



Date: September 1, 2023

Scrip Code - 535789
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

IBULHSGFIN/EQ
National Stock Exchange of India Limited
“Exchange Plaza”, Bandra-Kurla Complex,
Bandra (East),
MUMBAI – 400 051

Sub: Notice convening 18th Annual General Meeting (AGM) of Shareholders of the Company, along with Annual Report for the financial year 2022-23

Dear Sirs,

Pursuant to the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), and in furtherance to intimation dated August 31, 2023, we wish to inform that the Notice of the 18th Annual General Meeting of the Shareholders of the Company (“**Notice**”), which has been scheduled to be held on Monday, September 25, 2023 at 11:30 A.M. (IST) (“**AGM**”), along with Annual Report for the financial year 2022-23 (“**Annual Report**”), are being mailed to the Shareholders, holding equity shares of the Company as on August 25, 2023 and whose email IDs are registered with the Company/Depositories, in compliance with applicable MCA and SEBI Circulars (“Circulars”) (Copy of the Notice and Annual Report are attached).

The AGM will be held through Video Conferencing / Other Audio Visual Means without the physical presence of Members at a common venue, in compliance with Circulars. Notice and Annual Report are also uploaded on the website of the Company viz. <https://www.indiabullshomeloans.com/>.

Further, pursuant to the applicable Listing Regulations and Circulars, the Annual Report is also being sent to Debenture Holders, only in electronic mode, whose e-mail addresses are registered with Company/Depository Participant(s)/ Depository.

This is for your information and record.

Thanking you,

Yours faithfully,
For **Indiabulls Housing Finance Limited**

Amit Jain
Company Secretary

Encl.:a/a

CC:
Luxembourg Stock Exchange, Luxembourg
Singapore Exchange Securities Trading Limited, Singapore


INDIABULLS HOUSING FINANCE LIMITED

CIN: L65922DL2005PLC136029

Registered Office: 5th Floor, Building No. 27, KG Marg, Connaught Place, New Delhi – 110 001

Email: homeloans@indiabulls.com, **Tel:** 011-43532950, **Fax:** 011-43532947, **Website:** www.indiabullshomeloans.com

NOTICE

NOTICE is hereby given that the **EIGHTEENTH ANNUAL GENERAL MEETING** of the members of **INDIABULLS HOUSING FINANCE LIMITED** will be held on Monday, September 25, 2023 at 11:30 A.M. IST (“**AGM**”) through Video Conferencing (“**VC**”) / Other Audio Visual Means (“**OAVM**”), to transact the following business.

ORDINARY BUSINESS:

- To receive, consider and adopt the Audited Standalone and Consolidated Financial Statements of the Company for the financial year ended March 31, 2023, and Reports of the Board of Directors and Auditors thereon.
- To appoint a Director in place of Mr. Gagan Banga (DIN: 00010894), a Whole Time Director & Key Managerial Personnel, designated as Vice-Chairman, Managing Director & CEO, who retires by rotation and being eligible, offers himself for re-appointment.
- To declare Final Dividend of ₹1.25 per Equity Shares for the financial year 2022-2023.

SPECIAL BUSINESS:
Item No 4:

To consider and if thought fit, to pass the following resolution as a Special Resolution, for issue of Non-Convertible Debentures, not in the nature of equity shares, of the Company, on private placement basis, upto ₹ 35,000 Crores:

“**RESOLVED THAT** pursuant to the provisions of Section 42 and other applicable provisions, if any, of the Companies Act, 2013 read with the Rules framed thereunder, the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (“**RBI-HFC Directions**”), the SEBI (Issue and Listing of Non-Convertible Securities) 2021, the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as may be amended from time to time, and subject to other applicable regulations/guidelines, consent of the members of the Company, be and is hereby accorded to the Board of Directors of the Company (hereinafter called the “**Board**”, which term shall be deemed to include any committee(s) constituted/to be constituted by the Board to exercise its powers conferred by this resolution) to issue Redeemable Non-Convertible Debentures, secured or unsecured (“**NCDs**”) and/or Bonds (issuance of NCDs and/or Bonds shall not be in the nature of equity shares), which may or may not be classified as being Tier II capital under the provisions of RBI-HFC Directions, for cash, either at par or premium or discount to the face value, for an aggregate amount not exceeding ₹ 35,000 Crore (Rupees Thirty-five

Thousand Crore only) under one or more shelf disclosure documents and/or under one or more letters of offer and/or under one or more Placement Memorandum, as may be issued by the Company, and in one or more series, during a period of one year commencing from the date of this Annual General Meeting, on private placement basis, from time to time, such that the aggregate amount to be raised through issue of such NCDs and/or Bonds (issuance of NCDs and/or Bonds shall not be in the nature of equity shares), shall not exceed ₹ 35,000 Crore (Rupees Thirty-five Thousand Crore only).

RESOLVED FURTHER THAT the Board be and is hereby authorized and empowered to arrange or settle the terms and conditions on which all such monies are to be borrowed, from time to time, as to interest, repayment, security or otherwise howsoever as it may think fit and to do all such other acts, deeds and things, as it may deem necessary, in its absolute discretion, including to execute all such agreements, documents, instruments and writings as may be required and to delegate all or any of its powers herein conferred, to any Committee of Directors and / or Directors and / or officers of the Company, to give effect to the authority of this resolution.”

Item No 5:

To consider and if thought fit, to pass the following resolution as a Special Resolution, for approval of the amendment in Articles of association by insertion of Clause 134A for making provisions for the debenture trustees for appointment of Nominee Directors in the Board of the Company as required by the SEBI Regulations:

“**RESOLVED THAT** pursuant to the provisions of Section 14, 71 and 161 of the Companies Act, 2013 read with Rule 18(3) (e) of the Companies (Share Capital and Debentures) Rules, 2014, Regulation 23(6) of the Securities and Exchange Board of India (“**SEBI**”) (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with Regulation 15(1)(e) of the SEBI (Debenture Trustees) Regulations, 1993, as amended from time to time, and all other applicable provisions, if any, of the Companies (Incorporation) Rules, 2014, and SEBI Regulations {including any statutory modification(s) or re-enactment(s) thereof for the time being in force}, approval of the Members be and is hereby accorded to insert Clause 134A as mentioned herein below to the existing Articles of Association of the Company;

134A(1): The Board of Directors may appoint any person as a director nominated by any financial institution in pursuance of the provisions of any law for the time being in force or of any agreement, or appointed by any Government, or any other person to represent its interest.

134A(2): Debenture trustees, shall recommend and appoint and nominate a Director on the Board of Directors of the Company (hereinafter referred to as the "Debenture Trustee Nominee Director") in the event of:

1. two consecutive defaults in payment of interest to the debenture holders; or
2. default in creation of security for debentures; or
3. default in redemption of debentures.

The Nominee Director(s) appointed pursuant to clause 134A shall neither be liable to retire by rotation nor shall be required to hold any qualification shares.

RESOLVED FURTHER THAT the Board be and is hereby authorised to do all such acts, deeds and things and take all such steps as may be necessary, proper or expedient to give effect to this resolution."

Item No 6:

To consider and if thought fit, to pass the following resolution, as a Special Resolution, for re-appointment of Mr. Achuthan Siddharth (DIN: 00016278), as an Independent Director for another term of five years with effect from July 3, 2023 up to July 2, 2028:

"RESOLVED THAT pursuant to the provisions of Sections 149, 150, 152 and any other applicable provisions of the Companies Act, 2013 (the "Act") and the Companies (Appointment and Qualification of Directors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force) read with Schedule IV to the Act and the Regulation 17(1A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Mr. Achuthan Siddharth (DIN: 00016278), an Independent Director on the Board of the Company w.e.f. July 03, 2020, whose existing term as Independent Director of the Company had expired on July 2, 2023 and in respect of whom the Company has received a notice in writing under section 160 of the Act from a member proposing his candidature for the office of Director, being eligible, be and is hereby re-appointed as an Independent Director of the Company for a second term of five years from July 03, 2023 up to July 02, 2028 **AND THAT** he shall not be liable to retire by rotation **AND THAT** he shall continue to be the Independent Director of the Company beyond the age of 75 years till the expiry of his term i.e. till July 02, 2028."

Item No 7:

To consider and if thought fit, to pass the following resolution, as a Special Resolution, for change in the name of the Company to 'Sammaan Capital Limited' and consequential amendment to Memorandum of Association and Articles of Association of the Company:

"RESOLVED THAT pursuant to provisions of Section 4, 5, 13, 14, 15 and all other applicable provisions, if any, of the Companies Act, 2013, read with applicable Rules and Regulations framed thereunder (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), Regulations

45 and all other applicable provisions, if any, of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI (LODR) Regulations**"), provisions of the Memorandum of Association and Articles of Association of the Company and subject to any other applicable law, regulation, guidelines, and subject to such other approvals, consents, permissions and sanctions of Central Government / Ministry of Corporate Affairs / Stock Exchange(s) / appropriate regulatory and other authorities, as may be necessary and subject to such conditions and modifications as may be prescribed or imposed by any regulatory or other authorities while granting such consents, approvals and permissions, which may be agreed to by the Board of Directors of the Company (the (hereinafter referred to as the "**Board**", which term shall include any committee constituted by the Board and/or the persons authorized by the Board/committee), and subject to all other necessary approvals, consents, permissions and sanctions as may be required under any other law, rules and regulations, the consent of the members of the Company be and is hereby accorded for changing the name of the Company from "Indiabulls Housing Finance Limited" to "Sammaan Capital Limited" and consequent alteration in the Memorandum of Association and Articles of Association of the Company.

RESOLVED FURTHER THAT Clause I i.e. Name Clause of the Memorandum of Association of the Company be altered accordingly and substituted by the following clause: "I. The name of the Company is Sammaan Capital Limited".

RESOLVED FURTHER THAT the name "Indiabulls Housing Finance Limited" wherever it appears in the Memorandum of Association and Articles of Association be substituted with the new name "Sammaan Capital Limited" and be deemed substituted in all other necessary documents including agreements and contracts entered into by the Company, name boards, letter heads and at all other places wherever appearing.

RESOLVED FURTHER THAT the Board of the Company be and is hereby authorized to do all such acts, deeds, matters and things, including without limitation finalization and/or execution and/or filing of any document, form, applications etc. that may be required to give effect to the above authorization, in its absolute discretion, without being required to seek any fresh approval of the members of the Company."

Item No 8:

To consider and if thought fit, to pass the following resolution as a Special Resolution, for the approval of Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2023 and grant of Employee Stock Options to the employees/directors of the Company:

"RESOLVED THAT pursuant to the provisions of Section 62(1)(b) and all other applicable provisions, if any, of the Companies Act, 2013 (the "Act"), and the rules made thereunder, the provisions of Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 (the "**SBEB Regulations**") including any statutory modification(s) or re-enactment(s) thereof and any other applicable and prevailing statutory Guidelines / Circulars in that behalf, the Memorandum



and Articles of Association of the Company and subject to such other approvals, consents, permissions and sanctions as may be required from appropriate authorities and subject to such conditions or modifications as may be prescribed, imposed or suggested by any of them while granting such approvals, consents, permissions or sanctions which may be agreed to by the Board of Directors of the Company [hereinafter referred to as the “**Board**” which term shall be deemed to include the Nomination and Remuneration Committee of the Board governed by the Independent Directors of the Company (hereinafter referred to as “**the NR Committee**”) which has been authorized to exercise the powers conferred by this resolution], consent of the members of the Company be and is hereby accorded to the Board for approval of ‘**Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2023**’ (hereinafter referred to as the “**Scheme**”), and the Board be and is hereby authorized to create, offer, issue, and grant 2,00,00,000 (Two Crores) employee stock options (“**ESOPs**”), convertible into 2,00,00,000 (Two Crores) fully paid-up equity shares of the Company (“**Shares**”), to or for the benefit of Employees and Directors of the Company including its Wholly Owned Subsidiary Company(ies) in India or outside India and to such persons as may, be allowed to be eligible for the benefits of the Scheme (as permitted under the applicable laws), (the “**Employees**”), from time to time in one or more tranches, at such price or prices or such formula and on such terms and conditions, as may be determined by the Board.

RESOLVED FURTHER THAT the Scheme shall be administered by the NR Committee governed by Independent Directors of the Company who shall have all the necessary powers as defined in the Scheme and no executives including executive directors will be party to such decisions and that the NR Committee be and is hereby designated as Compensation Committee in pursuance of the SBEB Regulations, for the purpose of administration and implementation of the Scheme.

RESOLVED FURTHER THAT the Scheme shall be implemented through direct route, wherein the Company shall allot fresh Shares in terms of the Scheme and will follow cash mechanism.

RESOLVED FURTHER THAT in case of any corporate action(s) such as rights issues, bonus issues, sub-division or consolidation or any other change in capital structure, merger and/or demerger or other re-organization, the Board may decide on the fair and reasonable adjustment to be made to the ESOPs granted earlier and/or its exercise price, in compliance with the applicable laws.

RESOLVED FURTHER THAT the Company shall confirm to the accounting policies prescribed from time to time under the SBEB Regulations and any other applicable laws and regulations to the extent relevant and applicable to the Scheme.

RESOLVED FURTHER THAT the Shares, to be issued and allotted by the Company under the Plan shall rank pari-passu in all respects with the existing Shares of the Company.

RESOLVED FURTHER THAT the grant of ESOPs, under the Scheme, shall be at a price not less than the closing market price of the fully paid up equity shares of the Company available

on the recognized stock exchange of India (where the trading volume of Shares is higher) on the working day immediately preceding the date of grant of ESOPs, under the Scheme.

RESOLVED FURTHER THAT the ESOPs, granted under the Scheme, shall vest after a minimum period of 1 (one) year from the date of grant, in accordance with SBEB Regulations.

RESOLVED FURTHER THAT the Board be and is hereby authorized on behalf of the Company, without requiring any further consent or approval of the members of the Company in this regard, to formulate, evolve, decide upon and bring into effect the Scheme for the purpose of granting ESOP, for the benefit of the Employees, in compliance with the requirements of the Act, the SBEB Regulations and other applicable laws, and determine the detailed terms and conditions of the aforementioned Scheme, including but not limited to the quantum of the ESOPs, to be granted per Employee, the number of ESOPs to be issued in each tranche, the exercise price, the terms or combination of terms subject to which the ESOPs are to be issued, the exercise period, the vesting period, the vesting conditions, instances where such ESOPs shall lapse and adjustments to be made pursuant to lapse of ESOPs, and to grant such number of ESOPs to the Employees, at such time and on such terms and conditions as set out in the Scheme and to make such modifications, changes, variations, alterations or revisions in the Scheme, from time to time, or to suspend, withdraw or revive the Scheme, from time to time, in accordance with the Act, SBEB Regulations, other applicable laws, rules, regulations, amendment(s) thereto and to do all other acts, deeds, matters and things as are necessary to give effect to the above authorization and to settle any questions or difficulties that may arise with regard to the creation, offer, issue, grant and allotment of ESOPs.”

Item No 9:

To consider and if thought fit, to pass the following resolution as a Special Resolution, for the approval to extend the benefits of Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2023 to the employees and directors of the wholly owned subsidiary company(ies), if any, of the Company:

“**RESOLVED THAT** pursuant to the provisions of Section 62(1) (b) and all other applicable provisions, if any, of the Companies Act, 2013 (the “**Act**”), and the rules made thereunder, the provisions of Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 (the “**SBEB Regulations**”) including any statutory modification(s) or re-enactment(s) thereof, the Memorandum and Articles of Association of the Company and subject to such other approvals, consents, permissions and sanctions as may be required from appropriate authorities and subject to such conditions or modifications as may be prescribed, imposed or suggested by any of them while granting such approvals, consents, permissions or sanctions which may be agreed to by the Board of Directors of the Company [hereinafter referred to as the “**Board**” which term shall be deemed to include the Nomination and Remuneration Committee of the Board

governed by the Independent Directors of the Company (hereinafter referred to as **“the NR Committee”**) which has been authorized to exercise the powers conferred by this resolution], consent of the members of the Company be and is hereby accorded to the Board to extend the benefits of **‘Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2023’** (hereinafter referred to as the **“Scheme”**), including grant of Employee Stock Options (**“Options”**) and issuance of Equity Shares (**“Shares”**), thereunder to or for the benefit of Employees and Directors of the Wholly Owned Subsidiary Company (ies), in India or outside India which are on the direct payroll of the Company / Wholly Owned Subsidiary Company (ies), and to such other persons as may, from time to time, be allowed to be eligible for the benefits of the Scheme (as permitted under the applicable laws from time to time) on such terms and in such manner as the Board of Directors may decide in accordance with the provisions of the applicable laws and the provisions of the Scheme.

RESOLVED FURTHER THAT the Board be and is hereby authorized on behalf of the Company, without requiring any further consent or approval of the members of the Company in this regard, to formulate, evolve, decide upon and bring into effect the Scheme for the purpose of granting ESOP, for the benefit of the Employees, in compliance with the requirements of the Act, the SBEB Regulations and other applicable laws, and determine the detailed terms and conditions of the aforementioned Scheme, including but not limited to the quantum of the ESOPs to be granted per Employee, the number of ESOPs to be issued in each tranche, the exercise price, the terms or combination of terms subject to which the ESOPs are to be issued, the exercise period, the vesting period, the vesting conditions, instances where such ESOPs shall lapse and adjustments to be made pursuant to lapse of ESOPs and to grant such number of ESOPs to the Employees, at such time and on such terms and conditions as set out in the Scheme and to make such modifications, changes, variations, alterations or revisions in the Scheme, from time to time, or to suspend, withdraw or revive the Scheme, from time to time, in accordance with the Act, SBEB Regulations, other applicable laws, rules, regulations, amendment(s) thereto and to do all other acts, deeds, matters and things as are necessary to give effect to the above authorization and to settle any questions or difficulties that may arise with regard to the creation, offer, issue, grant and allotment of ESOPs.”

By Order of the Board of Directors
For **Indiabulls Housing Finance Limited**

Sd/-
Amit Jain
Company Secretary & Compliance Officer
FCS: 5433

Date: August 31, 2023
Place: Gurugram

NOTES:

1. The Explanatory Statement pursuant to Section 102 of the Companies Act, in respect of the business as set out

in the AGM Notice is annexed hereto. Further, additional information as required under Listing Regulations and Circulars issued thereunder are also annexed.

2. The Ministry of Corporate Affairs (**“MCA”**) has vide its circular dated May 5, 2022, read together with circulars dated April 8, 2020, April 13, 2020, May 05, 2020 and January 13, 2021 (collectively referred to as **“MCA Circulars”**) permitted convening the Annual General Meeting (**“AGM” / “Meeting” / “e-AGM”**) through Video Conferencing (**“VC”**) or Other Audio Visual Means (**“OAVM”**), without the physical presence of the members at a common venue. In accordance with the MCA Circulars, provisions of the Companies Act, 2013 (**“the Act”**) and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (**“SEBI Listing Regulations”**), the AGM of the Company is being held through VC / OAVM. The deemed venue for the AGM shall be the Registered Office of the Company.
3. The Company has made arrangements through KFin Technologies Limited (**“KFin”**), Registrars and Transfer Agents, to provide VC / OAVM facility for conducting the AGM through VC / OAVM. The Members can join the AGM 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice.
4. Pursuant to the provisions of Section 105 the Companies Act, a Member entitled to attend and vote at the AGM is entitled to appoint a Proxy to attend and vote on his/ her behalf and the Proxy need not be a Member of the Company. However, since this AGM is being held pursuant to the applicable MCA Circulars as mentioned hereinabove, through VC / OAVM, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of Proxies by the Members will not be available for the AGM and hence the Proxy Form and Attendance Slip are not annexed to this AGM Notice.
5. Since the AGM will be held through VC / OAVM, the route map of the venue of the Meeting is not annexed hereto.
6. Corporate Members intending to depute their authorized representatives to attend the Meeting through VC / OAVM are requested to send to the Company a certified true copy of the Board Resolution together with attested specimen signature of the duly authorized signatory (ies) who are authorized to attend and vote at the Meeting on their behalf.
7. In case of joint holders attending the Meeting, only such joint holder who is higher in order of names will be entitled to vote.
8. The Register of Directors’ and Key Managerial Personnel and their shareholding maintained under Section 170 of the Companies Act, 2013 and the Register of Contracts or Arrangements in which the Directors are interested, maintained under Section 189 of the Act, and all documents referred to in the Notice and Secretarial Auditors



certificate, on implementation of ESOP Scheme(s) of the Company in compliance with applicable SEBI regulations and all related approvals and Memorandum and Articles of Association of the Company, are available for inspection by the Members electronically from the date of circulation of this Notice up to the date of the 18th AGM.

9. The Company has appointed Mr. Nishant Mittal, (Membership No. 553860), Proprietor of M/s. N Mittal & Associates, Practicing Chartered Accountant, as the Scrutinizer to scrutinize the e – voting process in a fair and transparent manner.
10. Members holding shares in single name are advised to avail the facility of nomination in respect of shares held by them pursuant to the provisions of Section 72 of the Companies Act, 2013. Members holding shares in physical form desiring to avail this facility may send their nomination in the prescribed Form No. SH-13 duly filled in to the RTA of the Company. Members holding shares in electronic mode may contact their respective DPs for availing this facility.
11. SEBI has mandated submission of Permanent Account Number (“PAN”) by every participant in the securities market. Members holding shares in electronic form are, therefore, Members are requested to provide their PAN details to their respective DPs with whom they are maintaining their demat accounts. Members holding shares in physical form can submit their PAN details to the RTA.
12. Members of the Company are requested to note that as per the provisions of Section 124 of the Companies Act, 2013, dividends not encashed/ claimed by the Members of the Company, within a period of 7 (seven) years from the date of declaration of dividend, shall be transferred to the Investor Education and Protection Fund (IEPF) by the Company. Accordingly, the unclaimed dividend of ₹ 0.59 Crores pertaining to the Financial Year 2015-16 got transferred to Investor Education and Protection Fund after giving due notice to the members. Also, the Company has transferred 5,145 equity shares pertaining to the Financial Year 2014-15 and 2015-16 in respect of which dividend has not been received or claimed for seven consecutive years to Demat Account of IEPF Authority.
13. The Members, whose unclaimed dividends /shares have been transferred to IEPF, may claim the same by making an online application to the IEPF Authority in web Form No. IEPF – 5 available on www.iepf.gov.in along with requisite fees as decided by the Authority from time to time. Members/claimants can file only one consolidated claim in a Financial Year as per IEPF Rules. The Company and IEPF Authority shall deal with the application in the manner provided in IEPF Rules.
14. The details of Dividends declared and paid by the Company and the corresponding tentative due dates for transfer of such un – cashed / un – claimed dividend to IEPF are provided on the website of the Company at <https://www.indiabullshomeloans.com/>.

Members who have not encashed / claimed the dividend warrant(s) so far in respect of the those Financial Years are, therefore, requested to make their claims to the RTA of the Company well in advance of the above tentative dates.

Further, pursuant to the provisions of Section 124 of the Companies Act, 2013 and Investor Education and Protection Fund Authority Rules, 2016 (IEPF Rules), all shares on which dividend has not been paid or claimed for seven consecutive years or more shall be transferred to an IEPF suspense account (in the name of the Company) within 30 (thirty) days of such shares becoming due for transfer to the Fund.

It is in the Members interest to claim any un-cashed dividends and for future, opt for Electronic Clearing Service, so that dividends paid by the Company are credited to the Members account on time.

The Company for claiming the dividend for the aforesaid years. The details of the unclaimed dividends are available on the Company’s website at <https://www.indiabullshomeloans.com/> and Ministry of Corporate Affairs at www.mca.gov.in.

15. In accordance with, the General Circular No. 2/2022 dated May 05, 2022 issued by MCA, read with Circulars No. 14/2020 dated April 8, 2020, No. 17/2020 dated April 13, 2020, No. 20/2020 dated May 05, 2020 and No. 02/2021 dated January 13, 2021, owing to the difficulties involved in dispatching of physical copies of the financial statements (including Report of Board of Directors, Auditor’s report or other documents required to be attached therewith), such statements including the Notice of AGM are being sent in electronic mode to Members whose e-mail address is registered with the Company or the Depository Participant(s).

As physical copies of the Annual Report 2022 – 23 will not be sent by the modes permitted under Companies Act, 2013, the Annual Report and 18th AGM Notice are available on the Company’s website at <https://www.indiabullshomeloans.com/> and websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at <https://www.bseindia.com> and <https://www.nseindia.com/> respectively and on the website of KFin at <https://evoting.kfintech.com/>, for those members whose email ids are not registered with the Company / KFin.

16. Members desiring any information with regard to financial statements are requested to write to the Company at an early date so as to enable the management to keep the information ready.

17. DIVIDEND RELATED INFORMATION

- i. The dividend approved by the Members at the AGM will be paid within a period of thirty days from the conclusion of the AGM, to the Members whose names appear on the Company’s Register of Members as on the Record Date, and in respect of the

shares held in dematerialised mode, to the Members whose names are furnished by National Securities Depository Limited and Central Depository Services (India) Limited as beneficial owners as on that date.

