



**INDIA HOME  
LOAN LTD.**

CIN: L65910MH1990PLC059499  
GSTIN : 27AAACM5101F1ZO

February 9, 2023

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 9, 2023, has, inter alia, considered and approved the Unaudited Financial Results (Ind-AS) of the Company for the third quarter ended December 31, 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 1:30 p.m. (IST) and concluded at 3:15 p.m. (IST)

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

Thanking You,

Yours faithfully,

For India Home Loan Limited

Shilpa Katare  
Company Secretary & Compliance Officer  
A65863  
Encl.: As above





**UN-AUDITED FINANCIAL RESULTS FOR THE THIRD QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2022**

		(INR in Lakhs)					
		For the Quarter ended			For the 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
		31.12.2022	30-09.2022	31.12.2021	31.12.2022	31.12.2021	31.03.2022
PARTICULARS		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income from Operations:</b>						
	Revenue from Operations	571.06	538.33	847.86	1673.77	2300.26	3005.01
	Other Income	77.83	0.54	25.17	78.92	63.70	43.71
	<b>Total Income from Operations</b>	<b>648.89</b>	<b>538.87</b>	<b>873.03</b>	<b>1752.69</b>	<b>2363.96</b>	<b>3048.72</b>
2	<b>Expenditure :</b>						
	Finance Costs	313.29	369.09	415.80	1021.28	1282.78	1653.02
	Employee Benefit expense	81.77	79.94	71.67	255.48	235.44	317.59
	Net Loss on Derecognition of Financial Instruments under Amortised Cost Category	115.10	60.11	203.73	161.22	203.73	216.79
	Other Expenses	103.89	87.72	58.19	255.23	178.34	207.26
	Depreciation, Amortisation and Impairment	8.36	8.10	5.41	25.63	15.91	53.24
	Provisions for Standard Assets and NPA	14.47	-58.60	21.32	-37.17	189.39	204.38
	<b>Total Expenditure</b>	<b>636.88</b>	<b>528.38</b>	<b>776.12</b>	<b>1681.69</b>	<b>2105.59</b>	<b>2652.28</b>
	<b>Profit/Loss before exceptional and extra-ordinary items and Tax</b>	<b>11.01</b>	<b>11.49</b>	<b>96.91</b>	<b>71.01</b>	<b>258.37</b>	<b>396.44</b>
	Exceptional Items	0.00	0.00	0.00	0.00	0.00	0.00
4	<b>Profit/Loss before extra-ordinary Items and Tax</b>	<b>12.02</b>	<b>12.49</b>	<b>96.91</b>	<b>71.01</b>	<b>258.37</b>	<b>396.44</b>
	<b>Tax Expense</b>						
	Current Tax Expenses	0.00	-6.53	44.58	0.01	111.81	173.34
	Deferred Tax Expenses	-6.80	-7.69	45.33	10.96	18.55	31.56
5	<b>Net Profit after Tax for the year</b>	<b>18.81</b>	<b>26.71</b>	<b>6.99</b>	<b>60.03</b>	<b>128.01</b>	<b>191.54</b>
	<b>Other Comprehensive Income (net of tax)</b>						
	a) Items that will not be reclassified to profit or loss	0.87	0.57	-0.81	3.33	1.84	3.30
	i) Remeasurement of defined benefit plans						
	ii) Income tax relating to items that will not be reclassified to profit or loss	-0.22	-0.14	0.2	-0.84	-0.46	-0.83
	<b>Total Comprehensive Income for the period</b>	<b>19.46</b>	<b>27.14</b>	<b>6.38</b>	<b>62.52</b>	<b>129.39</b>	<b>194.01</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	0.13	0.19	0.04	0.42	0.89	1.34
	(b) Diluted	0.13	0.19	0.04	0.42	0.89	1.34

AUTHORISED SIGNATORY

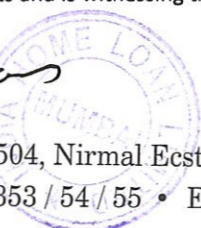
**Registered & Corp. Off. :** 504, Nirmal Residency, 5th floor, Jatashankar Dossa Road, Mulund West, Mumbai--400 080.

