



**INDIA HOME
LOAN LTD.**

CIN: L65910MH1990PLC059499
GSTIN : 27AAACM5101F1ZO

August 12, 2022

To,
Listing Compliance Department,
BSE Limited,
P.J. Towers, Dalal Street,
Mumbai – 400 001.

Scrip Code: 530979 (Equity) and 959722 (Debt)

Dear Sir/Madam,

Subject: Submission under Regulation 33 and Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")

We wish to inform you that the Board of Directors of the Company, at its meeting held today, i.e., August 12, 2022, has, inter alia, considered and approved the Unaudited Financial Results (Ind-AS) of the Company for the first quarter ended June 30, 2022 prepared pursuant to Regulation 33 and Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Accordingly, please find enclosed the following:

- Unaudited Financial Results (Ind-AS) along with Auditors' Limited Review Report thereon under Regulation 33(3)(c)(i) and Regulation 52(1) of Listing Regulations;
- Statement containing details for Non-Convertible Debentures under Regulation 52(4) of Listing Regulations;
- Certificate as required under Regulation 52(7).

The Board meeting commenced at 5.00 p.m. (IST) and concluded at 6.30 p.m. (IST)

We request you to disseminate the above information on your website.

Thanking You,

Yours faithfully,

For India Home Loan Limited

Mitesh M. Pujara
Whole-time Director
DIN: 02143047
Encl.: As above





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INDIA HOME LOAN LIMITED
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UN-AUDITED FINANCIAL RESULTS FOR THE FIRST QUARTER ENDED JUNE 30, 2022

		(INR in Lakhs)			
		For the Quarter ended			
PARTICULARS		3 months ended	Previous 3 months ended	Corresponding 3 months ended in previous year	Previous year ended
		30/06/2022	31/03/2022	30/06/2021	31/03/2022
		Un-audited	Audited	Un-audited	Audited
1	Income from Operations:				
	Revenue from Operations	564.38	666.22	747.42	3005.01
	Other Income	0.55	18.55	-	43.71
	Total Income from Operations	564.93	684.77	747.42	3048.72
2	Expenditure :				
	Finance Costs	338.90	370.24	438.98	1653.02
	Employee Benefit expense	93.77	82.15	83.41	317.59
	Net Loss on Derecognition of Financial Instruments under Amortised Cost Category	-13.99	0.00		216.79
	Depreciation, Amortisation and Impairment	9.17	37.32	5.38	53.24
	Provisions for Standard Assets and NPA	6.96	15.00	149.23	204.38
	Other Expenses	83.62	41.98	50.52	207.26
	Total Expenditure	518.42	546.69	727.52	2652.28
3	Profit/Loss before exceptional items and Tax	46.51	138.08	19.90	396.44
	Exceptional Items	0.00	0.00	0.00	0.00
4	Profit/Loss before Tax	46.51	138.08	19.90	396.44
	Tax Expense				
	Current Tax	6.54	61.53	34.15	173.34
	Deferred tax	25.45	13.01	-32.57	31.56
5	Net Profit after Tax for the year	14.52	63.54	18.32	191.54
	Other Comprehensive Income (net of tax)				
	a) Items that will not be reclassified to profit or loss	1.89	1.46	1.43	3.30
	i) Remeasurement of defined benefit plans				





ii) Income tax relating to items that will not be reclassified to profit or loss	-0.48	-0.37	-0.36	-0.83
6 Total Comprehensive Income for the period	15.94	64.63	19.39	194.01
7 Paid-up Share Capital (face Value of RS.10/- Each)	1428.18	1428.18	1428.18	1428.18
Reserves excluding revaluation reserves and Impairment reserves as at March 31				2678.29
8 EPS (Not Annualised) (of RS. 10/- Each)				
(a) Basic	0.10	0.45	0.13	1.36
(b) Diluted	0.10	0.45	0.13	1.36

Notes to Financial Result

1. The above Financial results for the quarter ended June 30, 2022 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company at its meeting held on 12th Aug, 2022. The Statutory Auditors of the Company have carried out Limited Review of the financial results for the quarter ended June 30, 2022 in compliance with terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

2. These financial results have been prepared in accordance with the Ind AS, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India and in accordance with the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

3. As required by Ind AS 109, the company has developed a preliminary model to calculate expected credit losses (ECL) and charged as Impairment to financial assets. Where impairment allowance under Ind AS 109 is lower than the provisioning required under IRACP (including standard asset provisioning), company have been appropriated the difference (if any) from their net profit or loss after tax to a separate 'Impairment Reserve'.

4. The Other Comprehensive Income comprises actuarial gain on re measurement of defined benefit plans as per the actuary report as per the actuary report as per IND AS 19 "Employee Benefits".

5. The main business of the Company is to provide loans for the purchase or construction of residential houses and all other activities of the Company revolve around the main business. As such there are no reportable segments, as per the IND AS 108 "Operating Segments" specified under section 133 of the Companies Act, 2013 and under paragraph 29(2) of the Housing Finance Companies (NHB) Directions 2010 which need to be reported.