- ii. The Company has fixed **Monday, September 18, 2023** as the “**Record Date**” for the purpose of determining the Members eligible to receive dividend for the financial year 2022-23.
- iii. Payment of dividend shall be made through electronic mode to the Members who have updated their bank account details. Dividend warrants / demand drafts will be dispatched to the registered address of the Members who have not updated their bank account details.
- iv. Members are requested to register / update their complete bank details with their Depository

ii. **Resident Shareholders:**

i. **Tax Deductible at Source for Resident Shareholders**

Participant(s), if shares are held in dematerialized mode, by submitting forms and documents as may be required by the Depository Participant(s). Members holding shares in physical mode are requested to follow the process set out in the notice below.

18. TAX DEDUCTIBLE AT SOURCE (TDS) / WITHHOLDING TAX

- i. Pursuant to the requirement of the Income Tax Act, 1961, the Company will be required to withhold taxes at the prescribed rates on the dividend paid to its shareholders. The TDS / withholding tax rate would vary depending on the residential status of the shareholder and documents submitted by shareholder with the Company / KFin / Depository Participant.

Sr. No	Particulars	Withholding tax rate	Documents required (if any) / Remarks
1.	Valid PAN updated in the Company's Register of Members	10%	No document required. If dividend does not exceed ₹5,000/-, no TDS / withholding tax will be deducted. Also, please refer note (v) below.
2.	No PAN / Valid PAN not updated in the Company's Register of Members/ PAN is not linked with AADHAR in case of an individual	20%	TDS will be deducted at 20% as provided under Section 206AA of the Income Tax Act, 1961, regardless of dividend amount, if PAN of the shareholder other than individual is not registered with the Company / KFin / Depository Participant. In case of individual shareholder, if PAN is not registered with the Company / KFin / Depository Participant & cumulative dividend payment to an individual shareholder is more than ₹5,000/-, TDS / Withholding tax will be deducted at 20% under Section 206AA of the Income Tax Act, 1961. All the shareholders are requested to update, on or before Monday, September 11, 2023 , their PAN with their Depository Participant (if shares are held in electronic form) and Company / KFin (if shares are held in physical form). Please quote all the folio numbers under which you hold your shares while updating the records. Please also refer note (v) below.
3.	A shareholder falls in the category of “specified person” as defined in Section 206AB of Income Tax Act, 1961	20%	The PAN of the shareholder registered with the Company / KFin / Depository Participant will be validated on “Compliance Check functionality for Section 206AB & 206CCA” on Reporting Portal of Income Tax Department & accordingly 20% TDS will be deducted with reference to Section 206AB of Income Tax Act, 1961, if the person is “specified person”. Please also refer note (vii) below.
4.	Availability of lower/nil tax deduction certificate issued by Income Tax Department u/s 197 of Income Tax Act, 1961	Rate specified in the certificate	Lower tax deduction certificate obtained from Income Tax Authority to be submitted on or before Monday, September 11, 2023 .



Sr. No	Particulars	Withholding tax rate	Documents required (if any) / Remarks
5.	Benefits under Income Tax Rule 37BA	Rates based on applicability of Income Tax Act, 1961 to the beneficial owner	If the registered shareholder e.g. Clearing Member / intermediaries / stock brokers are not the beneficial shareholders of the shares and if the declaration under Income Tax Rule Form 37BA(2) is provided regarding the beneficial owner, the TDS / Withholding tax will be deducted at the rates applicable to the beneficial shareholders.

ii. **No Tax Deductible at Source on dividend payment to resident shareholders if the Shareholders submit following documents as mentioned in column no.4 of the below table with the Company / KFin / Depository Participant on or before Monday, September 11, 2023.**

Sr. No	Particulars	Withholding tax rate	Documents required (if any) / Remarks
1.	Submission of form 15G / 15H	NIL	Declaration in Form No. 15G (applicable to an individual who is below 60 years) / Form 15H (applicable to an individual who is 60 years and above), fulfilling certain conditions.
2.	Shareholders to whom section 194 of the Income Tax Act, 1961 does not apply as per second proviso to section 194 such as LIC, GIC. etc.	NIL	Valid documentary evidence for exemption u/s 194 of Income Tax Act, 1961.
3.	Shareholder covered u/s 196 of Income Tax Act, 1961 such as Government, RBI, Corporations established by Central Act & mutual funds	NIL	Valid documentary evidence for coverage u/s 196 of Income Tax Act, 1961.
4.	Category I and II Alternate Investment Fund	NIL	SEBI registration certificate to claim benefit under section 197A (1F) of Income Tax Act, 1961.
5.	<ul style="list-style-type: none"> • Recognised provident funds • Approved superannuation fund • Approved gratuity fund 	NIL	Valid documentary evidence as per Circular No. 18/2017 issued by Central Board of Direct Taxes (CBDT).
6.	National Pension Scheme	NIL	No TDS as per section 197A (1E) of Income Tax Act, 1961. Valid documentary evidence (e.g., relevant copy of registration, notification, order, etc.) to be provided.
7.	Any resident shareholder exempted from TDS deduction as per the provisions of Income Tax Act, 1961 or by any other law or notification	NIL	Valid documentary evidence substantiating exemption from deduction of TDS.

iii. **Non-Resident Shareholders:**

The table below shows the withholding tax on dividend payment to non-resident shareholders who submit, on or before **Monday, September 11, 2023**, the following document(s), as mentioned in column no.4 of the below table, to the Company / KFin. In case all necessary documents are not submitted, then the Withholding tax will be deducted @ 20% (plus applicable surcharge and cess).

Sr. No	Particulars	Withholding tax rate	Documents required (if any) / Remarks
1.	Foreign Institutional Investors (FIIs) / Foreign Portfolio Investors (FPIs) / Other Non-Resident shareholders	20% (plus applicable surcharge and cess) or tax treaty rate, whichever is beneficial	<p>FPI registration certificate in case of FIIs / FPIs.</p> <p>To avail beneficial rate of tax treaty following tax documents would be required:</p> <ol style="list-style-type: none"> 1. Tax Residency certificate issued by revenue authority of country of residence of shareholder for the year in which dividend is received. 2. PAN or declaration as per Rule 37BC of Income Tax Rules, 1962 in a specified format. 3. E-filed Form 10F in case of shareholders having a PAN and manual Form 10F, filled & duly signed in case of shareholders not having a PAN. 4. Self-declaration for non-existence of permanent establishment/ fixed base in India. <p>(Note: Application of beneficial Tax Treaty Rate shall depend upon the completeness of the documents submitted by the Non- Resident shareholder and review to the satisfaction of the Company).</p>
2.	Indian Branch of a Foreign Bank	NIL	<p>Lower tax deduction certificate u/s 195(3) of Income Tax Act, 1961 obtained from Income Tax Authority.</p> <p>Self-declaration confirming that the income is received on its own account and not on behalf of the Foreign Bank and the same will be included in taxable income of the branch in India.</p> <p>In case above documents are not made available, then Withholding tax will be at 40% (plus applicable surcharge and cess).</p>
3.	Availability of Lower / NIL tax deduction certificate issued by Income Tax Authority	Rate specified in certificate	Lower tax deduction certificate obtained from Income Tax Authority.
4.	Any non-resident shareholder exempted from WHT deduction as per the provisions of Income Tax Act or any other law such as The United Nations (Privileges and Immunities) Act 1947, etc.	NIL	Necessary documentary evidence substantiating exemption from WHT deduction.
5.	A shareholder falls in the category of "specified person" as defined in Section 206AB of Income Tax Act, 1961	Double the applicable tax rate	<p>The PAN of the shareholder registered with the Company / KFin / Depository Participant will be validated on "Compliance Check functionality for Section 206AB & 206CCA" on Reporting Portal of Income Tax Department & accordingly applicable TDS will be deducted with reference to Section 206AB of Income Tax Act, 1961, if the person is "specified person".</p> <p>Please also refer note (vii) below.</p>



Sr. No	Particulars	Withholding tax rate	Documents required (if any) / Remarks
6.	Benefits under Income Tax Rule 37BA	Rates based on the applicability of Income Tax Act, 1961 / DTAA (whichever is beneficial) to the beneficial owner	If the registered shareholder e.g. Clearing Member / intermediaries / stock brokers are not the beneficial shareholders of the shares and if the declaration under Income Tax Rule Form 37BA(2) is provided regarding the beneficial owner, the Withholding tax will be deducted at the rates applicable to the beneficial shareholders. The documents as mentioned against Sr. No 1 to 4 in column 4 will be required in addition to the above declaration.

Notes:

- (i) The Company will issue soft copy of the TDS certificate to its shareholders through e-mail registered with KFin post filing of TDS return as per statutory timelines specified under Income Tax Act, 1961. Shareholders will be able to download Form 26AS from the Income Tax Department's website <https://incometaxindia.gov.in/Pages/default.aspx>.
- (ii) The aforesaid documents such as Form 15G / 15H, documents under sections 196, 197A, FPI / FII Registration Certificate, Tax Residency Certificate, Lower Tax certificate, 37BA declaration etc. can be uploaded on the link <https://rkarisma.kfintech.com/dividends/> on or before **Monday, September 11, 2023** to enable the Company to determine the appropriate TDS / withholding tax rate applicable. Any documents / communication on the tax determination / deduction received after Monday, September 11, 2023 shall not be considered.
- NSDL has provided a facility for submission of tax documents for claiming nil/low tax deduction from dividend whereby the Resident Non-Individual Members i.e. Insurance Companies, Mutual Funds and Alternative Investment Funds (AIF) and other domestic financial institutions established in India and Non-Resident Non-Individual Members i.e., Foreign Institutional Investors and Foreign Portfolio Investors may submit the relevant forms / declarations / documents through their respective custodian who is registered on NSDL platform, on or before **Monday, September 11, 2023**.
- (iii) Application of TDS / withholding tax rate is subject to necessary verification by the Company of the shareholder details as available in Register of Members as on the Record Date, and other documents available with the Company / KFin provided by the shareholder by the specified date.
- (iv) In case TDS is deducted at a higher rate, an option is still available with the shareholder to file the return of income and claim an appropriate refund.
- (v) No TDS will be deducted in case of resident individual shareholders whose dividend does not exceed ₹ 5,000. However, where the PAN is not updated in Company / KFin / Depository Participant records or in case of an invalid PAN and cumulative dividend payment to individual shareholder is more than ₹ 5,000, the Company will deduct TDS / Withholding tax u/s 194 with reference to Section 206AA of Income Tax Act, 1961.
- From July 1, 2023 the PAN of shareholder who have failed to link the PAN with AADHAR, as required, shall become inoperative & TDS will be deducted at the rate of 20% with reference to section 206AA of Income Tax Act.
- All the shareholders are requested to update their PAN with their Depository Participant (if shares are held in electronic form) and Company / KFin (if shares are held in physical form) against all their folio holdings on or before **Monday, September 11, 2023**.
- (vi) In the event of any income tax demand (including interest, penalty, etc.) on the Company arising due to any declaration, misrepresentation, inaccurate or omission of any information provided by the shareholder, such shareholder will be responsible to indemnify the Company and also, provide the Company with all information / documents and co-operation in any appellate proceedings.
- (vii) The "specified person" as defined under Section 206AB of Income Tax Act, 1961 means a resident:
- who has not filed the returns of income for AY 22-23/AY 23-24, as may be applicable and;
 - the aggregate of TDS and TCS is ₹ 50,000 or more in the said previous year.

Further, a non-resident person having a permanent establishment in India shall also be treated as “specified person” if the above conditions are met.

- (vi) This Communication is not exhaustive and does not purport to be a complete analysis or listing of all potential tax consequences in the matter of dividend payment. Shareholders should consult their tax advisors for requisite action to be taken by them.

19. OTHER INFORMATION

- a. As mandated by the Securities and Exchange Board of India (“SEBI”), securities of the Company can be transferred / traded only in dematerialised form. Members holding shares in physical form are advised to avail the facility of dematerialisation.
- b. SEBI has vide Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2021/655 dated November 3, 2021 read with SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2021/687 dated December 14, 2021 and SEBI/HO/MIRSD/MIRSD-PoD-1/P/CIR/2023/37 dated March 16, 2023 (“SEBI Circulars”) mandated furnishing of Permanent Account Number (‘PAN’), KYC details viz. Contact Details (Postal Address, Mobile Number and E-mail), Bank Details, Nomination etc. by holders of physical securities. The Company had sent letters for furnishing the required details.

Any service request shall be entertained by KFin only upon registration of the PAN, KYC details and the nomination. Further, in absence of the above information on or after October 1, 2023, the folio(s) shall be frozen by KFin in compliance with the aforesaid SEBI Circulars. **If the folio(s) continue to remain frozen as on December 31, 2025, the frozen folios shall be referred by KFin/Company to the administering authority under the Benami Transactions (Prohibitions) Act, 1988 and/or Prevention of Money Laundering Act, 2002.**

- c. Members are requested to intimate/update changes, if any, in postal address, e-mail address, mobile number, PAN, nomination, bank details such as name of the bank and branch, bank account number, IFS Code etc.
- For shares held in electronic form to their Depository Participant for making necessary changes. NSDL has provided a facility for registration/updation of e-mail address through the link: <https://eservices.nsdl.com/kyc-attributes/#/login> and opt-in/opt-out of nomination through the link: <https://eservices.nsdl.com/instademat-kyc-nomination/#/login>.
 - For shares held in physical form by submitting to KFin the forms given below along with requisite supporting documents:

S. No.	Particulars	Form No.
1.	Registration of PAN, postal address, e-mail address, mobile number, Bank Account, Details or changes / updation thereof	ISR – 1
2.	Confirmation of Signature of shareholder by the Banker	ISR – 2
3.	Registration of Nomination	SH – 13
4.	Cancellation or Variation of Nomination	SH – 14
5.	Declaration to opt out of Nomination	ISR – 3

- Non-Resident Indian members are requested to inform the Company/KFin (if shareholding is in physical mode) / respective DPs (if shareholding is in demat mode), immediately of change in their residential status on return to India for permanent settlement.

20. PROCEDURE FOR REMOTE E-VOTING

- a. In compliance with the provisions of Section 108 of the Act, read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, Regulation 44 of the SEBI Listing Regulations and in terms of SEBI vide circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020 in relation to e-Voting Facility Provided by Listed Entities, the Members are provided with the facility to cast their vote electronically, through the e-Voting services provided by KFin, on all the resolutions set forth in this Notice. The instructions for e-Voting are given herein below.
- b. However, in pursuant to SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020 on “e-Voting facility provided by Listed Companies”, e-Voting process has been enabled to all the **individual demat account holders**, by way of single login credential, through their demat accounts / websites of Depositories / DPs in order to increase the efficiency of the voting process.
- c. Individual demat account holders would be able to cast their vote without having to register again with the e-Voting service provider (ESP) thereby not only facilitating seamless authentication but also ease and convenience of participating in e-Voting process. Shareholders are advised to update their mobile number and e-mail ID with their DPs to access e-Voting facility.
- d. The remote e-Voting period commences **Thursday, September 21, 2023 at 10.00 A.M. (IST) and ends on Sunday, September 24, 2023 at 5.00 P.M. (IST).**



- e. The voting rights of Members shall be in proportion to their shares in the paid-up equity share capital of the Company as on the cut-off date, being **Monday, September 18, 2023**.
- f. Any person holding shares in physical form and non-individual shareholders, who acquires shares of the Company and becomes a Member of the Company after sending of the Notice and holding shares as of the cut-off date, may obtain the login ID and password by sending a request at evoting@Kfintech.com. However, if he / she is already registered with KFin for remote e-Voting then he /she can use his / her existing User ID and password for casting the vote.
- g. In case of Individual Shareholders holding securities in demat mode and who acquires shares of the Company and becomes a Member of the Company after sending of the Notice and holding shares as of the cut-off date may follow steps mentioned below under **“Login method for remote e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode.”**
- h. The details of the process and manner for remote e-Voting and e-AGM are explained herein below:
- Step 1:** Access to Depositories e-Voting system in case of individual shareholders holding shares in demat mode.
- Step 2:** Access to KFin e-Voting system in case of shareholders holding shares in physical and non-individual shareholders in demat mode.
- Step 3:** Access to join virtual meetings (e-AGM) of the Company on KFin system to participate e-AGM and vote at the AGM.

Details on Step 1 are mentioned below:

- i. **Login method for remote e-Voting for Individual shareholders holding securities in demat mode.**

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL	<p>1. User already registered for IDeAS facility:</p> <p>I. Visit URL: https://eservices.nsdl.com</p> <p>II. Click on the “Beneficial Owner” icon under “Login” under ‘IDeAS’ section.</p> <p>III. On the new page, enter User ID and Password. Post successful authentication, click on “Access to e-Voting”</p> <p>IV. Click on company name or e-Voting service provider and you will be re-directed to e-Voting service provider website for casting the vote during the remote e-Voting period.</p> <p>2. User not registered for IDeAS e-Services</p> <p>I. To register click on link : https://eservices.nsdl.com</p> <p>II. Select “Register Online for IDeAS” or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp</p> <p>III. Proceed with completing the required fields.</p> <p>IV. Follow steps given in point 1</p> <p>3. Alternatively by directly accessing the e-Voting website of NSDL</p> <p>I. Open URL: https://www.evoting.nsdl.com/</p> <p>II. Click on the icon “Login” which is available under ‘Shareholder/Member’ section.</p> <p>III. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number held with NSDL), Password / OTP and a Verification Code as shown on the screen.</p> <p>IV. Post successful authentication, you will requested to select the name of the company and the e-Voting Service Provider name, i.e.KFin.</p> <p>V. On successful selection, you will be redirected to KFin e-Voting page for casting your vote during the remote e-Voting period.</p>

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with CDSL	<ol style="list-style-type: none"> 1. Existing user who have opted for Easi / Easiest <ol style="list-style-type: none"> I. Visit URL: https://web.cdslindia.com/myeasitoken/Home/Login or URL: www.cdslindia.com II. Click on New System Myeasi III. Login with your registered user id and password. IV. The user will see the e-Voting Menu. The Menu will have links of ESP i.e. KFin e-Voting portal. V. Click on e-Voting service provider name to cast your vote. 2. User not registered for Easi/Easiest <ol style="list-style-type: none"> I. Option to register is available at https://web.cdslindia.com/myeasinew/Registration/EasiRegistration II. Proceed with completing the required fields. III. Follow the steps given in point 1 3. Alternatively, by directly accessing the e-Voting website of CDSL <ol style="list-style-type: none"> I. Visit URL: www.cdslindia.com II. Provide your demat Account Number and PAN No. III. System will authenticate user by sending OTP on registered Mobile & Email as recorded in the demat Account. IV. After successful authentication, user will be provided links for the respective ESP, i.e KFin where the e- Voting is in progress.
Individual Shareholder login through their demat accounts / Website of Depository Participant	<ol style="list-style-type: none"> I. You can also login using the login credentials of your demat account through your DP registered with NSDL /CDSL for e-Voting facility. II. Once logged-in, you will be able to see e-Voting option. Once you click on e-Voting option, you will be redirected to NSDL / CDSL Depository site after successful authentication, wherein you can see e-Voting feature. III. Click on options available against company name or e-Voting service provider – KFin and you will be redirected to e-Voting website of KFin for casting your vote during the remote e-Voting period without any further authentication.

Important note: Members who are unable to retrieve User ID / Password are advised to use Forgot user ID and Forgot Password option available at respective websites.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL.

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at : 022 - 4886 7000 and 022 - 2499 7000
Individual Shareholders holding securities in Demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 22 55 33

Details on Step 2 are mentioned below:

- ii. **Login method for e-Voting for shareholders other than Individual's shareholders holding securities in demat mode and shareholders holding securities in physical mode.**
 1. Members whose email IDs are registered with the Company/ Depository Participants (s), will receive an email from KFin which will include details of E-Voting Event Number (EVEN), USER ID and password. They will have to follow the following process:



- i. Launch internet browser by typing the URL: <https://evoting.kfintech.com/>
 - ii. Enter the login credentials (i.e. User ID and password). In case of physical folio, User ID will be EVEN (E-Voting Event Number) 7619, followed by folio number. In case of Demat account, User ID will be your DP ID and Client ID. However, if you are already registered with KFin for e-voting, you can use your existing User ID and password for casting the vote.
 - iii. After entering these details appropriately, click on "LOGIN".
 - iv. You will now reach password change Menu wherein you are required to mandatorily change your password. The new password shall comprise of minimum 8 characters with at least one upper case (A- Z), one lower case (a-z), one numeric value (0-9) and a special character (@,#,\$, etc.,). The system will prompt you to change your password and update your contact details like mobile number, email ID etc. on first login. You may also enter a secret question and answer of your choice to retrieve your password in case you forget it. It is strongly recommended that you do not share your password with any other person and that you take utmost care to keep your password confidential.
 - v. You need to login again with the new credentials.
 - vi. On successful login, the system will prompt you to select the "EVEN" i.e., 'Indiabulls Housing Finance Limited- AGM' and click on "Submit"
 - vii. On the voting page, enter the number of shares (which represents the number of votes) as on the Cut-off Date under "FOR/AGAINST" or alternatively, you may partially enter any number in "FOR" and partially "AGAINST" but the total number in "FOR/AGAINST" taken together shall not exceed your total shareholding as mentioned herein above. You may also choose the option ABSTAIN. If the Member does not indicate either "FOR" or "AGAINST" it will be treated as "ABSTAIN" and the shares held will not be counted under either head.
 - viii. Members holding multiple folios/demat accounts shall choose the voting process separately for each folio/ demat accounts.
 - ix. Voting has to be done for each item of the notice separately. In case you do not desire to cast your vote on any specific item, it will be treated as abstained.
 - x. You may then cast your vote by selecting an appropriate option and click on "Submit".
 - xi. A confirmation box will be displayed. Click "OK" to confirm else "CANCEL" to modify. Once you have voted on the resolution (s), you will not be allowed to modify your vote. During the voting period, Members can login any number of times till they have voted on the Resolution(s).
 - xii. Corporate/Institutional Members (i.e. other than Individuals, HUF, NRI etc.) are also required to send scanned certified true copy (PDF Format) of the Board Resolution/Authority Letter etc., authorizing its representative to attend the AGM through VC / OAVM on its behalf and to cast its vote through remote e-voting. Together with attested specimen signature(s) of the duly authorised representative(s), to the Scrutinizer at email id nishantmittal1995@gmail.com with a copy marked to evoting@kfintech.com. The scanned image of the above-mentioned documents should be in the naming format "Corporate Name_Even No."
2. Members whose email IDs are not registered with the Company / Depository Participants(s), and consequently the Annual Report, Notice of AGM and e-voting instructions cannot be serviced, will have to follow the following process:

Procedure for Registration of email and Mobile: securities in physical mode

 - i. Physical shareholders are hereby notified that based on SEBI Circular number: SEBI/HO/MIRSD/MIRSD-PoD-1/P/CIR/2023/37, dated March 16th, 2023, All holders of physical securities in listed companies shall register the postal address with PIN for their corresponding folio numbers. It shall be mandatory for the security holders to provide mobile number. Moreover, to avail online services, the security holders can register e-mail ID. Holder can register/update the contact details through submitting the requisite ISR 1 form along with the supporting documents.
 - ii. ISR 1 Form can be obtained by following the link: <https://ris.kfintech.com/clientservices/isc/default.aspx>

ISR Form(s) and the supporting documents can be provided by any one of the following modes.

 - a) Through 'In Person Verification' (IPV): the authorized person of the RTA shall verify the original documents furnished by the investor and retain copy(ies) with IPV stamping with date and initials; or
 - b) Through hard copies which are self-attested, which can be shared on the address below; or

Name	KFIN Technologies Limited
Address	Selenium Building, Tower-B, Plot No 31 & 32, Financial District, Nanakramguda, Serilingampally, Hyderabad, Rangareddy, Telangana India - 500 032

- c) Through electronic mode with e-sign by following the link: <https://ris.kfintech.com/clientservices/isc/default.aspx#>

Detailed FAQ can be found on the link: <https://ris.kfintech.com/faq.html>

For more information on updating the email and Mobile details for securities held in electronic mode, please reach out to the respective DP(s), where the DEMAT a/c is being

- ii. After receiving the e-voting instructions, please follow all steps above to cast your vote by electronic means.

Details on Step 3 are mentioned below:

iii. Instructions for all the shareholders, including Individual, other than Individual and Physical, for attending the AGM of the Company through VC/ OAVM and e-Voting during the meeting.

- i. Member will be provided with a facility to attend the AGM through VC / OAVM platform provided by KFin. Members may access the same at <https://emeetings.kfintech.com> by using the e-voting login credentials provided in the email received from the Company/KFin. After logging in, click on the Video Conference tab and select the EVEN of the Company. Click on the video symbol and accept the meeting etiquettes to join the meeting. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned above.
- ii. Facility for joining AGM through VC/ OAVM shall open at least 15 minutes before the commencement of the Meeting.
- iii. Members are encouraged to join the Meeting through Laptops/ Desktops with Google Chrome (preferred browser), Safari, Internet Explorer, Microsoft Edge, Mozilla Firefox 22.
- iv. Members will be required to grant access to the webcam to enable VC / OAVM. Further, Members connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.