Tel. : 022-2568 3353 / 54 / 55 • Email : [ihl@gmail.com](mailto:ihl@gmail.com) • Website : [www.indiahomeloan.co.in](http://www.indiahomeloan.co.in)



**NOTES :**
**CIN: L65910MH1990PLC059499**

- 1 The above Financial results for the quarter and nine months ended on Dec 31, 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 9th Feb, 2023. The Statutory Auditors of the Company have carried out Limited Review of the financial results for the quarter and nine months ended on Dec 31, 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. In case impairment allowance under Ind AS 109 is lower than the provisioning required under IRACP (including standard asset provisioning), company has appropriated the difference 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 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 segment as per 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 which need to be reported.
- 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 pandemic and any measure to contain its spread or mitigate its impact, whether mandated by the govt or adopted by the company.
- 7 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 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 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 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 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 December 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 are 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 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 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.
- 12 Net Loss on Derecognition of Financial Instruments under Amortised Cost Category includes loan assets written off during the period (Oct'22 to Dec'22) of INR 115.69 Lacs and amount realised against loans written off during the earlier period amount to INR 0.59 Lacs. Hence, the Net amount of INR 115.10 Lacs is disclosed as net expenses above.
- 13 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 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.
- 14 During the quarter ended Dec 31, 2022, loans against which we have taken possession of property amounting INR 348.32 Lakhs transferred to Asset Held for Sale . Also, INR 43.82 Lakhs has been received against Assets Held For Sale.
- 15 Company's Assets under Management on 31st Dec. 2022 is INR 11495.32 Lacs from INR 13,111.85 Lacs of last quarter ended on 30th Sep 2022.
- 16 In two cases, PTN323 and PTN324 the perfection of security, documentation and insurance is in process, which will be completed on or before 15/02/2023. (Total disbursed amount in both loans is INR 9 Lac each, total INR 18 Lacs.)
- 17 During the quarter under review the company has Assigned (100% Sale) loans of INR 1033.10 Lacs to Vastu Housing Finance Corporation Ltd. @ 0.75 Basis points premium.



18. 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 and nine months ended 31 Dec 2022.

Aggregate principal outstanding of loans transferred (INR in Lac)	430
Weighted Average residual maturity (In Months)	141
Weighted Average Holding Period (In Months)	44
Average Retention of Beneficial Economic Interest MRR by originator (%)	10%
Average coverage of tangible Security (%)	69%
Rating wise distribution of loans transferred	Unrated

(B). Details of loans not in default transferred through sale during the quarter and nine months ended 31 Dec 2022.

Aggregate principal outstanding of loans transferred (INR in Lac)	1,563
Weighted Average residual maturity (In Months)	156
Weighted Average Holding Period (In Months)	48
Average Retention of Beneficial Economic Interest MRR by originator (%)	-
Average coverage of tangible Security (%)	75%
Rating wise distribution of loans transferred	Unrated

(C). The Company has not acquired any loan not in default through assignment during the quarter and nine months ended 31 Dec 2022.

(D). The Company has not transferred or acquired any stressed loan during the quarter and half year ended 31 Dec 2022.

19. 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 31 Dec 2022.

A. Debt Equity Ratio	2.30
B. Total Net worth (RS. In Lac)	4150.07
C. Net Profit After Tax (RS. In Lac)	18.81
D. Earnings Per Share	
Basic	0.13
Diluted	0.13
E. Total Debts to Total Assets	66.40%
F. Operating Margin %	1.85%
G. Net Profit Margin %	2.90%

Sector Specific Ratios as at 31st Dec 2022

H. Gross Non Performing Assets	3.40%
I. Net Non Performing Assets	2.43%
J. Provision Coverage Ratio	100.00%

Formulas for computation for ratios are as follows :

- Debt Equity Ratio = Debt + Borrowing / Equity Share Capital + Other Equity - Impairment Reserve - Inangible assets - Deferred Tax
- Total Debts to Total Assets % = Debt + Borrowing / Total Assets
- Operating Margin % = Profit Before tax / Total Revenue
- Net Profit Margin % = Profit After tax / Total Revenue
- Gross Non Performing Assets % = Gross stage 3 Loans / Gross Loans
- Net Non Performing Assets% = Gross stage 3 Loans - Impairment loss allowance for stage 3 loans / Gross Loans - Impairment loss allowance for stage 3

