding performers are rewarded by way of elevation to the higher cadre. Apart from fixed salary and perquisites, the employees are paid performance linked incentives which motivates them to perform better.

COVID-19 AND IFL

The lock down due to the outbreak of COVID-19 has impacted our business operations as well as cash flows of our customers. In terms of operations HFCs generally have significantly higher level of interactions / touch point with the customers for new business origination and for collections and this has been impacted by the lockdown. Though there has been a graded opening of branches from May 5th 2020, it would take considerable time for business to return to normal. Also, given the likely impact on the loan servicing abilities of customers, who are largely self-employed, cash salaried and small business owners, we will be more cautious while underwriting new loans. We have initiated all possible measures to minimize the impact on our business continuity and the health of our staff and partners.



INDEPENDENT AUDITOR'S REPORT

To the Members of IFL Housing Finance Limited

Report on the Audit of the Standalone Financial Statements Opinion

We have audited the standalone financial statements of **IFL Housing Finance Limited** ("the Company"), which comprise the balance sheet as at 31st March 2020, and the statement of Profit and Loss, and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the 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, and profit and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the 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 Companies Act, 2013 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 opinion.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. 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 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 financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the 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 Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 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 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with board of directors 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 board of directors 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.

Report on Other Legal and Regulatory Requirements

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 Companies Act, 2013, we give in the "Annexure-A", a statement on the matters specified in paragraphs 3 and 4 of the Order to the extent applicable.

As required by Section 143(3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those.
- c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.



- e) On the basis of the written representations received from the directors as on 31st March, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 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 and the operating effectiveness of such controls, refer to our separate Report in "Annexure-B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- g) 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, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

Place: New Delhi

Dated: 23.06.2020

For Ajay Rattan & Co. Chartered Accountants (Firm Registration No.012063N)

(CA Ajay Aggarwal) Partner Membership No. 090975 UDIN: 20090975AAAABD4829

Page 65



"Annexure A" to the Independent Auditors' Report

Referred to in paragraph 1 under the heading 'Report on Other Legal & Regulatory Requirements' of our report of even date to the financial statements of the Company for the year ended March 31, 2020: We report that:

- 1. (a) The company is maintaining proper records showing full particulars, including quantitative details and situation of fixed assets;
 - (b) As explained to us, these fixed assets have been physically verified by the management at reasonable intervals; no any material discrepancies were noticed on such verification.
- 2. The Company doesn't have inventories .Accordingly, reporting under clause 3(ii) of the order is not applicable to the Company.
- 3. The company has not granted any loan to parties listed in the register maintained under section 189 of the Companies Act 2013 during the year.
- 4. In our opinion and according to the information and explanation given to us, the company has not given the unsecured loan to the parties covered under section 185 and 186 of the Companies Act, 2013.
- 5. In our opinion and according to the information and explanation given to us, the company has not accepted any deposits in contravention of the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act 2013 and the rules framed there under, where applicable, have been complied with. No order has been passed by the Company Law Board or National Company Law Tribunal or RBI or any court or any other tribunal.
- 6. According to the information and explanation given to us, government has not prescribed maintenance of cost records under sub section (1) of section 148 of the Companies Act, 2013 for the products of the company.
- 7. a) In our opinion the company is regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, goods and services tax, duty of customs, cess and any other statutory dues with the appropriate authorities. There is no arrears of outstanding statutory dues as at the last day of the financial year concerned for a period of more than six months from the date they became payable.
 - Further, since the Central Government has till date not prescribed the amount of cess payable under section 441A of the Companies Act 1956, we are not in a position to comment upon the regularity or otherwise of the company in depositing the same.



- b) According to information and explanation given to us, there are no dues on account of income tax or goods and services tax or duty of customs or cess, which have not been deposited on account of any dispute.
- 8. According to information and explanations given to us, the company has not defaulted in repayment of any dues to a financial institution or bank or debenture holders during the year of audit.
- 9. Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3(ix) of the Order are not applicable to the Company and hence not commented upon.
- 10. According to information and explanations given to us, one case of fraud on the company was noticed during the year. The company is taking appropriate legal actions against the offender and the amount outstanding as on 31st March, 2020 in respect of loan given is Rs. 35,04,340/-. Appropriate provisioning has been done for the same.
- 11. Provisions of section 197 read with Schedule V to the Companies Act, 2013 applicable to the company and company pay remuneration according to Schedule V of Companies Act, 2013.
- 12. In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 4 (xii) of the Order are not applicable to the Company and hence not commented upon.
- 13. In our opinion, all transactions with the related parties are incompliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
- 14. Based upon the audit procedures performed and the information and explanations given by the management, the company has made preferential allotment or private placement of equity shares during the year under review. Requirement of Section 42 of Companies Act, 2013 have been complied with and the amount raised has been used for the purpose for which the funds were raised.
- 15. Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.



Place: New Delhi

Dated: 23.06.2020

16. In our opinion, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.

For Ajay Rattan & Co. Chartered Accountants (Firm Registration No.012063N)

(CA Ajay Aggarwal) Partner Membership No. 090975



Annexure - B to the Independent Auditors' Report

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 **IFL Housing Finance Limited** ("the Company") as of 31 March 2020 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both 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 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 system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.



Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial controls over financial reporting 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 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

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 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.

Place: New Delhi

Dated: 23.06.2020

For Ajay Rattan & Co. Chartered Accountants (Firm Registration No.012063N)

(CA Ajay Aggarwal) Partner Membership No. 090975 UDIN: 20090975AAAABD4829



AUDITOR'S ADDITIONAL REPORT

To the Board of Directors

IFL Housing Finance Limited

Report on compliance with the Housing Finance Companies- Auditor's Report (National Housing Bank) Directions, 2016

Pursuant to the Housing Finance Companies- Auditor's Report (National Housing Bank) Directions, 2016 (the "Directions"), and as per the terms of our engagement, we have examined the matters specified in directions in respect of IFL Housing Finance Limited (the "Company") for the year ended 31st March, 2020.

Based on the examinations of the books of account and relevant records of the Company and audit procedures and such checks as considered appropriate by us and taking into consideration the information & explanations provided to us by the Company officials we report that:

- 1. The company has received the Certificate of Registration (COR) No. 12.0164.17 dated 12th December, 2017 from National Housing Bank.
- 2. The company has complied with the Net Owed Fund (NOF) requirements as prescribed under section 29A of the National Housing Bank Act.
- 3. The Company has complied with Section 29C of the National Housing Bank Act, 1987.
- 4. The Board of Directors of the company has passed a resolution for non-acceptance of any public deposits.
- 5. The Company has not accepted any public deposit during the year ended 31st March, 2020.
- 6. The total borrowings of the Company are within the limits prescribed under paragraph 3(2) of the Housing Finance Companies (NHB) Directions, 2010.
- 7. Based on 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 to us we report that the company has complied with the prudential norms on income recognition, accounting standards, asset classification, loan-to-value ratio, provisioning requirement, disclosure in balance sheet, investment in real estate, exposure to capital market and engagement of brokers, concentration of credit/investments as specified Housing Finance Companies (NHB) Directions, 2010.
- 8. The capital adequacy ratio as disclosed in the Schedule II return submitted to the National Housing Bank in terms of the Housing Finance Companies (NHB) Directions, 2010 has been correctly determined and such ratio is in compliance with the minimum capital to risk weighted asset ratio (CRAR) prescribed therein.
- 9. The Company has furnished to the National Housing Bank within the stipulated period the



Place: New Delhi

Dated: 23.06.2020

Schedule II return as specified in the Housing Finance Companies (NHB) Directions, 2010.

- 10. The Company is not required to submit the Schedule III return on Statutory Liquid Assets as specified in the Housing Finance Companies (NHB) Directions, 2010.
- 11. The Company has complied with the requirements contained in the Housing Finance Companies (NHB) Directions, 2010 in the case of opening of new branches/ offices or in the case of closure of existing branches/ offices.
- 12. The company has not given loans against its own shares or against gold as contained in paragraph 38 and 38A of the Housing Finance Companies (NHB) Directions, 2010.

Restriction to use

This report has been issued pursuant to the requirement as per paragraph 2 of the Auditor's Report Directions. It should not be used by any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other party to whom our report is shown or into whose hands it may come without our prior consent in writing.

For Ajay Rattan & Co. Chartered Accountants (Firm Registration No.012063N)

(CA Ajay Aggarwal) Partner Membership No. 090975

UDIN: 20090975AAAABE904



BALANCE SHEET AS AT 31ST MARCH 2020

	Notes	As at 31st March 2020	As at 31st March 2019	As at 31st March 2018
<u>ASSETS</u>				
Financial assets				
Cash and cash equivalents	3	30,175,908	93,035,144	95,648,848
Receivables	4			
- Trade receivables		-	-	141,600
Loans	5	790,358,093	701,130,329	101,990,950
Investments	6	30,919,761	30,037,701	-
Other financial assets	7	36,296,480	13,179,772	2,306,103
Non-financial assets				
Current tax assets (net)		-	-	408,576
Deferred tax assets (net)	8	2,995,321	2,184,605	750,859
Property, plant and equipment	9	7,699,103	2,192,989	1,296,329
Intangible assets under development	10	275,000	2,532,203	1,050,000
Other intangible assets	10	5,994,910	193,150	241,438
Other non-financial assets	11	27,452,254	705,209	994,861
Total Assets		932,166,830	845,191,102	204,829,564
LIABILITIES AND EQUITY				
Financial liabilities				
Payables				
Trade Payables				
(i) total outstanding dues of micro enterprises and small enterprises	12	15,871	-	10,620
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	12	446,082	160,449	659,493
Borrowings (other than debt securities)	13	358,040,958	365,005,873	23,412,336
Other financial liabilities	14	8,046,024	6,892,897	1,980,813
Non-financial liabilities				
Current tax liabilities (net)		5,631,152	5,938,274	-
Provisions	15	3,809,747	1,901,736	415,686
Other non-financial liabilities	16	1,085,712	1,099,697	-
EQUITY				
Equity share capital	17	499,230,000	451,100,000	180,500,000
Other equity	18	55,861,283	13,092,176	(2,149,384)
Total Liabilities and Equity		932,166,830	845,191,102	204,829,564
Notes to the Ind AS financial statements	1-36			

The accompanying notes form an integral part of the Ind AS financial statements.

As per our report of even date

FOR AJAY RATTAN & CO. Chartered Accountants,

For and on behalf of the Board of Directors of IFL HOUSING FINANCE LIMITED

Firm Regn. No. 012063N CA Ajay Agarwal Partner

Membership No. 090975 New Delhi, the 23rd day of June, 2020 Gopal BasalSunita BasalManaging DirectorDirectorDIN: 01246420DIN: 02801660

Prerna Matta Arora CFO

PAN: BAMPM7263C



STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED ON 31ST MARCH, 2020

	Notes	For the year ended on31st March 2020	For the year ended on 31st March 2019
		(Rupees)	(Rupees)
<u>REVENUE</u>			
Revenue from operations	19	151,724,773	66,771,639
Total Revenue (I)		151,724,773	66,771,639
<u>EXPENSES</u>			
Finance costs	20	41,973,209	9,671,590
Employee benefits expenses	21	29,242,553	18,231,801
Depreciation and amortisation expenses	9	5,183,203	820,516
Other expenses	22	20,737,387	16,235,081
Total (II)		97,136,352	44,958,988
Profit/ (loss) before exceptional items and tax (I-II)		54,588,421	21,812,651
Exceptional items		-	-
Profit/ (loss) before tax		54,588,421	21,812,651
Tax expense			
Current tax		(13,046,000)	(6,546,000)
Deferred tax		810,717	1,433,746
Profit/ (loss) after tax (III)		42,353,137	16,700,397
OTHER COMPREHENSIVE INCOME			
(i) Items that will not be reclassified to profit or loss			
- Equity instruments through other comprehensive income- gain/ (loss)		590,183	37,701
(ii) Income tax relating to items that will not be reclassified to profit or loss		(164,189)	(10,488)
(iii) Items that will be reclassified to profit or loss		(37,701)	-
(iv) Income tax relating to items that will be reclassified to profit or loss		10,488	-
Total Other Comprehensive Income (IV)		398,781	27,213
Total Comprehensive Income (III+IV)		42,751,919	16,727,610
Earning per equity share (EPS)			
[nominal value of share Rs. 10]			
Basic (in Rs.)		0.88	0.75
Diluted (in Rs.)		0.88	0.75
The accompanying notes are an integral part of the financial	statements.		