- v. As the AGM is being conducted through VC / OAVM, for the smooth conduct of proceedings of the AGM, Members are encouraged to express their views / send their queries in advance mentioning their name, demat account number / folio number, email id at investor.relations@indiabulls.com. Questions /queries received by the Company till **Friday, September 22, 2023** shall only be considered and responded during the AGM.
- vi. The Members who have not cast their vote through remote e-voting shall be eligible to cast their vote through e-voting system available during the AGM. E-voting during the AGM is integrated with the VC / OAVM platform. The Members may click on the voting icon displayed on the screen to cast their votes.
- vii. A Member can opt for only single mode of voting i.e., through Remote e-voting or voting at the AGM. If a Member casts votes by both modes, then voting done through Remote e-voting shall prevail and vote at the AGM shall be treated as invalid.
- viii. Facility of joining the AGM through VC / OAVM shall be available for atleast 2000 members on first come first served basis.
- ix. Institutional Members are encouraged to attend and vote at the AGM through VC / OAVM.

OTHER INSTRUCTIONS

- I. **Speaker Registration:** The Members who wish to speak during the meeting may register themselves as speakers for the AGM to express their views. They can visit <https://emeetings.kfintech.com> and login through the user id and password provided in the mail received from KFin. On successful login, select 'Speaker Registration' which will be opened from **Thursday, September 21, 2023 to Friday, September 22, 2023**. Members shall be provided a 'queue number' before the meeting. The Company reserves the right to restrict the speakers at the AGM to only those Members who have registered themselves, depending on the availability of time for the AGM.
- II. **Post your Question:** The Members who wish to post their questions prior to the meeting can do the same by visiting <https://emeetings.kfintech.com>. Please login through the user id and password provided in the mail received from KFin. On successful login, select 'Post Your Question' option which will be opened from **Thursday, September 21, 2023 to Friday, September 22, 2023**.
- III. In case of any query and/or grievance, in respect of voting by electronic means, Members may refer to the Help & Frequently Asked Questions (FAQs) and E-voting user manual available at the download section of <https://evoting.kfintech.com> (KFin Website) or contact Ms. C Shobha Anand, at evoting@kfintech.com or call KFin's toll free No. 1-800-309-4001 for any further clarifications.



- IV. The Members, whose names appear in the Register of Members / list of Beneficial Owners as on **Monday, September 18, 2023**, being the cut-off date, are entitled to vote on the Resolutions set forth in this Notice. A person who is not a Member as on the cut-off date should treat this Notice for information purposes only. Once the vote on a resolution(s) is cast by the Member, the Member shall not be allowed to change it subsequently.
- V. This AGM Notice is being sent to all the Members, whose names appear in the Register of Members/ List of Beneficial Owners as received from National Securities Depository Limited (NSDL) / Central Depository Services (India) Limited (CDSL) as on **Friday, August 25, 2023**. In case a person has become a Member of the Company after dispatch of AGM Notice but on or before the cut-off date for E-voting, he/ she may obtain the User ID and Password in the manner as mentioned below:
- If e-mail address or mobile number of the member is registered against Folio No. / DP ID Client ID, then on the home page of <https://evoting.KFintech.com/>, the member may click "Forgot Password" and enter Folio No. or DP ID Client ID and PAN to generate a password.
 - Members who may require any technical assistance or support before or during the AGM are requested to contact KFin at toll free number 1-800-309-4001 or write to them at evoting@kfintech.com.
- VI. The Scrutinizer shall, immediately after the conclusion of AGM, count the votes cast at the AGM and thereafter, unblock the votes cast through remote e-voting in the presence of at least two witnesses, who are not in the employment of the Company. The Scrutinizer shall submit a consolidated Scrutinizer's Report of the total votes cast in favour of or against, if any, within the prescribed time limit after the conclusion of the AGM to the Chairman or a person authorised by him. The Chairman or any other person authorised by him shall declare the result of the voting forthwith.
- VII. The resolution(s) will be deemed to be passed on the AGM date subject to receipt of the requisite number of votes in favour of the resolution(s). The Results declared along with the Scrutinizer's Report(s) will be available on the website of the Company at <https://www.indiabullshomeloans.com/> and Service Provider's website at <https://evoting.kfintech.com> and the communication will be sent to the BSE Limited and National Stock Exchange of India Limited.

EXPLANATORY STATEMENT IN RESPECT OF THE ORDINARY/SPECIAL BUSINESSES PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013, READ WITH REGULATION 36 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015:

As required under Section 102(1) of the Companies Act, 2013, the following statement sets out all material facts relating to the special business mentioned under Resolution Nos. 4 to 9 of this Notice. Explanation to ordinary business mentioned under Resolution Nos. 2 and 3 has been provided on a voluntary basis.

Resolution No. 3:

Indian economy has emerged very strong and resilient, despite the pandemic shocks. The housing sector is witnessing robust secular growth across price segments – many long-standing industry observers and experts are unanimous in their view that this is the start of long up-cycle for the sector. A young population adding to the workforce, growing urbanisation, nuclearization of families, a fast-growing economy and concomitant rise in incomes are factors that were always favouring housing demand in India, which are now playing out.

Indiabulls Housing Finance Limited is also emerging from a phase of consolidation over the last few years. Stability in profits, good recovery traction from wholesale loans, and receding risks mean that we are now on strong financial footing. The Company is also very well capitalized with capital adequacy in excess of 23% on standalone basis and 31% on consolidated basis as at the end of March 2023. As the Company gets back on the path of growth, the Board has resumed payment of dividends to its shareholders. Accordingly, the Board of Directors in their meeting held on July 28, 2023, recommended final dividend of ₹ 1.25 per share, subject to the approval of members at the Annual General Meeting.

In the past, we have had a consistent dividend paying track record, and since listing the Company has paid over ₹ 11,000 crores in dividends to its shareholders. As business has now stabilized and the Company gets back on the path of growth, subject to regulatory limits [RBI circular RBI/2021-22/59DOR. ACC.REC.No.23/21.02.067/2021-22], we aim to resume consistent payment of dividends. After a period of consolidation through the last 5 years, it is the management's focus to now deliver good returns to shareholders both on RoEs and on dividends.

Therefore, the Board recommends passing of the Resolution, as set out at Item No.3 of this Notice as an Ordinary Resolution.

None of the Directors and Key Managerial Personnel(s) of the Company and their respective relatives may be deemed to be concerned or interested, financially or otherwise, in the above resolution, except to the extent of their shareholding in the Company.

Resolution No. 4:

The shareholders of the Company at its Annual General Meeting held on September 26, 2022 had authorized the Company to issue Non-Convertible Debentures (NCDs) and Bonds (not in the nature of equity shares), up to a limit of ₹ 50,000 Crores.

However, in accordance with the applicable laws viz. the Companies Act, 2013; the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 ("RBI-HFC Directions"); the SEBI (Issue and Listing of Non- Convertible Securities) 2021; and the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as may be amended from time to time; the authorization is valid for one year from the date of approval i.e. up to September 25, 2023. As on March 31, 2023, the outstanding NCDs issued by the Company stood at ₹ 23,234 Crores, on a

consolidated basis. Now, approval of Members is being sought upto ₹ 35,000 Crores, for issue of Non-Convertible Debentures (NCDs) and/ or Bonds (issuance of NCDs and/or Bonds shall not be in the nature of equity shares), for extending validity of their authorization dated September 26, 2022, till one year post receipt of shareholders' authorization approval in the AGM.

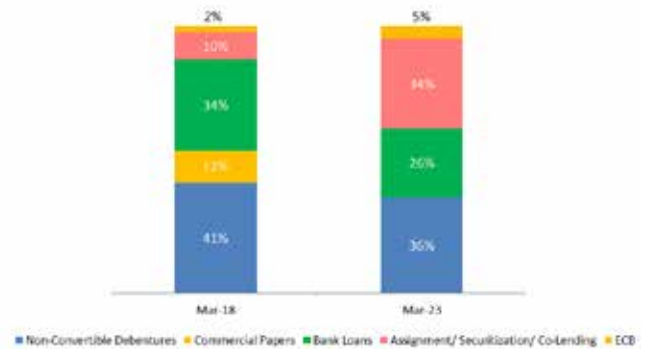
The Board is of the view that a limit of ₹ 35,000 Crores for issue of Non-Convertible Debentures (NCDs) and Bonds (issuance of NCDs and/or Bonds shall not be in the nature of equity shares), is adequate for the next one year, commencing from the date of this AGM.

NCDs represent a cost-effective source of funding and a reliable means of diversification. A diversified funding profile affords the Company multiple avenues of borrowing, which from a cost and liquidity perspective are often complementary to one another, enabling the Company to run a cost effective and efficient funding programme. Non-Convertible Debentures provide access to the widest set of investors and thus the deepest pool of funding. NCDs can be raised from domestic debt investors such as mutual funds, insurance companies, pension and provident funds, banks; Domestic retail NCDs can be raised from regular individuals and also High Net worth Individuals [HNIs]. The Company is rated AA/Stable by both of India's premier rating agencies CRISIL, an S&P Global Company, and ICRA, a Moody's Investors Service Company.

The Company's retail disbursements have picked up traction over the last two years. India is witnessing very robust housing off-take and it is the belief of industry watchers that we are at the start of a multi-year growth phase in housing sales and consequently in housing loan credit. Ability to raise incremental NCDs will enable the Company to effectively pursue this home loan growth opportunity.

Through Fiscal Year 2023 and quarter 1 of Fiscal Year 2024, the Company raised ₹ 1,245 Crores through retail issue of NCDs. Retail NCD issues will now be a regular perpetual source of fund raising for the Company, and will lead to greater 'granularisation' and 'retailisation' of its liability franchise. International NCDs represent another very deep pool of debt capital from foreign institutional investors, pension and provident funds and international banks.

The funding profile, on a consolidated basis supporting the total loan assets is as in the chart below. In line with the Company's asset-light model, 34% of the funding is now from loan sell downs. The proportion of bond has reduced from 41% in March 2018 to 36% at the end of March 2023. The Company's funding profile is very well diversified now. With HDFC Ltd. exiting the non-bank space, the Company expect its access to debt (bond) capital market to improve. The Board is of the view that the existing authorised limit is adequate for the Company's borrowing requirement from issue of non-convertible debentures



The Company's net gearing, on a consolidated basis, is very moderate at 2.2x, this compares with 7.6x for the top-5 HFC peers and 5.5x for the top-5 NBFC/HFC peers. The Company's non-convertible debentures and bonds presently total up to ₹ 23,234 Crores as on March 31, 2023, on a consolidated basis. Net of repayments and new issuances, a limit of ₹ 35,000 Crores would be adequate for the Company, especially since its business model is now one of asset-light growth. Even if the Company borrows via NCDs up to the limit of ₹ 35,000 Crores, Company's net gearing on consolidated level will rise only to 2.9x, which is still well below the average for the top-5 HFCs from the present 2.2x times of the net owned funds of the Company, against a regulatory upper limit of 12x times the net owned funds.

Being a non-deposit accepting non-bank lender, the Company relies on wholesale sources of borrowing to undertake its lending business. As a prudent measure, the Company always maintains ample amount of liquidity on its balance sheet to shield the business from any short-to mid-term disruptions in accessing monies from its various borrowing sources. This liquidity is either parked as bank balances or in investments. In computing net gearing, the Company merely offsets this ready liquidity from its borrowings.

None of the issuance of various types of Non-Convertible Debentures for which approval is being sought vide this resolution would be in the nature of equity shares.

Pursuant to and in terms of the provisions of Section 42 of the Companies Act, 2013 read with the Rule 14(2) of the Companies (Prospectus and Allotment of Securities) Rules, 2014, the Board of Directors of the Company, subject to shareholders' approval, by way of a Special Resolution, can raise funds through issue of NCDs and/or Bonds (issuance of NCDs and/or Bonds shall not be in the nature of equity shares), which can be classified as being Tier II capital under the provisions of RBI-HFC Directions, beyond September 25, 2023, on a private placement basis, up to one year from the date of shareholders' approval to the resolution, as set out at Item No. 4 of this Notice.

Accordingly, as an enabling authorization, approval of the Members is being sought by way of a Special Resolution as set out at Item No. 4 of this Notice, authorizing the Board to issue NCDs and/or Bonds (issuance of NCDs and/or Bonds shall not be in the nature of equity shares), which can be classified as



being Tier II capital under the provisions of Housing Finance Companies (NHB) Directions 2010, on a private placement basis, during a period of one year from the date of this Annual General Meeting of the Company, up to an aggregate amount not exceeding ₹ 35,000 Crores.

The Board accordingly recommends, passing of the Special Resolution, as set out at Item No. 4 of this Notice, for the approval of the Members of the Company.

None of the Promoters, Directors and Key Managerial Persons (KMPs) of the Company or any relatives of such Promoters, Directors or KMPs, are in any way concerned or interested, financially or otherwise, in the resolution set out at Item No. 4 of this Notice.

Resolution No. 5:

The proposed amendment in the Articles of Association of the Company is a statutory requirement following SEBI's (Issue and Listing of Non-Convertible Securities) (Amendment) Regulations, 2023 – amended on July 6, 2023.

Regulation 23(6) of the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended vide the SEBI (Issue and Listing of Non-Convertible Securities) (Amendment) Regulations, 2023 and read with Regulation 15(1)(e) of SEBI (Debenture Trustees) Regulations, 1993, as amended, requires that the companies issuing debentures shall incorporate suitable provisions in their Articles of Association ("AOA") to cast obligation on their Board of Directors to appoint the person nominated by their Debenture Trustees ("DT") as a Director in the event of default as per the terms of agreement. The Company has its privately placed Non-Convertible Debentures ("NCDs") issued on private placement and public issue basis and are listed at the Stock Exchanges.

The proposed amendment, as regulatorily required by SEBI's (Issue and Listing of Non-Convertible Securities) (Amendment) Regulations, 2023 – amended on February 2, 2023, enables the Company's Board of Directors to appoint any person as a director nominated by any financial institution in pursuance of the provisions of any law for the time being in force or of any agreement, or appointed by any Government, or any other person to represent its interest.

Accordingly, SEBI's (Issue and Listing of Non-Convertible Securities) (Amendment) Regulations, 2023 – amended on February 2, 2023, requires the Company to amend its AOA by inserting a clause enabling the appointment of a person nominated by its DT as a Director in the event of default. The

right to appoint the Debenture Trustee Nominee Director shall be exercised by the debenture trustees as per the statutory guidelines as may be applicable from time to time. This amendment requirement is to be complied with by the debt issuers on or before September 30, 2023 and accordingly, amendments are required to be made in the existing AOA. The Board of Directors of the Company, at its meeting held on July 28, 2023, approved the amendment in the AOA and granted its consent to insert a clause for enabling appointment of a person nominated by its DT as a Director in the event of default. The Amendment would be subject to the approval of the Members by way of a Special Resolution. As per the provisions of Section 14(1) of the Act, the Company may by way of a Special Resolution, alter its AOA subject to the provisions of the Act.

The Board of Directors recommends the Special Resolution as set out in Item No. 5 of the Notice for approval of the Members.

None of the Directors/Key Managerial Personnel of the Company/their relatives are, in any way, concerned or interested, financially or otherwise, in the resolution set out in Item No. 5 of the Notice.

Resolution No. 6:

The Company, over the past few years, has been working hard towards implementing the best-in-class corporate governance by strengthening the Company's Board and the overall corporate governance framework. Towards this end, the Company had inducted Mr. Achuthan Siddharth, as an Independent Director on the Board of the Company in July 03, 2020.

Mr. Achuthan Siddharth (DIN: 00016278) 70 years of age, is a Commerce and Law graduate from the Mumbai University, a Fellow member of The Institute of Chartered Accountants of India and Associate member of The Institute of Company Secretaries of India. Mr. Siddharth was associated with Deloitte Haskins & Sells for over 4 decades and served as Partner for 33 years. He has vast and varied experience in the field of Audit of domestic as well as multinational companies in sectors such as Manufacturing, Hospitality, Technology and Non-Banking Financial Services.

Mr. Siddharth's continuity as the Independent Director of the Company will not only help the Company navigate the challenges ahead but will also help the Company on its path of growth. Accordingly, the Board has recommended the reappointment of Mr. Achuthan Siddharth, as Independent Director, for another term of 5 years from July 3, 2023 up to

July 2, 2028.

The main terms and conditions of re-appointment of Mr. Achuthan Siddharth, as Independent Director of the Company, are as under:-

Period	5 years w.e.f. July 3, 2023 up to July 2, 2028		
Nature	Director, not liable to retire by rotation		
Designation	Independent Director of the Company		
Sitting Fees	₹ 1 lakh per board meeting		
Other Benefits	Profit Link Incentive as per shareholders authorization		
No. of shares held including shareholding as a beneficial owner	Nil		
Directorships held in other companies	<p>Listed Companies (Equity Listed Company)</p> <ol style="list-style-type: none"> 1. Alok Industries Limited 2. Reliance Industrial Infrastructure Limited 3. DEN Networks Limited <p>Debt Listed Companies</p> <ol style="list-style-type: none"> 1. JM Financial Products Limited <p>Unlisted Companies</p> <ol style="list-style-type: none"> 1. Reliance Ethane Pipeline Limited 2. JM Financial Asset Management Limited 3. JIO Payments Bank Limited 4. Strand Life Sciences Private Limited 5. Sintex Industries Limited 		
Membership/ Chairmanship of committees*	Name of Company	Name of Committee	Chairman/ Member
	Alok Industries Limited	Audit Committee	Chairman
	Alok Industries Limited	Stakeholders' Relationship Committee	Member
	Reliance Industrial Infrastructure Limited	Stakeholders' Relationship Committee	Member
	Reliance Industrial Infrastructure Limited	Audit Committee	Member
	Indiabulls Housing Finance Limited	Audit Committee	Chairman
	Reliance Ethane Pipeline Limited	Audit Committee	Member
	Jio Payments Bank Limited	Audit Committee	Chairman
	Strand Life Sciences Private Limited	Audit Committee	Member
	JM Financial Asset Management Limited	Audit Committee	Chairman
	JM Financial Products Limited	Audit Committee	Chairman
Names of Listed Entities from which Mr. Siddharth resigned in past three years	None		
Related to any director / KMPs of the Company	No		
Remuneration Last drawn	Nil (However the Company had paid sitting fee and profit link incentive during financial year 2022-23)		
Date of first appointment on the Board	July 03, 2020		



No. of Board Meetings attended during FY 22-23	All the 9 board meetings held during FY 22-23
Skills and capabilities required for the role and the manner in which the proposed person meets such requirements	Industry Knowledge & Experience, Financial, Regulatory / legal & Risk Management, Corporate Governance, Operations and Process Optimization

**Includes membership/ chairmanship in Audit Committee and Stakeholder's Relationship Committee, in line with Regulation 26 of the Listing Regulations.*

The proposed appointment of Independent Director, in the manner as set out in Item No. 6 of this Notice, is in compliance with the applicable provisions of the Companies Act 2013 ("Act") and of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as may be amended from time to time (SEBI Listing Regulations). The Company has received a declaration Mr. Siddharth confirming that he fulfils the criteria of independence as provided in Section 149(6) of the Act and in regulation 16(1)(b) of SEBI Listing Regulations.

In the opinion of the Board, he fulfils the conditions specified in the Act and Rules made thereunder and SEBI Listing Regulations for his appointment as an Independent Director of the Company and he is independent of the Management of the Company.

Keeping in view of his vast experience, knowledge and managerial skills, the Board constituted Nomination & Remuneration Committee has recommended to the Board his appointment as an Independent Director of the Company. The Board is also of the view that it will be in the best business interest of the Company that Mr. Achuthan Siddharth is appointed as an Independent Director of the Company, for a term of five years from July 3, 2023 up to July 2, 2028, not liable to retire by rotation and he shall continue to be the Independent Director of the Company beyond the age of 75 years till the expiry of his term i.e. up to July 2, 2028.

In the opinion of the Board, and based on the Board's evaluation, Mr. Achuthan Siddharth fulfils the conditions specified in the Act and Rules made thereunder and SEBI Listing Regulations for his reappointment as Independent Director of the Company and is independent of the Management. Upon approval of the shareholders to his appointment as Independent Director his appointment shall be formalized by issuing a letter of appointment to him, which shall be open for inspection by the members at the registered office of the Company, in terms of applicable provisions of the Act.

Mr. Achuthan Siddharth does not hold any shares in the Company and is not related to any other director of the Company.

Accordingly, the Board recommends the resolution as set out at Item No. 6 of this Notice, for the approval by the shareholders, as Special Resolution.

Except the proposed appointee, in resolutions set out at Item No. 6 of this Notice, proposing his reappointment, none of the

Promoters, Directors and Key Managerial Persons (KMPs) of the Company or any relatives of such Promoters, Directors or KMPs, are in any way concerned or interested, financially or otherwise, in the resolution.

Further explanatory statement pertaining to resolution 2 and 6:

Company's Performance under the Leaderships of the Executive Director Mr. Gagan Banga and Independent Director Mr. Achuthan Siddharth

Despite the significant global challenges, including geopolitical tensions and lingering impact of the COVID-19 pandemic, the Company, under the leadership and guidance of the board and the senior management team has ably navigated the difficult macro-economic environment and ended FY 2022-23 on very strong financial footing:

Particulars	FY 2022-23
Balance sheet size [₹ Crore]	74,945
Net worth [₹ Crore]	17,361
Profit After Tax [₹ Crore]	1,130
CRAR [Consolidated]	30.9%
Tier 1 [Consolidated]	26.5%
Net Debt to Equity	2.2x
Cost to Income Ratio	24.1%
Book Spread	3.5%
Gross NPA	2.9%
Net NPA	1.9%

The Company's asset quality has remained stable through FY 2022-23 despite a period of uncertainties and lingering impact of the COVID-19 pandemic. Owing to the stable asset quality, FY 2022-23 credit costs for the Company were at only 1.0% of the total loan assets.

The Company's Gross NPAs as at end of FY 2022-23 are at 2.86% while Net NPAs stand at 1.90% - both numbers are computed at a consolidated level on the total loan assets managed.

The Company's profits have stabilised and it clocked consolidated annual profit of ₹ 1,130 Crores compared to ₹ 1,178 Crores in FY2021-22. In the rest half of FY2022-23, the company also arrested declined in balance sheet, which had been continuing since the NBFC/HFC liquidity squeeze triggered by the default of IL&FS and through the years of the COVID-19 pandemic.

The Company has solidified its position as a retail-focused, tech-enabled, and asset-light organization with 8 established co-lending partner banks and financial institutions, along with 24 other banks and financial institutions. Looking ahead to FY 2023-24, the Company will build upon the achievements and initiatives undertaken in the past, and is well-prepared to seize emerging opportunities in a growing economy. The future will be characterized by a strong focus on institutionalization, digital transformation, strategic partnerships, and ESG initiatives. The Company has full confidence that the strategic focus, robust balance sheet, and ongoing reorganization efforts will position it for sustainable growth.

Given the Company has already walked this path successfully in the past under the able leadership of Mr. Banga and Mr. Siddharth, their rich experience and expertise will be invaluable to the Company for its next leg of growth.

Resolution No. 7:

Over the last few years, the Company has been on a path of continuing institutionalization.

In 2020, the erstwhile promoter, Mr. Sameer Gehlaut, relinquished the Chairmanship of the Board of Indiabulls Housing, and Mr. S.S. Mundra, ex-Deputy Governor of the RBI, took over as the [independent] Chairman of the Board. The Company consequently strengthened the Board through the induction of new Independent Directors such as Mr. Achuthan Siddharth [ex-partner with Deloitte, Haskins & Sells, for over three decades]; Mr. Dinabandhu Mohapatra [ex-MD & CEO, Bank of India]; Mr. S. C. Mathur [ex-DGP, Maharashtra]; and Ms. Gyan Sudha Mishra [former judge of the Supreme Court of India]. The Company also rationalized its board committees such that all key committees are chaired by Independent Directors, with the board thus having effective oversight and running the Company through a management team of professionals.

In December 2021, Mr. Gehlaut cut his stake to under 10% by divesting it to marquee global institutional investors. Thereafter he stepped down from the board in March 2022. Following this, the Company initiated the process of de-promoterization and earlier this year, in February 2023, the Company completed this process and was de-promoterized.

The Company is today a board-run, professionally managed financial institution. The Board has five independent directors with depth and diversity of experience; one nominee director from LIC of India, the Company's largest institutional shareholder; and two executive directors. The Company's Board of Directors exercises effective oversight over the running of the Company through board-constituted sub-committees, with the key committees chaired by independent directors. The erstwhile promoter, who is now classified as a "public shareholder", along with the entities he controls, had shareholding of 9.77% in the Company at the time of de-promoterization. As at the end of June 30, 2023, this is down to around 4.8%. Further, from the disclosures made by him/his entities, it is noted that Mr. Gehlaut continues to pare his stake, and may fully exit his holding in the Company.

The Company has been clearly communicating to its stakeholder these various steps that it has been taking on its path of greater institutionalisation, and has been delivering on them within the committed timelines. The Company had also said that following de-promoterization, it will undertake an exercise of re-branding and build a brand that more closely represents its values, loan products, target markets, and which resonates with its various stakeholders.