Place : Mumbai

Date : 9th Feb, 2023

For India Home Loan Limited

*M. H. Pujara*

Mahesh Pujara  
Managing Director





## Security Cover certificate as per Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Particulars	Description of asset for which this certificate relates	Exclusive Charge	Exclusive Charge	Part-Passu Charge	Assets shared by part passu debt holder (includes debt for which this certificate is issued & other debt with part-passu charge)	Part-Passu Charge	Other assets on which there is part-passu charge (including part-passu charge)	Assets not offered as Security	Elimination (amount in negative)	(Total C to J)	Market Value for Assets charged on Exclusive basis	Carrying Amount when market value is not ascertainable or applicable	Market Value for Part-passu charge Assets*	Carrying Amount when market value is not ascertainable or applicable	Total Valued debt (Rs)
ASSETS															
Property, Plant and Equipment								20.09		20.09					
Capital															
Work-in-Progress								19.28		19.28					
Right of Use Assets															
Goodwill								13.15		13.15					
Intangible Assets															
Intangible Assets under Development															
Investments															
LOANS & ADVANCES given included spread receivable on assigned		2,100.43	7,592.94					1,918.23		11,611.61		2,100.43			2,100.43
Loans															
Inventories															
Trade Receivables								37.05		37.05					
Cash and Cash Equivalents								4.24		323.23					
Bank balances other than Cash and Cash Equivalents										2,332.07					
Others (Bal. figure)								2,332.07		14,356.48					
Total		2,100.43	7,911.93					4,344.12					2,100.43		2,100.43
LIABILITIES															
Debt securities to which this certificate pertains		2,000.00								2,000.00					
Other debt sharing part-passu charge with above debt															
Other Debt															
Subordinated debt															
Borrowings										1,522.25					
Bank										6,033.94					
Debt															
Securities															
Others															
Trade															
Payables										49.56					
Lease										21.64					
Liabilities										36.77					
Provisions															
Others (Bal. figure)										236.72					
Total		2,000.00	6,015.63							9,900.88					
Cover on Book Value															
Cover on Market Value*															
Exclusive Security Cover Ratio			1.05												

\* Provided as security against Non Convertible Debenture. Please read along with even dated IR report.

Place : Mumbai  
Date : 9th Feb, 2023

For India Home Loan Uplifted

Mukesh Pulgar

Managing Director







# H K Shah & Co.

## CHARTERED ACCOUNTANTS

**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 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

### Review Report

To  
The Board of Directors,  
INDIA HOME LOAN LIMITED  
[CIN: L65910MH1990PLC059499]  
Mumbai

We have reviewed the accompanying statement of unaudited financial results of INDIA HOME LOAN LIMITED ("The Company") for the quarter and year to date ended Dec 31, 2022 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

### Scope of Review

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.

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.

### Conclusion

Based on our review conducted as stated 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

GSTIN 24AACFH1917R1Z6 | PAN AACFH1917R | FRN 109583W

☎ 079-27544995 / 27542785  
☎ +91-9909919785  
☎ +91-9714744995

✉ hkshahandco@gmail.com  
🌐 www.hkshahandco.com

🏢 **Head Office** | 403+404 'SARAP' Building,  
Opp. Navjivan Press, Off Ashram Road,  
Nr. Income Tax, Ahmedabad - 380014

🏢 **Branch Offices** | Gujarat, Maharashtra, Tamil Nadu &  
Uttar Pradesh



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.

**Emphasis of Matters**

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 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



sd/-  
K M Shah  
Partner

M. No.: 014711

Place: Ahmedabad

Date: February 09, 2023

UDIN: 23014711B6XG4C6223



February 9, 2023

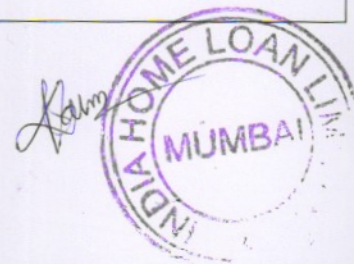
CIN: L65910MH1990PLC059499  
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To,  
Listing Compliance Department,  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai-400 001.

**Sub: Disclosure as per the Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirement) Regulations 2015 as on December 31, 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	2.30
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/Debenture redemption reserve	Not Applicable
6	Net worth in Cr.	41.50
7	Net profit after tax in Cr.	0.19
8	Earnings per share (Face Value of Rs.10)	Rs. 0.13 (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	66.40%
14	Debtors turnover	Not Applicable, being a HFC
15	Inventory turnover	Not Applicable, being a HFC
16	Operating Margin	Not Applicable, being a HFC







**INDIA HOME  
LOAN LTD.**

17	Net Profit Margin	2.90%
18	Sector specific equivalent ratios, as applicable	
(A)	Gross NPA (stage 3 asset, gross) ratio	3.40%
(B)	Net NPA (stage 3 asset, net) ratio	2.43%

CIN: L65910MH1990PLC059499  
GSTIN : 27AAACM5101F1ZO

**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

**Shilpa Katare**  
**Company Secretary & Compliance Officer**  
**A65863**







**INDIA HOME  
LOAN LTD.**

CIN: L65910MH1990PLC059499  
GSTIN : 27AAACM5101F1ZO

February 9, 2023

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

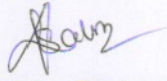
Dear Sir/Madam,

**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 third quarter ended December 31, 2022.

Thanking you,

Yours truly,  
For India Home Loan Limited

  
Shilpa Katare  
Company Secretary & Compliance Officer  
A65863

