

February 12, 2021

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., February 12, 2021, has, inter alia, considered and approved the Unaudited Financial Results (Ind-AS) of the Company for the third quarter and nine months ended December 31, 2020 prepared pursuant to Regulation 33 and Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

A copy of the above Unaudited Financial Results (Ind-AS) is enclosed herewith. Further, pursuant to Regulation 33(3)(c)(i) and Regulation 52(1) of Listing Regulations, we are also enclosing a copy of the 'Limited Review Report', as received from our Statutory Auditors, M/s. Joshi & Shah on the above Unaudited Financial Results.

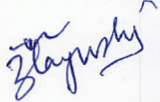
The Board meeting commenced at 2.00 p.m. (IST) and concluded at 3.05 p.m. (IST)

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

Thanking You,

Yours faithfully,

For India Home Loan Limited


Ayushi Thakuriya
Company Secretary & Compliance Officer
A48816
Encl.: As above





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

To,
Board of Directors,
India Home Loan Limited.

We have reviewed the accompanying statement of unaudited financial results of **India Home Loan Limited** for the quarter and nine months ended on December 31, 2020 ("the statement") being submitted by the Company pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations")

The statement which is responsibility of company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "*Interim Financial Reporting*" (Ind AS 34) prescribe 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 the Listing Regulations read with relevant circulars issued by SEBI. Our responsibility is to issue a report on these financial results based on our review.

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 financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

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 applicable Indian Accounting Standards as specified under section 133 of 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 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with relevant circulars issued by SEBI, including the manner in which it is to be disclosed, or that it contains any material misstatement.



JOSHI & SHAH
CHARTERED ACCOUNTANTS

We draw attention to Note 6 to the accompanying financial results, which explains the impact of lockdown and other restrictions imposed by the Government and conditions 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.

Our conclusion is not modified in this respect.

For Joshi & Shah
Chartered Accountants
Firm Registration No. - 144627W



Jaydip Joshi
Partner
Membership No. - 170300
UDIN : 21170300AAAABB3372

Place: Mumbai
Date: 12th February, 2021

INDIA HOME LOAN LIMITED
Unaudited Financial Results for the Quarter and Nine Months Ended December 31,2020

(INR In lakhs)

Particulars	3 months ended	Previous 3 months ended	Corresponding 3 months ended in previous year	Nine Months ended	Corresponding Nine Months ended in previous year	Previous Year ended
	31.12.2020	30.09.2020	31.12.2019	31.12.2020	31.12.2019	31.03.2020
	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Audited
1. Income from operations						
(a) Revenue from operations	749.31	833.88	823.27	2,380.43	2,407.62	3,234.27
(b) Other Income	0.00	-	0.40	0.00	22.89	59.67
Total Income from Operations	749.31	833.88	823.67	2,380.43	2,430.51	3,293.94
2. Expenditure						
(a) Finance Cost	501.33	547.43	529.82	1,565.35	1,648.42	2,156.95
(b) Employee benefit expense	93.41	85.73	114.54	262.83	285.06	369.92
(c) Other Expenses	67.19	61.36	51.26	174.03	185.27	240.25
(d) Provisions for standard assets and NPL	56.00	110.01	46.81	303.74	119.42	32.53
(e) Depreciation and amortisation expense	5.84	5.94	8.38	17.26	24.32	119.42
Total Expenditure	723.77	810.47	750.81	2,323.21	2,262.49	2,919.07
3. Profit/Loss before tax	25.53	23.41	72.86	57.21	168.02	374.87
4 . Tax expenses	6.38	8.74	25.98	17.80	51.90	94.39
5. Net Profit After Tax	19.15	14.67	46.88	39.41	116.12	280.48
Other Comprehensive Income (net of tax)						
a) Items that will not be reclassified to profit or loss						
i) Remeasurement of defined benefit plan	1.92	(1.52)	(1.38)	(0.89)	(0.02)	2.42
ii) Income tax relating to items that will not be reclassified to profit or loss	(0.49)	0.39	0.38	0.22	0.01	(0.62)
Total Comprehensive Income	20.59	13.54	45.88	38.76	116.11	282.28
6. Paid-up Equity Share Capital (Face Value)	1,428.18	1,428.18	1,428.18	1,428.18	1,428.18	1,428.18
7. Reserves excluding revaluation reserves as at March 31,2020						2080.45
8. EPS (Not Annualised) (of Rs. 10/- Each)						
(a) Basic	0.13	0.11	0.33	0.28	0.81	1.96
(b) Diluted	0.13	0.09	0.29	0.28	0.73	1.77