With the completion of the de-promoterization, the Company will be relinquishing the "Indiabulls" brand. Under the "Indiabulls" brand, the various companies in which the erstwhile promoter held stakes in, are/were engaged in businesses such as lending, real estate, stock broking, pharmaceuticals, on-line sales etc. With the re-branding exercise the Company will move away from any perceptions of linkages with other "Indiabulls" companies and their businesses, and will build its own identity unambiguously centred around its loan products, its target customer segments, and its stakeholders.

As part of the rebranding exercise the Company had engaged two marketing communications agencies with the brief that the new brand should embrace the vision for the Company and form the basis to build and sustain strong stakeholder relationships.

The company's Board of Directors in its meeting held on June 6, 2023 after deliberations on multiple options for the new brand of the Company unanimously approved to change the name of the Company from "**Indiabulls Housing Finance Limited**" to "**Sammaan Capital Limited**", subject to the requisite statutory approvals including from the Reserve Bank of India, National Housing Bank, Registrar of Companies, etc. Subsequent to these approvals consequent alteration in the Memorandum of Association and Articles of Association of the Company would also be made.

"Sammaan" has deep cultural significance in Indian society and connotes "respect," "honor," "courtesy," and "dignity". As a word and a concept, it represents treating others with respect and upholding their dignity. As a brand name it strongly resonates with the following key stakeholders of the Company:

- **Lenders, regulators and the wider ecosystem of policy makers and other statutory bodies:** Our lenders are primarily public sector banks. To lenders, regulators, and the wider ecosystem, the brand conveys humility, integrity and professionalism
- **Customers:** A linguistically Indian name better resonates with our target market of affordable housing and small business owners. The Company is also expanding into up-country locations, where the name readily conveys the values that the Company stands for.

"Sammaan" aligns with the Company's customer-centric approach. It allows for the development of strong relationships built on mutual respect and trust. "Sammaan" also associates well with the company's focus on retail home loans and mortgage-backed loans to small businesses – owning one's own home or business is a matter of considerable pride, and adds to



a person/family's pride, dignity and standing in the society. At the same time, the brand is not restrictive or specific to a type of loan product, affording the Company the freedom to explore and introduce new loan products.

It is thereby proposed to change the name of the Company from "Indiabulls Housing Finance Limited" to "Sammaan Capital Limited" and consequent alteration in the Memorandum of Association and Articles of Association of the Company.

Government of India, Ministry of Corporate Affairs, Office of the Registrar of Companies, Central Registration Centre, Gurgaon has given its no objection in the availability of the changed name "Sammaan Capital Limited" on August 17, 2023.

Since incorporation, there has been no change in the name of the Company. The equity shares of the Company are listed on the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE"). The non-convertible debentures issued by the Company are listed on BSE and NSE.

The proposed change of name of the Company as aforesaid would not result in change of the legal status or constitution or operations or activities of the Company, nor would it affect any rights or obligations of the Company or the Members/stakeholders and would be subject to approval of Ministry of Corporate Affairs. As per the provisions of Companies Act, 2013 ("the Act"), approval of the shareholders is required for changing the name of the Company and consequent alteration in the Memorandum of Association and Articles of Association by way of passing a Special Resolution.

The Company is in compliance with the conditions provided under Regulation 45(1) of Securities and Exchange Board of India (Listing obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), with respect to change of name of the listed entity, to the extent they are applicable. A Certificate obtained from Shiv Raj Sohan & Company, Chartered Accountants (Firm registration number O21365N) dated August 29, 2023 to this effect is annexed hereto and forms part of this Notice and explanatory statement.

The Board recommends the resolution as set out at Resolution No. 7 of this Notice, for the approval by the shareholders, as Special Resolution.

None of the Directors / Key Managerial Personnel of the Company and/or their relatives is / are, in any way, concerned or interested in the said resolution, except to the extent of their shareholding in the Company, if any.

Resolution No. 8 and 9:

From a promoter driven entity, company is now run by professional employees

Over the last few years, 'Indiabulls Housing Finance Limited' has been on a path of continuing institutionalization. Earlier this year, in February 2023, the Company was de-promoterized. The Company is today a board-run, professionally managed, and diversely held financial institution. The Company's Board of Directors exercises effective oversight over the running of the Company through board-constituted sub-committees, with the

key committees chaired by independent directors.

From being a promoter-driven company, over the challenging period of last 5 years, the Company has been steered by its professional team of employees. The default by IL&FS in 2018 and the ensuing credit freeze for the Indian non-bank sector meant that the Company had to fight battles on three fronts: 1. Monetization of assets, re-finance and funding to mobilise liquidity to service debt in a proactive and timely manner; 2. De-risking the balance sheet, especially from wholesale loans to builders, who were suffering twin challenges of a sluggish housing market and the shutdown of credit flow from non-banks; and 3. building prospective business in an asset-light mode, such that reliance on large ALM-mismatched borrowings is done away with.

The Company has successfully monetized its assets and run down its wholesale loan book and since September 2018, has repaid debt and securitization liabilities of ₹ 1,62,985 crore on gross basis, and ₹ 85,512 crore on net basis. It is worth highlighting that this is the largest debt repayment by a corporate entity in India, encompassing both financial and non-financial companies. This is reflective of the quality of the portfolio the Company has built and our approach to asset-liability management.

The Company has run down and de-risked its wholesale book. Projects that have been problematic and sticky for a long time have now been solved with the Company roping in partners - both development partners for project execution and partners for funding/re-financing. In the last five years, the Company has also recovered and resolved NPAs and write-off accounts of ₹ 8,000 crore.

The Company has built an asset-light retail business and has disbursed ₹ 13,000 crore with its 8 co-lending partners. This business yields RoAs in excess of 3% and as is the driver of the Company's future business and profit growth.

The Company has thus been successful on all these fronts and has emerged from a phase of consolidation and is now on the path of growth.

The key to this successful negotiation through what was a difficult time without precedence for Indian non-banks has been the Company's employees.

Things have now turned around and the Company is on strong financial footing, and this coincides with the macros turning very positive for the Company's business. The Indian economy has emerged very strong and resilient through the gloomy last few years that has been ailing much of the world. Indian housing sector is seeing strong secular growth across price segments - many long-standing industry observers and experts are unanimous in their view that this is the start of long up-cycle for the sector. A young population adding to the workforce, growing urbanisation, nuclearization of families, a fast-growing economy and the concomitant rising incomes are factors that were always favouring housing demand in India, which are now playing out. For the Company, stability in profits, good recovery traction from wholesale loans, and receding risks mean that we are well poised

to make the most of what is certain to be an elongated phase of growth for the Company and the wider housing sector.

Employees are key to the Company's ability to make the most of this growth opportunity.

Cost rationalization and higher stock-linked compensation going ahead

For FY2020, when the Company ended with 5,405 employees, the Company's employee expenses were ₹ 605 crores. In FY2023, despite a similar number of employees [the Company closed the year with 5,316 employees] the employee expenses were ~15% lower at ₹ 515 crores. This is because through the difficult period of the pandemic senior employees voluntarily took pay cuts to support the Company when business outlook was uncertain, with senior management employees taking up to 50% salary cuts. Amongst the senior management team the Company has seen minimal attrition, and the average vintage for the top 800 employees at over 8 years.

It is vital that as the Company embarks upon a phase of growth the employees are retained and motivated, while at the same time keeping the cost in check. The key expense components of a non-bank lender are interest expenses, operating expenses and credit costs. Of these three, only operating expenses are in the immediate control of the Company. Through the last five years – a period of repair and transition for the Company – the Company has been successful in rationalising costs and aligning it with its asset-light business model.

In the past, the Company's main means of employee reward and compensation was through wage increment. The Company is seeking to change this to being largely stock linked. An effective stock options based compensation will ensure that the long-term interests of key employees that drive the Company's business, is closely linked with that of the Company. Stock option schemes are an effective means of aligning the long-term interests of the employees with those of the Company. Stock option schemes provide an opportunity to employees to participate in the growth of a company and create long-term wealth. Historically, the Company has had one of the lowest cost-to-income ratios amongst its NBFC – HFC peers.

Equity-based compensation also serves to attract, retain and motivate key employees. The company also aims to use ESOPs as a way to incentivize Key Management Personnel, who through their skills and performance have played a vital role in the success of the Company and are considered indispensable for the future growth of the Company.

The Company continues to invest in people and technology. As it does so, a meaningful stock benefit scheme will give the Company an effective means to reward its employees and will also serve as a means of employee retention as significant wealth of employees will be locked in with the growth of the Company. The Company's existing stock-based compensation schemes have a wide coverage covering its managerial staff that drive day-to-day business.

Extant schemes and implied dilution

In accordance with the Company's existing employee benefit scheme i.e. Indiabulls Housing Finance Limited Stock Appreciation Rights [SARs] Plan 2019, SARs were awarded and vested in eligible employees of the Company in tranches over a period of three years from 2021 to 2023. However, due to market factors and the high taxation involved with SARs compensation, the SAR grantees did not make any request to the Company for sale of underlying shares; and accordingly, such SAR grantees were not entitled to any appreciation over the SARs vested in them. Subsequently, on the surrender of these SARs, the unappropriated underlying equity shares of the Company which were acquired by the Employees Welfare Trust (hereinafter referred to as "EWT") for the benefit of SAR grantees, have partially been sold by EWT in compliance with applicable provisions of the SEBI (Share Based Employee Benefits And Sweat Equity) Regulations, 2021, as amended (the "SBEB Regulations"). Thus, 2,30,00,000 [two crore thirty lakhs] SARs representing 4.9% of the Company's shares which were approved by the shareholders to be administered to the employees as stock-based compensation is now not available to be given to employees.

Thus, the only extant stock-based compensation scheme in effect i.e. IHFL ESOS-2013 is ten year old, totalling 3,17,53,777 (Three Crores Seventeen Lacs Fifty Three Thousand Seven Hundred Seventy Seven) options [representing to dilution of ~6.3%]. All of these 3,17,53,777 (Three Crores Seventeen Lacs Fifty Three Thousand Seven Hundred Seventy Seven) stock options have been granted to the employees, and the Company does not have any options available to grant to as incentive for incremental performance or to grant to new employees. Further, as per the eligibility criteria for the IHFL ESOS-2013 decided by the Nomination and Remuneration Committee of the Company (consisting of only independent directors of the Company with Mr. Dinabandhu Mohapatra, independent director as its Chairman) (hereinafter referred to as "**the NR Committee**"), ~99% of the options were granted to employees of the Company that had joined prior to April 2020. Since then, as the Company built up its team from an employee count of ~3,000 in FY2021 to 5,316 employees at the end of FY2023, 61% of the present workforce has joined after March 2020 and do not have any stock based compensation available to them, especially after the surrender of SARs Plan 2019.

The proposed scheme to grant 2,00,00,000 (Two Crores) options [representing a further dilution, over the existing stock-based compensation scheme, of 4.07%] will replenish the stock options available with the Company to grant to new and older performing employees, and will also go towards replacing the SARs that employees surrendered.

To re-iterate, this will aid the Company to shift its reward structure to stock-linked payment instead of wage increments. Maintaining a tight control on expenses is vital to profitable business in the mortgage lending industry which operates at thin spreads.



The extant and proposed Stock Based Schemes – which together imply a dilution of 9.89% – are in alignment with the Company's stock-linked compensation policy, which aims to grant ~10% of the Company's stocks to employees over the next few crucial years, as the Company gets back into growth mode through its new asset-light business model.

As the Company grows through the efforts of the employees, share price appreciation will represent a substantial source of remuneration to the employees, enabling the Company to moderate annual wage increments thus bringing down cost-to-income and improving cost efficiencies.

To this effect, the Company proposes to create and implement share based employees benefits scheme, in accordance with the SBEB Regulations, namely, 'Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2023' and to create and/or offer and/or grant employee stock options up to an aggregate of 2,00,00,000 (two crore) stock options, convertible into an equivalent number of fully paid-up equity shares of the Company ("ESOPs") under the Scheme, from time to time, in the manner as may be decided solely by the NR Committee, under the Scheme.

Important points on pricing, vesting period and terms of grant:

Pricing: the grant of ESOPs, under the Scheme, shall be at a price not less than the closing market price of the fully paid up equity shares of the Company available on the recognized stock exchange of India (where the trading volume of Shares is higher) on the working day immediately preceding the date of grant of ESOPs, under the Scheme.

- Dilution:** Along with already approved and extant ESOP schemes [~6.3% dilution], the proposed scheme [~4.07% dilution] will result in a total dilution of 9.89%. Also, with the extant and proposed Stock Based Schemes, the Company will restrict dilution upto 10% only and will not go beyond such limit.
- Vesting Period:** While the first tranche of the ESOPs granted under the proposed scheme will get vested at the end of the first year from the date of grant, subsequent tranches will get vested thereafter at one year intervals with no tranche including the first tranche exceeding 50% of the total ESOPs granted under the proposed scheme. Thus, total ESOPs granted under the scheme will get vested over a period of minimum 2, or more years.

The NR Committee of the Company (*consisting of only independent directors of the Company with Mr. Dinabandhu Mohapatra, independent director as its Chairman and hence no executives including Executive Directors of the Company will be party to NR Committee decisions*) would administer and superintend the Scheme. Approval of the members is being sought for the creation of the Scheme and to administer and implement the Scheme.

Disclosure/main features of the Scheme pursuant to the SBEB Regulations and the Companies Act, 2013 and the rules framed thereunder, are as under:

1. Brief description of the scheme:

In order to reward, retain the existing employees and also to attract and retain the best talent, the Company proposes to grant ESOPs to the employees and directors of the Company and its Wholly Owned Subsidiary Company(ies) under '**Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2023**' in terms of this resolution and in accordance with the provisions of the Companies Act, 2013, the SBEB Regulations and other laws as applicable.

The Scheme will be administered directly by the Company through its NR Committee. The Company, shall allot fresh Equity Shares to the holders of the ESOPs upon exercise in terms of the Scheme.

2. Total number of stock options to be granted:

The maximum number of ESOPs, that may be granted under the 'Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2023' shall not exceed 2,00,00,000 (two crore) Employee Stock Options ("Options") which shall be convertible into an equal number of fully paid-up shares.

If any Option granted under the Scheme lapses or forfeited or surrendered under any provision of the Scheme, such Option shall be available for further Grant under the Scheme as per the discretion of the Committee.

Further, the maximum number of Options that can be granted and the Shares arising upon exercise of these Options shall stand adjusted in case of Corporate Actions.

3. Identification of classes of Employees entitled to participate and be beneficiaries in the Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2023:

Following class / classes of employees shall be eligible to participate in Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2023:

- an employee as designated by the company, who is exclusively working in India or outside India; or
- a director of the company, whether a whole-time director or not, including a non-executive director who is not a promoter or member of the promoter group, but excluding an independent director; or
- an employee as defined in sub-clauses (a) or (b), of a wholly owned subsidiary, in India or outside India.

However, following class / classes of employees shall not be eligible:

- an employee who is a Promoter or a person belonging to Promoter Group;
- a Director who either by himself or through his relatives or through any body corporate, directly or indirectly holds more than 10% of the outstanding Equity Shares of the Company; and
- an Independent Director.

4. Requirements of vesting, period of vesting and maximum period within which the options shall be vested:

The ESOPs granted under the Scheme shall vest in tranches with the first tranche vesting after a minimum period of 1 (one) year from the date of grant, as required under the SBEB Regulations. All subsequent tranches for the vesting of ESOPs shall take place after an interval of 1 (one) year from the previous tranche of ESOPs. Further, no tranche for vesting of ESOPs granted under the Scheme shall exceed 50% (fifty percent) of the total ESOPs granted under the Scheme. As a result, vesting schedule shall spread for a minimum period of 2 years and vesting of all ESOPs, granted under the Scheme, shall not be over before a minimum period of 2 years from the date of the respective grant. Further, the maximum period of vesting shall be 5 years from the date of grant.

Further, the ESOPs granted shall vest in accordance with the terms of the each grant under the Scheme, so long as an Employee continues to be director or employee of the Company or the subsidiary company, if any, as the case may be. The Committee may, at its discretion, lay down certain performance metrics on the achievement of which such ESOPs would vest, the detailed terms and conditions relating to such performance-based vesting, and the proportion in which such grant would vest subject to the minimum vesting period of 1 year.

5. Exercise price, or pricing formula:

The grant of ESOPs, under the Scheme, shall be at a price not less than the closing market price of the fully paid up equity shares of the Company available on the recognized stock exchange of India (where the trading volume of Shares is higher) on the working day immediately preceding the date of grant of ESOPs under the Scheme.

6. Exercise period and the process of exercise:

The vested ESOPs need to be exercised within a maximum period of 5 years from the date of such vesting. The vested options shall be exercisable by the employees by a written application to the Company expressing his / her desire to exercise such options in such manner and on such format as may be prescribed by the Committee from time to time. The options shall lapse if not exercised within the specified exercise period of 5 years.

7. The appraisal process for determining the eligibility of the Employees for the scheme(s):

The appraisal process for determining the eligibility of the Employees will be decided by the Committee, from time to time. The Employees would be granted ESOPs, under the Scheme, based on various parameters such as, and not limited to, performance rating, period of service, rank or designation, merit, future potential contribution, conduct of the employee, and such other parameters as may be decided by the Committee from time to time. For senior management employees additional criteria whilst not limited to may include one or more of the following

criteria: retail disbursal growth, run down of developer loans/wholesale loans, and such other parameters as may be decided by the Committee from time to time.

8. Performance criteria for vesting of Options:

The Options granted to any employee shall vest as laid out above in point no. 4. The vesting will be based on the following performance parameters which will also be set in the Award Agreement communicated to grantees with each grant of the Options:

- a) Earnings per Share (EPS);
- b) Minimum performance rating of employee;
- c) Such other parameter as may be decided by the NR Committee

The details of the performance parameters will be decided by the NR Committee and will be communicated to grantee through Award Agreement. The NR Committee may add or replace performance parameters at the beginning of each financial year which will be intimated to the grantee. In case of business requirement, the NR Committee may revise the performance targets in any particular year which will be intimated to the grantee.

Further, Stock Options shall vest based on the Company's overall performance of the above parameters calculated for each metrics separately and shall be subject to below performance-vesting relationship:

Performance Variable/ Criteria	Indicative Performance Metrics	Performance (% of Target)	Vesting (% of Target)
Financial Performance Linked	Earnings Per Share (EPS) (100% weightage)	<80.0%	0.0%
		80.0% - 89.9%	70.0%
		90.0% - 99.9%	80.0%
		100.0% - 109.9%	90.0%
		110.0% +	100.0%
Individual Threshold (Gate condition for vesting)	Minimum performance rating of 'Medium' or above *	Nil Vesting if rating is below threshold	

The Committee may update above performance-vesting relationship which will be intimated to the grantee from time to time.

* The company has a 5 point rating scale on their annual performance appraisal, with rating of 1 being the best. ESOPs will not be awarded if the average rating of the employee for the last two performance cycles is between 3 and 5.

9. Maximum number of options, to be issued per Employee and in aggregate under the scheme(s):

The number of ESOPs that may be granted to any specific Employee of the Company or of its subsidiary company



under the Scheme, in any financial year and in aggregate under the Scheme shall be decided by the Committee, subject to applicable SBEB Regulations. However, no single employee / director shall be granted ESOPs, during any one year, equal to or exceeding one percent of the issued share capital (excluding outstanding warrants and conversions) of the Company at the time of grant of ESOPs.

10. Maximum quantum of benefits to be provided per employee under the scheme(s):

The maximum quantum of benefits that will be provided to every eligible employee under the Scheme will be the difference between the Market Price of Company's share on the recognized Stock Exchanges as on the Date of Exercise of Options and the Exercise Price paid by the Employee.

11. Whether the scheme(s) is to be implemented and administered directly by the Company or through a Trust:

The Scheme shall be implemented through direct route, wherein the Company shall allot fresh Shares in terms of the Scheme and will follow cash mechanism.

The Scheme shall be administered by the NR Committee who shall have all the necessary powers as defined in the Scheme, subject however to adherence with applicable laws and regulations as prevailing and in force from time to time.

12. Whether the scheme(s) involves new issue of shares by the Company or secondary acquisition by the Trust or both:

The Scheme involves fresh allotment by the Company new issue of shares.

13. The amount of loan to be provided for implementation of the scheme(s) by the Company to the Trust, its tenure, utilization, repayment terms, etc.:

Not Applicable since the proposed Scheme is to be implemented directly by the Company.

14. Maximum percentage of secondary acquisition that can be made by the Trust for the purposes of the scheme(s):

Not Applicable since the proposed Scheme is to be implemented directly by the Company.

15. A statement to the effect that the company shall conform to the accounting policies specified in regulation 15 of the SBEB Regulations:

The Company shall confirm to the accounting policies prescribed from time to time under the SBEB Regulations and any other applicable laws and regulations to the extent relevant and applicable to the Scheme.

16. Disclosure and Accounting Policies:

The Company shall follow the 'Guidance Note on Accounting for Employee Share-based Payments' and/or any relevant Accounting Standards as may be prescribed by the Institute of Chartered Accountants of India from time to time, including the disclosure requirements prescribed therein.

17. The method which the company shall use to value its options:

To calculate the employee compensation cost, the Company shall use the intrinsic value method for valuation of the ESOPs. The difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of the ESOPs and the impact of this difference on profits and on earning per share ("EPS") of the Company shall also be disclosed in the Directors' Report.

18. Period of lock in

The shares allotted pursuant to the Scheme shall not be subject to any lock in period.

19. Terms & conditions for buyback, if any, of specified securities:

The Committee will determine the procedure for buy-back of Options / Restricted Stock Units (RSUs) granted under the Plan, if to be undertaken at any time by the Company, and the applicable terms and conditions in accordance with the Applicable Laws.

20. Applicability of Malus and Clawback

The proposed [Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2023] is subject to malus/ clawback arrangements in the event of subdued or negative financial performance of the Company and/or the relevant line of business or employee misconduct in any year. The criteria for clawback will be based on parameters similar to those in the 'Performance criteria for vesting of Options' laid out in point 8 above.

The malus arrangement permits the Company to prevent vesting of all or part of the [Employee Stock Options or ESOPs].

Both the malus and clawback criteria will be laid out in the 'Award Agreement' approved by the NR Committee and communicated to the grantee with each grant of Options.

Subsequent vestings and unexercised vestings of a granted [Employee Stock Options] can be cancelled, and exercised but unsold Employee Stock Options can be clawed back within a maximum of a year of exercise in the following situations:

- Employee misconduct including behavioural and financial misconduct based on the conclusions of an appropriate investigating committee
- Gross shortfall against agreed performance goals
- Substantial reduction in responsibility from the time when the [deferred] variable pay was granted
- Exposing the Company to substantial risk without the ratification of appropriate personnel/committees

- Reputational harm
- Other conditions or events, of similar nature as above, as determined by NR Committee for triggering review by NR Committee for the purpose of application of the Malus or the Claw-back arrangement.

In determining some of the above, the NR Committee may take into consideration macro conditions such as global market headwinds, industry performance, changes in legal/regulatory regime, force majeure events like occurrence of natural disasters, pandemic, other socio-economic conditions etc.

While undertaking the review for the concerned person for the application of the Malus or the Clawback arrangement based on any trigger events, when determining accountability of the concerned person, the NR Committee shall be guided by the principles of proportionality, culpability or proximity or nexus to the event or misconduct. Prior to taking action the Management and the NR Committee shall ensure due regard to the Principles of Natural Justice.

In terms of provisions of Section 62(1)(b), and all other applicable provisions, if any, of the Companies Act, 2013 consent of the members is being sought by way of Special Resolution(s) set out at Item No 8 and 9 of this Notice.

Therefore, the Board recommends passing of the Resolution(s), asset out at Item No 8 and 9 of this Notice as Special Resolution(s). The Executive Directors of the Company have not participated in the relevant discussions during the Board meeting and that they shall not vote on the Resolution(s), as set out at Item No 8 and 9 of this Notice.

None of the Directors and Key Managerial Personnel(s) of the Company and their respective relatives may be deemed to be concerned or interested, financially or otherwise, in the above resolution, except to the extent of grant of share-based employees benefit(s) to them, under the Scheme.

By Order of the Board of Directors
For **Indiabulls Housing Finance Limited**

Sd/-
Amit Jain
Company Secretary & Compliance Officer
FCS: 5433

Date: August 31, 2023
Place: Gurugram

Annexure to Notice

Shiv Raj Sohan & Company

Chartered Accountants

Office No 204, 2nd Floor, RS Tower, Plot No B 358A, New No 1267, Near Metro Pillar 156,
New Ashok Nagar, New Delhi 110096

E Mail: rajurajca@gmail.com, Contacts: 011-49091754, Mobile 9911493450,

CERTIFICATE FROM CHARTERED ACCOUNTANT


On the basis of review of necessary documents, records and available information as on the date of certificate and explanation provided to us by Indiabulls Housing Finance Limited (CIN L65922DL2005PLC136029) ("the Company"), having its registered office at 5th Floor, Building No. 27, KG Marg, Connaught Place, New Delhi - 110001, we certify the following in terms of Regulation 45 (1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

- a. the Company was incorporated on May 10, 2005 and ever since there has been no change in the name of the Company. In view of the same, complying with the condition of a time period of at least one year being elapsed from the last name change does not arise.
- b. the condition of at least fifty percent of the total revenue in the preceding one-year period to be accounted for by the new activity suggested by the new name is not applicable as there is no change in the activity suggested by new name.
- c. since there is no new activity / project, the condition of investment of amount of at least fifty percent of the assets in the new activity / project is not applicable.