As per our report of even date

FOR AJAY RATTAN & CO. **Chartered Accountants,**

For and on behalf of the Board of Directors of IFL HOUSING FINANCE LIMITED

Firm Regn. No. 012063N CA Ajay Agarwal

Partner

Membership No. 090975 New Delhi, the 23rd day of June, 2020

Gopal Basal Sunita Basal Managing Director DIN: 01246420

Director DIN: 02801660

Prerna Matta Arora

CFO

PAN: BAMPM7263C



CASH FLOW STATEMENT FOR THE YEAR ENDED ON 31ST MARCH 2020 (Amount in Rupees)

	For the year ended on 31st March 2020	For the year ended on 31st March 2019
CASH FLOW FROM OPERATING ACTIVITIES	On Sist Water 2020	on sist march 2017
Net profit/ (loss) before tax and after	54,588,421	21,812,651
extra- ordinary items	1 1,000,100	==,==,==
Adjustments for items: -		
Interest income at amortised cost	(133,560,672)	(55,683,859)
Surplus from deployment in the cash management scheme of the mutual fund	(4,269,216)	(563,689)
Finance cost	41,973,209	(9,671,590)
Depreciation and amortisation expense	5,183,203	820,516
Provisions created pursuant to NHB Act	(1,908,011)	(1,486,050)
Cash inflows from Interest	133,560,672	55,683,859
Cash inflows from surplus from deployment in the cash management scheme of	4,269,216	563,689
the mutual fund	1,203,210	000,000
Cash outflows towards finance cost	(41,815,252)	9,671,590
Operating Profit before working capital changes	58,021,570	21,147,117
Working capital adjustments: -	30,021,370	21,117,117
(Increase)/ decrease in trade receivables	_	141,600
(Increase)/ decrease in loans	(89,227,764)	(599,139,379)
(Increase)/ decrease in financial assets	(23,116,708)	(10,873,669)
(Increase)/ decrease in financial assets	(26,747,045)	289,652
Increase/ (decrease) in trade payables	301,504	(509,664)
Increase/ (decrease) in other financial liabilities	1,153,127	4,912,084
Increase/ (decrease) in provisions	1,908,011	1,486,050
Increase/ (decrease) in non financial liabilities	(13,985)	1,099,697
Cash generated from operations	(77,721,290)	(581,446,511)
Direct Taxes Paid	(13,353,122)	(199,150)
Net cash flow from operating activities (A)	(91,074,412)	(581,645,662)
CASH FLOW FROM INVESTING ACTIVITIES	(71)071)112)	(561,615,662)
Sale/ (Purchase) of Property, plant & equipment	(14,233,873)	(3,151,091)
Sale/ (Purchase) of investments	(483,278)	(30,010,488)
Net cash flow from investing activities (B)	(14,717,152)	(33,161,579)
CASH FLOW FROM FINANCING ACTIVITIES	(==,==,==)	(00,000,000)
Net proceeds from issue of equity share capital	50,055,200	270,600,000
Net proceeds from borrowings	(6,964,915)	341,593,537
Interest expense on lease liabilities	(157,957)	-
Net cash flow from financing activities (C)	42,932,328	612,193,537
Net cash flow during the year (A + B + C)	(62,859,236)	(2,613,704)
Add: Opening cash and cash equivalents	93,035,144	95,648,848
Closing cash and cash equivalents	30,175,908	93,035,144
Components of cash and cash equivalents	, ,	
Cash in hand	1,368,547	1,844,573
Balances with banks:		
In current accounts	28,807,361	91,190,571
Total cash and cash equivalents (Note 3)	30,175,908	93,035,144
The accompanying notes form an integral part of the Ind AS financial statements		

The accompanying notes form an integral part of the Ind AS financial statements.

As per our report of even date FOR AJAY RATTAN & CO. Chartered Accountants, Regn. No. 012063N

For and on behalf of the Board of Directors of Firm IFL HOUSING FINANCE LIMITED

CA Ajay Agarwal

Partner

Membership No. 090975 New Delhi, the 23rd day of June, 2020

Gopal Basal Managing Director DIN: 01246420 Sunita Basal Director DIN: 02801660

Prerna Matta Arora CFO PAN: BAMPM7263C



STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED ON 31ST MARCH 2020

180,500,000	Reserve & Surp Statutory Reserve (In terms of section 29C of the NHB Act,	0,600,000 hare capital di 3,130,000	uring the year	Balance as at 3	00,000
Balance as of 1st April 2019 Ch 451,100,000 Other Equity	Reserve & Surp Statutory Reserve (In terms of section 29C of the NHB Act,	hare capital di 3,130,000	Retained	Balance as at 37 499,23	1st March 2020 30,000
451,100,000 Other Equity	Reserve & Surp Statutory Reserve (In terms of section 29C of the NHB Act,	3,130,000 lus Securities	Retained	499,23 Equity	30,000
Other Equity	Reserve & Surp Statutory Reserve (In terms of section 29C of the NHB Act,	lus Securities		Equity	
• •	Statutory Reserve (In terms of section 29C of the NHB Act,	Securities			Total
Particulars	Statutory Reserve (In terms of section 29C of the NHB Act,	Securities			Total
Particulars	Reserve (In terms of section 29C of the NHB Act,			Instrumen	
	1987 and Sec 36(1)(viii) of Income Tax Act, 1961)		Earnings	ts through Other Comprehe nsive Income	
Balances as at 1st April 2018	-	_	(2,149,384)	_	(2,149,384)
Profit/(loss) for the year	-	-	16,700,397	-	16,700,397
Other comprehensive income (net)					, ,
Remeasurement of Investments carried at FVTOCI	-	-	-	27,213	27,213
Total other comprehensive income	-	-	-	27,213	27,213
Total Comprehensive Income	-	-	16,700,397	27,213	16,727,610
Provision in compliance with NHB Act	-	-	(1,486,050)	-	(1,486,050)
Appropriation to statutory reserves	5,739,013	-	(5,739,013)	-	-
Balance as at 31st March 2019	5,739,013	-	7,325,950	27,213	13,092,176
Balance as at 1st April 2019	5,739,013	-	7,325,950	27,213	13,092,176
Profit for the year	-	-	42,353,137	-	42,353,137
Other comprehensive income (net)					
Remeasurement of Investments carried at FVTOCI	-	-	-	398,781	398,781
Total other comprehensive income	-	-	-	398,781	398,781
Total Comprehensive Income	-	-	42,353,137	398,781	42,751,919
Provision in compliance with NHB Act	-	-	(1,908,011)	-	(1,908,011)
Appropriation to statutory reserves	7,678,396	-	(7,678,396)	-	-
Transfer on allotment of Equity shares	-	1,925,200	-	-	1,925,200
	13,417,409	1,925,200	40,092,681	405.004	55,861,283
T I P A B B P C R F I I I P A A A I	Total other comprehensive income Total Comprehensive Income Provision in compliance with NHB Act Appropriation to statutory reserves Balance as at 31st March 2019 Balance as at 1st April 2019 Profit for the year Other comprehensive income (net) Demeasurement of Investments carried at Invitorial other comprehensive income Total Other comprehensive income Total Comprehensive Income Provision in compliance with NHB Act Appropriation to statutory reserves Transfer on allotment of Equity shares	Total Other comprehensive income Total Comprehensive Income Provision in compliance with NHB Act Appropriation to statutory reserves Balance as at 31st March 2019 Balance as at 1st April 2019 Profit for the year Other comprehensive income (net) Appropriation of Investments carried at Cotal Other comprehensive income Total Comprehensive Income Provision in compliance with NHB Act Appropriation to statutory reserves 7,678,396	Total Comprehensive Income Total Comprehensive with NHB Act Total Comprehensive Income Total Comprehensive income (net) Total Other comprehensive income Total Other comprehensive income Total Other comprehensive income Total Comprehensiv	Cotal Comprehensive Income	Cotal Other comprehensive income

FOR AJAY RATTAN & CO. Chartered Accountants, Firm Regn. No. 012063N

For and on behalf of the Board of Directors of IFL HOUSING FINANCE LIMITED

CA Ajay Agarwal

Partner

Membership No. 090975

New Delhi, the 23rd day of June, 2020

Gopal BasalManaging Director
DIN: 01246420

Director DIN: 02801660

Sunita Basal

Prerna Matta Arora

CFO

PAN: BAMPM7263C



NOTES ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON 31ST MARCH, 2020

1. Corporate Information:

IFL HOUSING FINANCE LIMITED is a public company domiciled in India and registered under the provisions of Section 29A of The National Housing Bank Act, 1987. The company's primary business is to provide short term/long term finance for housing whether directly or indirectly.

2. Significant Accounting Policies:

(a) Statement of Compliance:

The financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) specified under section 133 of the Companies Act, 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015. These are Company's first financial statements prepared in accordance with Ind AS and Ind AS 101 'First time adoption of Indian Accounting Standards' has been applied. An explanation and effect of transition from Indian GAAP (Referred to as "Previous GAAP") to Ind AS has been described in note 2(c) to these Ind AS financial statements.

(b) Basis for preparation of Ind AS financial statements:

The Ind AS financial statements have been prepared under the historical cost basis which is generally based on the fair value of consideration given in exchange for goods and services.

(c) First-Time Adoption of Ind AS

The Company has prepared its first Indian Accounting Standards (Ind AS) compliant financial statements for the periods commencing from April 1, 2019 with restated comparative figures for the year ended March 31, 2019 in compliance with the Ind AS. The Company has prepared these financial statements in accordance with Ind AS notified under Section 133 of the Companies Act, 2013. Accordingly, the Balance Sheet in line with Ind AS transitional provisions has been prepared as at April 1, 2018 i.e. the date of Company's transition to Ind AS.

Ind AS 101 also allows to first time adopter certain exemptions from the retrospective application of certain requirements under Ind AS. Accordingly, the company has availed the following exemptions/mandatory exceptions as per Ind AS 101:

(i) Fair Value as Deemed Cost Exemption: -

The company has elected to measure items of property, plant & equipment and intangible assets at its carrying value at the transition date.

(ii) Investments in subsidiaries, joint ventures and associates: -

The company has elected to measure investment in subsidiaries, joint venture and associate at cost.

(iii) Classification & Fair value measurement of financial assets or financial liabilities at initial recognition: -

The financial assets and financial liabilities have been classified on the basis of facts existing as at the date of transition to Ind AS. In addition, the exemption permits prospective application of requirements of Ind AS 109 to transactions entered into on or after date of transition.

In accordance with Ind AS 101 'First-time adoption of Indian Accounting Standards', the Company has presented below reconciliations of net profit in accordance with 'previous GAAP' for the year ended March 31, 2019 and shareholders' funds as per 'previous GAAP' to equity under Ind AS as at March 31, 2019 and April 1, 2018.

Reconciliations between previous GAAP and Ind AS

(i) Reconciliation of total equity: -



Danti and an	Notes	As at	
Particulars		March 31,2019	April 1, 2018
Balance as per previous GAAP		1,81,97,103	(7,56,016)
Adjustments:			
Re-measurement of investments carried at FVTOCI (net of tax)	2(c)(iii)(a)	27,213	Nil
EIR based amortization of loan receivables	2(c)(iii)(b)	(99,36,227)	(19,30,408)
EIR based amortization of borrowings	2(c)(iii)(b)	28,26,030	Nil
Deferred tax adjustments of earlier years on transition		19,78,057	5,37,040
Balances as per Ind AS		1,30,92,176	(21,49,384)

(ii) Reconciliation of total comprehensive income: -

Particulars	Notes	Year ended March 31, 2019
Net profit as per Previous GAAP		2,04,39,169
Adjustments:		
EIR based amortization of loan receivables	2(c)(iii)(b)	(80,05,819)
EIR based amortization of borrowings	2(c)(iii)(b)	28,26,030
Deferred tax adjustments of earlier years on transition		14,41,017
Net Profit as per Ind AS		1,67,00,397
Re-measurement of investments carried at FVTOCI (net of tax)	2(c)(iii)(a)	27,213
Total Comprehensive Income as per Ind AS		1,67,27,610

(iii) Explanatory Note to the reconciliation: -

- a) Under the previous GAAP, investments in mutual funds were carried at cost, whereas under Ind AS investments in mutual funds are measured at fair value. Mutual fund investments are not held for trading and thereby are classified at Fair Value through Other Comprehensive Income (FVTOCI).
- b) Under previous GAAP, all the transaction costs/incomes integral to sourcing of loans/borrowings were recognised upfront on an accrual basis. Under Ind AS, these transaction costs/incomes related to sourcing of loans/borrowings are amortised using the effective interest rate (EIR) and the unamortised portion is adjusted in retained earnings as at the date of transition and subsequently in the Statement of Profit and Loss for the year ended 31 March 2019.

(d) Use of Estimates:

The preparation of Ind AS financial statements requires the management of the company to make estimates and assumptions that affect the reported amounts of assets and liabilities on the date of Ind AS financial statements, disclosure of contingent liabilities as at the date of the Ind AS financial statements, and the reported amounts of income and expenses during the reported period. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised.

(e) Critical accounting estimates

(i) Income Taxes

Significant judgments are involved in determining the provision for income taxes, including amount expected to be paid/recovered for uncertain tax positions.

(ii) Impairment of Investments:

The carrying value of investments is reviewed at cost annually, or more frequently whenever, there is indication for impairment. If the recoverable amount is less than the carrying amount, the impairment loss is accounted for.



(iii) Provisions:

Provisions are recognized when the company has a present obligation as a result of past event 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. These are reviewed at each balance sheet date adjusted to reflect the current best estimates.

(f) Property, plant and equipment

Properties, Plant & equipment are stated at actual cost less accumulated depreciation and net of impairment. The actual cost capitalized includes material cost, freight, installation cost, duties and taxes, eligible borrowing costs and other incidental expenses incurred during the construction/installation stage.

The Company has chosen the cost model for recognition and this model is applied to all class of assets. After recognition as an asset, an item of PPE is carried at its cost less any accumulated depreciation and any accumulated impairment losses.

Depreciable amount of an asset is the cost of an asset less its estimated residual value.

