

## India Home Loan Limited

Reg. Off.: 504, Nirmal Ecstasy, 5<sup>th</sup> Floor, Jatashankar Dossa Road, Mulund (W), Mumbai-400080  
Tel.: 022-25683353/54/55; Email: [ihll@ymail.com](mailto:ihll@ymail.com) ; Website: [www.indiahomeloan.co.in](http://www.indiahomeloan.co.in)

Date: November 15, 2021

To,

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

Scrip Code: 530979 and 959722

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") – Revised Submission**

We refer to our outcome dated 12.11.2021, wherein we have disclosed the Unaudited Financial Results (Ind-AS) of the Company for the second quarter and half year ended September 30, 2021 prepared pursuant to Regulation 33 and Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In this regard, we wish to inform you that a disclosure regarding asset cover as required under Regulation 54 of Listing Regulations which should have been a part of notes to financial results and certain additional disclosures as required under Regulation 52(4) of Listing Regulations were inadvertently not mentioned in disclosure made to the stock exchange vide our letter dated 12.11.2021.

Accordingly, please find enclosed the following:

- Revised Unaudited Financial Results (Ind-AS) for the quarter and half year ended September 30, 2021, along with Auditors' Limited Review Report thereon under Regulation 33(3)(c)(i) and Regulation 52(1) of Listing Regulations.
- Revised half yearly statement containing details for Non-Convertible Debentures under Regulation 52(4) of Listing Regulations.
- Certificate as required under Regulation 52(7)


Please note that there is no change in the figures of Unaudited Financial Results for the quarter and half year ended September 30, 2021.

We sincerely apologize for such omission and request you to disseminate the above revised information on your website.

Thanking You,

Yours faithfully,

For India Home Loan Limited

  
Ayushi Thakuriya  
Company Secretary & Compliance Officer  
A48816

Encl.: As above



**UN-AUDITED FINANCIAL RESULTS FOR THE SECOND QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2021**

		(INR in Lakhs)					
		For the Quarter ended			For the Half Year ended		
		3 months ended	Previous 3 months ended	Corresponding 3 months ended in previous year	Current year ended	Previous year ended	For the Year ended
		30.09.2021	30.06.2021	30.09.2020	30.09.2021	30.09.2020	31.03.2021
	PARTICULARS	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Audited
1	<b>Income from Operations:</b>						
	Revenue from Operations	722.10	730.30	833.88	1452.40	1631.12	3112.51
	Other Income	21.41	17.12	-	38.53	-	0.03
	<b>Total Income from Operations</b>	<b>743.51</b>	<b>747.42</b>	<b>833.88</b>	<b>1490.93</b>	<b>1631.12</b>	<b>3112.54</b>
2	<b>Expenditure :</b>						
	Finance Costs	428.00	438.98	547.43	866.98	1064.02	2024.79
	Employee Benefit expense	80.36	83.41	85.73	163.77	169.42	349.56
	Other Expenses	69.62	50.52	61.36	120.14	106.84	262.62
	Depreciation and Amortisation	5.12	5.38	5.94	10.51	11.42	23.38
	Provisions for Standard Assets and NPAs	18.84	149.23	110.01	168.06	247.74	303.74
	<b>Total Expenditure</b>	<b>601.95</b>	<b>727.52</b>	<b>810.47</b>	<b>1329.47</b>	<b>1599.44</b>	<b>2964.09</b>
	<b>Profit/Loss before exceptional and extra-ordinary items and Tax</b>						
3	Exceptional Items	141.56	19.90	23.41	161.46	31.68	148.45
	<b>Profit/Loss before extra-ordinary items and Tax</b>	0.00	0.00	0.00	0.00	0.00	0.00
4	Tax Expense	141.56	19.90	23.41	161.46	31.68	148.45
		38.86	1.58	8.74	40.44	11.42	36.24
5	<b>Net Profit after Tax for the year</b>	<b>102.70</b>	<b>18.32</b>	<b>14.67</b>	<b>121.02</b>	<b>20.26</b>	<b>112.21</b>
	<b>Other Comprehensive Income (net of tax)</b>						
	a) Items that will not be reclassified to profit or loss						
	i)Remeasurement of defined benefit plan	1.22	1.43	-1.52	2.65	-2.81	2.10
	ii)Income tax relating to items that will not be reclassified to profit or loss	-0.31	-0.36	0.39	-0.67	0.71	-0.53
	<b>Total Comprehensive Income for the period</b>	<b>103.62</b>	<b>19.39</b>	<b>13.54</b>	<b>123.00</b>	<b>18.16</b>	<b>113.78</b>
6	<b>Paid-up Share Capital</b>	<b>1428.18</b>	<b>1428.18</b>	<b>1428.18</b>	<b>1428.18</b>	<b>1428.18</b>	<b>1428.18</b>
7	<b>Earnings Per Share (EPS)</b>						
	(a) Basic	0.72	0.13	0.11	0.85	0.15	0.79
	(b) Diluted	0.72	0.13	0.09	0.85	0.13	0.79

**NOTES :**

1. As required by Ind AS 109, the company has developed a preliminary model to calculate expected credit losses ( ECL). Summary results from this model indicate that the company is carrying provisions in excess of its NHB requirements. However, as a matter of prudence, the Company has decided not to withdraw any provisions in excess of NHB requirements.

