

**Registered Office:**

Akme Business Centre (ABC),  
2nd Floor, 4-5, Subcity Centre,  
Savina Circle, Udaipur 313002, India.  
Tel.: +91 63777 70825

**Corporate Office:**

603, Western Edge 1,  
Above Metro Mall, Borivali East,  
Mumbai 400066, India.  
Tel.: +91 88280 36610

Ref. No.: **Statement of Unaudited Standalone Financial Results for the Quarter and Half year ended 30-09-2021**

(INR in Lacs)

| Sr.No. | Particulars   | 30.09.2021<br>Quarter<br>Ended<br>Unaudited | 30.06.2021<br>Quarter<br>Ended<br>Unaudited | 30.09.2020<br>Quarter<br>Ended<br>Unaudited | 30.09.2021<br>Half Year<br>Ended<br>Unaudited | 30.09.2020<br>Half Year<br>Ended<br>Unaudited | 31.03.2021<br>Year<br>ended<br>Audited |
|--------|---|---|---|---|---|---|--|
| 1.     | <b>Revenue From Operations</b>  |   |   |   |   |   |  |
| (i)    | Interest Income   | 450.381                                     | 424.930                                     | 380.744                                     | 875.311                                       | 728.347                                       | 1552.959                               |
| (ii)   | Other Operating Income  | 10.964                                      | 4.274                                       | 2.016                                       | 15.238  | 2.429   | 15.878                                 |
| (iii)  | Gain on derecognition of financial instruments under<br>amortized cost category | 0.984                                       | 0.838                                       | 0.848                                       | 1.822   | 0.848   |  |
| (iv)   | Net Gain/Loss on Fair Value Change  | (8.645)                                     | 4.328                                       | -   | (4.317)                                       | -   | (8.546)                                |
| 2.     | <b>Other Income</b>   | 1.076                                       | 13.292                                      | -   | 14.369  | -   | -                                      |
| I      | <b>Total Income</b>   | <b>454.760</b>                              | <b>447.663</b>                              | <b>383.608</b>                              | <b>902.423</b>                                | <b>731.624</b>                                | <b>1560.291</b>                        |
|        | <b>Expenses</b>   |   |   |   |   |   |  |
| (i)    | Finance Cost  | 165.309                                     | 140.666                                     | 135.769                                     | 305.975                                       | 245.054                                       | 498.830                                |
| (ii)   | Impairment of Financial Instruments   | 3.764                                       | 39.674                                      | 8.251                                       | 43.438  | 40.827  | 195.245                                |
| (iii)  | Employee Benefits expenses  | 134.666                                     | 138.705                                     | 104.034                                     | 273.371                                       | 162.618                                       | 397.261                                |
| (iv)   | Depreciation and amortization expenses  | 5.696                                       | 5.063                                       | 3.567                                       | 10.760  | 5.557   | 14.658                                 |
| (v)    | Other Expenses  | 96.505                                      | 91.477                                      | 49.489                                      | 187.981                                       | 69.908  | 235.862                                |
| II     | <b>TOTAL EXPENSES</b>   | <b>405.940</b>                              | <b>415.585</b>                              | <b>301.110</b>                              | <b>821.525</b>                                | <b>523.964</b>                                | <b>1341.856</b>                        |
| III    | <b>Profit Before Tax (I-II)</b>   | <b>48.820</b>                               | <b>32.078</b>                               | <b>82.498</b>                               | <b>80.898</b>                                 | <b>207.660</b>                                | <b>218.435</b>                         |
| IV     | - Provision for Taxation  |   |   |   |   |   |  |
|        | - Current Tax   | 6.349                                       | 15.542                                      | 28.970                                      | 21.891  | 62.287  | 74.409                                 |
|        | - Deferred Tax  | 5.239                                       | (7.097)                                     | (0.468)                                     | (1.858)                                       | (3.520)                                       | (11.632)                               |
| V      | <b>Net Profit For the period (III-IV)</b>                                       | <b>37.232</b>                               | <b>23.633</b>                               | <b>53.995</b>                               | <b>60.865</b>                                 | <b>148.892</b>                                | <b>155.658</b>                         |
|        | - Other comprehensive Income  | -   | -   | -   | -   | -   | -                                      |
| VI     | <b>Total Other Comprehensive Income</b>   | <b>-</b>                                    | <b>-</b>                                    | <b>-</b>                                    | <b>-</b>                                      | <b>-</b>                                      | <b>-</b>                               |
| VII    | <b>Total Comprehensive Income (V+VI)</b>  | <b>37.232</b>                               | <b>23.633</b>                               | <b>53.995</b>                               | <b>60.865</b>                                 | <b>148.892</b>                                | <b>155.658</b>                         |
|        | <b>Earnings Per Share (of Rs. 10/- each)</b>                                    |   |   |   |   |   |  |
|        | Basic   | 0.238                                       | 0.151                                       | 0.344                                       | 0.388   | 0.950   | 0.993                                  |
|        | Diluted   | 0.238                                       | 0.151                                       | 0.344                                       | 0.388   | 0.950   | 0.993                                  |