Depreciation on Property, Plant and Equipment, including assets taken on lease, other than freehold land is charged based on Written down method on an estimated useful life as prescribed in Schedule II to the Companies Act, 2013. The useful life of asset taken into consideration as per Schedule II for the purpose of calculating depreciation is as follows: -

Particulars of Property, Plant & Equipment	Useful life (in years)
Furniture & fixtures	10
Vehicles	8
Office equipments	5
Computers	3

An item of Property, Plant and Equipment is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of Property, Plant and Equipment are determined as a difference between the sale proceeds and the carrying amount of the asset and is recognized in the profit and loss.

At the end of each reporting period, the Company reviews the carrying amounts of tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss.

(g) Intangible assets and amortisation thereof

Intangible assets, representing softwares are initially recognised at cost and subsequently carried at cost less accumulated amortisation and accumulated impairment. The intangible assets are amortised using the straight line method over a period of five years, which is the Management's estimate of its useful life. The useful lives of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

(a) Revenue recognition:

Revenue is recognised to the extent it is probable that the economic benefits will flow to the Company & revenue is reliably measured.

(i) <u>Interest Income</u>: The Company recognises interest income using Effective Interest Rate (EIR) on all financial assets subsequently measured at amortised cost. EIR is calculated by considering all costs and incomes attributable to acquisition of a financial asset or assumption of a financial liability and it represents a rate that exactly discounts estimated future cash payments/receipts through the expected life of the financial asset/financial liability to the gross carrying amount of a financial asset or to the amortised cost of a financial liability.



- (ii) <u>Dividend</u>: Dividend income from investments is recognised when the shareholders' right to receive payment has been established which is generally when the shareholders approve the dividend.
- (i) Other revenue from operations: The Company recognises revenue from contracts with customers (other than financial assets to which Ind AS 109 'Financial Instruments' is applicable) based on a comprehensive assessment model as set out in Ind AS 115 'Revenue from contracts with customers'. The Company identifies contract(s) with a customer and its performance obligations under the contract, determines the transaction price and its allocation to the performance obligations in the contract and recognises revenue only on satisfactory completion of performance obligations. Revenue is measured at fair value of the consideration received or receivable.

(b) Financial Instruments:

(i) Financial Assets: -

Recognition and initial measurement: -

Financial assets and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument and are measured initially at fair value adjusted for transaction cost. Processing fees earned on disbursement of loan assets have been recognized in revenue over the tenure of loan in proportion to the closing principal outstanding at the end of each year.

Subsequent measurement: -

Equity instrument and Mutual Fund: - All equity Instrument and mutual funds within scope of Ind-AS 109 are measured at fair value. Equity instrument and Mutual fund which are held for trading are classified as at fair value through profit & loss (FVTPL). For all other equity instruments, the Company decided to classify them as at fair value through other comprehensive income (FVTOCI).

<u>Debt instrument</u>: - A 'debt instrument' is measured at the amortised cost if both the following conditions are met. The assets is held within a business model whose objective is to hold assets for collecting contractual cash flows, and contractual terms of the assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

De- recognition of Financial Assets: -

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or Company has transferred its right to receive cash flow from the asset.

(ii) Financial Liabilities: -

Recognition and initial measurement: -

All financial liabilities are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted. Financial liabilities are classified at amortised cost. Processing fees paid on borrowed loans have been amortised over the tenure of loan in proportion to the closing principal outstanding at the end of each year.

Subsequent measurement: -

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest rate method. De-recognition of Financial liabilities: -

Financial liabilities are derecognized when the obligation under the liabilities are discharged or cancelled or expires. Consequently, write back of unsettled credit balances is done on closure of the concerned project or earlier based on the previous experience of Management and actual facts of each case and recognized in other Operating Revenues.

Further when an existing Financial liability is replaced by another from the same lender on substantially different terms, or the terms of existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the Statement of Profit and Loss.



(iii) Offsetting of Financial Instrument: -

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is currently enforceable legal right to offset the recognized amounts and there is an intention to settle on net basis, to realize the assets and settle the liabilities simultaneously.

(iv) Impairment of Financial Assets

Equity instruments, Debt Instruments and Mutual Fund: -In accordance with Ind–AS 109, the Company applies Expected Credit Loss model for measurement and recognition of impairment loss for financial assets. Expected Credit Loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive.

Other Financial Assets: - The Company determines whether there has been a significant increase in the credit risk since initial recognition and if credit risk has increased significantly, impairment loss is provided.

(c) Cash & Cash equivalents

Cash and cash equivalents in the balance sheet comprise of cash at bank and on hand and short term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value. For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts if they are considered an integral part of the Company's cash management.

(d) Taxation

Tax expense comprises of current tax and deferred tax. Current tax is measured at the amount expected to be paid/recovered from the tax authorities, based on estimated tax liability computed after taking credit for allowances and exemption in accordance with Income Tax Act, 1961.

Current and deferred tax are recognised in profit and loss, except when they relates to items that are recognised in other comprehensive income or directly in equity, in which case, the income taxes are recognised in other comprehensive income or directly in equity, respectively.

Advance taxes and provisions for current income taxes are presented in the statement of financial position after off-setting advance tax paid and income tax provision.

Deferred income tax is recognised using the balance sheet approach. Deferred income tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amounts.

Deferred income tax are recognised to the extent 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 utilized. The carrying amount of deferred income tax assets is reviewed at each reporting date. Deferred tax asset/liability is measured at the tax rates that are expected to be applied to the period when the asset is realized or the liability is settled.

Deferred tax assets include Minimum Alternative Tax (MAT) paid which is considered as an asset if there is probable evidence that the Company will pay normal income tax after the tax holiday period.

(e) Employee Benefits

(i) <u>Short-term Employee Benefits</u>:-

Liabilities for short-term employee benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognized in respect of employee's services up to the end of



the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.

(ii) <u>Post-Employment Benefits</u>:-

Defined Benefit Plans:-

The liability or asset recognized in the Balance Sheet in respect of defined benefit plans is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets.

The defined benefit obligation is calculated annually by actuaries using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in 'Employee Benefits Expense' in the Statement of Profit and Loss.

Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognized in the period in which they occur, directly in Other Comprehensive Income. These are included in 'Retained Earnings' in the Statement of Changes in Equity.

(f) Earnings Per Share

Basic earnings/ (loss) per share are calculated by dividing the net profit/ (loss) for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period are adjusted for any bonus shares issued during the period and also after the Balance Sheet date but before the date the Ind AS financial statements are approved by the Board of Directors.

For the purpose of calculating diluted earnings/ (loss) per share, the net profit/ (loss) for the period 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.

The number of equity shares and potentially dilutive equity shares are adjusted for bonus shares as appropriate. The dilutive potential equity shares are adjusted for the proceeds receivable, had the shares been issued at fair value. Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date.

(g) Provision, Contingent Liabilities and Contingent Assets:

A provision is recognised when the company has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which reliable estimate can be made.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance costs.

Contingent Assets and Contingent Liabilities are not recognized in the Ind AS financial statements.

Company's policy is to carry adequate amounts towards Provision for Standard Assets, Non-Performing Assets (NPAs) and other contingencies. All loans and other credit exposures where the installments are overdue for ninety days and more are classified as NPAs in accordance with the prudential norms prescribed by the National Housing Bank (NHB). The provisioning policy of Company covers the minimum provisioning required as per the NHB guidelines.

Provisions are established on a collective basis against loan assets classified as "Standard" to absorb credit losses on the aggregate exposures in each of the loan portfolios based on the NHB Directions. A higher non-performing asset provision may be made based upon an analysis of past performance, level of allowance already in place and Management's judgment. This estimate includes consideration of economic and business conditions. The amount of the allowance for credit losses is the amount that is required to establish a balance in the Provision for Non-Performing Assets Account that management consider adequate, after consideration of the prescribed minimum requirement under the NHB Directions, to absorb crest



related losses in its portfolio of loan items after individual allowances or write offs.

(h)Leases

Ministry of Corporate Affairs ("MCA") through Companies (Indian Accounting Standards) Amendment Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules, has notified Ind AS 116 Leases which replaces the existing lease standard, Ind AS 17 Leases and other interpretations. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases for both lessees and lessors. It introduces a single, on-balance sheet lease accounting model for lessees.

The Company has adopted Ind AS 116, effective annual reporting period beginning April 1, 2019 and applied the standard to its leases using the modified retrospective approach whereby a lessee applies the new standard from the beginning of the current period. The lessee calculates the lease asset and lease liability as at the beginning of the current period and recognized an adjustment in equity at the beginning of the current period. Accordingly, a lessee will not restate its prior period financial information under this approach.

The Company has elected not to apply the requirements of Ind AS 116 Leases to short term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised as an expense on a straight-line basis over the lease term.

The Company recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate. For leases with reasonably similar characteristics, the Company, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole. The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on the lease liability, reducing the carrying amount to reflect the lease payments made and re-measuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments.

On application of Ind AS 116, the nature of expenses has changed from lease rent in previous periods to depreciation cost for the right-of-use asset, and finance cost for interest accrued on lease liability.

NOTES TO THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON $31^{\rm ST}$ MARCH 2020

	Cash and cash equivalents	As at 31st March, 2020 (Rupees)	As at 31st March, 2019 (Rupees)	As at 31st March, 2018 (Rupees)
	Cash on hand	1,368,547	1,844,573	208,841
	Balance with banks:			
	In current accounts	28,807,361	91,190,571	61,940,007
	In fixed deposits (maturities less than 3 months)	-	-	33,500,000
		30,175,908	93,035,144	95,648,848
4.	Receivables	As at 31st March,	As at 31st March,	As at 31st March,
		2020 (Rupees)	2019 (Rupees)	2018 (Rupees)
	Considered good - unsecured			
	Trade Receivables	-	-	141,600
		-	-	141,600
5.	Loans	As at 31st March, 2020 (Rupees)	As at 31st March, 2019 (Rupees)	As at 31st March, 2018 (Rupees)
	In India (at Amortised Cost) (other than public sector)		· <u> </u>	<u> </u>
	Housing loans (secured)	790,358,093	701,130,329	101,990,950
		790,358,093	701,130,329	101,990,950
5.1 6.	The aforesaid term loans are secured housing loans of the borrowers. Investments	As at 31st March,	As at 31st March,	As at 31st March,
	of the borrowers.	As at 31st March,	As at 31st March,	As at 31st March,
	of the borrowers.			
	of the borrowers. Investments	As at 31st March, 2020 (Rupees)	As at 31st March, 2019 (Rupees)	As at 31st March,
	of the borrowers. Investments In India (at FVTOCI)	As at 31st March, 2020 (Rupees)	As at 31st March, 2019 (Rupees)	As at 31st March,
6.	Investments In India (at FVTOCI) In Mutual Funds	As at 31st March, 2020 (Rupees) 30,919,761 30,919,761	As at 31st March, 2019 (Rupees) 30,037,701 30,037,701	As at 31st March, 2018 (Rupees)
6.	of the borrowers. Investments In India (at FVTOCI)	As at 31st March, 2020 (Rupees)	As at 31st March, 2019 (Rupees)	As at 31st March,
6.	Investments In India (at FVTOCI) In Mutual Funds	As at 31st March, 2020 (Rupees) 30,919,761 30,919,761 As at 31st March,	As at 31st March, 2019 (Rupees) 30,037,701 30,037,701 As at 31st March,	As at 31st March, 2018 (Rupees) As at 31st March,
6.	Investments In India (at FVTOCI) In Mutual Funds Other financial assets Balances with banks in fixed deposits with maturities	As at 31st March, 2020 (Rupees) 30,919,761 30,919,761 As at 31st March, 2020 (Rupees)	As at 31st March, 2019 (Rupees) 30,037,701 30,037,701 As at 31st March,	As at 31st March, 2018 (Rupees) As at 31st March,
6.	In India (at FVTOCI) In Mutual Funds Other financial assets Balances with banks in fixed deposits with maturities more than 12 months	As at 31st March, 2020 (Rupees) 30,919,761 30,919,761 As at 31st March, 2020 (Rupees) 20,000,000	As at 31st March, 2019 (Rupees) 30,037,701 30,037,701 As at 31st March, 2019 (Rupees)	As at 31st March, 2018 (Rupees) As at 31st March, 2018 (Rupees)
6.	Investments In India (at FVTOCI) In Mutual Funds Other financial assets Balances with banks in fixed deposits with maturities more than 12 months Accrued interest on loan	As at 31st March, 2020 (Rupees) 30,919,761 30,919,761 As at 31st March, 2020 (Rupees) 20,000,000 8,796,480	As at 31st March, 2019 (Rupees) 30,037,701 30,037,701 As at 31st March, 2019 (Rupees)	As at 31st March, 2018 (Rupees)
7.	In India (at FVTOCI) In Mutual Funds Other financial assets Balances with banks in fixed deposits with maturities more than 12 months Accrued interest on loan Cash collateral	As at 31st March, 2020 (Rupees) 30,919,761 30,919,761 As at 31st March, 2020 (Rupees) 20,000,000 8,796,480 7,500,000 36,296,480	As at 31st March, 2019 (Rupees) 30,037,701 30,037,701 As at 31st March, 2019 (Rupees) 5,679,772 7,500,000 13,179,772	As at 31st March, 2018 (Rupees)
6.	Investments In India (at FVTOCI) In Mutual Funds Other financial assets Balances with banks in fixed deposits with maturities more than 12 months Accrued interest on loan	As at 31st March, 2020 (Rupees) 30,919,761 30,919,761 As at 31st March, 2020 (Rupees) 20,000,000 8,796,480 7,500,000	As at 31st March, 2019 (Rupees) 30,037,701 30,037,701 As at 31st March, 2019 (Rupees) - 5,679,772 7,500,000	As at 31st March, 2018 (Rupees)
7.	In India (at FVTOCI) In Mutual Funds Other financial assets Balances with banks in fixed deposits with maturities more than 12 months Accrued interest on loan Cash collateral	As at 31st March, 2020 (Rupees) 30,919,761 30,919,761 As at 31st March, 2020 (Rupees) 20,000,000 8,796,480 7,500,000 36,296,480 As at 31st March,	As at 31st March, 2019 (Rupees) 30,037,701 30,037,701 As at 31st March, 2019 (Rupees) 5,679,772 7,500,000 13,179,772 As at 31st March,	As at 31st March, 2018 (Rupees)
77.	In India (at FVTOCI) In Mutual Funds Other financial assets Balances with banks in fixed deposits with maturities more than 12 months Accrued interest on loan Cash collateral Deferred tax assets (net)	As at 31st March, 2020 (Rupees) 30,919,761 30,919,761 As at 31st March, 2020 (Rupees) 20,000,000 8,796,480 7,500,000 36,296,480 As at 31st March, 2020 (Rupees)	As at 31st March, 2019 (Rupees) 30,037,701 30,037,701 As at 31st March, 2019 (Rupees) 5,679,772 7,500,000 13,179,772 As at 31st March, 2019 (Rupees)	As at 31st March, 2018 (Rupees)