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2. The Other comprehensive Income comprises actuarial gain /loss on remeasurement of defined benefit plans as per the actuary report as per the actuary report as per IND AS 19 "Employee Benefits".

3. 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.

4. Consequent to the outbreak of the COVID-19 pandemic, the Indian government announced a lockdown in March 2020. Subsequently, the national lockdown lifted by the government, but regional lockdowns continue to be implemented in areas with significant number of COVID-19 cases. During the quarter ended June 30, 2021, India experienced the "second wave" of COVID -19 and has resulted in re-imposition of localised lockdowns in various parts of the Country.

The impact on the Company's operations and financial position, including the credit quality and requirement for provisioning, is uncertain and will depend on future steps taken by the Government/Reserve Bank of India till such time that the economic activities return to normalcy, which is highly unpredictable. The Company will continue to closely monitor any material changes to the future economic/regulatory conditions. However, operating substantially in asset mortgage business, which is relatively stable asset class, no major impact is anticipated at this juncture.

5. Tax expense for the quarter is after adjusting the Deferred Tax provision. Tax Expenses for the quarter Sep 30, 2021 reflect changes made vide Taxation Laws (Amendment) Act 2019 as applicable to the company .

6. The Statutory Auditors of the Company have carried out Limited Review of the financial results for the quarter ended Sep 30, 2021 in compliance with terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements ) Regulations ,2015. The above financial results have been reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at its meeting held on November 12, 2021.

7. 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. s. jayaram*





8.Details of resolution plan implemented under the RBI Resolution Framework - 2.0: Resolution of COVID-19 related stress of Individuals and Small Businesses dated May 5, 2021 are given below:

S.NO.	Description	Individual Borrowers		Small Business
		Personal Loans	Business Loans	
(A)	Number of requests received for invoking resolution process under Part A	193	-	
(B)	Number of accounts where resolution plan has been implemented under this window	158	-	
(C)	Exposure to accounts mentioned at (B) before implementation of the plan	14,92,28,405	-	
(D)	Of (C), aggregate amount of debt that was converted into other securities	-	-	
(E)	Additional funding sanctioned, if any, including between invocation of the plan and implementation	-	-	
(F)	Increase in provisions on account of the implementation of the resolution plan	1,49,22,840	-	

9.The Company has, on June 26, 2020, issued 200 Rated, Listed, Secured Nonconvertible Debentures having face value of Rs. 10,00,000 each aggregating to Rs. 20,00,00,000 (Rupees Twenty Crore only) and the same have been allotted on June 30, 2020 for a tenor of 36 months. The secured non-convertible debentures 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.



**Statement of Assets and Liabilities**
**(INR IN LAKHS)**

Particulars	Sep 30,2021	March 31,2021
	₹	₹
<b>I ASSETS</b>		
1) Financial Assets		
(a) Cash and Cash Equivalents	42.52	326.85
(b) Bank Balances other than (a) above	298.09	490.25
(c) Loans	19,390.61	20,287.10
(d) Investments	-	-
(e) Other Financial Assets	133.45	146.22
2) Non-Financial Assets		
(a) Property Plant and Equipment	31.06	31.93
(b) Intangible Assets	20.07	21.95
(c) Other Non-Financial Assets	256.16	301.95
(d) Deferred Tax Asset (Net)	75.93	49.15
<b>TOTAL ASSETS</b>	<b>20,247.88</b>	<b>21,655.41</b>
<b>II LIABILITIES AND EQUITY</b>		
1) Financial Liabilities		
(a) Payables		
<i>Trade Payables</i>		
(i)total outstanding dues of micro enterprises and small enterprises		
(ii)total outstanding dues creditors other than micro enterprises and small enterprises	10.53	7.04
<i>Other Payables</i>		
(i)total outstanding dues of micro enterprises and small enterprises		
(ii)total outstanding dues creditors other than micro enterprises and small enterprises	33.14	24.48
(b) Debt Securities	2,000.00	2,000.00
Borrowings (other than debt securities)	12,993.73	14,515.99
(d) Subordinated Liabilities		
(e) Other financial liabilities	593.63	647.43
2) Non-Financial Liabilities		




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(a) Current Tax liabilities (Net)	91.28	37.03
(b) Provisions	35.78	35.55
(c) Deferred Tax liabilities (Net)		-
(e) Other non-financial liabilities	455.60	476.26
3) Equity		
(a) Equity Share Capital	1,428.18	1,428.18
(b) Other Equity	2,606.01	2,483.44
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>20,247.88</b>	<b>21,655.41</b>