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6. The Impact of Covid -19 on the company's performance will depend on the ongoing as well as future developments, including among other things, any new information concerning the Covid-19 pandemic and any measure to contain its spread or mitigate its impact, whether mandated by the govt or adopted by the company.

7. Inaccordance with the RBI guidelines relating to COVID- 19 Regulatory Package dated March 27, 2020 and April 17, 2020, the Company granted moratorium of three months on payments of all instalments and/or interest falling due on or after March 31, 2020 till May 31, 2020 (further extended as per RBI guidelines for another 3 months falling-due on or after June 1,2020 till August 31, 2020) to eligible borrowers who have requested for moratorium, For all such accounts where the moratorium is granted, the prudential assets classification and stage movement was kept on stand still during the moratorium period. The Company has used the principles of prudence in applying judgments, estimates and possible forward looking scenarios to assess and provide for the impact of the COVID-19 pandemic on the Financial Statements specifically while assessing the expected credit lass on financial assets by applying the customerprofiling within salaried and self- employed portfolio and management overlays. The Company has performed an estimation of portfolio stress through analyzing its portfolio in respect of various risk classification, using the available historic and current data and based on current indicators of future economic conditions. 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 impact of COVID - 19 pandemic may be different from the 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.

8. Post outbreak of COVID-19, virus continued to spread across the country, resulting in significant volatility in financial markets and a Significant decrease in economic activities. On March 11, 2020, this outbreak was declared a global pandemic by the World Health Organization and consequent lockdowns were imposed across, The situation was Improving up to Jan - Feb 2021 but due to the onset of the 'second wave', things deteriorated since March 2021. Increase in COVID 19 cases necessitated imposition of restrictions which could have once again impacted economic activity and markets. In preparing the accompanying financial statements, the Company's management has assessed the impact of the pandemic on its operations and its assets as at March 31, 2022. The management does not, at this juncture, believe that the impact on the value of the Company's assets is likely to be material. The extent to which the second wave of COVID 19 pandemic will impact the Company's results will depend on ongoing as well as future developments, which at this juncture are highly uncertain.

9. The Company expects and is witnessing the improvement in legal procedure getting back to normal, resulting in good recoveries.

10. Tax expense for the quarter is after adjusting the Deferred Tax provision.

11. Figures for the previous periods /year have been regrouped, restated and /or reclassified wherever considered necessary to make them comparable to the current periods /presentation.

M. H. Jangir





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12. The Corporation is not a 'Large Corporate' as per criteria under SEBI circular SEBI/HO/DDHS/CIR/P/2018/144. Necessary disclosure has been made to the stock exchanges in this

13. Net Loss on Derecognition of Financial Instruments under Amortised Cost Category includes loan assets written off during the year of INR 3.52 Lacs and amount realised against loans written off during the earlier period amount to INR 17.51 Lacs. Hence, the Net amount of INR -13.99 Lac is disclosed as a negative expense item above.

14. During the quarter ended June 30, 2022, loans against which we have taken possession of property amounting INR 886.19 Lakhs transferred to Asset Held for Sale . Also, INR 73.50 Lakhs has been received against Assets Held For Sale in earlier period.

15. The company has, on June 26, 2020, issued 200 Rated, Listed, Secured Nonconvertible Debentures having face value of RS. 10,00,000 each aggregate to Rs, 20.00.00.000 (Rupees Twenty Core only) and the same have been allotted on June 30,2020 for a tenure of 36 months. The secured non-convertible debenture are secured by way of a first pari passu charge on receivables of the company i.e. book debts of the company such that a security cover of 105% as per the terms of the offer document is maintained till the time of maturity.

Place :Mumbai

Date : 12th August, 2022

For India Home Loan Limited

Mahesh Pujara
Managing Director





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16. Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.SRT.REC.51/12 .04.048/2021-22 dated 24 September 2021.

(A). Details of loans not in default transferred through assignment during the quarter ended 30 June 2022.

Aggregate principal outstanding of loans transferred (INR in Lac)	222.09
Weighted Average residual maturity (In Months)	109
Weighted Average Holding Period (In Months)	57
Average Retention of Beneficial Economic Interest MRR by originator (%)	10%
Average coverage of tangible Security (%)	39%
Rating wise distribution of loans transferred	Unrated

(B). The Company has not acquired any loan not in default through assignment during the year quarter ended 30 June 2022.

(C). The Company has not transferred or acquired any stressed loan during the quarter ended 30 June 2022.

17. Disclosure in compliance with regulation 52(4) of securities and exchange board of India (Listing obligation and disclosure requirement) regulation 2015 for the quarter ended 30 June 2022.