Particulars		For the	year ended 31s	t March 2020 (Ar	nount in Rupees)	
		Opening balance		ognized in it and loss	Recognized in OCI	Closing balance
Property, plant and equip	ment	42,74	48	81,962	-	124,710
Preliminary expenses		163,8	00	(58,094)	-	105,706
Others		1,978,0	057	786,849	-	2,764,905
Total		2,184,	605	810,717	-	2,995,321
Particulars		For the	year ended 31s	t March 2019 (Ar	mount in Rupees)	
		Opening balance		ognized in it and loss	Recognized in OCI	Closing balance
Property, plant and equip	oment	213,819	(171	071)	-	42,748
Preliminary expenses		-	163	5,800		163,800
Others		5,37,040		1,017		1,978,057
Total		750,859	1,433	3,746	-	2,184,605
Property, plant & equip	oment			As at	As at	As at
6				31st March 20	020 31st March 2019	1st April 201
Carrying amount: -				37,54,368	-	-
Office premises (Right o	f Use asset) (no	te 9.2)		11,59,254	3,56,630	2,86,980
Furniture & fixtures				11,39,234	3,30,030	2,00,900
Vehicles				11,95,264	6,78,782	57,267
Office equipment's				8,74,650	6,66,875	5,41,371
Computers				7,15,567	4,90,702	4,10,711
	Total			76,99,103	21,92,989	12,96,329
		In ·				
	Office Premises (Rupees')	Furniture & Fixtures (Rupees)	Vehicles (Rupees)	Office equipment's (Rupees)	Computers (Rupees)	Total (Rupees)
Cost or Deemed Cost:						
Balance as at 1st April, 2018	-	3,29,549	71,143	6,25,933	4,63,469	14,90,094
Additions during the				3,10,219	4,38,001	16,68,888



Balance as at 31st March, 2019	-	4,87,688	8,33,672	9,36,152	9,01,470	31,58,982
Additions during the year	62,17,092	10,81,381	10,00,557	4,94,048	8,65,795	96,58,873
Balance as at 31st March, 2020	62,17,092	15,69,069	18,34,229	14,30,200	17,67,265	1,28,17,855
Accumulated depreciation: -						
Balance as at 1st April, 2018	-	42,569	13,876	84,562	52,758	1,93,765
Charge for the year	-	88,489	1,41,014	1,84,715	3,58,010	7,72,228
Balance as at 31st March, 2019	-	1,31,058	1,54,890	2,69,277	4,10,768	9,65,993
Charge for the year	24,62,725	2,78,757	4,84,075	2,86,273	6,40,930	41,52,760
Balance as at 31st March, 2020	24,62,725	4,09,815	6,38,965	5,55,550	10,51,698	51,18,753
Carrying amount: -						
Balance as at 1st April, 2018	-	2,86,980	57,267	5,41,371	4,10,711	12,96,329
Balance as at 31st March, 2019	-	3,56,630	6,78,782	6,66,875	4,90,702	21,92,989
Balance as at 31st March, 2020	37,54,368	11,59,254	11,95,264	8,74,650	7,15,567	76,99,103

^{9.1} All the above property, plant & equipment are owned by the company unless specified otherwise.

9.2 Effective from 1st April, 2019, the Company adopted Ind AS 116 Leases and applied the same to all lease contracts existing on 1st April, 2019 using the modified retrospective approach with Right of Use asset recognized at an amount equal to the adjusted lease liability. As a result, comparatives for the year ended 31st March, 2019 have not been retrospectively adjusted. Accordingly, the Company recognises office premises as Right of Use asset representing its right to use the said office premises for the contracted lease term.

10.	Other intangible assets	As at 31st March, 2020 (Rupees)	As at 31st March, 2019 (Rupees)	As at 31st March, 2018 (Rupees)
	Carrying amount: -			
	Software	5,994,910	193,150	241,438
	Sub-total	5,994,910	193,150	241,438



	Intangible assets under development (software)	275,000	2,532,203	1,050,000
	Total	6,269,910	2,725,353	1,291,438
				Software (Rupees)
	Cost or Deemed Cost: -			
	Balance as at 1st April 2018			242,500
	Additions during the year			-
	Balance as at 31st March 2019			242,500
	Additions during the year			6,832,203
	Assets disposal/ written off during the year			-
	Balance as at 31st March 2020			7,074,703
	Accumulated Depreciation: -			
	Balance as at 1st April 2018			1,062
	Charge for the year			48,288
	Balance as at 31st March 2019			49,350
	Charge for the year			1,030,443
	Balance as at 31st March 2020			1,079,793
	Carrying amount: -			
	Balance as at 1st April 2018			241,438
	Balance as at 31st March 2019			193,150
	Balance as at 31st March 2020			5,994,910
11.	Other non- financial assets	As at 31st March, 2020 (Rupees)	As at 31st March, 2019 (Rupees)	As at 31st March, 2018 (Rupees)
1.	Other non- financial assets Capital advances to related parties (Note 23)			
11.		2020 (Rupees)		
1.	Capital advances to related parties (Note 23) Advances other than capital advances: -	2020 (Rupees) 25,000,000	2019 (Rupees)	2018 (Rupees)
1.	Capital advances to related parties (Note 23) Advances other than capital advances: - Security deposits	2020 (Rupees) 25,000,000 657,328	2019 (Rupees) - 170,328	2018 (Rupees) - 103,000
11.	Capital advances to related parties (Note 23) Advances other than capital advances: - Security deposits Advances to suppliers	2020 (Rupees) 25,000,000 657,328 956,745	2019 (Rupees)	2018 (Rupees)
11.	Capital advances to related parties (Note 23) Advances other than capital advances: - Security deposits Advances to suppliers Advance to employees	2020 (Rupees) 25,000,000 657,328 956,745 244,000	2019 (Rupees)	2018 (Rupees) - 103,000
11.	Capital advances to related parties (Note 23) Advances other than capital advances: - Security deposits Advances to suppliers Advance to employees Prepaid expenses	2020 (Rupees) 25,000,000 657,328 956,745	2019 (Rupees) - 170,328 512,282	2018 (Rupees)
11.	Capital advances to related parties (Note 23) Advances other than capital advances: - Security deposits Advances to suppliers Advance to employees Prepaid expenses Receivable from authorties (net)	2020 (Rupees) 25,000,000 657,328 956,745 244,000 594,181	2019 (Rupees)	2018 (Rupees)
11.	Capital advances to related parties (Note 23) Advances other than capital advances: - Security deposits Advances to suppliers Advance to employees Prepaid expenses	2020 (Rupees) 25,000,000 657,328 956,745 244,000	2019 (Rupees)	2018 (Rupees)
	Capital advances to related parties (Note 23) Advances other than capital advances: - Security deposits Advances to suppliers Advance to employees Prepaid expenses Receivable from authorties (net)	2020 (Rupees) 25,000,000 657,328 956,745 244,000 594,181 -	2019 (Rupees) 170,328 512,282 - 22,599 - 705,209 As at 31st March, 2019	2018 (Rupees)
	Capital advances to related parties (Note 23) Advances other than capital advances: - Security deposits Advances to suppliers Advance to employees Prepaid expenses Receivable from authorties (net) Other assets	2020 (Rupees) 25,000,000 657,328 956,745 244,000 594,181 - 27,452,254 As at 31st March,	2019 (Rupees) 170,328 512,282 - 22,599 - 705,209 As at 31st	2018 (Rupees)
12.	Capital advances to related parties (Note 23) Advances other than capital advances: - Security deposits Advances to suppliers Advance to employees Prepaid expenses Receivable from authorties (net) Other assets Payables Trade payables - total outstanding dues of micro enterprises and	2020 (Rupees) 25,000,000 657,328 956,745 244,000 594,181 - 27,452,254 As at 31st March,	2019 (Rupees) 170,328 512,282 - 22,599 - 705,209 As at 31st March, 2019	2018 (Rupees)
	Capital advances to related parties (Note 23) Advances other than capital advances: - Security deposits Advances to suppliers Advance to employees Prepaid expenses Receivable from authorties (net) Other assets Payables Trade payables	2020 (Rupees) 25,000,000 657,328 956,745 244,000 594,181 - 27,452,254 As at 31st March, 2020 (Rupees)	2019 (Rupees) 170,328 512,282 - 22,599 - 705,209 As at 31st March, 2019	2018 (Rupees) 103,000 500,000 291,725 100,136 994,861 As at 31st March, 2018 (Rupees)



13.	Borrowings (other tha	Borrowings (other than debt securities)								
					at 31st March, O (Rupees)	As at 31st Ma 2019 (Rupee			31st March, Rupees)	
	In India (at Amortized (<u>Cost)</u>								
	Term loans (secured)									
	- from banks			2	247,712,633	176,327,7	28		-	
	- from other non-banki	ng financial instit	tutions	1	110,328,325	188,678,1	45		-	
	Loans from related part	ies (unsecured)			-	-		2	3,412,336	
				3	358,040,958	365,005,8	373	2	3,412,336	
13.1	Terms and conditions of Term Loans from Bank 125% of loan value and repayable in equal instal	s are secured aga l equitable mortg ments from 60 to	ainst hypother gage of prope 96 months.	rty be	longing to prom	oters and other	group cor	npanies.	The same are	
13.2	Term Loans from othe 100% to 110% of loan repayable in equal instal	value, corporate	e guarantee o							
14.	Other financial liabilit				at 31st March, O (Rupees)	As at 31st Ma 2019 (Rupee	es)		31st March, Rupees)	
	Interest accrued on loan				395,761	697,31			-	
	Insurance of loan applic				786,140	938,40			900,213	
	Other expenses payable				2,872,073	5,257,17	74	1,	080,600	
	Lease liability (Note 9.2))			3,992,050	-			-	
					8,046,024	6,892,897	7	1,9	80,813	
15.	Provisions			As at 31 st March, 2020 (Rupees) As at 31 st Ma 2019 (Rupees)				31st March, Rupees)		
	Provisions on standard	Provisions on standard assets			2,160,805	1,901,736		415,686		
	Provisions on sub-stand			772,857		-			-	
	Provisions on doubtful				876,085	_			-	
					3,809,747	1,901,736	i		415,686	
16.	Other non financial lia	abilities			at 31st March,	As at 31st Ma			31st March,	
	D 11			2020	O (Rupees)	2019 (Rupee		2018 (Rupees)	
	Payable to authorities (n	iet)			915,438	1,099,69	1/		-	
	Security deposits				170,274	1 000 (0	7			
17	Essite alson conital	As at 31st Mar	1- 2020		1,085,712 As at 31st Ma	1,099,69		 	1 2010	
1 /	Equity share capital		1			1	As at 1		1	
	Authorized shares	Nos.	(Rupees	5)	Nos.	(Rupees)	No	s.	(Rupees)	
	Equity shares of Rs. 10 each with voting rights	6,00,00,000	60,00,00,0	00	5,00,00,000	50,00,00,000	2,50,00),000	25,00,00,000	
	Issued, subscribed and fully paid- up shares	4,99,23,000	49,92,30,0	00	4,51,10,000	45,11,00,000	1,80,50),000	18,05,00,000	
7.1	Reconciliation of number of equity	As at 31st Mar	rch 2020		As at 31st Ma	rch 2019	As at 1	lst Apri	2018	
	shares and amount outstanding Equity Shares	Nos.	(Rupees	s)	Nos.	(Rupees)	No	s.	(Rupees)	
	- At the beginning of the period	4,51,10,000	45,11,00,0	00	1,80,50,000	18,05,00,000	1,05,00	0,000	10,50,00,000	



- Issued during the year (Right Issue)#	48,13,000	4,81,30,000	2,70,60,000	27,06,00,000	75,50,000	7,55,00,000
Total Outstanding at the end of the period	4,99,23,000	49,92,30,000	4,51,10,000	45,11,00,000	1,80,50,000	18,05,00,000

#The Company allotted equity shares of Rs. 10 each at par pursuant to the scheme of right issue during the relevant FY(s) as specified above.