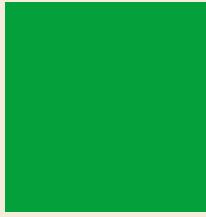
This certificate is issued as per requirements of Regulation 45(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

This is to certify that the above mentioned information is true to the best of my knowledge and belief, according to the books and documents / records produced before us for verification and relied upon & on the request of the management of the Company for onwards submissions.

For Shiv Raj Sohan & Company
Chartered Accountants
Firm Registration No 021365N


Raj Kumar Singh
FCA, Partner
M. No. 504971

UDIN: **23504971BGSUJC5981**Place: New Delhi
Date: 29th August 2023



Empowering India: Stature, Respect and Dignity

Annual Report 2022-23



As we reflect upon our journey over the past year, we've realised that 'Respect' is fundamental to the core of our company. We firmly believe that when individuals are treated with respect, they can truly flourish and realize their potential. A significant aspect of our work is dedicated to fostering an environment where respect is not just a word, but a way of life.

We understand that providing financial solutions and supporting homeownership dreams empowers families to create stable and secure environments. A sense of dignity and accomplishment that accompanies owning a home is uplifting for individuals and communities alike.

We are deeply committed to helping enable this aspiration across the length and breadth of India. We recognize the significance of homeownership as a milestone achievement and its positive ripple effects on society and the economy.

Our culture also places immense importance on respect. It is not merely a virtue; it is deeply built into our cultural fabric. Understanding and embracing this cultural fabric, we have built respect into every aspect of our operations; from the way we treat our customers to the extended sets of people who are connected to our business.

As we traverse further on this journey of transforming lives and enabling dreams, we express our deepest gratitude to all our stakeholders, customers, employees, and partners who have placed their trust in us. Together, we are building a stronger and more inclusive India, one that brings together people around the idea of owning a home.





INTRODUCTION

India is home to more than a billion beating hearts, all integral in building a distinct identity for our nation. Each person a defining beat that gives this land meaning as a nation of proud people. And one of the primary aim for a vast majority of our countrymen is to own a home that establishes their own identity within this country.

Guided by our unwavering commitment to empowering lives and recognizing the transformative power of homeownership. Our mission is simple yet profound: to enable every individual to experience the dignity and respect that comes with owning a home. Homeownership has the potential to uplift lives, fostering a sense of belonging, stability, and pride. We understand the significance of a place to call one's own, where memories are cherished, dreams take flight, and families thrive. It is this understanding that drives us to tirelessly work towards providing affordable and quality housing finance options, ensuring that the journey to homeownership is within reach for all.

We believe that every interaction with our customers should reflect the same values we espouse – integrity, empathy, and trust. We aim to build relationships based on mutual respect and understanding, fostering an atmosphere where our customers feel valued, heard, and supported throughout their homeownership journey.

Our customer-centric approach is at the heart of everything we do. We listen to our customers' needs, concerns, and aspirations, and tailor our solutions to meet their unique requirements. Transparency in our processes and clear communication are the cornerstones of our interactions, ensuring that our customers are well-informed and empowered to make confident decisions about their financial future.





CONTENTS

COMPANY REPORTS

Corporate Information.....	05
About Indiabulls Housing Finance Limited	07
FY 23 Key Highlights.....	07
Driving Homeownership with a Scalable Asset-light Model	10
Driving Sustainable Impact: ESG Commitment and Initiatives	11
Board of Directors	12
Management Team.....	14
Message from our Vice Chairman	15
Glimpses in to the year 2022-2023	17

STATUTORY REPORTS

Board's Report	21
Management Discussion and Analysis Report	54
Business Responsibility & Sustainability Report	58
Report on Corporate Governance	89

FINANCIAL STATEMENT

Consolidated Financials	114
Standalone Financials	225





CORPORATE INFORMATION

BOARD OF DIRECTORS

Mr. Subhash Sheoratan Mundra
Mr. Rajiv Gupta
Mr. Achuthan Siddharth
Mr. Dinabandhu Mohapatra
Mr. Satish Chand Mathur
Justice Mrs. Gyan Sudha Misra (Retd.)
Mr. Gagan Banga
Mr. Sachin Chaudhary

CHIEF FINANCIAL OFFICER

Mr. Mukesh Garg

COMPANY SECRETARY

Mr. Amit Jain

INVESTOR RELATIONS

Mr. Ramnath Shenoy
Tel: 022-61891444
Email: investor.relations@indiabulls.com

JOINT STATUTORY AUDITORS

S.N. Dhawan & CO LLP

(Member firm of Mazars, an international audit, tax and advisory firm based in France)
Chartered Accountants
Plot No. 51-52, 2nd Floor, Sector 18,
Udyog Vihar Phase-IV, Gurugram, Haryana - 122016

Arora & Choudhary Associates

Chartered Accountants
Plot No. 8/28, W.E.A, Abdul Aziz Road,
Karol Bagh, New Delhi - 110005

SECRETARIAL AUDITORS

Neelam Gupta & Associates,
Company Secretaries
D-2/16, Darya Ganj, New Delhi – 110002

REGISTERED OFFICE

5th Floor, Building No. 27,
KG Marg Connaught Place, New Delhi - 110001
Email: helpdesk@indiabulls.com
Website: www.indiabullshomeloans.com

CORPORATE OFFICES

One International Centre, Tower -1,
18th Floor, Senapati Bapat Marg, Elphinstone Road,
Mumbai – 400 013, Maharashtra

Plot No.422B, Udyog Vihar, Phase - IV,
Gurugram – 122 016, Haryana

REGISTRAR & TRANSFER AGENT

KFin Technologies Limited
Unit: Indiabulls Housing Finance Limited,
Selenium Building, Tower B, Plot No. 31-32,
Gachibowli, Financial District, Nanakramguda,
Serilingampally Mandal, Hyderabad - 500032

BANKERS

- Axis Bank
- Bank of Baroda
- Bank of India
- Bank of Maharashtra
- Barclays Bank PLC
- Canara Bank
- Central Bank of India
- DBS Bank India Limited
- Deutsche Bank
- Federal Bank
- HDFC Bank
- ICICI Bank
- IDBI Bank
- IDFC First Bank
- Indian Bank
- Indian Overseas Bank
- IndusInd Bank
- Kotak Mahindra Bank
- MUFG Bank Limited
- Punjab and Sind Bank
- Punjab National Bank
- RBL Bank Limited
- State Bank of India
- UCO Bank
- Union Bank of India
- Yes Bank





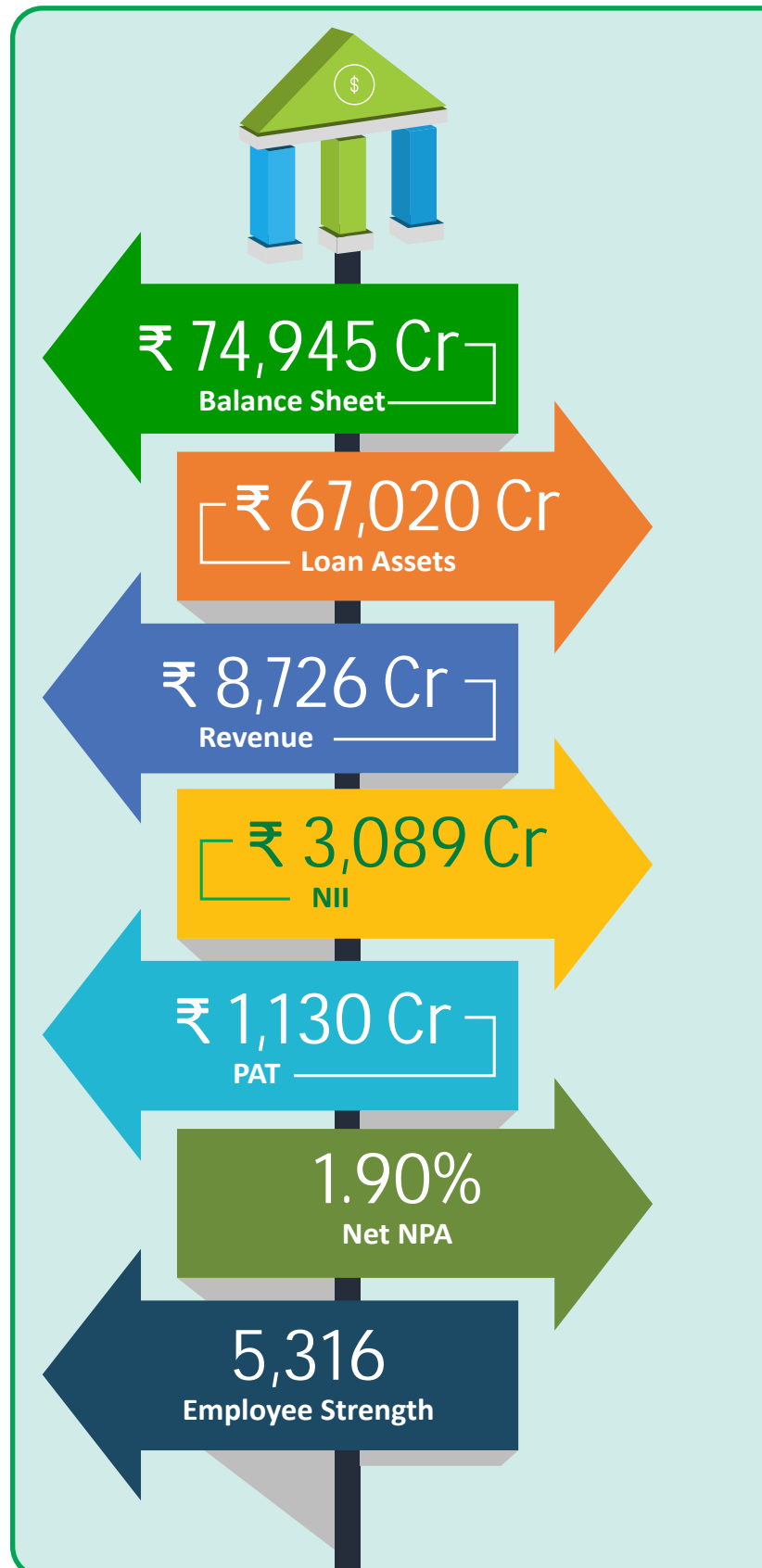
INDIABULLS HOUSING FINANCE LTD.

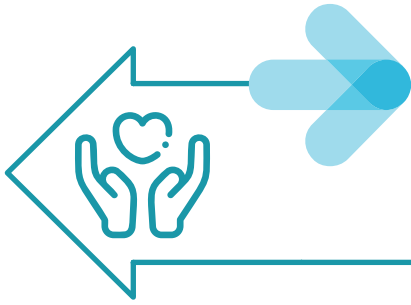
“

We are the third largest non-bank mortgage lender in the country. A technology focused organisation that introduced India to its very first end-to-end digital home loan technology platform, we are proud to have been of service to more than 1.4 million happy home owners across the country, and have collectively disbursed loans of over ₹ 3 lakh Crores.

As we have grown over the years, customer delight has been an unwavering priority. We pride ourselves in being able to provide our customers with smart solutions and rich experiences through our 5,300+ employees operating across our nationwide network of 217 branches, 8,000+ channel partners, and our pioneering digital platforms that offer customised solutions and round- the-clock service to our customers.

We pride ourselves in providing quality customer experience throughout a customer's journey; right from helping them find the perfect property to supporting them through the more detailed requirements of credit due-diligence, approval, and eventual fulfilment with disbursement of the loan. Every solution is tailor-made to ensure that the home buying process is not just happy, but a memorable one.



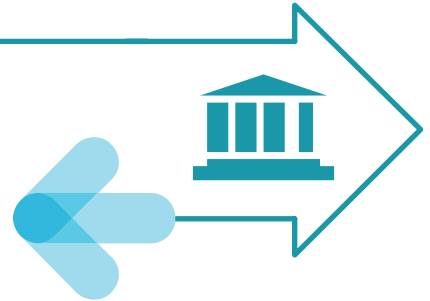


Our Offerings

Beyond home loans for Resident Indians and Non-Resident Indians (NRIs), we also offer loans to small businesses and MSMEs, against their properties - unlocking the financial potential of their properties, and home loan balance transfers – that give customers the option to switch to us from their existing loans for better service, terms or top-up loan amounts.

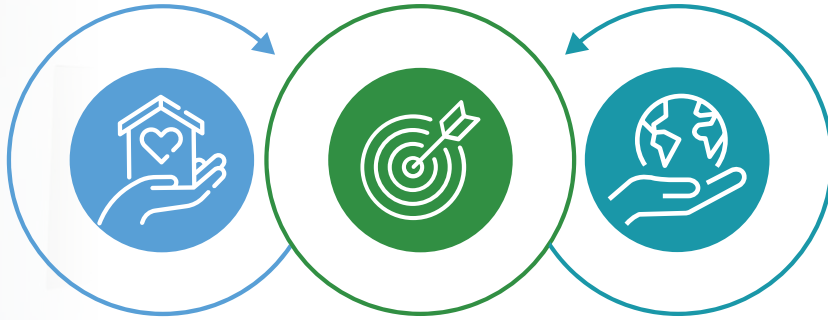
Our Foundation

Enabling India with a dignified place to call home is our vision. We strive to foster home-ownership and expand housing options across the country, guided by the principles of Friendship Finance, ensuring a respectful and fulfilling living experience for every Indian.





OUR GOALS



Empowering Homeownership

We are committed to empowering individuals to own homes, recognizing that having a place they can call their own fosters a sense of pride and respect.

Sustainable Growth

As we expand our operations and get back on the path of growth, we prioritize responsible practices to ensure the long-term stability and delivering value to our customers

RATINGS



CRISIL
(An S&P Global Company)

ICRA (a Moody's Investor Services Company)

CARE

BRICKWORK



Long Term Rating

AA

AA

AA

AA+



Short Term Rating

A1+

A1+

A1+



“

Driving Homeownership with a Scalable Asset-light Model

Over the past year, IBHFL has solidified its position as a retail-focused, tech-enabled, and asset-light organization. This strategic shift has allowed us to capitalize on emerging market trends and cater to the evolving needs of our customers. To further reinforce our capabilities, we have established impactful co-lending partnerships with eight prominent banks and financial institutions. IBHFL's focus on creating a sustainable growth path has been characterised by establishment of strong co-lending partnerships, increasing loan sell down/ securitisation and tech-enabled distribution to drive a steady revenue stream whilst also maintaining a lean balance sheet. The retail asset-light business model is a catalyst for growth driven by low capital requirements, higher fee income and cost-effective operations through tech-enabled distribution helping proliferate a capital accretive high RoA business.

On the back of promising and strategically chosen co-lending partnerships with reputed banks, IBHFL is better placed to cater to a wide range of customers' home financing and LAP needs across more geographies, ticket sizes and yield-spectrum.



“

Driving Sustainable Impact:

ESG Commitment and Initiatives

At IBHFL, Our unwavering commitment to Environmental, Social, and Governance (ESG) initiatives will remain a cornerstone of our business strategy in FY2024 and beyond. We recognize the importance of sustainable practices in creating long-term value for our stakeholders and the communities we serve. As an environmentally and socially responsible financial institution, we will continue to drive initiatives focused on renewable energy, carbon footprint reduction, diversity and inclusion, and community development. By integrating ESG principles into our operations, we aim to generate positive impact and contribute to a more sustainable future.

IBHFL has engaged Infinite Environmental Solutions Private Limited to assess the current environmental footprint of the organisation. It has already set a target of FY32 to achieve Carbon Neutral status. The organisation's intensified focus to leverage technology across all aspects is an investment not just in improving customer or operational efficiencies, but also reducing the organisation's environmental footprint.

Over and above all, the organisation has made strong efforts to focus on governance practices meeting the highest ethical standards, transparency and accountability, as is expected from an organisation of this cadre. The performance of our management has been linked to the achievement of ESG objectives, further intensifying the organisation's focus to ensure these actions lead to results.

The primary aim for IBHFL has been to maintain a sustainable growth path, and its ESG goals are geared to ensure a positive trajectory.



BOARD OF DIRECTORS

Independent and Non-Executive Directors of the Board

In line with the organisation's efforts to maintain the highest standards of corporate governance, there has been a consolidated push to ensure greater oversight by a strong board with more representation of independent directors as well as to bring direct institutional oversight on the operations of the Company.

The Board is led by ex-RBI Deputy Governor Mr. S. S. Mundra, who is a Non-Executive Independent Director, amongst the 70% independent directors that make up the Board of Directors. Key sub-committees such as Audit, Nomination and Remuneration Committee (NRC), Risk Management and ESG Committee too are majorly or completely comprised of independent directors. In February 2023, our Company achieved a significant milestone by successfully completing the de-promoterization process, transitioning into a board-run, professionally managed financial institution.



Mr. Subhash Sheoratan Mundra

(ex-Deputy Governor, the Reserve Bank of India)

Non-Executive [Independent] Chairman

Mr. Mundra is a seasoned banker, with a distinguished career spanning over four decades, during which he held various high level positions, including Chairman and Managing Director of Bank of Baroda, Executive Director of Union Bank of India, Chief Executive of Bank of Baroda [European Operations] amongst others, culminating as the Deputy Governor of Reserve Bank of India, from where he finally demitted his office in July 2017.

Mr. Mundra has expertise in banking, supervision, management and administrative matters. During his illustrious career, spanning over forty years with various banks, he held several positions across functions and locations, both in India and abroad and has handled diverse portfolios, like core central banking, commercial banking – wholesale and retail, banking regulation and supervision, financial markets, treasury management, planning, economic research, investment banking, risk management and international banking etc.



Mr. Rajiv Gupta

LIC Nominee Director

Mr. Rajiv Gupta is a Director & Chief Executive Officer of LICHFL Asset Management Company Limited.

Prior to his present assignment he was working as Executive Director in-charge of Customer Relationship Management (Policy Services) at LIC of India. Earlier he has held the positions of Director & CEO, LICHFL Care Homes LTD, General Manager In-Charge of Information Technology and Risk Management at LIC Housing Finance Limited Mumbai, and as Chief (IT/SD), LIC of India.

Mr. Gupta is a science graduate and has received training from Asian Institute of Management (Manila), ISB Hyderabad, IIM Ahmedabad, IIM Kolkata, National Institute of Advanced Studies (Bengaluru) and National Insurance Academy, Pune besides attending several seminars in India.



Mr. Achuthan Siddharth

(ex-Partner, Deloitte, Haskins & Sells)

Independent Director

Mr. Siddharth, Chairman of the Audit Committee of the Company, is a Commerce and Law graduate from the Mumbai University, a fellow member of the Institute of Chartered Accountants of India and an associate member of the Institute of Company Secretaries of India. He was associated with Deloitte Haskins & Sells for over 4 decades and served as Partner for 33 years. He has vast and varied experience in the field of Audit of domestic as well as multinational companies in sectors such as Manufacturing, Hospitality, Technology and Non-Banking Financial Services.



Mr. Dinabandhu Mohapatra

(ex-MD & CEO, Bank of India)

Independent Director

Mr. Mohapatra, Chairman of Nomination & Remuneration Committee and Risk Management Committee of the Company, is a former MD & CEO, Bank of India and is a seasoned banker. He had a distinguished career spanning over three decades, during which he held various high level positions, including Executive Director of Canara Bank and Chief Executive Officer of Hong Kong and Singapore Centres of Bank of India. Mr. Mohapatra has vast knowledge and multi - dimensional banking experience including Treasury Operations, International Banking, Priority Sector Lending, Corporate Lending, Marketing, Recovery and Human Resources.



Mr. Satish Chand Mathur, IPS

(ex-Director General of Police, Maharashtra)

Independent Director

Mr. Mathur is a retired officer of the Indian Police Service [IPS] and is an ex-Director General of Police, Maharashtra. During his illustrious career spanning nearly 37 years, he held various sensitive and challenging assignments such as Commissioner of Police, Pune, Director General of Anti-Corruption Bureau, Maharashtra culminating at the helm of an over 2.25 lakh force of Maharashtra Police. He also served in the Central Bureau of Investigation from 1996 to 2003.



Justice Mrs. Gyan Sudha Misra

(Retd. Supreme Court Judge)

Independent Director

Justice Misra, Chairperson of ESG Committee of the Company, is a retired Judge of the Supreme Court of India. Before her elevation to the Supreme Court of India, she was the Chief Justice of Jharkhand High Court, prior to which she has also served as a Judge of Patna High Court and of Rajasthan High Court. Before joining the Judiciary, she practiced law for around 21 years in the Supreme Court of India specializing in civil, criminal & constitutional matters.

*Mr. Ajit Kumar Mittal has relinquished the office of Executive Director of the Company and has been re-designated as Non- Executive Non Independent Director w.e.f. April 26, 2022 and w.e.f. May 22, 2023, he resigned from the directorship of the Company and appointed as a 'Strategic Advisor' of the Company w.e.f. May 23, 2023, for a period of three years.

** Mr. B. C. Patnaik, w.e.f. April 29, 2023, relinquished the office of Nominee Director of the Company pursuant to his appointment by the Appointments Committee of the Cabinet to the post of Whole Time Member (Life), Insurance Regulatory and Development Authority of India (IRDAI).

MANAGEMENT TEAM



Gagan Banga

Vice Chairman, Managing Director & CEO



Sachin Chaudhary

Executive Director & COO



Mukesh Garg

Chief Financial Officer



Rajiv Gandhi

Managing Director & CEO, ICCL



Naveen Uppal

Chief Risk Officer



Somil Rastogi

Chief Compliance Officer



Ramnath Shenoy

Head, Analytics & Investor Relations



Ashwin Mallick

Head, Treasury



M. S. Walia

Director Sales - DST



Niharika Bhardwaj

Chief Human Resources Officer



Salesh Kumar Yadav

Collection Head



V Vijay Kiran

Head, Credit (Retail)



Sunil Kumar Gupta

National Business Manager- DSA, Sales



Mukesh Chaliha

Head, Operations



Nitin Arora

Head, Contact Centre



Neeraj Tyagi

President, Legal



Hemal Zaveri

Head - Banking & Treasury



Amit Chaudhari

Head, Credit (Wholesale)

MESSAGE FROM THE VICE CHAIRMAN'S DESK



Gagan Banga,
Vice Chairman, MD & CEO

Dear Shareholders and Friends,

I am pleased to present the Annual Report for Indiabulls Housing Finance, reflecting on the progress and challenges faced in the financial year gone by. It was a year of significant global challenges, including geopolitical tensions and lingering impact of the COVID-19 pandemic. The global economic landscape was characterized by higher energy and food prices, inflationary pressures, volatile markets, besides the tail-end effects of the pandemic.

Emerging markets and developing economies particularly felt the reverberations of these challenges, with many countries witnessing significant outflows of capital and currency depreciation. According to the IMF, the global economy moderated to a growth rate of 3.4% in 2022 from 6.3% in 2021, and is projected to further decline to 2.8% in 2023.

Despite these uncertainties, the Indian economy remained resilient, driven by robust agriculture and services sectors. On the external front, India's exports

of goods and services reached new heights, supported by strong demand for Indian services. In FY2023, India's GDP grew at a commendable 7.2%, fuelled by buoyant investment and private consumption. This growth rate is noteworthy when contrasted with other economies around the world. However, inflation (CPI) in the country averaged 6.7% during FY2022-23, higher than RBI's target of 4% within a band of +/- 2%. The RBI has projected CPI inflation at 5.2% for FY2023-24.

Through FY2023, your Company's asset-light model gained momentum, and in-parallel, on the back of strong residential real estate off-take across price segments, we continued to de-risk our wholesale book.

Performance Overview

In FY2022-23, through its asset-light model your Company disbursed retail loans of ₹ 7,844 crores, posting a 2.5x+ times growth over FY22 numbers. We now work with eight partner banks, contributing to their incremental retail book within specific product segments, and we have established ourselves as a

valuable, strategic partner to each of them. Importantly, the asset-light model has proven to be highly earnings accretive for your Company, providing access to deep, ALM matched resource pool.

Your Company's balance sheet stood at ₹74,945 crores, while loan book is at ₹ 54,276 crores.

Drive Retail Lending:

Retail lending continues to be your Company's primary growth engine. Building upon the foundation laid in the previous fiscal year, we have solidified our position as a retail-focused, tech-enabled, and asset-light organization. This strategic shift has allowed us to capitalize on emerging market trends and cater to the evolving needs of our customers. To further reinforce our capabilities, we have established impactful co-lending partnerships with eight prominent banks and financial institutions. These collaborations have expanded our lending capacity, broadened our customer base, and deepened our industry relationships, enabling us to deliver a comprehensive range of financial solutions.