Place: Udaipur

Date: 29-Oct-2021

For and behalf of Board of Directors



Ashish Jain  
Managing Director  
DIN: 02041164



STAR HOUSING FINANCE LIMITED

CIN: L45201RJ2005PLCO20463 | RBI Reg. No. DOR-00080

✉ info@starhfl.com | 🌐 www.starhfl.com

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Ref. No.:

**Statement of Assets and Liabilities as on 30-09-2021**

(InR in Lacs)

| Particulars  | 30.09.2021       | 30.09.2020      | 31/03/2021       |
|--|------------------|-----------------|------------------|
|  | Unaudited        | Unaudited       | Audited          |
| <b>ASSETS</b>  |                  |                 |                  |
| <b>Financial Assets</b>                                |                  |                 |                  |
| - Cash and cash equivalents                            | 108.159          | 169.098         | 2010.133         |
| - Bank balance other than cash and cash equivalents    | 352.141          | -               | 350.427          |
| - Loans & Advances                                     | 10434.671        | 8607.219        | 9283.340         |
| - Investments  | 842.260          | 356.141         | 356.141          |
| - Other Financial assets                               | 392.557          | 345.601         | 196.331          |
| <b>Total Financial Assets</b>                          | <b>12129.789</b> | <b>9478.059</b> | <b>12196.371</b> |
| <b>Non- financial Assets</b>                           |                  |                 |                  |
| - Deferred tax assets (net)                            | 49.632           | 39.662          | 47.775           |
| - Current Tax Assets (Net)                             | 58.893           | -               | 43.333           |
| - Property, plant and Equipment                        | 105.548          | 121.449         | 101.564          |
| - Intangible Assets                                    | 53.326           | 34.702          | 43.102           |
| - Right to use Assets                                  | 10.008           | -               | 12.409           |
| - Other non-financial assets                           | 65.411           | 97.082          | 32.008           |
| <b>Total Non-Financial Assets</b>                      | <b>342.817</b>   | <b>292.896</b>  | <b>280.191</b>   |
| <b>Total Assets</b>                                    | <b>12472.606</b> | <b>9770.954</b> | <b>12476.562</b> |
| <b>LIABILITIES AND EQUITY</b>                          |                  |                 |                  |
| <b>LIABILITIES</b>                                     |                  |                 |                  |
| <b>Financial Liabilities</b>                           |                  |                 |                  |
| - Borrowings   | 6522.185         | 4300.499        | 6428.305         |
| - Other Financial liabilities                          | 484.528          | 50.786          | 636.628          |
| <b>Total Financial Liability</b>                       | <b>7006.713</b>  | <b>4351.285</b> | <b>7064.932</b>  |
| <b>Non-Financial Liabilities</b>                       |                  |                 |                  |
| - Current Tax Liabilities (Net of TDS and Advance Tax) | -                | 10.586          | -                |
| - Provisions   | 34.504           | 19.909          | 37.201           |
| - other non-financial liabilities                      | 6.576            | 8.482           | 10.481           |
| <b>Total Non-Financial Liability</b>                   | <b>41.080</b>    | <b>38.977</b>   | <b>47.682</b>    |
| <b>Equity</b>  |                  |                 |                  |
| - Equity Share capital                                 | 1567.350         | 1567.350        | 1567.350         |
| - Other Equity   | 3857.463         | 3813.342        | 3796.598         |
| <b>Total Equity</b>                                    | <b>5424.813</b>  | <b>5380.692</b> | <b>5363.948</b>  |
| <b>Total Liabilities and Equity</b>                    | <b>12472.606</b> | <b>9770.954</b> | <b>12476.562</b> |

Place: Udaipur

Date: 29-Oct-2021

For and behalf of Board of Directors

*Ashish Jain*  
Ashish Jain  
Managing Director  
DIN: 02041164


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Ref. No.:

**STATEMENT OF CASH FLOW FOR THE HALF YEAR ENDED 30.09.2021**

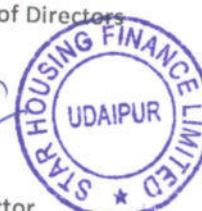
| Particulars   | INR in lacs                                 |   |   |
|---|---|---|---|
|   | For the Period ended 30.09.2021 (unaudited) | For the Period ended 30.09.2020 (unaudited) | For the Period ended 31.03.2021 (Audited) |
| <b>Cash flow from operating activities</b>                |   |   |   |
| Net profit Before Tax and exceptional items               | 80.898                                      | 207.66                                      | 218.435                                   |
| Adjustment For :  |   |   |   |
| Depreciation and Amortisation Expenses                    | 10.760                                      | 5.557                                       | 14.658                                    |
| Provision for ECL   | 13.540                                      | 40.827                                      | 69.513                                    |
| Bad debts Written-off                                     | 29.898                                      | -   | 125.732                                   |
| <b>Operating cash flow before working capital changes</b> | <b>135.096</b>                              | <b>254.043</b>                              | <b>428.338</b>                            |
| Decrease/(Increase) in other financial assets             | (196.227)                                   | (240.458)                                   | (91.187)                                  |
| Decrease/(Increase) in Current Tax assets                 | (15.560)                                    | -   | (43.333)                                  |
| Decrease/(Increase) in other Non- financial assets        | (33.400)                                    | (0.561)                                     | 64.514                                    |
| Increase/(Decrease) in Other non-financial liabilities    | (3.905)                                     | (12.381)                                    | (20.969)                                  |
| Increase/(Decrease) in Other financial liabilities        | (152.099)                                   | (0.615)                                     | 600.901                                   |
| Increase/(Decrease) in cash credit                        | 285.342                                     | (539.878)                                   | (582.674)                                 |
| Increase/(Decrease) in Provision                          | (2.697)                                     | 10.059                                      | 27.351                                    |
| <b>Cash From/(Used) for Operations</b>                    | <b>16.549</b>                               | <b>(529.791)</b>                            | <b>382.939</b>                            |
| Increase/(Decrease) in loans                              | (1194.770)                                  | (378.808)                                   | (1209.347)                                |
| Direct Tax paid (net)                                     | (21.891)                                    | (62.288)                                    | (74.409)                                  |
| <b>Net Cash Generated From Operating Activities (A)</b>   | <b>(1200.111)</b>                           | <b>(970.887)</b>                            | <b>(900.817)</b>                          |
| <b>cash flow from investing activities</b>                |   |   |   |
| Investment in Fixed Deposits                              | (0.616)                                     | -   | (350.000)                                 |
| Purchase of Fixed Assets                                  | (22.567)                                    | (41.005)                                    | (51.031)                                  |
| (Increase)/decrease in investment                         | (486.119)                                   | -   | -   |
| <b>Net Cash flow from investing activities (B)</b>        | <b>(509.302)</b>                            | <b>(41.005)</b>                             | <b>(401.031)</b>                          |
| <b>Cash flow from financing activities</b>                |   |   |   |
| Dividend  | (1.099)                                     | -   | (39.611)                                  |
| Share premium received                                    | -   | -   | -   |
| Release Share Warrant                                     | -   | -   | -   |
| Borrowing taken / (Repayment)                             | (191.462)                                   | 1070.8                                      | 3241.402                                  |
| <b>Net cash flow from financing activities (C.)</b>       | <b>(192.561)</b>                            | <b>1070.8</b>                               | <b>3201.791</b>                           |
| Net Increase in cash and cash equivalents (A+B+C)         | (1901.974)                                  | 58.908                                      | 1899.943                                  |
| cash and cash equivalents as at beginning of the year     | 2010.133                                    | 110.189                                     | 110.189                                   |
| cash and cash equivalents                                 | 108.159                                     | 169.098                                     | 2010.133                                  |