*m.u. f...*



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**Cash Flow Statement**

Particulars	For 6 Months Period Ended Sep 2021	For 6 Months Period Ended Sep 2020
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net profit before tax and extraordinary items	161.46	31.68
i) Adjustment for:	-	-
Depreciation & Amortization	10.51	11.42
Allowance of credit loss on Financial Assets	168.06	247.74
Profit on Sale of Investment	-	-
Interest received on deposits	-12.42	-39.57
Profit on Sale of Property, Plant and Equipment	-	-
Fair Value adjustments on Investments	-	-
Gratuity Provision	-1.10	-
<b>Operating profit before working capital changes</b>	<b>326.52</b>	<b>251.27</b>
ii) Movement in working capital :	-	-
Increase/(decrease) in Payables	12.15	-5.78
Increase/(decrease) in Other Financial Liabilities	-53.80	-75.91
Increase/(decrease) in Other Non-Financial Liabilities	-20.66	-36.26
Increase/(decrease) in Provisions	2.88	4.90
Decrease/(increase) in Loans -Net of Repayments	728.43	-94.38
Decrease/(increase) in Other Financial Assets	12.77	0.43
Decrease/(increase) in Other Non-Financial Assets	45.79	16.53
<b>Cash generated from / (used in) operation</b>	<b>1,054.07</b>	<b>60.82</b>
<b>Direct taxes paid (net of refund)</b>	<b>-12.99</b>	<b>-31.68</b>
<b>Net cash flow from / (used in) operating activities (A)</b>	<b>1,041.09</b>	<b>29.14</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Purchase of Property, Plant and Equipment & computer software	-7.75	-2.28
Proceeds from Property, Plant and Equipment	-	-
Proceeds from sale of trade investments	-	-
Investment in trade investments	-	-
(Increase)/Decrease in Other Bank balances	192.17	-1,475.84
Interest received on deposits	12.42	39.57
<b>Net cash flow from / (used in) investing activities (B)</b>	<b>196.84</b>	<b>-1,438.55</b>

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<b>CASH FLOW FROM FINANCING ACTIVITIES</b>	-	
Proceeds from issue of shares (net of expenses)	-	-
Proceeds from Borrowings	-	3,500.00
Repayment of Borrowings	-1,522.26	-2,098.40
Dividend Paid (including Dividend distribution Tax)	-	-
	-	-
	-	-
<b>Net cash flow from / (used in) financing activities (C)</b>	<b>-1,522.26</b>	<b>1,401.60</b>
	-	
<b>Net Increase/(Decrease) in cash and cash equivalents (A + B + C)</b>	<b>-284.33</b>	<b>-8</b>
Cash and cash equivalents at the beginning of the year	326.85	228.63
Cash and cash equivalents at the end of the year	42.52	220.83







# H K Shah & Co.

## CHARTERED ACCOUNTANTS

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

Review Report  
To  
The Board of Directors,  
India Home Loan Limited.

1. We have reviewed the accompanying statement of unaudited financial results of **India Home Loan Limited.** ("The Company") for the quarter ended 30<sup>th</sup> September, 2021 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 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 and in compliance with regulation 33 of Listing Regulation read with circulars issued by SEBI. 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. 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, 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 the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

### Emphasis Matters:

1. We draw attention to Note 4 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 involve in subsequent periods.
2. We draw attention to Note 8 to the accompanying financial results, which states that during the quarter-1 (2021-22), the company has offered resolution plan to its eligible customer pursuant to RBI Circular "Resolution Framework 2.0 – Resolution for Covid-19 related stress of individuals and small business", dated May 05, 2021.

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

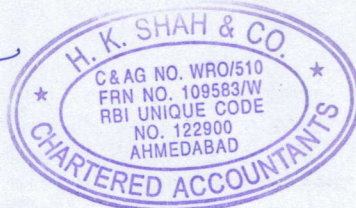
K M Shah  
Partner

M. No.: 014711

Place: Ahmedabad

Date: 12<sup>th</sup> November, 2021

UDIN: 21014711AAAAAB3945



GSTIN 24AACFH1917R1Z6 | PAN AACFH1917R | FRN 109583W



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Branch  
Offices

Gujarat, Maharashtra, Tamil Nadu &  
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November 15, 2021

To,  
Listing Compliance Department,  
BSE Limited,  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai-400001

**Sub: Disclosure as per the Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirement) Regulations 2015 as on September 30, 2021.**

With reference to the above, we submit herewith the revised 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	3.86
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.	40.34
7	Net profit after tax in Cr.	1.23
8	Earnings per share (Face Value of Rs.10)	Rs.0.85 (Basic and 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	0.77
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	8.12%
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	2.45%

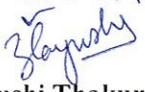
### Notes:

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 above on record.

Yours truly

For India Home Loan Limited

  
Ayushi Thakuriya

Company Secretary & Compliance Officer  
A48816



November 12, 2021

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

Dear Sir/Madam,

**Subject: Submission of 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 Half Year ended September 30, 2021.

Kindly take the same on record and acknowledge.

Thanking you,

Yours truly,

For India Home Loan Limited

  
Ayushi Thakuriya  
Company Secretary & Compliance Officer  
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