17.2 Terms and rights attached to equity shares

The company has issued only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to vote per share. The company declares and pays dividend if any, in Indian Rupees. The dividend proposed by the Board of Directors is subject to approval of the shareholders in the ensuing Annual General Meeting.

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 the preferential amount. The distribution will be in proportion to the number of equity shares held by the shareholder.

17.3	Shares held by the holding Company	As at 31st March 2020		As at 31st March 2019		As at 1st April 2018	
		Nos.	% holding	Nos.	% holding	Nos.	% holding
	India Finsec Limited	3,97,15,0	79.55%	3,94,95,0	87.55%	1,72,00,0	95.29%
		00		00		00	
17.4	Details of shareholders holding more than 5%			h 2020 As at 31st March 2019		As at 1st April 2018	
	shares in the Company: -	Nos.	% holding	Nos.	% holding	Nos.	% holding
	India Finsec Limited	3,97,15,0 00	79.55%	3,94,95,0 00	87.55%	1,72,00,0 00	95.29%
	Mr. Gopal Bansal	53,88,00 0	10.79%	33,55,00 0	7.44%	-	0.00%
	Mrs. Sunita Bansal	29,40,00 0	5.89%	9,00,000	2.00%	-	0.00%

As per records, registers and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

18.	Other Equity As at 31st March 2020 (Rupees)			As at 31st March 2019 (Rupees)					
	Statutory Reserve								
	(In terms of section 29C of the NHB Act, 1987 and Se	c 36(1)(viii) of Inco	ome Tax Act, 1961)						
	Balance as per last financial statements	5,739,013		-					
	Add: Transferred during the year	7,678,396		5,739,013					
	Net Balance of Special Reserve		13,417,409		5,739,013				
	Securities Premium								
	Opening balance	-		-					
	Add: addition/(deletion) during the year	1,925,200		-					
	Closing balance		1,925,200		-				
	Retained earnings								
	Opening balance	7,325,950		(2,149,384)					
	Add: Profit/(loss) for the year	42,353,137		16,700,397					



	<u> </u>		242,553	18,23	
	Other employee benefits	1	,245,540	9'	71,838
	Staff welfare expenses		521,546	1.	57,704
	Contribution to provident and other funds	1	,285,167	4	70,848
	Salaries and wages		,190,300	14,3	56,411
	Director remuneration		-	· ·	75,000
21.	Employee benefits expenses		ar ended on 31st h 2020 (Rupees)	31s	ear ended or t March 2019 (Rupees
		71,5	- 1 - 3 - 4 - 0 - 7	7,07	1,070
	interest expense on lease natimites (1vote 7.2)	A1 C	73,209	9.67	1,590
	- Interest expense on lease liabilities (Note 9.2)		157,957	7,0	
	- Interest on borrowings	41	,815,252	9.6	71,590
20.	Finance cost On financial liabilities measured at amortised cost		ar ended on 31st h 2020 (Rupees)		ear ended or t March 2019 (Rupees
		151,724,	773	66,771,639	9
	Surplus from deployment in cash management scheme Mutual Fund		9,216	563,68	
	Processing & other fee	13,89	•	10,524,0	
	- on fixed deposits),059	1,061,40	
	- on cash collateral		4,818	7,42	
	Interest income (amortised cost) - on loans	132,81	5 795	54,615,02	24
19.	Revenue from operatio		ar ended on 31st h 2020 (Rupees)		ear ended on t March 2019 (Rupees)
	profit every year to reserve before any dividend is desection 36(1)(viii) of the Income Tax Act,1961 is consi withdrawal from Statutory Reserve in foreseeable future	eclared. For this podered to be an eligi	urpose, any Specia	l Reserve created	d by it under
8.1	As per section 29C of the National Housing Bank Ac	t. 1987, the compa		ransfer at least 2	
	Closing balance		425,994 55,861,283		27,213 13,092,17 6
	Add: addition/(deletion) during the year	398,781		27,213	
	Opening balance	27,213		-	
	Equity instruments through other comprehensive income				
	Closing balance		40,092,681		7,325,950
	Less: Appropriation to Statutory reserve	(7,678,396)		(5,739,013)	
	Act, 1987				

22.	Other expenses	For the year ended on 31st March 2020 (Rupees)	For the year ended on 31st March 2019 (Rupees)
	Advertisement expenses	194,457	161,372
	Payments to Auditors		
	- for statutory audit	145,000	45,000
	Car insurance	41,561	10,858
	Commission expenses	1,099,476	2,071,066
	Conveyance expenses	1,474,910	806,366
	Documentation & stamp charges	121,476	757,120
	Fee & subscriptions	1,571,549	2,857,271
	GST reversal u/s 42	1,806,343	1,122,575
	Interest on government dues	457,982	2,514
	Legal & technical charges	1,308,810	1,270,850
	Branch opening expenses	79,349	-
	Professional charges	2,620,897	1,591,477
	Rent expenses	927,750	1,519,000
	Software expenses	9,800	1,050,000
	Tour & travelling expenses	602,911	144,146
	Valuation report charges	1,484,301	1,279,800
	Other expenses	6,790,816	1,545,666
		20,737,387	16,235,081

23. Related parties: -

As per IND AS 24, the disclosures of transactions with the related parties are given below: -

(a) List of related parties where control exists and also related parties with whom transactions have taken place and relationship:-

(i)	Holding Company	India Finsec Limited
(ii)	Key Management Personnel	Mr. Gopal Bansal (Managing Director)
		Ms. Sunita Bansal (Director)
		Mr. Arvinder Singh (Director)
		Mr. Saurabh Chhabra (Director)
		Ms. Purva Mangal (Director)
		Mr. Gaurav Suri (Director)
		Ms. Prerna Matta Arora (CFO)
		Ms. Varsha Bharti (Company Secretary)
(iii)	Relatives of Key Management Personnel	Gopal Bansal HUF
		Ms. Kriti Suri



(b) Following transactions are made with the related parties covered under Ind AS- 24 on "Related Parties Disclosure":

	Transaction with	Nature of	Transactions during the year		Balances as at		
		Transaction					
			31/03/2020	31/03/2019	31/03/2020	31/03/2019	
			(Rs.)	(Rs.)	(Rs.)	(Rs.)	
(i)	Holding Company: -	- 1		· · · · · · · · · · · · · · · · · · ·		· · · · ·	
	India Finsec Limited	Interest paid	Nil	29,36,987	Nil	Nil	
		Loan taken	Nil	15,33,00,000	Nil	Nil	
		Loan repaid	Nil	17,67,12,336	Nil	Nil	
		Allotment of equity shares	22,88,0000	Nil	Nil	Nil	
(ii)	Key Managerial Personnel						
	Mr. Gopal Bansal	Director remuneration	4,83,333	6,00,000	1,00,000	Nil	
		Interest paid	Nil	10,520	Nil	Nil	
		Loan taken	Nil	32,00,000	Nil	Nil	
		Loan repaid	Nil	32,00,000	Nil	Nil	
		Allotment of equity shares	2,11,43,200	Nil	Nil	Nil	
	Ms. Sunita Bansal	Rent paid	4,50,000	4,56,950	Nil	6,950	
		Director remuneration	10,00,000	8,25,000	1,00,000	Nil	
		Advance given	2,10,00,000	41,00,000	1,25,00,000	Nil	
		Advance received back	85,00,000	41,00,000	Nil	Nil	
		Allotment of Equity share	2,12,16,000	Nil	Nil	Nil	
	Mr. Gaurav Suri	Director remuneration	11,25,172	7,80,000	Nil	Nil	
		Allotment of equity share capital	13,00,000	Nil	Nil	Nil	
	Ms. Prerna Matta Arora	Salary	11,93,296	7,59,387	76,474	Nil	
	Ms. Varsha Bharti	Salary	5,37,466	4,14,862	46,597	41,435	
(iii)	Relatives of Key Managem	nent Personnel: -	1	1			
		Salary	7,00,000	2,77,740	70,000	Nil	
	Ms. Kriti Suri	Allotment of equity shares	22,36,000	Nil	Nil	Nil	
	Gopal Bansal HUF	Rent paid	4,50,000	4,56,950	Nil	6,950	
		Allotment of Equity shares	18,72,000	Nil	Nil		
		Advance given	1,25,00,000	41,00,000	1,25,00,000	Nil	
		Advance received back	Nil	41,00,000	Nil	Nil	



24. Based on and to the extent of the information received by the Company from the suppliers regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) and relied upon by the auditors, the relevant particulars as at the year-end are furnished below:

Particulars	31/03/2020	31/03/2019	1/04/2018
Principal amount due remaining unpaid	15,871	Nil	10,620
Interest due on above remaining unpaid	Nil	Nil	Nil
Amount of interest paid by the buyer in terms of section 16 of the Micro,	Nil	Nil	Nil
Small and Medium Enterprises Development Act, 2006, along with the			
amount of the payment made to the supplier beyond the appointed day during			
each accounting year			
Amount of interest due and payable for the period of delay in making payment	Nil	Nil	Nil
(which have been paid but beyond the appointed day during the year) but			
without adding the interest specified under the Micro, Small and Medium			
Enterprises Development Act, 2006			
Amount of interest accrued and remaining unpaid at the end of each	Nil	Nil	Nil
accounting year			
Amount of further interest remaining due and payable even in the succeeding	Nil	Nil	Nil
years, until such date when the interest dues above are actually paid to the			
small enterprise, for the purpose of disallowance of a deductible expenditure			
under section 23 of the Micro, Small and Medium Enterprises Development			
Act, 2006			

25.	Additional Disclosures In Terms of	of NHB Guidelines					
25.1	Capital Amount in Rupees)						
	Particulars	For the year ended on 31st March 2020		year ended March 2019	For the year ended on 1st April 2018		
	CRAR (%)	124.38%	13	32.89%	396.90%		
	CRAR-Tier I Capital (%)	123.89%	13	32.35%	395.97%		
	CRAR-Tier II Capital (%)	0.49%	().55%	0.93%		
	Amount of subordinated debt raised as Tier-II Capital	-		-	-		
	Amount raised by issue of Perpetual Debt instruments	-		-	-		
25.2	Reserve Fund u/s 29C of NHB Act, 1987 (Amount in Rupees)						
23.2	Particulars	For the year ended or March 2020	For the year ended on 31st March 2019		For the year ended on 1st April 2018		
	Balance at the beginning of the year						
	a) Statutory reserve fund u/s 29C of NHB Act, 1987	-		-	-		



	b) Amount of special reserve u/s	5,739,013	-	-
	36(1)(viii) of income tax act 1961			
	taken into account for the			
	purposes of statutory reserve u/s 29C of NHB Act,1987			
	Total	5,739,013		_
	1000	3,737,013		
	A 1 1'.' / A '.' / XV/'.1 1 1			1
	Addition/Appropriation/Withdrawal during the year			
	Add:	<u> </u>		
	a)Amount transferred u/s 29C of the		_	_
	NHB Act,1987	- 4-0.00		
	b) Amount of special reserve u/s	7,678,396	5,739,013	-
	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			
	Less:			
	a) Amount appropriated from the	-	_	-
	statutory reserve u/s 29C of the NHB Act, 1987			
	b) Amount withdrawn from the special	_		_
	reserve u/s 36(1)(viii) of Income Tax			
	Act, 1961 taken into account 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	-	-	-
	b) Amount of special reserve u/s	13,417,409	5,739,013	-
	36(1)(viii)of Income Tax Act, 1961 taken			
	into account for the purposes of			
	statutory reserve u/s 29C of the NHB			
	Act, 1987	10.117.100	5.500.040	
25.2	Total	13,417,409	5,739,013	- (4 · D ·)
25.3	Investments			(Amount in Rupees)
	Particulars	For the year ended on	For the year	For the year ended on
		31st March 2020	ended on	1st April 2018
			31st March	
	Value of Investments		2019	
	(i) Gross value of investments			
	(a) In India	30,919,761	30,037,701	-
	(b) Outside India	-	-	-
	(ii) Provision for depreciation			
	(a) In India	-	-	-
	(b) Outside India	-		-
			-	
	(iii) Net value of investments	20.040.711	20.027-21	
	(a) In India (b) Outside India	30,919,761	30,037,701	-



	Movement of provision held							
	towards depreciation on investments							
	(i) Opening balance	Not Applicable	Not Applicable	Not Applicable				
	(ii) Add: Provisions made during the year	Not Applicable	Not Applicable	Not Applicable				
	(iii) Less: Write-off / written-bank of excess provisions during the year	Not Applicable	Not Applicable	Not Applicable				
	(iv) Closing balance	Not Applicable	Not Applicable	Not Applicable				
25.4	Derivatives							
25.4.1	Forward Rate Agreement (FRA) / 1	Interest Rate Swap (IRS)	(2	Amount in Rupees)				
	Particulars	For the year ended on 31st March 2020	For the year ended on 31st March 2019	For the year ended on 1st April 2018				
	(i) The notional principal of swap agreements	Not Applicable	Not Applicable	Not Applicable				
	(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	Not Applicable	Not Applicable	Not Applicable				
	(iii) Collateral required by the HFC upon entering into swaps	Not Applicable	Not Applicable	Not Applicable				
	(iv) Concentration of credit risk arising from the swaps \$	Not Applicable	Not Applicable	Not Applicable				
	(v) The fair value of the swap book @	Not Applicable	Not Applicable	Not Applicable				
	Note: Nature and terms of the swaps including information on credit and market risk and the accounting policies adopted for recording the swaps should also be disclosed.							
	\$ Examples of concentration could be exposures to particular industries or swaps with highly geared companies.							
	@ If the swaps are linked to specific assets, liabilities, or commitments, the fair value would be the estimated amount that the HFC would receive or pay to terminate the swap agreements as on the balance sheet date.							
25.4.2	Exchange Traded Interest Rate (IR) Derivative							
	Dord's Long	(Amount						
	Particulars	Amount						
	(i) Notional principal amount of excha	Not Applicable						
	(ii) Notional principal amount of exchange March 2020 (instrument-wise)			Not Applicable				
	(iii) Notional principal amount of exch	ange traded IR derivatives outstar	nding and not "highly	Not Applicable				