Place: Udaipur

Date: 29-Oct-2021

For and behalf of Board of Directors

  
Ashish Jain  
Managing Director  
DIN: 02041164


**STAR HOUSING FINANCE LIMITED**

CIN: L45201RJ2005PLCO20463 | RBI Reg. No. DQR-00080


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Notes:-

1. The financial results have been prepared in accordance with applicable accounting standard prescribed under section 133 of the Companies Act 2013 read with (Indian Accounting Standard) Rules, 2015 (Indas), as amended from time to time and other accounting principles generally accepted in India, and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure- Requirements) Regulations, 2015, as amended the 'Listing Regulations'.
2. The above financial results for the quarter and half year ended Sep 30, 2021 have been reviewed & recommended by the audit committee and approved by the Board of Directors at the Meeting held on October 29, 2021 and subjected to limited review by the statutory auditors of the company.
3. The main business of the company is to provide loans for purchase/ construction/ repairs and renovation of residential houses/ flats/ colonies and all other activities of the company revolve around the main business of financing against properties, Hence there are no separate reportable segments, as per Ind AS 108 dealing with operating segments as specified under sec. 133 of the companies Act, 2013.
4. The figures for the quarter ended September 30, 2021 represent balancing figures between the unaudited figures for the Quarter ended June 30, 2021 and year to date figure's up to September 30, 2021 which were subjected to limited review by statutory auditors.
5. A disruption in economic activities due to the continued outbreak of COVID-19 pandemic may persist. The Company has used the principles of prudence to provide for the Impact of pandemic on the Financial Statements specifically while assessing the expected credit loss on financial assets by applying management overlays, which has resulted in additional provision of INR 39.13 lakhs as on September 30, 2021, as approved by its Board of Directors. The extent to which COVID-19 pandemic will continue to impact the Company's operations and financial metrics will depend on future developments, which are highly uncertain.
6. Details of resolution plan implemented under RBI circular "Resolution Framework 2.0 for COVID-19 related Stress" dated May 05,2021 are given below:

**Format – A**

| Format For Discloser to be made in the Quarter Ending September 30, 2021 |  | Housing Loan |
|--|--|--------------|
| A  | Number of accounts where resolution plan has been implemented under this window                    | 241          |
| B  | exposure to accounts mentioned at (A) before implementation of the plan                            | 16.81 Cr     |
| C  | Of (B), aggregate amount of debt that was converted into other securities                          | NIL          |
| D  | Additional funding sanctioned, if any, including between invocation of the plan and implementation | NIL          |
| E  | Increase in provisions on account of the implementation of the resolution plan                     | 1.30 Cr      |

**Format - B**

| Format for Discloser to be made Half Yearly Starting September 30, 2021  |  | Housing Loan |
|--|--|--------------|
| Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A) |  | 8.12 Cr      |
| Of (A), aggregate debt that slipped into NPA during the half-year  |  | 0.04 Cr      |
| Of (A) amount written off during the half-year   |  | NIL          |
| Of (A) amount paid by the borrowers during the half-year   |  | 0.55 Cr      |
| Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year             |  | 8.27 Cr      |

*[Handwritten Signature]*  


7. The Company did not receive any investor's complaints/ queries during the Quarter and half year ended September 30, 2021.
8. The Earning per Share has been computed in accordance with the Indian accounting standard (Ind AS) 33 Earnings Per Share.
9. Figures of the previous period are re-classified/re-grouped or re-arranged, where ever necessary to make them comparable.

Place: Udaipur  
Date: 29-Oct-2021

For and behalf of Board of Directors



Ashish Jain  
Managing Director  
DIN: 02041164





# Nyati Mundra & Co.

## Chartered Accountants

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Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 and 52(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

### Review Report

To  
The Board of Directors  
Star Housing Finance Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Star Housing Finance Limited ("the Company") for the Quarter and half year ended 30<sup>th</sup> Sep' 2021 (the 'Statement'), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and 52(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time.
2. This statement which is the responsibility of the company's management and has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) " Interim Financial Reporting" prescribed under Section 133 of the Companies Act 2013, as amended, read with relevant rules issued there under and other accounting principles generally accepted in India, Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standards on Review engagement (SRE) 2410, " Review of Interim Financial Information performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. These standards require that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement(s). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting standards ("Ind AS") specified under section 133 of the Companies Act 2013, as amended, read with relevant rules issued there under and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the

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52, Ashok Nagar, Udaipur (Raj)-313001: Tel: 0294-2412111;  
email:nyatimundraco@gmail.com



**Nyati Mundra & Co.**  
Chartered Accountants

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manner in which it is to be disclosed, or that it contains any material misstatement.

5. We draw attention to the Note No 5 of the Statement which describes the impact of COVID pandemic on the Company's operations and financial position. Our conclusion is not modified in respect of this matter.

For: Nyati Mundra & Co  
Chartered Accountants  
FRN:008153C

  
CA Akash Jain  
Partner  
Membership No.;079052



Date: 29<sup>th</sup> Oct 2021  
Place: Udaipur

UDIN: 21079052AAAAGL3303