A. Debt Equity Ratio	2.88
B. Total Net worth	4115.49
C. Net Profit After Tax	14.52
D. Earnings Per Share	
Basic	0.10
Diluted	0.10



M. M. Bhatnagar



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E	Total Debts to Total Assets	71.01%
F	Operating Margin %	8.23%
G	Net Profit Margin %	2.57%

Sector Specific Ratios as at 30th June 2022

H	Gross Non Performing Assets	4.68%
I	Net Non Performing Assets	3.36%
J	Provision Coverage Ratio	65.63%

Formulas for computation for ratios are as follows :

i) Debt Equity Ratio = Debt - Borrowing / Equity Share Capital + Other Equity - Impairment Reserve - Intangible assets - Deferred Tax

ii) Total Debts to Total Assets % = Debt + Borrowing / Total Assets

iii) Operating Margin % = Profit Before tax / Total Revenue

iv) Net Profit Margin % = Profit After tax / Revenue From Operations

v) Gross Non Performing Assets % = Gross stage 3 Loans / Gross Loans

vi) Net Non Performing Assets % = Gross stage 3 Loans - Impairment loss allowance for stage 3 loans / Gross Loans - Impairment loss allowance for stage 3

Provision Coverage Ratio = Total Impairment loss allowances / Gross stage 3 Loans



m. n. jagan



H K Shah & Co.

CHARTERED ACCOUNTANTS

Limited Review Report on the Quarterly Unaudited Financial Results of the Company Pursuant to the Regulation 33 and Regulation 52 read with Regulation 63(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Review Report

To
The Board of Directors,
India Home Loan Limited
Mumbai.

1. We have reviewed the accompanying statement of unaudited quarterly financial results of **India Home Loan Limited**. ("The Company") for the quarter ended 30st June, 2022 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and Regulation 52 read with Regulation 63(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This statement, which is the responsibility of the Company's Management and approved by the Company's 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 thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial results based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. 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 aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 33 and Regulation 52 read with Regulation 63(2) of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

GSTIN 24AACFH1917R1Z6 | PAN AACFH1917R | FRN 109583W

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Nr. Income Tax, Ahmedabad

🏢 **Branch Offices**

Gujarat, Maharashtra, Tamil Nadu &
Uttar Pradesh



Emphasis Matters:

1. We draw attention to Note 6, 7, 8 and 9 to the accompanying financial results, which explains the impact of lockdown and other restriction imposed by the government and condition related to COVID-19 pandemic on the company's operations and financial position including the company's estimate of the possible increase in impairment loss, for which definitive assessment would highly depend on future developments, as they evolve in subsequent periods.

For
H K Shah & Co.
Chartered Accountants
FRN.: 109583W



K M Shah
Partner
M. No.: 014711
Place: Ahmedabad
Date: 12/08/2022
UDIN: 22014711AOW9LS6848





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August 12, 2022

To,
Listing Compliance Department,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai-400 001.

Sub: Disclosure as per the Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirement) Regulations 2015 as on June 30, 2022

With reference to the above, we submit herewith the information and documents for the Non-convertible debentures issued and listed with BSE in terms of the provisions of Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Sr. No.	Particulars	Details
1	Debt Equity Ratio	2.88
2	Debt service coverage ratio	Not Applicable, being a Housing Finance Company (HFC)
3	Interest service coverage ratio	Not Applicable, being a HFC
4	Outstanding redeemable preference shares (quantity and value)	Nil
5	Capital redemption reserve/Debt redemption reserve	Not Applicable
6	Net worth in Cr.	41.15
7	Net profit after tax in Cr.	0.15
8	Earnings per share (Face Value of Rs.10)	Rs. 0.10 (Basic & Diluted)
9	Current Ratio	Not Applicable, being a HFC
10	Long term debt to working capital	Not Applicable, being a HFC
11	Bad debts to account receivable ratio	Not Applicable, being a HFC
12	Current liability ratio	Not Applicable, being a HFC
13	Total debts to total assets	71.01%
14	Debtors turnover	Not Applicable, being a HFC
15	Inventory turnover	Not Applicable, being a HFC
16	Operating Margin	Not Applicable, being a HFC





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17	Net Profit Margin	2.57%
18	Sector specific equivalent ratios, as applicable	
(A)	Gross NPA (stage 3 asset, gross) ratio	4.68%
(B)	Net NPA (stage 3 asset, net) ratio	3.36%

Notes:

1. **Debt Equity Ratio** = (Debt securities + Borrowings + Subordinated liabilities + Interest accrued on total debt)/Networth
2. **Net profit margin** = Net profit after tax/Total Income
3. **Total Debts to Total Assets** = (Debt securities + Borrowings + Subordinated liabilities + Interest accrued on total debt)/Total assets

Kindly take the above on record.

Yours truly
For India Home Loan Limited

Mitesh Pujara
Whole-time Director
DIN:02143047





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August 12, 2022

To,
Listing Compliance Department
BSE Limited
P.J. Towers, Dalal Street,
Mumbai – 400 001.


Dear Sir/Madam,

Sub: Statement of Material Deviations as per the Regulation 52(7) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

With reference to the Regulation 52(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby state that there are no material deviations in use of proceeds of issue of Non-Convertible Debt securities from the objects stated in the offer document for the quarter ended June 30, 2022.

Thanking you,

Yours truly,
For India Home Loan Limited


Mitesh Pujara
Whole-time Director
DIN: 02143047