	(iv) Mark-to-market valu effective" (instrument-wi	e of exchange traded IR deri se)	vatives ou	itstanding and not "highl	у	Not Applicable	
25.4.3	Disclosures on Risk Ex	xposure in Derivatives					
Α.	Qualitative Disclosure Company has no exposure in Derivatives. Hence Clause 25.4.3 is not Applicable						
В.	Quantitative Disclosure (Amount in Rupees)						
	Particulars		C	Currency Derivatives		Interest Rate Derivatives	
	(i) Derivatives (Notional	Principal Amount)		Not Applicable		Not Applicable	
	(ii) Marked to Market Po	sitions [1]		Not Applicable	Not Applicable		
	(a) Assets (+)			Not Applicable	1	Not Applicable	
	(b) Liability (-)			Not Applicable		Not Applicable	
	(iii) Credit Exposure [2]			Not Applicable	Not Applicable		
	(iv) Unhedged Exposures Not Applicable			Not Applicable		Not Applicable	
25.5	Securitisation				(Amount in Rupees)		
25.5.1	Particulars				Amo	ount	
	1. No of SPVs sponsored by the HFC for securitisation transactions					Not Applicable	
	2. Total amount of securitised assets as per books of the SPVs sponsored				Not Applicable		
	3. Total amount of exposures retained by the HFC towards the MRR as on the date of balance sheet				Not Applicable		
		t exposures towards credit en	nhanceme	ents	Not Applicable		
	(II) On-balance sheet exposures towards credit enhancements					Not Applicable	
	4. Amount of exposures to securitisation transactions other than MRR					Not Applicable	
	(I) Off-balance sheet exposures towards credit Enhancements				Not Applicable		
	a) Exposure to own securitizations				Not Applicable		
	b) Exposure to third party securitisations				Not Applicable		
	(II) On-balance sheet exposures towards credit enhancements				Not Applicable		
	a) Exposure to own securitisations				Not Applicable		
	b) Exposure to third party securitisations				Not Applicable		
	*Only the SPVs relating to outstanding securitisation transactions may be reported here						
25.5.2	Details of Financial Assets sold to Securitisation / Reconstruction Company for Asset Reconstruction						
	Particulars For the year ended on 31st March 2020		31st	For the year ended on 31st March 2019		(Amount in Rupees) For the year ended on 1st April 2018	
	(i) No. of accounts Not Applicable Not Applicable			Not Applicable			



	(ii) Aggregate value	Not Applicable	Not Applicable		Not Applicable			
	(net of provisions)	пот пррисавіе	Not Applicable		Not Applicable			
	of accounts sold to							
	SC / RC							
	(iii) Aggregate	Not Applicable	Not Applicable		Not Applicable			
	consideration	11	ĪĪ		FF			
	(iv) Additional	Not Applicable	Not Applicable		Not Applicable			
	consideration							
	realized in respect of							
	accounts transferred							
	in earlier years	N. A. P. 11	NT A 12 11	NT / A 1' 11				
	(v) Aggregate gain /	Not Applicable	Not Applicable		Not Applicable			
	loss over net book							
	value							
5.5.3	Details of Assignment transactions undertaken by HFCs (Amount in Rupees)							
	Particulars	For the year ended on 31st March 2020	For the year ended on 31st March 2019					
	(i) No. of accounts	Not Applicable	Not Applicable	No	t Applicable			
	(ii) Aggregate value	Not Applicable	Not Applicable	Not Applicable				
	(net of provisions)							
	of accounts assigned							
	(iii) Aggregate consideration	Not Applicable	Not Applicable		Not Applicable			
	(iv) Additional	Not Applicable	Not Applicable	No	Not Applicable			
	consideration							
	realized in respect of							
	accounts transferred							
	in earlier years	NI-t A1:1-	NI - + A 1: 1-1 -	NI.	. A1:1-1-			
	(v) Aggregate gain / loss over net book	Not Applicable	Not Applicable	INO	Not Applicable			
	value							
25.5.4	Details of non-performing financial assets purchased / sold							
	F 33333		,					
Α.	Details of non-performing financial assets purchased: (Amount in Rupees)							
	Particulars	For the year ended on 31st March 2020	For the year ended or 31st March 2019	n	For the year ended on 1st April 2018			
	1. (a) No. of	-	-		-			
	accounts purchased							
	during the year							
	(b) Aggregate outstanding	-	-		-			
	2. (a) Of these,	-	-		-			
	number of accounts							
	restructured during							
	the year	_						
	(b) Aggregate outstanding	-	-		-			
3 .	Details of Non-performing Financial Assets sold: (Amount in Rupees)							
					For the year ended on			
	Particulars	For the year ended on 31st		For the year ended on				
		March 2020	31st March 2019		1st April 2018			



	1. No. of accounts	-	-	-				
	sold							
	2. Aggregate	-	-	_				
	outstanding							
	3. Aggregate	_	_	_				
	consideration							
	received							
25.6								
25.6.1	Exposure Exposure to Real Estate Sector (Amount in Rupees)							
23.0.1	Particulars	For the year ended on 31st	(Amount in Rupees) For the year ended on For the year ended on					
	Farticulars	March 2020	For the year ended on 31st March 2019	1st April 2018				
	Category							
	A)Direct Exposure							
	(i) Residential							
	Mortgages -							
	Lending fully	_	_	_				
	secured by	_	_	_				
	mortgages on							
	residential property							
	that is or will be							
	occupied by the							
	borrower or that is							
	rented; (Individual							
	housing loans up to							
	15 lakh may be							
	shown separately)							
	(ii) Commercial							
	Real Estate -							
	Lending secured by	-	-	-				
	mortgages on							
	commercial real							
	estates (office							
	buildings, retail							
	space, multi-purpose							
	commercial							
	premises, multi-							
	family residential							
	buildings, multi-							
	tenanted commercial							
	premises, industrial							
	or warehouse space,							
	hotels, land							
	acquisition,							
	development and							
	construction, etc.).							
	Exposure would also							
	include non-fund							
	based (NFB) limits;							
 	(iii) Investments in							
	Mortgage Backed							
	Securities (MBS) and							
	other securitised							
	exposures -							
	a) Residential	-	-	-				



	b) Commercial			
	Real Estate	-	_	-
	B) Indirect			
	Exposure			
	Fund based and	-	-	-
	non-fund based			
	exposures on			
	National Housing			
	Bank (NHB) and			
	Housing Finance			
	Companies (HFCs)			
25.6.2	Exposure to Capital M	arket		(Amount in Rupees)
	Particular	For the year ended on 31st	For the year ended on	For the year ended on
		March 2020	31st March 2019	1st April 2018
	(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;			
	(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 bolids,			
	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					
	Capital Halliet	<u> </u>				
25 (2	Dataila affirmation of					
25.6.3		parent company products	1			
	As the parent company is	s NBFC, no financing of parent comp	any products is done.			
25.6.4	Details of Single Borro	wer Limit (SGL) / Group Borrowe	r Limit (GBL) exceeded by the	ne HFC		
	5 · · · · · · · · · · · · · · · · · · ·					

Page 100



	There is no deferment of revenue recognition.					
6.8	Revenue Recognition					
	Changes in Accounting Policies	Nil				
	Prior Period Items	Nil				
	Net Profit for the period (before tax)	54,588,421				
	Particulars	(Amount in Rupees,				
6.7	Net Profit or Loss for the period, prior period items and changes in accounting policies					
	As provided in Board of Directors' Report.					
6.6	Management					
	Detailed information furnished under Notes to Accounts (please refer Note No. 23)					
6.5	Remuneration of Directors					
	CARE rating agency has rated the Company "BB+" Stable (Double B Plus; Outlook: Stable) during the year for proposed Long-term Bank Facilities up to a limit of Rs. 50 crores. The validity of this rating is upto 6th of february, 2020. However, the Company has applied for further appraisal and is awaiting response.					
6.4	Rating assigned by Credit Rating Agencies and migration of rating during the year					
	Detailed information furnished under Note No. 23					
5.3	Related party Transactions					
	The first of the contract of company of the min outer regulation.					
J. <u>Z</u>	No penalty has been imposed on Company by NH.					
5.2	Company has taken registration under the FIU-IND (Financial Intelligence Unit of India) during the year. Disclosure of Penalties imposed by NHB and other regulators					
5.1	Registration obtained from other financial sector regulators					
5	Miscellaneous					
	None of the Advances of Company are reckoned a	s unsecured.				
5.6.5	Unsecured Advances					



	NI-4 A1:1-1-	<u> </u>			T					
	Not Applicable.									
26.10	The world witnesses the outbreak of the Novel Corona Virus (COVID-19), an infectious disease which World Heath Organisation declared as a global pandemic. The disease engulfed the entire globe, leading to loss of human lives in millions and economic losses in trillions. India responded to this crises with a nationwide lockdown with effect from 24 March, 2020 which continues in major cities across the country. The extent to which this pandemic will impact the business and financial result 5 of the Company, at this point of time, depends on future developments which are highly uncertain.									
	on asset classificat offered a morator installment fatting such, in respect of wherever granted, Regulatory income The company has	The RBI on March 27, 2020; April 17, 2020; May 6, 2020 and May 23, 2020 announced 'COVID" 19 Regulatory Package' on asset classification and provisioning. In terms of the guidelines given in the aforesaid RBI circulars, the company has offered a moratorium option to its borrowers whose accounts are standard as on 29th Feb, 2020, from payments of installment fatting due between 01st March 2O2O to 31st August 2020. As such, in respect of all accounts classified as standard as on 29th February 2020, even if overdue, the moratorium period, wherever granted, has been excluded from the number of days past-due for the purpose of asset classification under Regulatory income Recognition and Asset Classification norms (IRAC) as of March 31, 2020. The company has opted for dispensation of spreading the provisions over two quarters.								
7	Additional Disclo	osures								
27.1	Provisions and Contingencies									
	(Amount in Rupees)									
	Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account		For the year March 2020	For the year ended on 31st March 2020		For the year ended on 1st April 2018				
	1. Provisions for depreciation on					-	=			
	investment 2. Provision made towards Income tax		13,04	13,046,000		387,540				
	3. Provision towards NPA			-	-	-				
	4. Provision for Standard assets (with details like teaser loan, CRE, CRE-RH etc.)		2,160),805	1,901,736	415,	,686			
	5. Provision for Sub-standard assets		772	772,857		-				
	6. Provision for Doubtful assets		876,085		-	-				
	7. Other Provision and Contingencies (with details)			-		-				
						(Amount in Rupees)				
			Hou	sing						
27.1	Break up of For the year end Loan & 31st March 2020			led on For the year 31st March 2		For the year ended on 1st April 2018				
	Advances and Provisions thereon	Housing Loan	Non- Housing Loan	Housing Loan	Non- Housing Loan	Housing Loan	Non- Housing Loan			
	Standard Assets									
	a) Total Outstanding	663,952,362	117,914,032	619,104,880	82,025,449	99,136,816	2,854,134			



	Amount									
	b) Provisions									
	made	1,683,954	476,851	1,570,067	331,669	404,068	11,618			
	Sub-Standard	1,000,701	110,001	1,0 / 0,00 /	001,000	101,000	11,010			
	Assets									
	a) Total			_	_					
	Outstanding		_			_				
	Amount	5,054,032								
	b) Provisions	3,034,032		_	_					
	made	772,857	_	_	-	_				
	Doubtful	112,031				-				
	Assets –									
	Category-I									
	a) Total									
	Outstanding			_	-					
	Amount	2 427 667	-			-				
		3,437,667								
	b) Provisions	077,005		-	-					
	made	876,085	-			-				
	Doubtful									
	Assets –									
	Category-II									
	a) Total	-		-	-					
	Outstanding		-			-				
	Amount									
	b) Provisions	-		-	-					
	made		-			-				
	Doubtful									
	Assets –									
	Category-III									
	a) Total	-		-						
	Outstanding					-				
	Amount									
	b) Provisions	-		-						
	made					-				
	Loss Assets									
	a) Total									
	Outstanding	-		_						
	Amount					-				
	b) Provisions									
	made	-		_		_				
		any is doing the bu	sinoss of			+-				
			SHIESS OF							
	Housing finance o	шу.		1						
	Draw Down from	Reserves								
	Company has not drawn any amount from reserves.									
	* *	Public Deposits,		sures and NPAs						
	Somethiation of	Table Deposits,	пачинесь, пароз	, area and 111113						
1	Composition	Duklia Danishi	Gon Daylett - Don	dt talein - /1 -1 11	~ ITEC-/					
.1	Concentration of	Public Deposits (tor Public Depos	sit taking/noiding	- •					
_	(Amount in Rupees)									