Notes:

- The Financial results have been prepared in accordance with 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
- 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.
- 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".

4. 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.
5. 11 % Non convertible Debentures amounting to INR 20 crores has been issued as of 30th June 2020 for a tenor of 36 months and with security cover of 1.05 times of outstanding amount. The proceeds of the NCDs are used for the objects that were stated in the offer document(s).
6. In accordance 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 1, 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 has been 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 loss on financial assets by applying the customer profiling within salaried and self-employed portfolio and management overlays. 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.
- 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 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.
7. Tax expense for the quarter is after adjusting the Deferred Tax provision. Tax Expenses for the period ended Dec 31, 2020 reflect changes made vide Taxation Laws (Amendment) Act 2019 as applicable to the company.
8. On 30th March, 2019 the company had issued 16,00,000 Convertible share warrants to promoters and non-promoters at a price of Rs. 76.75 per share warrant with an option to convert each warrant with one equity share of face value of Rs. 10 per equity shares on or before 29th September, 2020. The Company had already received 25% of the issue price from the Allottees upto 29th March, 2019. Allottees needed to pay balance 75% of issue price on or before 29th September, 2020. The Company, on request of all warrant holders, has made an application to SEBI for extension of due date of warrants on 4th September, 2020. The SEBI has given extension till 13th November, 2020. However allottees were unable to pay balance 75% of issue price till extended time allowed by SEBI and hence company has forfeited the paid 25% amount of issue price (INR 3,07,00,000) and transferred the same to Capital Reserve.
9. The Statutory Auditors of the Company have carried out Limited Review of the financial results for the period ended December 31, 2020 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 February 12, 2021.
10. 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.
11. The Government of India, Ministry of Finance, vide its notification dated October 23, 2020, had announced COVID-19 Relief Scheme for grant of ex-gratia payment of difference between compound interest and simple interest for six months to borrowers in specified loan accounts (Scheme), as per the eligibility criteria and other aspects specified therein and irrespective of whether the moratorium was availed or not. During the quarter, the Company has implemented the Scheme and credited the difference amount to the accounts of the eligible borrowers as per the Scheme.
12. General Provisions required to be maintained in respect of accounts in default but standard and asset classification extended, as per RBI circular on COVID -19 Regulatory packages dated April 17, 2020 is 10 % of total outstanding which has to be phased over 2 quarters as i) Quarter ending March 31, 2020 - not less than 5 Percent and Quarter ending June 30, 2020 - not less than 5 percent. Accordingly the company has been carrying covid- 19 provisions amounting to INR 1.51 crores as on June 30, 2020.



CIN: L65910MH1990PLC059499

13. Honourable Supreme Court of India in a public interest litigation (Gajendra Sharma Vs. Union of India & Anr), vide an interim order dated September 03, 2020 ("interim order"), has directed that accounts which were not declared NPA till August 31, 2020 shall not be declared as NPA till further orders. Basis the said interim order, there is no account under moratorium category is falling under NPA after August 31, 2020.

14. The above results for the quarter and nine months ended December 31, 2020 were reviewed by the Audit committee and subsequently approved by the Board of Directors at its meeting held on February 12, 2021, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

15. The above results for the quarter and nine months ended December 31, 2020 have been subjected to a Limited Review by the Auditors of the Company

Place : Mumbai
Date : February 12, 2021



For and behalf of the Board of Directors

Mahesh Pujara
Managing Director