De-risking Wholesale Loans:

During the fiscal year FY2022-23, your Company continued to remain focussed on mitigating risks associated with our wholesale loan portfolio, ensuring its continued de-risking. Our proactive measures included the implementation of structured deals and joint development partnerships, which have proven effective in managing and reducing our exposure to the wholesale segment.

Proactive ALM Management:

Proactive Asset-Liability Management (ALM) is another key area of focus and we continued to maintain ample liquidity on balance sheet and also as undrawn credit lines.

To meet our External Commercial Borrowings (ECBs) and Foreign Currency Convertible Bonds (FCCBs), we established a reserve fund where quarterly deposits build to meet repayment obligations as they fall due.

Institutionalization, Rebranding, and Reorganizing:

In February 2023, your Company achieved a significant milestone by successfully completing

the de-promoterization process. Your Company is now a board-run, professionally managed financial institution.

We are also undertaking a comprehensive rebranding exercise which will underline our retail focus. Your Company has also been proactive in addressing various aspects of Environmental, Social, and Governance (ESG) initiatives over the past two years. We want to embark on a path of growth while upholding the highest standards of corporate governance, driving positive social impact, and minimizing our environmental footprint. Through our ESG initiatives, we are actively engaging in activities such as promoting renewable energy, reducing carbon emissions, fostering diversity and inclusion, supporting local communities, and ensuring transparent and ethical business practices.

Outlook

Building upon the achievements and initiatives undertaken in the past, your Company is well-positioned to capitalize on emerging opportunities in a growing economy.

We are committed to further enhancing our operational efficiency and strengthening our market presence. Our endeavour is to capture the potential of both retail assets with a RoA of over 3% and wholesale loans with a RoA of over 5%. This reorganization, coupled with our strategic focus, is expected to drive mid-teen RoEs within the next couple of years.

We remain committed to nurturing our partnerships and forging new alliances with reputed banks and financial institutions. By expanding our co-lending network, we will enhance our lending capacity, diversify our customer base, and explore new avenues for growth.

Your Company's future will be characterized by strong focus on institutionalization, digital transformation, strategic partnerships and ESG initiatives. We are confident that our strategic focus, strong balance sheet, and ongoing reorganization efforts will position us for sustainable growth. We express our gratitude to our shareholders, lenders, and stakeholders for their continued trust and support as we embark on this exciting journey.

GLIMPSSES

IN TO THE YEAR

2022- 2023



Leadership offsite, conducted in Goa, April 2022



Senior management, national heads and zonal heads were part of the 3-day offsite, celebrating milestones and preparing for business priorities. Performing employees were recognized and rewarded.

Zonal Committee Badge Ceremony





Tree Plantation Drive- Holi 2023

A Tree plantation drive was conducted on the occasion of Holi, as part of the Indiabulls Home Loans Green Initiative 2023, at HO and Zonal offices.

Leaders and their families were invited to participate, in an attempt to give back to nature. Indiabulls has taken an initiative to plant 7400 saplings, with a focus on creating a positive change in our environment.



Building a healthy & Mindful workplace



Indiabulls believes in creating a healthy and mindful workplace for all employees. Over the past year, we conducted multiple sessions (across our offices), on Yoga, Mental Awareness, with the help of external experts.

Celebrating festivals & occasions

Joy of Giving: we contributed approx. 500 Kgs of clothes, toys and books through the IBHFL Initiative – “Danotsava” (Joy of Giving) in collaboration with Goonj- a non-government organization.





BOARD'S REPORT

Dear Shareholders,

Your Directors are pleased to present the Eighteenth Annual Report of Indiabulls Housing Finance Limited (hereinafter called as "the Company", "IBH" or Indiabulls Housing) along with the audited statement of accounts for the financial year ended March 31, 2023.

During FY 2022-23, the global economic landscape continued to remain challenging. Economies and businesses worldwide had to negotiate the lingering effects of the COVID-19 pandemic, the conflict in Ukraine, inflationary pressures, and interest rate hikes.

India witnessed a gradual recovery from the economic disruptions caused by the COVID-19 pandemic, aided by various policy measures and reforms aimed at supporting the financial sector. The Reserve Bank of India (RBI) continued to maintain an accommodative monetary policy stance during this time, aiming to stimulate economic growth and enhance liquidity in the financial system.

For Indian NBFCs as well, FY 2022-23 was marked by a gradual recovery from the pandemic-induced disruptions. While challenges persisted in terms of asset quality and liquidity management, the government and regulators took proactive steps to support the sector and strengthen its resilience in the face of uncertainties.

Indiabulls Housing maintained strong focus on risk management, closely monitoring its loan portfolio and shoring up provisioning levels.

In the fiscal year 2022-23, Indiabulls Housing also focussed on expansion and consolidation of its asset-light business model. The Company also worked on strengthening and integrating operations, optimizing partnerships with lending institutions, standardizing procedures, and implementing measures to enhance risk management.

Financial Highlights (Standalone)

The financial highlights of the Company, for the financial year ended March 31, 2023, are as under:

Particulars	[Amt. in ₹ Cr]	
	Year ended March 31, 2023	Year ended March 31, 2022
Profit before Depreciation, amortization and impairment expense	1,188.46	1,030.30
Less: Depreciation, amortization and impairment expense	82.65	74.40
Profit before Tax	1,105.81	955.90
Less: Total Tax expense	286.64	259.79
Profit for the Year	819.17	696.11
Add: brought forward balance#	6.69	-25.20
Amount available for appropriation	825.86	670.91
Appropriations:		
Transferred to Reserve I (Special Reserve U/s 29C of the National Housing Bank Act, 1987)	163.83	139.22
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	610.00	525.00
Balance of Profit Carried Forward*	52.03	6.69

#*without adjusting Other Comprehensive Income (OCI) on Remeasurement gain on defined benefit plan (net of tax) to retained earnings

Board's Report (Contd.)

KEY FINANCIAL HIGHLIGHTS: FY 22-23 (Consolidated)

Particulars	FY 22-23 (IndAS)	FY 21-22 (IndAS)
Total Revenues (₹ Crores)	8,725.8	8,993.9
NII (Total Income - Finance Cost) (₹ Crores)	3,089.3	2,752.3
PAT (₹ Crores)	1,129.7	1,177.7
EPS (₹)	25.19	26.42
CRAR% (Standalone)	23.01	22.49

FINANCIAL AND OPERATIONAL HIGHLIGHTS (CONSOLIDATED)

Business Update

- The Company closed FY 2022-23 with a balance sheet size of ₹ 74,945 Crores and total loan assets of ₹ 67,020 Crores.
- Loan book of the Company stood at ₹ 54,276 Crores at the end of FY 2022-23.
- The Profit after Tax (PAT) for FY 2022-23, stood at ₹ 1,130 Crores.
- The Company has fully operational and maturing co-lending partnerships with Central Bank of India, Yes Bank, Indian Overseas Bank, Bank of Baroda, Ratnakar Bank and Punjab & Sind Bank for home loans and with Ratnakar Bank, Central Bank of India, Canara Bank, Indian Bank, Indian Overseas Bank and Punjab & Sind Bank, for secured MSME loans.

Strong Capital and Liquidity Position

- The Company's total Capital Adequacy [Standalone IBH] stood at 23.01% with a Tier 1 of 18.39% against regulatory requirement of 15% and 10% respectively.
- The Company's Net Gearing was at 2.2x as at March 31, 2023.
- The Company's Liquidity Coverage Ratio (LCR) stood comfortably at 108% as at March 31, 2023, against a regulatory requirement of 60%.

Stable Asset Quality

- At a consolidated level, the Company had a strong provisioning pool of ₹ 1,184 Crores.
- At a consolidated level, gross non-performing loans as of March 31, 2023 amounted to ₹ 1,918 Crores.
- At a consolidated level, net non-performing loans as at March 31, 2023 amounted to ₹ 1,277 Crores.

State of Company's Affairs

During the year under review, there were no changes in the nature of business of the Company.

Borrowings from Banks & Financial Institutions other than Debentures, Securities and ECBs

As on March 31, 2023, the Company's outstanding borrowings other than debentures, securities and ECBs stood at ₹ 16,818 Crores vis-à-vis ₹ 22,124 Crores as on March 31, 2022.

Debentures and Securities

Debentures and securities formed 36% of the Company's borrowings as at the end of the fiscal year. There were no commercial papers outstanding as at the year end. As at March 31, 2023, the Company's consolidated outstanding borrowings, from debentures and securities stood at ₹ 23,234 Crores vis-à-vis ₹ 28,291 Crores as at March 31, 2022. The Company's secured NCDs have been listed on the Wholesale Debt Market segment of NSE/BSE and have been assigned 'AA' rating from CRISIL, ICRA, and CARE, and 'AA+' rating from Brickwork. During FY 2022-23, the Company received a rating revision from Moody's investor Service. The agency upgraded the Company's rating outlook from 'Negative' to 'Stable' while reaffirming its Corporate Family Rating at 'B3'.

As at March 31, 2023, the Company's outstanding subordinated debt and perpetual debt stood at ₹ 4,297 Crores and ₹ 100 Crores, respectively. The debt is subordinate to present and future senior indebtedness of the Company and has been assigned the AA rating by CRISIL, ICRA and CARE and AA+ by Brickwork Ratings, and Perpetual debt has been assigned 'AA-' rating by CARE and 'AA' from Brickwork. Based on the balance term to maturity, as at March 31, 2023, ₹ 2,206 Crores of the book value of subordinated and perpetual debt is considered as Tier II, under the guidelines issue's by the Reserve Bank of India (RBI) and National Housing Bank (NHB), for the purpose of capital adequacy computation. There are no NCDs which have not been claimed by the investors or not paid by the Company after the date on which the NCD became due for redemption.

Regulatory Guidelines / Amendments

The Company has implemented / complied with the following new directions / notifications / circulars issued by the RBI:

- Scale Based Regulations: Classification in Upper Layer
The Reserve Bank of India, circular DOR.CRE.REC. No.60/03.10.001/2021-22 dated October 22, 2021 on



Board's Report (Contd.)

“Scale Based Regulation” issued a revised regulatory framework for NBFC's which is applicable to the Company being a NBFC category falling under upper layer. The companies classified under NBFC-UL are required to implement a comprehensive scale based regulatory framework covering internal capital adequacy assessment process (ICAAP), complying with large exposure norms, setting limits for sensitive sector exposure, enhanced disclosure in annual report, core financial services etc.

The Company is in compliance with the applicable provisions and requirements of the RBI / HFC Directions and other directions / guidelines issued by RBI / NHB as applicable.

Risk Management Framework

With the challenging macroeconomic conditions and uncertainties, there are heightened risks faced by the Company which can be inherent or market - related risks. There has been a continuous focus on identifying, measuring and mitigating risks by the Company. As a non-bank mortgage lender, the Company is exposed to various risks like credit risk, market risk (interest rate and currency risk), liquidity risk and operational risk (technology, employee, transaction and reputation risk). A key risk in the competitive home loans, and mortgage - backed funding in general, is losing customers that transfer out their loans for small gains in interest rates, this represents significant loss of opportunity to the Company given the long - term nature of mortgage loans.

To identify and mitigate all these risks, the Company has an effective Risk Management Control Framework that has been developed encompassing all the above areas. The Company has a Risk Management Committee (RMC) in place that comprises of its Directors and Members of its Senior Management team, who have rich industry experience across domains. The RMC met multiple times during the year and kept an active watch on the emergent risks the Company was exposed to. The Company's Chief Risk Officer (CRO) oversees the process of identification, measurement and mitigation of risks. The CRO reports directly to the Board and meets them multiple times, and at least once in a quarter, to discuss the risks faced by the Company and policies to mitigate them.

The Company's Credit Committee supports the RMC by identifying and mitigating credit risks to the Company by formulating policies on limits on large credit exposures, asset concentrations, standards for loan collateral, loan review mechanism, pricing of loans etc. The Credit Committee is also responsible to frame approach and policies for customer retention, especially those customers that seek to transfer their loans out during interest rate cycles when the Company's interest rates may be misaligned higher than the best rates available from other lenders.

The Company has a robust mechanism to ensure an ongoing review of systems, policies, processes and procedures to contain and mitigate risks that arise from time to time. The Company also has a system for evaluating Grievance Redressal Mechanism and undertaking complete Root Cause Analysis (RCA) to ensure that the recurring grievances are avoided in future leading to improved customer service standards. Continuous evaluation of existing controls and requisite improvement/ strengthening based on the assessment is carried out to contain these risks. The Company encourages sound risk management culture within the organization.

On June 11, 2021, the RBI extended the provisions of the risk - based internal audit (RBIA) framework to HFCs, which were required to implement the framework by June 30, 2022. The RBIA framework is an audit methodology that links an organisations' overall risk management framework and provides an assurance to the Board of Directors and the senior management on the quality and effectiveness of the organisation's internal controls, risk management and governance-related systems and processes. The RBIA framework will further strengthen the Company's overall risk management framework.

Codes and Standards

The Company adheres to the Fair Practices Code (FPC) recommended by the regulator, the Reserve Bank of India (RBI) as well as the National Housing Bank (NHB), to promote good and fair practices by setting minimum standards in dealing with customers. The RBI has also issued comprehensive Know Your Customer (KYC) Guidelines and Anti Money Laundering Standards in the context of recommendations made by the Financial Action Task Force on Anti Money Laundering Standards.

Cross Selling and Distribution of Financial Products and Services

One of the Company's key areas of focus is generating fee-income by cross - selling and upselling various products to its customers. Leveraging on digital analytics and social media integration through its eHome Loans technology platform, the Company continues to stay engaged with its customers helping it better anticipate their needs, thus opening up cross - selling and resultant fee generation opportunities. The Company acts as an agent for multiple insurance companies and cross - sells life insurance and general insurance products to its customers, earning a commission on the premiums paid by the customers. The Company's insurance attachment rate is over 80%. The Company has also been successfully selling 2 – 3 different policies to its customers through its upselling efforts. Fee income represents a very important source of income for the Company and it continues to look at different avenues of generating and increasing its fee income.

Board's Report (Contd.)

Learning & Development

IBH recognizes the importance of equipping its employees with the necessary skills, knowledge, and mindset to effectively carry out their assigned tasks. Learning and development initiatives are vital for the growth and success of its business.

It employs a diverse range of training workshops and employ suitable methodologies to ensure that the employees possess and enhance the skills required to excel in their work. The Company benefits from a dedicated and highly professional Learning & Development team, which operates as a subset of its Human Resources department. Their primary focus is to ensure that employees receive training in both functional and behavioral skills. The training programs it offers are designed based on identified needs, competency requirements, job-specific knowledge gaps, and desired skills and attitudes. This collaborative process involves the employee, department and branch heads, as well as the Human Resources department.

At IBH, we are committed to providing consistent career growth opportunities for all our employees. We understand the importance of supporting their professional development to foster a thriving workforce.

During the year, the employee training vertical of the human resources department conducted 34 online & offline training sessions for 5,316 employees. The trainings covered various aspects such as customer relationship management, credit risk analysis, operational efficiency, fraud prevention amongst others.

DIVIDEND

The Board has recommended a final dividend of ₹ 1.25 per equity share translating to 62.5% on face value of ₹ 2 each for the financial year ended March 31, 2023, subject to approval of members at the ensuing Annual General Meeting. The Company is emerging from a phase of consolidation over the last few years. As the Company gets back on the path of growth, the Board has resumed payment of dividends to shareholders. The Company is also very well capitalized with capital adequacy in excess of 23% on standalone basis and 31% on consolidated basis as at the end of March 2023. In the past, the Company has had a consistent dividend paying track record. As business has now stabilized and the Company gets back on the path of growth, subject to regulatory limits, the Company aims to resume consistent payment of dividends. It is the Company's goal to deliver good returns to shareholders both on RoE and on dividends

During the year, the unclaimed dividend of ₹ 0.59 Crores pertaining to the Financial Year 2015–16, got transferred to Investor Education and Protection Fund after giving due notice to the members.

Further, the Company has transferred 5,145 equity shares pertaining to the Financial Year 2014–15 and 2015–16 in respect of which dividend has not been received or claimed for seven consecutive years to Demat Account of IEPF Authority, in respect of which, individual notice had also been sent to concerned Shareholders.

Those Members who have not so far claimed their dividend for the subsequent financial years are also advised to claim it from the Company or KFin Technologies Limited. Further, in compliance with the requirements, in terms of the notification issued by the Ministry of Corporate Affairs (MCA), the Company has till date transferred 28,120 equity shares in respect of which dividend has not been received or claimed for seven consecutive years from the Financial Year 2008-09 onwards to Demat Account of IEPF Authority, in respect of which, individual notice had also been sent to concerned Shareholders.

Further, pursuant to the applicable provisions of SEBI (LODR) Regulations, 2015, the Dividend Distribution Policy of the Company is available on the website of the Company i.e. <https://www.indiabullshomeloans.com/uploads/downloads/ihfl-dividend-distribution-policy-0436865001502456462-0046016001552484803.pdf>

DIRECTORS AND KEY MANAGERIAL PERSONNEL

During the year under review:

1. Mr. B. C. Patnaik (DIN: 08384583), Managing Director, Life Insurance Corporation of India (LIC), was been appointed as LIC Nominee Director of the Company.
2. Mr. Ajit Kumar Mittal (DIN: 02698115) relinquished the office of Executive Director of the Company and re-designated as Non-Executive, Non Independent Director.
3. Mr. Ashwini Omprakash Kumar (DIN: 03341114) due to his health reasons relinquished the office of Deputy Managing Director of the Company w.e.f. December 31, 2022 and continued as Non-Executive, Non-Independent Director of the Company till March 31, 2023. Mr. Kumar further relinquished the office of Non-Executive, Non-Independent Director and ceased to be the Director of the Company w.e.f. March 31, 2023.

Further, during the financial year 2022–23, the Members of the Company in their Seventeenth Annual General Meeting ("AGM") held through Video Conferencing (VC) / Other Audio-Visual Means (OAVM) on September 26, 2022 had approved:

- a) The re-appointment of Mr. Gagan Banga (DIN: 00010894) as a Whole-Time Director & Key Managerial Personnel and designated as Vice – Chairman, Managing Director & CEO of the Company, for a further period of five years, with effect from March 19, 2023.



Board's Report (Contd.)

- b) The re-appointment of Mr. Ashwini Omprakash Kumar (DIN: 03341114) as a Whole-Time Director & Key Managerial Personnel and designated as Deputy Managing Director of the Company, for a further period of five years, with effect from March 19, 2023.

In accordance with the provisions of Section 152 of the Companies Act, 2013 ("Act") and in terms of the Memorandum and Articles of Association (MOA) of the Company, Mr. Gagan Banga (DIN: 00010894), Whole-Time Director & Key Managerial Personnel and designated as Vice – Chairman, Managing Director & CEO, is liable to retire by rotation at the ensuing Annual General Meeting of the Company and being eligible, offer himself for reappointment.

Further during the current Financial Year 2023 – 24, effective from April 29, 2023, Mr. B. C. Patnaik (DIN: 08384583), relinquished the office of LIC Nominee Director of the Company pursuant to his appointment by the Appointments Committee of the Cabinet to the post of Whole Time Member (Life), Insurance Regulatory and Development Authority of India (IRDAI).

Further, with effect from July 28, 2023, Mr. Rajiv Gupta (DIN: 08532421) has been appointed as a LIC Nominee Director on the Board of the Company.

In terms of the applicable legal provisions, the existing tenure of three years of Mr. Achuthan Siddharth (DIN: 00016278), as an Independent Director has ended on July 02, 2023 and the Board in its Meeting held on May 22, 2023 on Nomination and Remuneration Committee recommendation has reappointed Mr. Siddharth for second term of 5 years effective from July 03, 2023 upto July 02, 2028. Keeping in view his vast experience, knowledge and managerial skills, the Nomination & Remuneration Committee and the Board of Directors of the Company has recommended his re-appointment as such, for a further period of five years w.e.f. July 03, 2023.

All the present Independent Directors of the Company have given declaration that they meet the criteria of Independence laid down under Section 149(6) of the Act and under Regulation 16 (1)(b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI (LODR) Regulations). The brief resume of the Directors proposed to be appointed / reappointed, nature of their expertise in specific functional areas, terms of appointment and names of companies in which they hold directorships and memberships/ chairmanships of Board Committees, are provided in the Notice convening the Eighteenth Annual General Meeting of the Company.

The Board is of the opinion that the Independent Directors of the Company possess requisite qualifications, experience and expertise and that they hold the highest standards of integrity.

SHARE CAPITAL

The paid up equity share capital of the Company as on March 31, 2022 was ₹ 937,143,008 comprising of 468,571,504 Equity

Shares of ₹ 2/- each. During the year, the Company has made the following allotments:

- i) On April 18, 2022 – the Company allotted 3,025,126 Equity Shares on account of FCCBs Conversion, for a principal value of USD 10,000,000.

After considering the above allotment during the year, the paid up Equity Share Capital of the Company as on March 31, 2023 was ₹ 943,193,260 comprises of 471,596,630 equity shares of ₹ 2/- each. Further during the current financial year, the Company has not issued any Equity Shares as on the date of signing of this Annual Report. Furthermore, the Company has not issued any Equity Shares with Differential rights.

PROMOTER RE – CLASSIFICATION

Mr. Sameer Gehlaut (Founder Promoter) along with Innus Infrastructure Private Limited and Sameer Gehlaut IBH Trust (Promoter Group Members) collectively referred as outgoing Promoters vide letter dated March 14, 2022 requested for their reclassification from Promoters and Promoter Group category to Public Category in terms of Regulation 31A of SEBI (LODR) Regulations.

The Board of Directors and Shareholders of the Company had approved the said request in their respective meetings held on March 15, 2022 and April 18, 2022.

On the basis of application made by the Company, BSE Limited and National Stock Exchange of India Limited vide their letters dated February 22, 2023 granted approval for the said reclassification. Accordingly, post reclassification erstwhile Promoters have been classified as Public Shareholders.

ESOP / SAR SCHEMES / SWEAT EQUITY

Presently, the stock options / stock appreciation rights granted to the Employees operate under different schemes, namely, IBHFL-IBFSL Employees Stock Option Scheme – 2008, Indiabulls Housing Finance Limited Employees Stock Option Scheme – 2013, Indiabulls Housing Finance Limited Employees Stock Option Scheme – 2019 and Indiabulls Housing Finance Limited Employees Stock Option Scheme – 2021 (hereinafter individually and/or collectively referred to as the "Scheme(s)").

During the year, there has been no variation in the terms of the options granted under any of the schemes and all the schemes are in compliance with SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 (SBEB Regulations). The Company has obtained a certificate from secretarial auditors on the same.

During the year under review, Pragati Employee Welfare Trust (formerly Indiabulls Housing Finance Limited – Employees Welfare Trust), has not purchased any Equity Shares of the Company from the secondary market. Accordingly, at the end of the FY 2023, the Trust held 23,000,000 Equity Shares of the Company. No voting right has been exercised by the Trust in respect of such shares held by it.

Board's Report (Contd.)

During the FY 2022-23, no Sweat Equity Shares were issued by the Company.

The disclosures on ESOPs and SARs, as required under SBEB Regulations have been placed on the website of the Company.

During the year under review, on April 26, 2022, the Board constituted Committee of the Company under Indiabulls Housing Finance Limited Employees Stock Option Scheme – 2013, granted 10,800,000 (One Crore Eight Lacs) stock options, out of the lapsed Stock Options, granted earlier, representing equal number of Equity Shares of face value of ₹ 2/- each of the Company, to certain eligible Employees including Executive Directors of the Company and its Subsidiary Companies, at an exercise price of ₹ 152.85 per Equity Share, being the latest available closing price of the Equity Share on the National Stock Exchange of India Limited, prior to the date of the above - mentioned meeting. The Stock Options so granted, shall vest within 1 year beginning from April 27, 2023 or thereafter, as may be decided by Nomination and Remuneration Committee of the Company. The options vested under each of the slabs, can be exercised within a period of five years from the relevant vesting dates.

Further, on July 19, 2022, the Board constituted Committee of the Company under Indiabulls Housing Finance Limited Employees Stock Option Scheme – 2013, granted 15,500,000 (One Crore Fifty Five Lacs) stock options, out of the lapsed Stock Options, granted earlier, representing equal number of Equity Shares of face value of ₹ 2/- each of the Company, to certain eligible Employees including Executive Directors of the Company and its Subsidiary Companies, at an exercise price of ₹ 96 per Equity Share, (against ₹ 95.70 which was the latest available closing price of the Equity Share on the National Stock Exchange of India Limited, prior to the date of the above - mentioned meeting.

The stock options so granted, shall vest on July 20, 2023 or thereafter, as may be decided by the Board constituted Nomination and Remuneration Committee of the Company. The options vested under each of the slabs, can be exercised within a period of five years from the vesting date.