	Particulars	For the year ended 31st March 2020				For the year ended on 1st April 2018			
	Total deposits of twenty largest depositors	Not Applicable	No	Not Applicable		No	Not Applicable		
	Percentage of deposits of twenty largest depositors to total deposits of the HFC	Not Applicable	No	t Applicable	2	No	ot Applicable		
27.3.2	Concentration of Lo	oans & Advances					(Amount in Rupees)		
	Particulars	For the year ended March 2020	on 31st	For the 31st Man	year ended or ch 2019	1	For the year ended on 1st April 2018		
	Total loans & advances to twenty largest borrowers Percentage of loans & advances of twenty largest borrowers to total	98,649,479		12	6,721,954		45,800,921		
	advances of the HFC	12.48%			18.07%		44.91%		
27.3.3		Exposure (including	off-balance s				(Amount in Rupees)		
	Particulars		For the ye ended on 3 March 202	1st	For the ye ended on 3 March 2019	1st	For the year ended on 1st April 2018		
	Total exposure to two borrowers/customers		98,649	,479	126,721	,954	45,800,921		
	Percentage of exposure borrowers / customers of the HFC on borrowers	rs to total exposure							
			12.48	0%	18.07	70/0	44.91%		
27.3.4	Concentration of N	PAs					(Amount in Rupees)		
	Particulars		For the ye ended on 3 March 202	1st	For the ye ended on 3	1st	For the year ended on 1st April 2018		
	Total exposure to top	ten NPA accounts	8,491,699		Nil		Nil		
27.3.5	Sector-wise NPAs						(Amount in Rupees)		
	Sector						Percentage of NPAs to Total Advances in that sector		



	A. Housing Loans:				
	1. Individuals			1.26%	
	2. Builders/Project Loans			Nil	
	3. Corporates			Nil	
	4. Others (specify)			Nil	
	B. Non-Housing Loans:				
	1. Individuals			Nil	
	2. Builders/Project Loans			Nil	
	3. Corporates			Nil	
	4. Others (specify)			Nil	
27.4	Movement of NPAs		(A	mount in Rupees)	
	Particulars	For the year ended on 31st March 2020	For the year ended on 31st March 2019	For the year ended on 1st April 2018	
	(I) Net NPAs to Net Advances (%)	0.87%	-	-	
	(II) Movement of NPAs (Gross)				
	a) Opening balance	-	-	-	
	b) Additions during the year	15,233,381.00	-	-	
	c) Reductions during the year	6,741,682.00	-	-	
	d) Closing balance	8,491,699.00	-	-	
	(III) Movement of Net NPAs				
	a) Opening balance	-	-	-	
	b) Additions during the year	12,910,892.90	-	-	
	c) Reductions during the year	6,068,136.20	-	-	
	d) Closing balance	6,842,756.70	-	-	
	(IV) Movement of provisions for NPAs (excluding provisions on standard assets)				
	a) Opening balance	-	-	-	
	b) Provisions made during the year	2,322,488.10	-	-	
	c) Write-off/write-back of excess provisions	673,545.80	-	-	
	d) Closing balance	1,648,942.30	-	-	
27.5	Overseas Assets		(An	(Amount in Rupees)	
	Particulars	For the year ended on 31st March 2020	For the year ended on 31st March 2019	For the year ended on 1st April 2018	
	Overseas Assets	_	_	_	



27.6	Off-balance Sheet SPVs sponsored (which are required to be consolidated as per accounting Norms)								
	Name of the SPV sponsored								
	Domestic	Overseas							
	Not Applicable		Not Applica	able					
			<u> </u>						
28	Disclosure of Complaints								
	26.1) Customers Complaints								
	Particulars	For the year ended on 31st March 2020	For the year ended on 31st March 2019	For the year ended on 1st April 2018					
	a) No. of complaints pending at the beginning of the year	-	-	-					
	b) No. of complaints received during the year	-	1	-					
	c) No. of complaints redressed during the year	-	1	-					
	d) No. of complaints pending at the end of the year	-	-	-					
29	Pursuant to the refinancing arrangement with NHB, the Company has provided a non-disposal undertaking from the Promoter Entity with respect to their shareholdings in the Company, personal guarantee from Managing Director of the Company Mr. Gopal Bansal and corporate guarantee from India Finsec Limited (promoter entity).								
30	The Company has received a letter dated May 27, 2020, from the National Housing Bank containing observations emanating from the inspection carried out by NHB, for the purpose of refinance under LIT and Regular Scheme, as per the provisions of the National Housing Bank Act, 1987. NHB has directed the Company to provide a specific response to all the observations within a period of 7 days. The management partially concur with the observation of the NHB and provided an appropriate response within the stipulated time. In view of these financial statements being prepared using Indian Accounting Standards (Ind AS) while the NHB observations relate to numbers compiled on the basis of regulatory guidelines, the Management believes that the aforesaid observations may not have any implications on the financial statements.								
31	Appointment of Ms. Gunjan Jain as the Principal Officer of the Company under NHB Regulations, 1987 and Financial Intelligence Unit (FIU) IND.								

32. Particulars	31/03/2020 (Rs.)	31/03/2019 (Rs.)
Foreign currency earnings, expenditures and outgo	Nil	Nil
33. Particulars	31/03/2020 (Rs.)	31/03/2019 (Rs.)
Contingent liabilities not provided for	Nil	Nil

34. The Ind AS financial statements were approved for issue by the Board of Directors on 23rd day of June, 2020.



- 35. Previous Year's Figures have been re- arranged or re- grouped wherever considered necessary.
- 36. Figures in brackets indicate negative (-) figures.

Signed for the purpose of Identification

FOR AJAY RATTAN& CO., CHARTERED ACCOUNTANTS FRN. 012063N For and on behalf of Board of Directors of IFL Housing Finance Limited

CA AJAY AGGARWAL Partner Membership No. 090975 Gopal Bansal Managing Director DIN: 01246420 Sunita Bansal Director DIN: 02801660

New Delhi, the 23rd day of June,2020

Prerna Matta Arora CFO PAN: BAMPM7263C



ADDENDUM TO NOTES TO ACCOUNTS FORMING PART OF FINANCIAL STATEMENTS

After signing of the audited financials, it has been observed that some of the disclosures have not been given in the notes to the accounts for the year ended 31st March 2020, which should have been done in terms of various circulars or notifications issued by the National Housing Bank. It has been also observed that some provisions have been made by lesser amount or had not been made in accordance with the National Housing Bank guidelines. The Board hereby attaches an "Addendum to Notes to accounts forming part of Financial statements" along with Notice of Annual general Meeting to be held on 20th November, 2020 for the financial year 2019-20 to disclose all the facts to the shareholders, lenders, regulators & all other stake holders of the company so that they can understand the actual impact of all those disclosures & provisions on the company.

1. <u>DISCLOSURE IN FINANCIALS REGARDING PERCENTAGE OF LOAN MORTGAGED FOR GOLD</u> BY OUTSTANDING TOTAL ASSETS

The Company has not given any Gold Loan / loan against deposition of gold during the year.

2. <u>DISCLOSURE IN FINANCIALS REGARDING DIRECT AND INDIRECT EXPOSURE TO REAL</u> ESTATE SECTOR

Breakup of exposure to Real Estate Sector is as under:-

	For the year ended	For the year ended	For the year ended
Particulars	on	on	on
	31st March 2020	31st March 2019	1st April 2018
Category			
A)Direct Exposure			
(i) Residential Mortgages -			
Lending fully secured by mortgages on			
residential property that is or will be occupied	783,789,212	689,714,652	103,921,358
by the borrower or that is rented;			
Out of Above Individual housing loans up to 15			
lakh	395,850,702	300,218,477	36,415,362
(ii) Commercial Real Estate -			
Lending secured by mortgages on commercial			
real estates (office buildings, retail space,	28,192,986	27,024,949	-
multi-purpose commercial premises, multi-			
family residential buildings, multi-tenanted			
commercial premises, industrial or warehouse			
space, hotels, land acquisition, development			
and construction, etc.). Exposure would also			
include non-fund based (NFB) limits;			
(iii) Investments in Mortgage Backed			
Securities (MBS) and other securitised			
exposures -			
a) Residential			-
	=	-	
b) Commercial Real Estate			-
	-	-	
B) Indirect Exposure			
Fund based and non-fund based exposures on			-
National Housing Bank (NHB) and Housing	-	-	
Finance Companies (HFCs)			



*Real Estate Exposure is being calculated on the basis of actual amount receivable along with Interest accrued but not due as on 31.03.2020, and not on the basis of IND AS Value.

3. <u>DISCLOSURE ON ASSETS LIABILITY MANAGEMENT (MATURITY PATTERN OF CERTAIN ITEMS OF ASSETS AND LIABILITIES)</u>

ALM Reporting is not applicable on the HFC for the year ended 31 March 2020

Particulars	Up to 30/31 days (one month)	Over 1 month & up to 2 months	Over 2 months & up to 3 months	Over 3 months & up to 6 months	Over 6 months & up to 1 year	Over 1 year & up to 3 years	Over 3 years & up to 5 years	Over 5 years & up to 7 years	Over 7 years & up to 10 years	Over 10 Years	Total
Liabilities											
Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from											
Bank	0.33	0.33	0.33	0.98	1.96	7.86	7.21	5.39	0.38	-	24.77
Market Borrowing	0.28	0.28	0.28	0.84	1.68	6.71	0.96	_	-	-	11.03
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Advances	0.14	0.16	0.20	0.77	1.89	9.14	10.78	9.31	15.48	31.19	79.04
Investments	-	3.09	-	-	-	-	-	-	-	-	3.09
Foreign Currency Assets	_	-	-	-	-	_	-	-	_	-	_

4. REVISION IN COMPANY'S OUTSTANDING LOAN BOOK

The Company has first time adopted IND AS in the Financial Year 2019-20. Based upon the letter of Clarification issued by the Statutory Auditor's which states as under:

"As per IND AS provisions, processing fee and other upfront charges are recognised alongside loan over its repayment period. Hence, the amortised cost/ closing balance of loan shall include the unrecognized portion of processing fees and other upfront charges.

Thus, the closing balance of loans of Rs. 79,03,58,093/- as on 31st March 2020 consist of 1,134 cases out of which 72 loans were pre-closed during the year but having unrecognized portion of processing fees under IND AS, thereby depicting negative closing balance of Rs. 28,00,447 in the amortised cost."

But, after due discussion with stakeholders regarding the treatment of aforesaid loans with negative balance, the company reached at the opinion that the same should have been treated as income during the FY 2019-20.

Considering the fact that the books are being closed and duly audited for the Financial Year ended 31.03.2020, the company recognized the Rs. 28,00,447 as an income in the month of July 2020.

Copy of letter issued by Statutory Auditor is attached as Annexure- 1

5. RESERVE UNDER SECTION 29C OF NATION HOUSING BANK ACT, 1987



The Company was required to create a reserve fund under Section 29C of NHB Act, 1987 and transfer therein a sum not less than twenty percent of its net profit every year. Any special reserve in terms of Section 36(1)(viii) of the Income Tax Act, 1961 may be taken into account.

The Company on the basis of letter of clarification being issued by Statutory Auditor created the special reserve u/s 36(1)(viii) of Rs. 76,78,396/- and considered the same to be proper compliance under section 29C.

Based upon the clarification received by the company from National Housing Bank during their Regulatory Inspection conducted in September 2020, Board of the company reached at the opinion that the provision u/s 29C of NHB Act, 1987 is created by lesser amount by Rs. 7,92,231 during the Financial Year 2019-20.

The company has created the differential reserve as on 30th September 2020.

Copy of letter issued by Statutory Auditor is attached as Annexure- 2

6. PROVISION AS PER RBI CIRCULAR DATED APRIL 17, 2020

In accordance with the RBI guidelines relating to COVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020 and the Board approved policy in this regard, the Company has offered moratorium to all its customers who were Standard as on 29th February 2020. Out of which only 104 loans availed the benefit of Moratorium.

Circular requires creation of provision in respect of accounts in default but standard and to whom asset classification benefit was extended as per the aforesaid circular. The Company found 6 parties out of 104 Parties to whom Asset Classification Benefit is being provided due to grant of Moratorium in the month of March 2020. An additional impairment provision of Rs 3,45,469 was to be created as at March 31, 2020.

The Company has taken into account the abovementioned impairment provision as on 30thSeptember 2020.

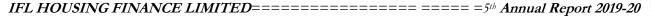
7. <u>DISCLOSURE AND PROVISIONING OF INSURANCE PREMIUM BEING FINANCED AS A PART OF HOUSING LOANS</u>

Provisions of asset classification stipulated under the HFCs (NHB) Directions and Policy Circular No. 41 dated September 26, 2011 requires part of the housing loan financed in respect of Insurance Premium to be classified as Non-Housing Loan.

Considering the practical difficulty to bifurcate the loan and EMI into 2 parts i.e. one part as Housing Loan and another part as Non-Housing Loan and then identifying the balance outstanding in respect of both, company was following the practice of classifying the entire amount as Housing Loan.

