

**INDIA HOME
LOAN LTD.**

CIN: L65910MH1990PLC059499
GSTIN : 27AAACM5101F1ZO

February 14, 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., February 14, 2022, 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, 2021 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 p.m. (IST) and concluded at 6.20 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 THIRD QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2021

		(INR in Lakhs)					
		For the Quarter ended			For Nine Months 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
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
PARTICULARS		Un-audited	Un-audited	Un-audited	Un-audited	Un-audited	Audited
1	Income from Operations:						
	Revenue from Operations	847.86	722.10	749.31	2300.26	2380.43	3112.51
	Other Income	25.17	21.41	-	63.70	-	0.03
	Total Income from Operations	873.03	743.51	749.31	2363.96	2380.43	3112.54
2	Expenditure :						
	Finance Costs	415.80	428.00	501.33	1282.78	1565.35	2024.79
	Employee Benefit expense	71.67	80.36	93.41	235.44	262.83	349.56
	Net Loss on Derecognition of Financial Instruments under Amortised Cost Category	203.73		0.00	203.73		
	Depreciation and Amortisation	5.41	5.12	5.84	15.91	17.26	23.38
	Provisions for Standard Assets and NPA	21.32	18.84	56.00	189.39	303.74	303.74
	Other Expenses	58.19	69.62	67.19	178.34	174.03	262.62
	Total Expenditure	776.13	601.95	723.77	2105.59	2323.21	2964.09
3							
	Profit/Loss before exceptional items and Tax	96.90	141.56	25.53	258.37	57.21	148.45
4	Exceptional Items	0.00	0.00	0.00	0.00	0.00	0.00
	Profit/Loss before Tax	96.90	141.56	25.53	258.37	57.21	148.45
	Tax Expense	89.91	38.86	6.38	130.36	17.80	36.24
5							
	Net Profit after Tax for the year	6.99	102.70	19.15	128.01	39.41	112.21
	Other Comprehensive Income (net of tax)						
	a) Items that will not be reclassified to profit or loss						
	i) Remeasurement of defined benefit plans	-0.81	1.22	1.92	1.84	-0.89	2.10
	ii) Income tax relating to items that will not be reclassified to profit or loss	0.20	-0.31	-0.49	-0.46	0.22	-0.53
	Total Comprehensive Income for the period	6.38	103.62	20.59	129.39	38.76	113.78



6	Paid-up Share Capital	1428.18	1428.18	1428.18	1428.18	1428.18	1428.18
7	Earnings Per Share (EPS)						
	(a) Basic	0.04	0.72	0.13	0.89	0.28	0.79
	(b) Diluted	0.04	0.72	0.13	0.89	0.28	0.79

NOTES :

1. 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 from their net profit or loss after tax to a separate 'Impairment Reserve'.
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 June30, 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.





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6. Company has critically examined delinquent accounts and identified INR 3.19 Crore's loan account where no recovery is expected in reasonable foreseeable period despite of best efforts. The same is reported as 'Net Loss on Derecognition of Financial Instruments under Amortised Cost Category' during the quarter.
7. Revenue from Operations include gains on derecognition of financial assets under Direct Assignment Deal of Loan Book amounting to Rs. 18.83 lakhs.
8. The Statutory Auditors of the Company have carried out Limited Review of the financial results for the quarter ended Dec 31,2021 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 February 14, 2022
9. 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.
10. 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.
11. Revenue from operation increased during Q3 2021-22 on account of i) Gain on financial assets derecognition ii) recognition of unamortised income of closed loan accounts.





12. 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	158	-	
(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	1,42,07,785	-	

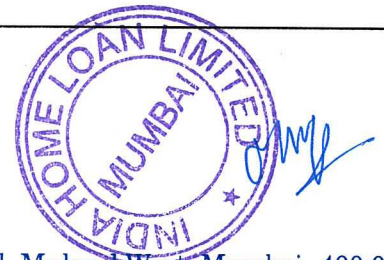
13. Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.SRT.REC.51/12 .04.048/2021-22 dated 24 September 2021.

(A). Details of loans not in default transferred through assignment during the nine month ended 31 December 2021

Aggregate principal outstanding of loans transferred (INR in Lac)	846.94
Weighted Average residual maturity (In Months)	169
Weighted Average Holding Period (In Months)	42
Average Retention of Beneficial Economic Interest MRR by originator (%)	10%
Average coverage of tangible Security (%)	44%
Rating wise distribution of loans transferred	Unrated

(B). The Company has not acquired any **loan not in default** through assignment during the nine month ended 31 December 2021

(C). The Company has not transferred or acquired any stressed loan during the nine months ended 31 December 2021





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
Mumbai.

1. We have reviewed the accompanying statement of unaudited financial results of **India Home Loan Limited**. ("The Company") for the quarter ended 31st December, 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.



GSTIN 24AACFH1917R1Z6 | PAN AACFH1917R | FRN 109583W

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🏢 Head
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Nr. Income Tax, Ahmedabad - 380014

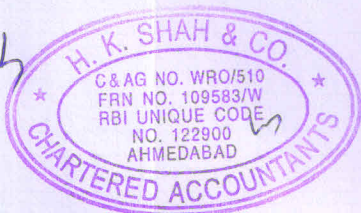
🏢 Branch
Offices

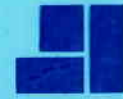
Gujarat, Maharashtra, Tamil Nadu &
Uttar Pradesh

2. We draw attention to Note 12 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.
3. The quality of cash inflows are under influence of corona fallouts and recovery process is also influenced accordingly. (For e.g. non availability of fast access to legal recovery system due to non-availability of courts/collector offices). Due to covid, overall economy has also been impacted in general and HFCs' and NBFCs' in particular. Hence, the loan repayment moratorium effected by the government was availed by the borrowers of the company and the company has allowed the same in true spirit to its borrowers, which has resulted in pressure on liquidity and the Assets and Liabilities Management. Due to this, there is a contraction on servicing the loans during the quarter. The company has informed us that it aims to regularise its loans through re negotiating with lenders/investors for debt/equity infusion.

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


H K Shah
Partner
M. No.: 042758
Place: Ahmedabad
Date: 14th Feb, 2022
UDIN: 22042758ACDJEQ3825





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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 December 31, 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	3.56
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.	39.91
7	Net profit after tax in Cr.	1.29
8	Earnings per share (Face Value of Rs.10)	Rs.0.89 (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	0.74
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	5.62%
18	Sector specific equivalent ratios, as applicable	
(A)	Gross NPA (stage 3 asset, gross) ratio	4.23%
(B)	Net NPA (stage 3 asset, net) ratio	3.16%

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

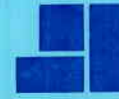
Kindly take above on record.

Yours truly

For India Home Loan Limited

Mitesh M. Pujara
Whole-time Director
DIN: 02143047





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February 14, 2022

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 quarter ended December 31, 2021.

Kindly take the same on record and acknowledge.

Thanking you,

Yours truly,
For India Home Loan Limited


Mitesh M. Pujara
Whole-time Director
DIN: 02143047