Further, on October 13, 2022, the Board constituted Committee of the Company under Indiabulls Housing Finance Limited Employees Stock Option Scheme – 2013, granted 64,00,000 (Sixty Four Lacs) stock options, out of the lapsed Stock Options, granted earlier, representing equal number of Equity Shares of face value of ₹ 2/- each of the Company, to certain eligible Employees including Executive Directors of the Company and its Subsidiary Companies, at an exercise price of ₹ 130 per Equity Share, against ₹ 129.70 which was the latest available closing price of the Equity Share on the National Stock Exchange of India Limited, prior to the date of the above - mentioned meeting.

The stock options so granted, shall vest on October 14, 2023 or thereafter, as may be decided by the Board constituted Nomination and Remuneration Committee of the Company. The options vested under each of the slabs, can be exercised within a period of five years from the vesting date.

FUND RAISED DURING THE YEAR

(a) Foreign Currency Convertible Bonds Issue

During the year, the Company has not issued any Foreign Currency Convertible Bonds.

However, the Company received USD 50 Million, as External Commercial Borrowings from State Bank of India, out of the sanctioned limit of USD 100 Million. Further, after the utilization of first USD 50 Million, as received, the remaining amount would be brought in for further utilisation.

NON-CONVERTIBLE DEBENTURES (NCDs)

(a) Issuance of Secured NCDs, by way of Public Issue

During the FY 2022-23, the Company has successfully raised, by way of Public Issue, an aggregate amount of ₹ 521.79 Crores via allotment of Secured NCDs having a face value of ₹ 1,000 each, in the manner as stated below:

Tranche	Date of allotment	Amount raised
I	April 28, 2022	₹ 133.74 Crores
II	September 28, 2022	₹ 103.11 Crores
III	November 03, 2022	₹ 99.49 Crores
IV	December 28, 2022	₹ 93.80 Crores
V	March 23, 2023	₹ 91.65 Crores
Total		₹ 521.79 Crores

These NCDs are listed on BSE Limited (BSE) and National Stock Exchange of India Limited (NSE).

Further, during the current Financial Year, the Company on July 27, 2023, by way of public issue, has successfully raised ₹ 101.3259 Crores via allotment of Secured NCDs having face value of ₹ 1000 each.

(b) Details of NCDs which have not been claimed by the Investors

There are no NCDs which have not been claimed by the Investors or not paid by the Company after the date on which these NCDs became due for redemption.

PUBLIC DEPOSITS

During the year under review, the Company has not accepted any deposits from the public, falling within the ambit of Chapter V of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014.



Board's Report (Contd.)

LISTING WITH STOCK EXCHANGES

The Equity Shares (ISIN INE148I01020) of the Company continue to remain listed at BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE"). The listing fees payable to both the exchanges for the financial year 2022-23 and 2023-24 have been paid.

The GDRs issued by the Company continue to remain listed on Luxembourg Stock Exchange ("LSE"). However, in view of the very low number of GDR's being outstanding vis-à-vis very thin volume of trading in GDR's, the Board of Directors in its Meeting held on March 21, 2023, approved voluntary delisting of 5,67,505 GDR's (0.12% of its Paid-up capital) representing equal number of equity shares of Rs. 2/- each, from Luxembourg Stock Exchange, subject to compliance of all applicable requirements in this regard.

The Foreign Currency Convertible Bonds ("FCCBs") are listed on Singapore Exchange Securities Trading Limited ("SGX"). The NCDs issued under public issue and on Private Placement basis are listed on Debt/WDM segment of NSE and BSE.

INFORMATION PURSUANT TO SECTION 134 AND SECTION 197 OF THE COMPANIES ACT, 2013 READ WITH THE RELEVANT RULES AND SEBI (LODR) REGULATIONS, 2015

The information required to be disclosed pursuant to Section 134 and Section 197 of the Companies Act, 2013 read with the relevant rules (to the extent applicable) and SEBI (LODR) Regulations, not elsewhere mentioned in this Report, are given in "Annexure A" forming part of this Report.

AUDITORS

(a) Statutory Auditors

In terms of the applicable RBI guidelines and on the basis of recommendation of the Audit Committee and Board of Directors, Messrs S.N. Dhawan & CO LLP, Chartered Accountants (Firm Registration No. 000050N/N500045 issued by The Institute of Chartered Accountants of India) (member firm of Mazars, an international audit, tax and advisory firm based in France) and Messrs Arora & Choudhary Associates, Chartered Accountants (Firm Registration No. 003870N issued by The Institute of Chartered Accountants of India) were appointed as the Joint Statutory Auditors by the Shareholders of the Company in their Extraordinary General Meeting held on November 15, 2021, for a period of 3 consecutive years, subject to them continuing to fulfil the applicable eligibility norms.

During the financial year 2022-23, the total remuneration paid by the Company (excluding Certification Fee plus applicable taxes and reimbursement of out of pocket expenses incurred by them in connection with the audit

of the accounts of the Company) to Messrs S.N. Dhawan & CO LLP and Messrs Arora & Chaudhary Associates was ₹ 16,500,000 and ₹ 6,600,000 respectively.

The Report of Joint Statutory Auditors for the FY 2022-23, forms part of this Report. The Joint Statutory Auditors Report does not contain any qualification, reservation or adverse remark.

The Notes to the Accounts referred to in the Joint Auditors Report are self - explanatory and therefore do not call for any further explanation. No frauds have been reported by the Joint Auditors of the Company in terms of Section 143(12) of the Companies Act, 2013.

The Joint Statutory Auditors have confirmed that they continue to satisfy the eligibility norms and independence criteria as prescribed by RBI Guidelines and the Companies Act, 2013.

(b) Secretarial Auditors & Secretarial Audit Report

Pursuant to the provisions of Section 204 of the Act read with the rules made thereunder, the Company has appointed M/s Neelam Gupta & Associates, a firm of Company Secretaries in practice, as its Secretarial Auditors, to conduct the secretarial audit of the Company, for the FY 2022-23.

The Company has provided all assistance, facilities, documents, records and clarifications etc. to the Secretarial Auditors for the conduct of their audit. The Report of Secretarial Auditors for the FY 2022-23, is annexed as "Annexure 1", forming part of this Report. The Secretarial Audit Report does not contain any qualification, reservation or adverse remark.

The Secretarial Compliance Report as prescribed by SEBI is annexed as "Annexure 2", forming part of this Report.

The Secretarial Audit Report of material subsidiary company namely, Indiabulls Commercial Credit Limited is annexed as "Annexure 3" forming part of this Report.

(c) Cost Records

The Company is not required to prepare and maintain cost records pursuant to Section 148(1) of the Companies Act, 2013.

CORPORATE SOCIAL RESPONSIBILITY

As part of its initiatives under "Corporate Social Responsibility (CSR)", the Company has undertaken projects as per its CSR Policy (available on your Company's website <https://www.indiabullshomeloans.com/csr-policy> and the details are contained in the Annual Report on CSR Activities given in "Annexure 4", forming part of this Report. These projects are in accordance with Schedule VII of the Companies Act, 2013 read with the relevant rules.

Board's Report (Contd.)

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

Pursuant to Regulation 34 of the SEBI (LODR) Regulations, Management's Discussion and Analysis Report, for the year under review, is presented in a separate section forming part of this Annual Report.

CORPORATE GOVERNANCE REPORT

Pursuant to Regulation 34 of the SEBI (LODR) Regulations, Corporate Governance Practices followed by the Company, together with a certificate from a practicing Company Secretary confirming compliance, is presented in a separate section forming part of this Annual Report.

BUSINESS RESPONSIBILITY AND SUSTAINABILITY REPORT

Pursuant to Regulation 34 of the SEBI (LODR) Regulations, Business Responsibility and Sustainability Report (BR&SR) is presented in a separate section forming part of this Annual Report.

DIRECTORS' RESPONSIBILITY STATEMENT

To the best of their knowledge and belief and according to the information and explanations obtained by them, your Directors make the following statement in terms of Section 134 of the Companies Act, 2013:

- (a) that in the preparation of the annual financial statements for the year ended March 31, 2023, the applicable accounting standards had been followed along with proper explanation relating to material departures, if any;
- (b) that such accounting policies as mentioned in the Notes to the Financial Statements have been selected and applied consistently and judgments and estimates have been

made that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company, as at March 31, 2023 and the profit and loss of the Company for the year ended on that date;

- (c) that proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013, for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (d) that the annual financial statements have been prepared on a going concern basis;
- (e) that proper internal financial controls were in place and that such financial controls were adequate and were operating effectively; and
- (f) that systems to ensure compliance with the provisions of all applicable laws were in place and were adequate and operating effectively.

ACKNOWLEDGEMENT

Your Company has been able to operate efficiently because of the culture of professionalism, creativity, integrity and continuous improvement in all functional areas and the efficient utilization of all its resources for sustainable and profitable growth. Your Directors wish to place on record their appreciation of the contributions made and committed services rendered by the Employees of the Company at various levels. Your Directors also wish to express their gratitude for the continuous assistance and support received from the investors, clients, bankers, regulatory and government authorities, during the year.

For **Indiabulls Housing Finance Limited**

Place: Mumbai
Date: July 28, 2023

Sd/-
Gagan Banga
Vice-Chairman, Managing Director & CEO
(DIN: 00010894)

Sd/-
Sachin Chaudhary
Executive Director & COO
(DIN: 02016992)



ANNEXURE – A

ANNEXURE FORMING PART OF THE BOARDS' REPORT

EXTRACT OF ANNUAL RETURN

Pursuant to Section 92(3) read with Section 134(3) of the Companies Act, 2013 ("Act"), the Annual Return as on March 31, 2023 is available on the Company's website at <https://www.indiabullshomeloans.com/uploads/downloads/ihfl-annual-return-mgt-7-fy-23.pdf>

BOARD MEETINGS

During the financial year 2022-23, 9 (Nine) Board Meetings were convened and held. The details of such meetings are given in Corporate Governance Report forming part of this Annual Report. The intervening gap between these meetings was within the period prescribed under the Act. The Board Meetings were conducted through video conferencing / physically. The notice and agenda including all material information and minimum information required to be made available to the Board under Regulation 17 read with Schedule II Part – A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI (LODR) Regulations"), were circulated to all Directors, well within the prescribed time, before the meeting or placed at the meeting.

BOARD EVALUATION

The Nomination and Remuneration Committee (NRC) of the Board reassessed the framework, methodology and criteria for evaluating the performance of the Board as a whole, including Board Committee(s), as well as performance of each Director(s) / Chairman and confirmed that the existing evaluation parameters are in compliance with the requirements as per SEBI guidance note dated January 5, 2017 on Board evaluation.

The existing parameters includes effectiveness of the Board and its Committees, decision making process, Directors / Members participation, governance, independence, quality and content of agenda papers, team work, frequency of meetings, discussions at meetings, corporate culture, contribution, role of the Chairman and management of conflict of interest. Basis these parameters and guidance note on board evaluation issued by SEBI, the NRC had reviewed at length the performance of each Director individually and expressed satisfaction on the process of evaluation and the performance of each Director. The performance evaluation of the Board as a whole and its Committees namely Audit Committee, Nomination & Remuneration Committee and Stakeholders Relationship Committee as well as the performance of each Director individually, including the Chairman was carried out by the entire Board of Directors.

During the year under review, separate meeting of the Independent Directors was held on March 21, 2023, through video conferencing, without the attendance of Non –

Independent Directors and the members of the Company Management. The performance evaluation of the Chairman, Vice – Chairman, Executive Directors and Non – Executive Director was carried out by the Independent Directors in their meeting held on March 21, 2023. The Directors expressed their satisfaction with the evaluation process.

Also, the Chairman of the Company, on a periodic basis, has had one – to – one discussion with the Directors for their views on the functioning of the Board and the Company, including discussions on level of engagement and contribution, independence of judgment, safeguarding the interest of the Company and its minority shareholders and implementation of the suggestions offered by Directors either individually or collectively during different Board / Committee Meetings.

POLICY ON APPOINTMENT OF DIRECTORS & THEIR REMUNERATION

A Board approved policy for selection and appointment of Directors, Senior Management and their remuneration, is already in place. The brief of Appointment and Remuneration Policy is stated in the Corporate Governance Report forming part of this Annual Report.

LOANS, GUARANTEES OR INVESTMENTS

During the financial year 2022 – 23, in terms of the provisions of Section 186(1) of the Act, the Company did not make any investments through more than two layers of Investment Companies. Since the Company is a Housing Finance Company, the disclosures regarding particulars of the loans given, guarantees given and security provided is exempt under the provisions of Section 186(11) of the Companies Act, 2013. As regards investments made by the Company, the details of the same are provided in notes to the financial statements of the Company for the financial year ended March 31, 2023 (Note no. 9 of Standalone Financial Statements).

RELATED PARTY TRANSACTIONS

All the related party transactions, entered into by the Company, during the financial year, were in its ordinary course of business and on an arm's length basis. There are no materially significant related party transactions entered by the Company with its Promoters, Key Management Personnel or other Designated Persons which may have potential conflict with the interest of the Company at large.

None of the transactions with related parties fall under the scope of Section 188(1) of the Act and hence the information on transactions with related parties pursuant to Section 134(3) of the Act read with rule 8(2) of the Companies (Accounts) Rules, 2014 required to be given in the prescribed form AOC – 2 are not applicable.

Board's Report (Contd.)

Further, the Policy for dealing with Related Party Transactions is enclosed as "Annexure 5" and is also available on the website of the Company at:

https://www.indiabullshomeloans.com/uploads/downloads/ihfl_policy-on-related-party-transactions-01042022-0512403001654939668.pdf

INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY

The Company has an elaborate system of internal controls commensurate with the size, scale and complexity of its operations; it also covers areas like financial reporting, fraud control, compliance with applicable laws and regulations etc. Regular internal audits are conducted to check and to ensure that responsibilities are discharged effectively. The Internal Audit Department monitors and evaluates the efficacy and adequacy of internal control systems in the Company, its compliance with regulatory directives, efficacy of its operating systems, adherence to the accounting procedures and policies at all branch offices of the Company and its Subsidiaries. Based on the report of the Internal Auditors, process owners undertake corrective actions, in their respective areas and thereby strengthen the controls.

MATERIAL CHANGES AND COMMITMENTS

Apart from the information provided / disclosures made elsewhere in the Boards' Report including Annexures thereof, there are no material changes and commitments affecting the financial position of the Company, occurred between the date of end of the financial year of the Company i.e. March 31, 2023 till date of this Report.

SIGNIFICANT AND MATERIAL ORDERS PASSED BY REGULATORS

No significant and material orders were passed by the regulators or courts or tribunals, impacting the going concern status and Company's operations in future.

However during the year under review, the Company had paid penalties of ₹ 35,400 (including GST) to BSE Limited for violation of Regulation 13(1) of SEBI (LODR) Regulations and ₹ 50,000 to Office of Registrar of Companies, NCT of Delhi and Haryana for Adjudication of offence under Section 118 read with Secretarial Standards.

TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

The Company being a Housing Finance Company does not require much of technology absorption, however in compliance of Section 134(3) read with Rule – 8 of Companies (Accounts) Rules, 2014, the necessary reporting with regards to technology absorption and foreign exchange earnings and outgo, is as under:

A. Technology Absorption

The Company is investing in cutting edge technologies to upgrade its infrastructure set up and innovative technical

solutions, thereby increasing customer delight & Employee efficiency. Next Generation Business Intelligence & analytics tool have been implemented to ensure that while data continues to grow, decision makers gets answers faster than ever for timely & critical level decision making. The Company has implemented best of the breed applications to manage and automate its business processes to achieve higher efficiency, data integrity and data security. It has helped it in implementing best business practices and shorter time to market new schemes, products and customer services. The Company has taken major initiatives for improved Employee experience, by implementing innovative solutions and empowering them by providing mobile platform to manage their work while on the go.

The Company's investment in technology has improved customer services, reduced operational cost and development of new business opportunities. No technology was imported by the Company during the last three financial years including financial year 2022 – 23.

B. Foreign Exchange Earnings and Outgo

During the year under review, your Company had no foreign exchange earnings. Foreign exchange expenditure outgo was ₹ 401.10 Crores.

FOCUS ON ESG TO DRIVE SUSTAINABLE GROWTH

As responsible corporate citizen, environmental and social considerations have always been key factors in the operations of Indiabulls Housing Finance Limited. In compliance of Section 134(3) read with Rule – 8 of Companies (Accounts) Rules, 2014, the necessary reporting with regards conservation of energy is as under:

Conservation of Energy

The Company operations do not account for substantial energy consumption. However, the Company is taking all possible measures to conserve energy. As an ongoing process, the following are (i) the steps taken or impact on conservation of energy; (ii) the steps taken by the company for utilizing alternate sources of energy; and (iii) the capital investment on energy conservation equipment.

The Company is ISO 14001:2015 certified for its Environmental Management Systems (EMS). The Company's EMS measures the environmental costs of its services and activities, and seeks to minimize the negative effects and improve the positive aspects.

Consumption of electricity and its efficient utilization is an important area of EMS and the Company has taken many steps to reduce its carbon footprint on this front. The Company has been able to reduce energy consumption by using star rated



Board's Report (Contd.)

appliances where possible and also through the replacement of CFL lights with LED lights. Monitoring resource usage, improved process efficiency, reduced waste generation and disposal costs have also supported the cause.

Green Initiatives

The Company's Environmental Management System (EMS) focuses on assessing the environmental cost of the Company's services and activities, and seeks to reduce or eliminate the negative impact and increase their positive effects.

The ISO 14001:2015 specifies the requirements for EMS such that the negative environmental impact is minimized and overall environmental performance improves. ISO 14001:2015 is a systematic framework that checks adherence to environmental performance standards and also seeks to continuously improve it.

Environmental sustainability is important to the Company and is one of the reasons behind the Company's push to digitize its processes. Amongst its peers, the Company has taken the lead in introducing an end – to – end online home loan application and fulfillment platform, doing away with the traditional pen and paper process which also involved physical transfer of loan application files. The ISO 14001:2015 certification helps the Company document its process from an environmental perspective and importantly, gives it a means to measure and minimize the environmental impact of its operations.

Pursuant to the guidelines and notification issued by the Ministry of Home Affairs, Government of India and pursuant to applicable provisions of the Companies Act and rules made thereunder and SEBI (LODR) Regulations and the MCA / SEBI Circulars, the AGM of the Company is being held through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM"), without the physical presence of the Members at a common venue. The proceedings of the AGM shall be deemed to be conducted at the Registered Office of the Company which shall be the deemed venue of the AGM. Electronic copies of the Annual Report for Financial year 2022 – 23 and Notice of the Eighteenth AGM are being sent to all the Members whose email addresses are registered with the Company / Depository Participant(s). The Members who have not received the said Annual Report and Notice may download the same from the Company's website at <https://www.indiabullshomeloans.com/> and on the websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively.

The Company is providing e – voting facility to all Members to enable them to cast their votes electronically on all resolutions set forth in the Notice of the Eighteenth AGM. This is pursuant to Section 108 of the Companies Act, 2013 and Rule 20 of the Companies (Management and Administration) Rules, 2014 as substituted by Companies (Management and Administration)

Amendment Rules, 2015 and Regulation 44 of the SEBI (LODR) Regulations. The instructions for remote e – voting are provided in the Notice of Eighteenth AGM. The Members may also cast their votes during the AGM.

BUSINESS RISK MANAGEMENT

Pursuant to the applicable provisions of the Companies Act, 2013 and Regulation 21 of the SEBI (LODR) Regulations, the Company has in place a Board constituted Risk Management Committee. Details of the Committee and its terms of reference are set out in the Corporate Governance Report forming part of this report.

The Company has a robust Business Risk Management framework to identify and evaluate business risks and opportunities. This framework seeks to create transparency, minimize adverse impact on its business objectives and enhance its competitive advantage. It defines the risk management approach across the Company and its Subsidiaries at various levels including the documentation and reporting. At present, the Company has not identified any element of risk which may threaten its existence.

The Company has appointed Mr. Naveen Uppal, as the Chief Risk Officer (CRO) who is, inter alia, responsible for identifying, monitoring and overseeing risks, including potential risks to the Company and reporting of the same to the Board. Necessary measures have been put in place by the Board to safeguard the independence of the CRO, who interacts with all the Directors in the Board Meeting. In accordance with the norms set out by NHB, the CRO has vetted all credit products offered by the Company from the perspective of inherent and control risks. The CRO did not have any reporting relationship with business verticals of the Company or business targets.

The Company has appointed Mr. Somil Rastogi, as the Chief Compliance Officer (CCO) who is, inter alia, responsible for identifying compliance risk in the organization, performing sufficient and representative Compliance testing and reporting the same to Senior Management, ensure compliance of regulatory / supervisory directions given by RBI and other regulators and assisting the Board and Senior Management in overseeing implementation of Compliance Policy.

PARTICULARS OF EMPLOYEES

Pursuant to the applicable provisions of the Companies Act, 2013 read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, disclosures on Managerial Remuneration are provided in "Annexure 6" forming part of this Report. In terms of the provisions of Section 136(1) of the Act read with the said rules, the Boards' Report is being sent to all the Shareholders of the Company excluding the annexure on the names and other particulars of Employees, required in accordance with Rule 5(2) of said rules, which is available for inspection by the Members, subject to their specific written

Board's Report (Contd.)

request, in advance, to the Company Secretary of the Company. The inspection is to be carried out at the Company's Registered Office at New Delhi or at its Corporate Office, at Gurugram, during business hours on working days (except Saturday and Sunday) of the Company up to date of ensuing Annual General Meeting.

FAMILIARISATION PROGRAMME FOR NON – EXECUTIVE DIRECTORS

Non – Executive Directors are familiarized with their roles, rights and responsibilities in the Company as well as with the nature of industry and business model of the Company through presentations about the Company's strategy, business model, product and service offerings, customers & shareholders profile, financial details, human resources, technology, facilities, internal controls and risk management, their roles, rights and responsibilities in the Company.

The Board is also periodically briefed on the various changes, if any, in the regulations governing the conduct of Non – Executive Directors including independent directors. The details of the familiarization programmes have been hosted on the website of the Company and link provided in the Report on Corporate Governance forming part of this Report.

SUBSIDIARY & ASSOCIATES COMPANIES

Pursuant to Section 129 of the Companies Act, 2013 and Indian Accounting Standard (IND AS) – 110 on Consolidated Financial Statements, the Company has prepared its Consolidated Financial Statement along with all its Subsidiaries, in the same form and manner, as that of the Company, which shall be laid before its ensuing Eighteenth Annual General Meeting along with its Standalone Financial Statements. The Consolidated Financial Statements of the Company along with its Subsidiaries, for the year ended March 31, 2023, forms part of this Annual Report.

Each quarter, the Audit Committee reviews the unaudited / audited financial statements of Subsidiary Companies. Further, the Committee periodically reviews the performance of Subsidiary Companies. The minutes of the Board Meetings of the unlisted Subsidiary Companies of the Company and significant transactions and arrangements entered into by all the unlisted Subsidiary Companies are placed before the Board on a quarterly basis. The Board is periodically apprised of the performance of key Subsidiary Companies, including material developments.

For the performance and financial position of each of the Subsidiaries of the Company, included in its Consolidated Financial Statements, the Members are requested to refer to Note No.37(b) of the Notes to the Accounts, of Consolidated Financial Statements of the Company and statement pursuant to first proviso to sub – section (3) of section 129 of the Companies Act 2013, read with rule 5 of Companies (Accounts) Rules, 2014 in the prescribed Form AOC – 1 relating to Statement containing

salient features of the financial statement of Subsidiary has been attached to this report and forms part of the financial statements.

Further pursuant to the provisions of Section 136 of the Act, the financial statements of the Company, consolidated financial statements along with relevant documents and separate audited accounts in respect of Subsidiaries, are also available on the website of the Company at <https://www.indiabullshomeloans.com/>.

Shareholders may write to the Company for the annual financial statements and any further information on Subsidiary Companies. Further, the documents shall also be available for inspection by the shareholders at the registered office of the Company.

During the year, Indiabulls Commercial Credit Limited (ICCL) was material Subsidiary of the Company, in terms of SEBI (LODR) Regulations.

During the year, Indiabulls Holdings Limited, on January 27, 2023, has suo-moto filed an application under Section 248(2) of the Companies Act, 2013, for striking off the name of Indiabulls Holdings Limited from the register of companies maintained by the RoC.

The Company is in compliance with Regulation 24A(1) of the SEBI (LODR) Regulations. The Company's unlisted material Subsidiary ICCL undergoes Secretarial Audit, which is given in "Annexure 3" forming part of this Report and is also available on the website of the Company. The Secretarial Audit report of ICCL does not contain any qualification, reservation or adverse remark. Further, in compliance with Regulation 24A(2) of the SEBI (LODR) Regulations, Secretarial Compliance Report of ICCL has also been submitted with the Stock Exchanges.

NAMES OF THE COMPANIES WHICH HAVE BECOME OR CEASED TO BE SUBSIDIARIES OR ASSOCIATE COMPANIES

During the period under review, Indiabulls Asset Management Mauritius, step-down subsidiary of the Company was struck off w.e.f. July 18, 2022. Further, no other Company has become or ceased to be Subsidiary of the Company.

Furthermore, in the current Financial Year, the Company has divested its entire stake in mutual fund business, being carried out by Indiabulls Asset Management Company Limited (IAMCL) and Indiabulls Trustee Company Limited (ITCL) and thereby ceased to have any control or shareholding in IAMCL and ITCL w.e.f. May 04, 2023.