On the receipt of opinion from National Housing Bank during Regulatory Inspection, the company in its Board Meeting held on 28th September 2020, passed the resolution to get the software Omnifin customized in such a way to bifurcate the loan amount and EMI into Housing loan and Non-Housing Loan respectively, thereby calculating the provision accordingly.

If the classification would have been as per the NHB Circular in the FY 2019-20, Rs. 3.00 Cr approx. would have been classified as Non-Housing Loan with additional provisioning requirement under Standard Non-Housing Loan @ 0.15% amounting to Rs. 45,000 approx.





8. <u>DISCLOSURE OF CRAR</u>

The CRAR of the company will be effected due to the following reasons:-

- 1. Provision u/s 29C was created by lesser amount effecting Tier I Capital- Credit Balance in Profit & Loss Account.
- 2. Provision for Moratorium was not created effecting the Tier I Capital- Credit Balance in Profit & Loss Account.
- 3. Classification of Insurance, Processing Fees and other charges, being part of Housing Loan, into Non-Housing Loan, will lead to increase in provision @ 0.15%
- 4. No Risk weight was to be assigned to the assets with negative balance as discussed in point no 4 above.
- 5. Off-balance sheet items on account of non-consideration of undistributed amount of Housing Loans/Non-Housing Loans as on 31.03.2020.

It is worthwhile to mention that the above factors will have impact on financial health of the company very minutely.

It will lead to minor decrease in CRAR of the company from the current calculated at 124.38%, which will still be much higher than the minimum CRAR as stipulated by National Housing Bank at 13%.

The Company will make sure to calculate CRAR in subsequent months, considering the provisions of all the Circulars which will be issued by National Housing Bank from time to time.

9. REDUCTION IN PAT BUT NOT IMPACT ON NET WORTH

The company has disclosed Provision on Assets (Assets being Loan given by company) as appropriation to Reserve & Surplus instead of charging it to the Statement of Profit & Loss Account by an amount of Rs. 0.19 Cr during the Financial Year 2019-20.

If the same would have been charged to the Statement of Profit and Loss Account, then PAT stands at Rs. 4.05 cr instead of Rs. 4.24 Cr. However, the same will have no impact on taxability and Net Worth.

10. DISCLOSURE OF NET WORTH

The Company is having very sound financial position with Tangible Net Worth as per the Financials of Rs. Rs. 54.58 Crores.

Considering the impact of all above issues discussed in point 4 to 9, the Net Worth of the Company would have been increased to Rs. 54.86 Crores approx. as on 31.03.2020

For Ajay Rattan & Co., Chartered Accountants, (FRN: 012063N)

(CA. Ajay Aggarwal) Partner

Membership No.: 090975

UDIN: 20090975AAAACY5213

Place: New Delhi Date: 19.10.2020



Dated: 23/06/2020

To,
Board of Directors,
IFL Housing Finance Limited,
D-16, 1st Floor, Above ICICI Bank,
Sector-14, Prashant Vihar,
New Delhi- 110085

Sub: Loans & Advances Balances as on 31.03.2020

Dear Sir,

This is to inform you that the company has first time adopted the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2016 as amended from time to time with effect from 1st April 2019 having retrospective impact on the Company's financial statements as on 1st April 2018.

As a result, the loans stated in the Balance Sheet at historical cost until now, the Company now has to recognize them at the amortised cost using "Effective Interest Method" in line with the transitional provisions of Ind- AS 32, 107 and 109 on "Financial Instruments" to the extent applicable.

Hitherto, the Company recognises all the processing and other upfront charges towards the income of the year in which loan has been granted. Now, as per Ind AS provisions, such processing and other upfront fees shall be recognised alongside loan over its repayment period. Hence, the amortised cost/ closing balance of loan shall include the unrecognised portion of processing fees and other upfront charges.

The closing balance of loans as on 31st March 2020 consist of 1,134 cases out of which 72 loans were preclosed during the year but having unrecognised portion of processing fees under Ind AS, thereby depicting negative closing balance in the amortised cost. The same shall be recognised as an income of the company in subsequent financial year.

Hope you have been clarified in respect of above matter.

Thanking You Yours Faithfully

For AJAY RATTAN & CO.,

CHARTERED ACCOUNTANTS

FRN: 012063N

(CA/AJAX AGGARWAL)

PARTMER \\ MEMBERSHIP,NO: 090975

1113, 11th Floor, Arunachal Building Barakhamba Road, New Delhi- 110001

Phone: 011-41511851-53

e-mail: ajay@ajayrattanco.com

Mcb-Z4-01716, Bhatti Road Bathinda-151001 Phone.: 9023637000

email : varun@ajayrattanco.com



Dated: 23/06/2020

To,
Board of Directors,
IFL Housing Finance Limited,
D-16, 1st Floor, Above ICICI Bank,
Sector-14, Prashant Vihar,
New Delhi- 110085

Sub: Reserve Fund u/s 29C of NHB Act, 1987

Dear Sir,

This is to inform you that the company has created reserve fund as per section 36 (1) (viii) of the Incometax Act, 1961. The requirement to create Special fund is under section 29 C of National Housing Bank Act, 1987. Section 29 C states –

(1) Every housing finance institution which is a company shall create a reserve fund and transfer therein a sum not less than twenty per cent of its net profit every year as disclosed in the profit and loss account and before any dividend is declared.

Explanation.- A housing finance institution creating and maintaining any special reserve in terms of clause (viii) of sub-section (1) of section 36 of the Income-tax Act, 1961, may take into account any sum transferred by it for the year to such special reserve for the purposes of this sub-section.

Therefore, considering above, we have created reserve fund as per section 36 (1) (viii) of the Income-tax Act, 1961.

Hope you have been clarified in respect of above matter.

Thanking You Yours Faithfully

For AJAY RATTAN & CO.,

CHARTERED ACCOUNTANTS, TAA

FRN: 012063N

(CA. AJAY AGGARWAL)

PARTNER

MEMBERSHIP NO: 090975

1113, 11th Floor, Arunachal Building Barakhamba Road, New Delhi- 110001

Phone: 011-41511851-53

e-mail: ajay@ajayrattanco.com

Mcb-Z4-01716, Bhatti Road Bathinda-151001 Phone.: 9023637000

email: varun@ajayrattanco.com



IFL HOUSING FINANCE LIMITED

CIN- U65910DL2015PLC285284

Regd. Office- D-16, 1stFloor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi-110085

E-mail Id- <u>info@iflhousingfinance.com</u>Website- <u>www.iflhousingfinance.com</u>Contact No. 01147096097

Form No. MGT-11 PROXY FORM

[Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014]

CIN: U65910DL2015PLC285284

Or failing him

Name of the Company: IFL Housing Finance Limited

Registered Office: D-16, First Floor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi 110085. Name of the member(s): **Registered Address:** Email ID: Folio No./Client ID: DP ID: I/ We being the member(s)holding_____shares of the above named Company hereby appoint: 1. Name : Address : Email ID : Or failing him Name : Address:

3. Name :						
Address :						
Email ID :_ Or failing him						
General Meeting (First Floor, Abo	to attend and vote (on a poll) for me/ us and on my/ behalf at the Fifth Annual of the Company to be held on Friday, 20th November, 2020 at 12:30 p.m. at D-16 , ve ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi 110085 and at thereof in respect of such resolutions as are indicated below:					
Resolution No.	Resolutions					
	Ordinary Business					
1.	To receive, consider and adopt the financial statements of the company for the financial year ended March 31, 2020 including Audited Balance Sheet as on March 31, 2020, Cash Flow Statement and the Statement of Profit and Loss, for the financial year ended on March 31, 2020, along with the reports of the Board of Directors ('the Board') and the Auditors thereon.					
2.	To appoint a Director in place of Mrs. Sunita Bansal (DIN: DIN: 02801660), who retires by rotation and, being eligible, offers himself for re-appointment.					
Affix Rs. 1/						
	Revenue Stamp					

Note: This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.

Signature of the Proxy holder(s) (1).....(2).....(3)....(3)....

Signature of the member.....



IFL HOUSING FINANCE LIMITED CIN- U65910DL2015PLC285284

Regd. Office- D-16, 1stFloor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi-110085

E-mail Id- <u>info@iflhousingfinance.com</u>Website- <u>www.iflhousingfinance.com</u> Contact: No. 01147096097

ATTENDANCE SLIP

Full name and address of the	
Shareholder/Proxy Holder	
(in block letters)	
Joint Holder 1(in block	
letters)	
icticis)	
Joint Holder 2(in block	
letters)	
Folio No./DP ID*/Client	
ID*:	
N. CC1 11.11	
No. of Shares Held	
I hereby certify tha	at I am a member/proxy for the member of the Company.
	Signature of Shareholder/Proxy
	organitate of officerolater, I fory

I/we hereby record my presence at the Fifth Annual General Meeting of the Shareholders of IFL Housing Finance Limited held on Friday, 20th November, 2020 at 12:30 p.m. at **D-16**, **First Floor**, **Above ICICI Bank**, **Prashant Vihar**, **Sector-14**, **Rohini**, **New Delhi-110085**.

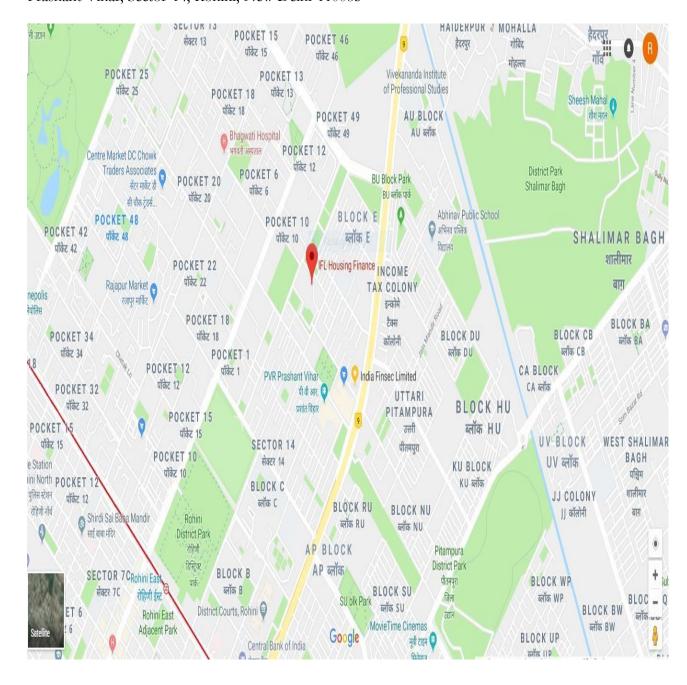
Note: Shareholders attending the Meeting in person or by proxy are requested to complete the attendance slip and hand over at the entrance of the premise. Shareholders are also requested to bring their copy of annual report. As a measure of economy, copies of Annual Reports will not be distributed at the venue of the Annual General Meeting.

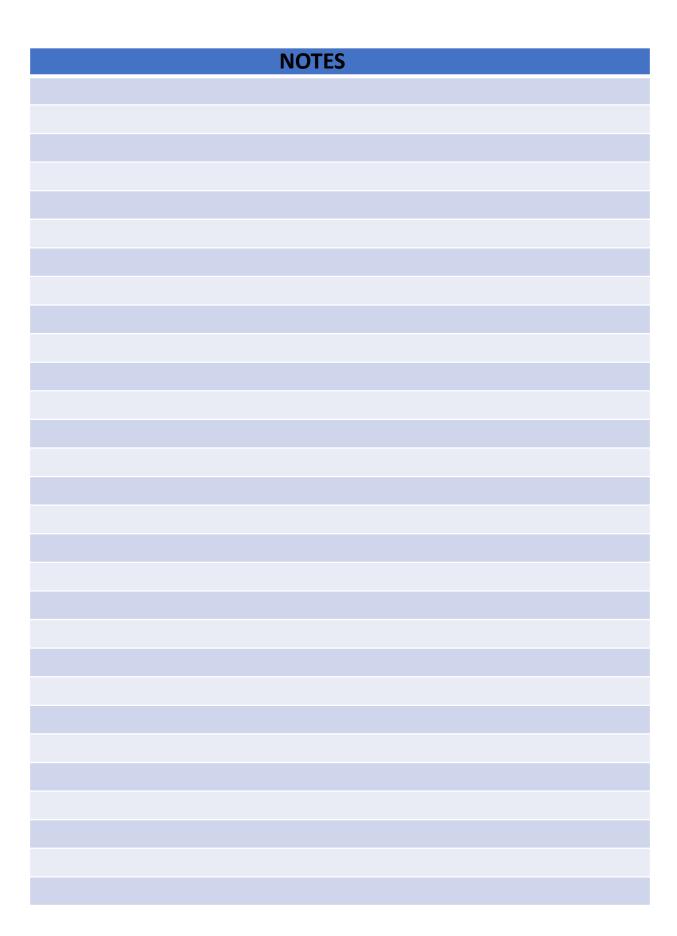
^{*}Applicable for shareholders holding shares in electronic form.



ROUTE MAP TO THE VENUE OF AGM

Name of the Company: IFL Housing Finance Limited Registered Office:D-16, First Floor, Above ICICI bank, Prashant Vihar, Sector-14, Rohini, New Delhi-110085







IFL HOUSING FINANCE LIMITED

Regd. Office: D-16, 1st Floor, Above ICICI Bank, Sector 14, Prashant Vihar, New Delhi- 110085

Ph: 011-47096097

www.iflhousingfinance.com