COMMITTEES OF THE BOARD

The Company has the following Board constituted Committees which have been constituted to have in place the best corporate governance practices and are in compliance with the requirements of the relevant provisions of applicable laws and statutes.



Board's Report (Contd.)

- a) Asset Liability Management Committee (ALCO)
- b) Audit Committee
- c) Committee for Restructuring, Reschedulement, and Monitoring of Asset Quality, NPA and Write-off
- d) Corporate Social Responsibility (CSR) Committee
- e) Credit Committee
- f) Customer Services Committee
- g) ESG Committee
- h) Identification Committee
- i) Independent Director Committee
- j) IT Strategy Committee
- k) Management Committee
- l) Nomination & Remuneration Committee
- m) Regulatory Measures Oversight Committee
- n) Review Committee
- o) Risk Management Committee
- p) Securities Issuance and Investment Committee
- q) Stakeholders Relationship Committee
- r) Selection Committee

The details with respect to composition, powers, roles, terms of reference, etc. of Committees constituted under the Companies Act, 2013 and SEBI (LODR) Regulations are given in the Corporate Governance Report forming part of this Annual Report.

SECRETARIAL STANDARDS

The Board of Directors state that the Company has complied with the applicable Secretarial Standards (SS – 1 and SS – 2) respectively relating to Meetings of the Board, its Committees and the General Meetings as issued by the Institute of Company Secretaries of India.

NUMBER OF CASES FILED, IF ANY, AND THEIR DISPOSAL UNDER SECTION 22 OF THE SEXUAL HARASSMENT OF WOMEN AT WORK PLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company has zero tolerance towards sexual harassment at the workplace and has adopted a policy on prevention, prohibition and redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder. During the financial year 2022–23,

no cases of sexual harassment were reported.

The Company has complied with provisions relating to the constitution of Internal Complaints Committee (ICC) under the Sexual Harassment of Women at Work place (Prevention, Prohibition and Redressal) Act, 2013. The Internal Complaints Committee (ICC) has been set up to redress complaints received, if any, regarding sexual harassment.

DETAILS OF PROCEEDINGS UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016

During the year, no applications were made or case was pending under the Insolvency and Bankruptcy Code, 2016.

DETAILS OF VALUATION DONE WITH RESPECT TO LOANS TAKEN FROM BANKS OR FINANCIAL INSTITUTION

During the year, the Company has not done any one time settlement and hence, there was no difference between the amount of the valuation done at the time of one time settlement and the valuation done while taking loan from Banks or Financial Institutions.

VIGIL MECHANISM

The Company is committed to adhere to the highest standards of ethical, moral and legal conduct of its business operations. To maintain these standards, the Company has implemented the Whistle Blower Policy (the Policy), to provide an avenue to report matters without the risk of subsequent victimization, discrimination or disadvantage. The Policy applies to all Directors, Employees and other Stakeholders such as External Agencies, Suppliers, Vendors, Consultants, Contractual Staff, Borrowers, etc. of the Company.

Pursuant to the Policy, the whistle blowers can raise concerns relating to matters such as breach of Company's Code of Conduct, fraud, bribery, corruption, employee misconduct, illegality, misappropriation of Company's funds / assets etc. A whistle blowing or reporting mechanism, as set out in the Policy, invites all Employees to act responsibly to uphold the reputation of the Company and its Subsidiaries.

The Policy aims to ensure that serious concerns are properly raised and addressed and are recognized as an enabling factor in administering good governance practices. The details of the Whistle Blower Policy are available on the website of the Company at <https://www.indiabullshomeloans.com/>.

For **Indiabulls Housing Finance Limited**

Place: Mumbai
Date: July 28, 2023

Sd/-
Gagan Banga
Vice-Chairman, Managing Director & CEO
(DIN: 00010894)

Sd/-
Sachin Chaudhary
Executive Director & COO
(DIN: 02016992)

ANNEXURE - 1

FORM NO. MR-3**Secretarial Audit Report****(For the Financial Year ended March 31, 2023)****[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]**

To,
The Members
Indiabulls Housing Finance Limited
5th Floor, Building No.27, KG Marg,
Connaught Place, New Delhi - 110001

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Indiabulls Housing Finance Limited (hereinafter called "the Company"/ "IBHFL"). The Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company, to the extent the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, the explanations and clarifications given to us and the representations made by the Management, we hereby report that in our opinion, the Company has during the audit period covering the financial year ended on March 31, 2023 appears to have complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by IBHFL for the Financial Year ended on March 31, 2023 according to the provisions of:

- I. The Companies Act, 2013 (the Act) and the Rules made thereunder;
- II. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- IV. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
- V. The following Regulations and Guidelines, as amended from time to time, prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
 - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers)

Regulations, 2011;

- (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
 - (d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014 and The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021, as applicable;
 - (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 and The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as applicable;
 - (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
 - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 and The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 (Not applicable to the Company during the Audit Period) ;
 - (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 (Not applicable to the Company during the Audit Period); and
 - (i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- VI. I further report that, having regard to the compliance system prevailing in the Company and based on the representations made by the management of the Company, the information provided by the officials of the Company and on examination of the relevant documents and records in pursuance thereof, the Company has complied with the following laws applicable specifically to the Company:
- i. The National Housing Bank Act, 1987 and the rules, regulations, guidelines and directions issued thereunder, the Company being a Housing Finance Company.



Annexure- 1 (Contd.)

- ii. The Reserve Bank of India Act, 1934 read with the Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued on February 17, 2021, as amended, by the Reserve Bank of India.

We have also examined compliance with the applicable clauses of the Secretarial Standards issued by the Institute of Company Secretaries of India covered under the Companies Act, 2013;

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. stated herein above.

We further report that:

- a. The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Director, Woman Director and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the applicable provisions of law.
- b. Adequate notice is given to all Directors to schedule the Board and its Committee Meetings, agenda and detailed notes on agenda were sent sufficiently in advance to the Directors, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting(s).
- c. All the decision carried through unanimously with the consent of all the Directors present in the meeting and members' views are captured and recorded as part of the minutes.

I further report that, based on the information provided and the representation made by the Company and also on the review of compliance reports / certificates taken on record by the Board of Directors of the Company, in my opinion, there are adequate systems and processes in the Company commensurate with its size and operations to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the Audit period:

1. The Reserve Bank of India has given the Company time till September 30, 2023, to convert itself into an NBFC-ICC..
2. The Company has transferred the AMC business of its wholly owned subsidiary companies, namely Indiabulls Asset Management Company Limited (IAMCL) and Indiabulls Trustee Company Limited (ITCL) to Nextbillion Technology Private Ltd (a Groww group company). Its'

subsidiary Indiabulls Investment Management Limited will carry out the residual business of IAMCL (viz. Portfolio Management Services and Alternate Investment Fund).

3. During the period, the Company has Issued and allotted following Secured Redeemable Non-Convertible Debentures (NCDs) of ₹ 1,000 each on public issue basis:
 - a. 13,37,410 NCDs aggregating Rs. 133.74 crores on April 28, 2022,
 - b. 10,31,133 NCDs aggregating Rs. 103.11 crores on September 28, 2022,
 - c. 9,94,927 NCDs aggregating Rs. 99.49 crores on November 03, 2022,
 - d. 9,38,026 NCDs aggregating Rs. 93.80 crores on December 28, 2022, and
 - e. 9,16,487 NCDs aggregating Rs. 91.65 crores on March 23, 2023.
4. The Company issued 30,25,126 fully paid-up Equity Shares of face value Rs. 2/- each, on April 18, 2022, upon conversion of FCCBs of principal value of USD 10,000,000 held by 'ELARA CAPITAL PLC', at a conversion price of INR 243.05 per Equity Share (including share premium of INR 241.05 per Equity Share).
5. The Company received necessary approvals from the Shareholders and the Stock Exchanges for reclassification of shareholding of Mr. Sameer Gehlaut and his Promoter Group entities from 'Promoter and Promoter Group' category to 'Public' category w.e.f. February 22, 2023. Mr. Sameer Gehlaut and his Promoter Group entities have been classified as Public Shareholders.
6. During the period, the Company has initiated the process for voluntary de-listing of GDRs of the Company from Luxembourg Stock Exchange, Luxembourg (LuxSE).

This report is to be read with our letter of even date which is annexed hereto and forms an integral part of this report.

For **Neelam Gupta and Associates**

Sd/-
(Neelam Gupta)
 Practicing Company Secretary
 FCS : 3135 CP : 6950
 PR No. : 747/2020
 UDIN : F003135E000627154

Place: New Delhi
 Date: 17/07/2023

Annexure- 1 (Contd.)

Annexure to the Secretarial Audit Report of IBHFL for financial year ended March 31, 2023

To,
The Members
Indiabulls Housing Finance Limited
5th Floor, Building No.27, KG Marg,
Connaught Place,
New Delhi - 110001

Management Responsibility for Compliances

1. The maintenance and compliance of the provisions of Corporate and other applicable laws, rules, regulations, secretarial standards is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the process and practices we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company. Our examination was limited to the verification of procedure on test basis.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedure on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **Neelam Gupta and Associates**

Sd/-
(Neelam Gupta)
Practicing Company Secretary
FCS : 3135 CP : 6950
PR No. : 747/2020
UDIN : F003135E000627154

Place: New Delhi
Date: 17/07/2023



ANNEXURE - 2

SECRETARIAL COMPLIANCE REPORT OF INDIABULLS HOUSING FINANCE LIMITED FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2023

We, **Neelam Gupta & Associates, Company Secretaries** have conducted the review of the compliances of the applicable statutory provisions and the adherence to good corporate practices by **INDIABULLS HOUSING FINANCE LIMITED CIN: L65922DL2005PLC136029** (hereinafter called “the Company” / “the listed entity”), having its **Registered Office at 5th Floor, Building No. 27, KG Marg Connaught Place New Delhi 110001**. Secretarial Review was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the listed entity’s books, papers, minutes books, forms and returns filed and other records maintained by the listed entity and also the information provided by the listed entity, its officers, agents and authorized representatives during the conduct of Secretarial Review, we hereby report that in our opinion, the listed entity has, during the review period covering the financial year ended on March 31, 2023, complied with the statutory provisions listed hereunder and also that the listed entity has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We, Neelam Gupta & Associates, Company Secretaries have examined:

- (a) all the documents and records made available to us and explanation provided by the listed entity,
- (b) the filings/ submissions made by the listed entity to the stock exchanges,
- (c) website of the listed entity,
- (d) any other document/ filing, as may be relevant, which has been relied upon to make this certification,

for the year ended March 31, 2023 (“Review Period”) in respect of compliance with the provisions of:

- (a) the Securities and Exchange Board of India Act, 1992 (“SEBI Act”) and the Regulations, circulars, guidelines issued thereunder; and
- (b) the Securities Contracts (Regulation) Act, 1956 (“SCRA”), rules made thereunder and the regulations, circulars, guidelines issued thereunder by the Securities and Exchange Board of India (“SEBI”);

The specific regulations, whose provisions and the circulars/ guidelines issued thereunder, have been examined, include:-

- (a) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;
- (b) Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
- (c) Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
- (d) Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;
- (e) The Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018;
- (f) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015
- (g) Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;
- (h) Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018;

and circulars/ guidelines issued thereunder;

And based on the above examination, I hereby report that, during the Review Period the compliance status of the listed entity is appended as below:

I (a) The listed entity has complied with the provisions of the above Regulations and circulars/ guidelines issued thereunder, except in respect of matters specified below:-

Annexure- 2 (Contd.)

Sr. No.	Compliance Requirement (Regulations/ circulars / guidelines including specific clause)	Regulation/ Circular No.	Deviations	Action Taken by	Type of Action	Details of Violation	Fine Amount	Observations/ Remarks of the Practicing Company Secretary	Management Response	Remarks
1	The listed entity shall ensure that adequate steps are taken for expeditious redressal of investor complaints.	Reg 13(1)	Delay of 30 days in resolving one Investor complaint for credit of dividend into the investors' account, for the FY 2020-21.	Registrar (KFintech) and the listed entity had taken all appropriate steps for re-confirmation of bank account from dividend banker and the investor for payment of dividend.	Fine was levied by BSE Limited for FY 2020-21.	Delay of 30 days in resolving one Investor complaint for credit of dividend into the investors' account, for the FY 2020-21.	Rs. 35,400 (Including GST)	The Company took all available measures at its disposal, to comply and also has paid the penalty amount levied by the BSE Limited.	In spite of abnormal situation on account of COVID pandemic coupled with the fact that basis the bank details earlier shared by the investor, the dividend could not get credited to his account, the Company and KFintech had taken all necessary timely steps including follow up by the Company with KFintech and in turn KFintech follow up with the dividend banker and with the investor seeking re-confirmation of his bank account details, which culminated in credit of the dividend to the investor's bank account, on 30th January, 2021. The delay in the investor complaint resolution, as mentioned in your mail, was only due to the circumstances beyond the control of the Company and KFintech. During the pendency of the complaint, all possible steps / actions were taken to ensure its earliest resolution.	



Annexure- 2 (Contd.)

(b) The listed entity has taken the following actions to comply with the observations made in previous reports:

Sr. No.	Compliance Requirement (Regulations/ circulars / guidelines including specific clause)	Regulation/ Circular No.	Deviations	Action Taken By	Type of Action	Details of Violation	Fine Amount	Observations/ Remarks of the Practicing Company Secretary	Management Response	Remarks
1.	Regulation 54(2) of SEBI(LODR) Regulations, 2015	54(2)	Non-disclosure of extent and nature of security created and maintained with respect to secured listed NCDs in the financial statements	NSE & BSE	Imposed penalty	Non-disclosure of extent and nature of security created and maintained with respect to secured listed NCDs in the financial statements	Rs. 27,140/- each by NSE and BSE	The Company has taken corrective steps and deposited the penalty	The Company has since taken all effective steps to ensure timely due compliance of all applicable disclosure requirements including as required under Regulation 54 (2) of SEBI (LODR) Regulations, 2015.	N.A.
2.	Regulation 46(2) (o) and 30(2) of SEBI(LODR) Regulations, 2015	46(2)(o) and 30(2)	Non-Disclosure of schedule of earnings call held on August 21, 2020 on the listed entity's Website and to Stock Exchanges	SEBI	Warning Letter	Non-Disclosure of schedule of earnings call held on August 21, 2020 on the listed entity's Website and to Stock Exchanges	N.A.	The Company has taken corrective steps and is now disclosing investor call schedules on its website and filing with exchanges.	The Company has since taken all effective steps to ensure timely due compliance of all applicable disclosure requirements including as required under Regulation 46(2) (o) and 30(2) of SEBI (LODR) Regulations, 2015.	N.A.
3.	Regulation 23(2), 23(3) & 46(2) of SEBI(LODR) Regulations, 2015	23(2), 23(3) & 46(2)	In adequate RPTs policy in terms of SEBI (LODR) Regulations, 2015 and inadequate disclosure of Directors' familiarization programs on Company's Website	SEBI	Warning Letter	In adequate RPTs policy in terms of SEBI (LODR) Regulations, 2015 and inadequate disclosure of Directors' familiarization programs on Company's Website	N.A.	The Company has taken corrective steps and is now disclosing complete details including the number of familiarization programs attended and number of hours spent by each ID in such program during the year and on cumulative basis.	The Company has since taken all effective steps to ensure timely due compliance of all applicable disclosure requirements including as required under Regulation 23(2), 23(3) & 46(2) of SEBI (LODR) Regulations, 2015.	N.A.

Annexure- 2 (Contd.)

II. Compliances related to resignation of statutory auditors from listed entities and their material subsidiaries as per SEBI Circular CIR/CFD/CMD1/114/2019 dated 18th October, 2019:

The reporting of clauses 6(A) and 6(B) of the circular No. CIR/CFD/CMD1/114/2019 dated October 18, 2019 issued by the Securities and Exchange Board of India on "Resignation of statutory auditors from listed entities and their material subsidiaries" is not applicable during the Review Period.

III. I/we hereby report that, during the review period the compliance status of the listed entity is appended as below:

Sr. No.	Particulars	Compliance Status (Yes/No/NA)	Observations/ Remarks of the Practicing Company Secretary
1.	Secretarial Standards: The compliances of the listed entity are in accordance with the applicable Secretarial Standards (SS) issued by the Institute of Company Secretaries India (ICSI)	Yes	Penalty under section 118(10) of the Companies Act, 2013 r/w Secretarial Standards (SS 1) (for violation of Para 7.3.1 of SS 1) was imposed by Registrar of Companies, NCT of Delhi & Haryana (regarding not noting of MBP 1 by two directors, one in each financial year 2015 & 2017).
2.	Adoption and timely updation of the Policies: <ul style="list-style-type: none"> All applicable policies under SEBI Regulations are adopted with the approval of board of directors of the listed entities All the policies are in conformity with SEBI Regulations and have been reviewed & updated on time, as per the regulations/circulars/guidelines issued by SEBI 	Yes Yes	None
3.	Maintenance and disclosures on Website: <ul style="list-style-type: none"> The Listed entity is maintaining a functional website Timely dissemination of the documents/information under a separate section on the website Web-links provided in annual corporate governance reports under Regulation 27(2) are accurate and specific which re-directs to the relevant document(s)/section of the website 	Yes Yes Yes	None
4.	Disqualification of Director: None of the Director(s) of the Company is/are disqualified under Section 164 of Companies Act, 2013 as confirmed by the listed entity.	Yes	None
5.	Details related to Subsidiaries of listed entities have been examined w.r.t.: <ul style="list-style-type: none"> (a) Identification of material subsidiary companies (b) Disclosure requirement of material as well as other subsidiaries 	Yes Yes	Company has one material subsidiary company "Indiabulls Commercial Credit Limited".



Annexure- 2 (Contd.)

Sr. No.	Particulars	Compliance Status (Yes/No/NA)	Observations/ Remarks of the Practicing Company Secretary
6.	<p>Preservation of Documents:</p> <p>The listed entity is preserving and maintaining records as prescribed under SEBI Regulations and disposal of records as per Policy of Preservation of Documents and Archival policy prescribed under SEBI LODR Regulations, 2015.</p>	Yes	None
7.	<p>Performance Evaluation:</p> <p>The listed entity has conducted performance evaluation of the Board, Independent Directors and the Committees at the start of every financial year/during the financial year as prescribed in SEBI Regulations.</p>	Yes	None
8.	<p>Related Party Transactions:</p> <p>(a) The listed entity has obtained prior approval of Audit Committee for all related party transactions; or</p> <p>(b) The listed entity has provided detailed reasons along with confirmation whether the transactions were subsequently approved/ratified/rejected by the Audit Committee, in case no prior approval has been obtained.</p>	Yes Not Applicable	None
9.	<p>Disclosure of events or information:</p> <p>The listed entity has provided all the required Disclosure(s) under Regulation 30 along with Schedule III of SEBI LODR Regulations, 2015 within the time limits prescribed thereunder.</p>	Yes	None
10.	<p>Prohibition of Insider Trading:</p> <p>The listed entity is in compliance with Regulation 3(5) &3(6) SEBI (Prohibition of Insider Trading) Regulations, 2015.</p>	Yes	None
11.	<p>Actions taken by SEBI or Stock Exchange(s), if any:</p> <p>No action(s) has been taken against the listed entity/its promoters/ directors/ subsidiaries either by SEBI or by Stock Exchanges (including under the Standard Operating Procedures issued by SEBI through various circulars) under SEBI Regulations and circulars/ guidelines issued there under except as provided under separate paragraph herein.</p>	Yes	Please refer to our comments in table I
12.	<p>Additional Non-compliances, if any:</p> <p>No additional non-compliance observed for any SEBI regulation/ circular/guidance note etc.</p>	Yes	None

Annexure- 2 (Contd.)

Assumptions & Limitation of scope and Review:

1. Compliance of the applicable laws and ensuring the authenticity of documents and information furnished, are the responsibilities of the management of the listed entity.
2. Our responsibility is to report based upon our examination of relevant documents and information. This is neither an audit nor an expression of opinion.
3. We have not verified the correctness and appropriateness of financial Records and Books of Accounts of the listed entity.
4. This Report is solely for the intended purpose of compliance in terms of Regulation 24A (2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and is neither an assurance as to the future viability of the listed entity nor of the efficacy or effectiveness with which the management has conducted the affairs of the listed entity.

For **Neelam Gupta and Associates**

Sd/-

Neelam Gupta

Practicing Company Secretary

FCS : 3135

CP : 6950

PR No.: 747/2020

UDIN: F003135E000392678

Place : New Delhi

Date : May 29, 2023

ANNEXURE - 3

FORM NO. MR-3**Secretarial Audit Report****(For the Financial Year ended March 31, 2023)****[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]**

To,
The Members,
Indiabulls Commercial Credit Limited
5th Floor, Building No. 27, KG Marg,
Connaught Place, New Delhi-110001

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Indiabulls Commercial Credit Limited** (hereinafter called "the Company"/ "ICCL"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company, to the extent the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, the explanations and clarifications given to us and the representations made by the Management, we hereby report that in our opinion, the Company has during the audit period covering the financial year ended on March 31, 2023 appears to have complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31st March, 2023 according to the provisions of:

- I. The Companies Act, 2013 (the Act) and the Rules made thereunder;
- II. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- IV. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder;
- V. The following Regulations and Guidelines, as amended from time to time, prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-

- a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (Not applicable to the Company during the Audit Period);
 - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015
 - c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 (Not applicable to the Company during the Audit Period);
 - d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014 and The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; (Not applicable to the Company during the Audit Period);
 - e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 and The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;
 - f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act, 2013 and dealing with client;
 - g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 and The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 (Not applicable to the Company during the Audit Period); and
 - h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 (Not applicable to the Company during the Audit Period).
- VI. All the Rules, Regulations, Directions, Guidelines and Circulars including Master Direction - Non-Banking Financial Company - Systemically Important Non-Deposit taking Company and Deposit taking Company (Reserve Bank) Directions, 2016, issued by the Reserve Bank of India, as amended from time to time .

Annexure- 3 (Contd.)

We have also examined compliance with the applicable clauses of the following:

- i. Secretarial Standards for Board Meetings (SS-1) and for General Meeting (SS-2) issued by the Institute of Company Secretaries of India;
- ii. The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

During the period under review the Company has complied with all the applicable provisions of the Act, Rules, Regulations, Guidelines, Standards, etc., stated herein above.

We further report that:

- a. The Board of Directors of the Company is duly constituted with proper balance of Executive Director, Non-Executive Directors, Woman Director and Independent Directors. Mr. Satish Chand Mathur and Mr. Dinabandhu Mohapatra were appointed as Independent Directors on June 23, 2022 in place of Mr. Shamsher Singh Ahlawat and Mr. Prem Prakash Mirdha, who have resigned from Directorship of the Company on June 23, 2022. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act and SEBI LODR.
- b. Adequate notice is given to all Directors to schedule the Board and its Committee Meetings, agenda and detailed notes on agenda were sent at least seven days in advance for meetings other than those held at shorter notice and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting(s).
- c. All the decisions carried through unanimously with the consent of all the Directors present in the meeting and members' views are captured and recorded in the minutes.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the Audit period the Company has undertaken following specific events/ actions

1. Issued and allotted of 5,000 Secured Redeemable Non-convertible Debentures (NCD) of face value of ₹. 10,00,000/- each, aggregating to ₹. 500 Crore, on private placement on July 13, 2022.
2. Issued and allotted of 11,05,650 Secured Redeemable Non-convertible Debentures (NCD) of face value of ₹. 1,000/- each, aggregating to ₹. 110.56 Crore, on public issue basis on February 02, 2023.
3. The Shareholder of the Company in its Annual General Meeting held on September 26, 2022, had declared Final Dividend of ₹ 1/- per equity shares (on the face value of ₹ 10/- per equity share), for the financial year ended March 31, 2022, which has been paid on October 1, 2022
4. The Board of Directors of the Company in their meeting held March 31, 2023 had declared Interim Dividend of ₹7.25/- per equity share (on the face value of ₹ 10/- per equity share) for the Financial Year 2022-23, which has been paid on April 10, 2023.
5. Penalty of ₹ 0.12 crores was imposed by The Reserve Bank of India, in exercise of the powers conferred under Section 58G(1)(b) read with Section 58B(5)(aa) of the Reserve Bank of India Act, 1934, on account of certain non-compliance by the Company with statutory directions issued by the RBI.

This report is to be read with our letter of even date which is annexed as Annexure and forms integral part of this report.

For **S. K. Hota & Associates**
Company Secretaries

Sd/-
S. K. Hota
Proprietor
Membership No: 16165
CP No. 6425

Date: 05.06.2023
Place: New Delhi

UDIN: A016165E000457716



Annexure- 3 (Contd.)

Annexure to the Secretarial Audit Report of ICCL for financial year ended March 31, 2023

To,
The Members,
Indiabulls Commercial Credit Limited
5th Floor, Building No. 27, KG Marg,
Connaught Place, New Delhi-110001

Management Responsibility for Compliances

1. The maintenance and compliance of the provisions of Corporate and other applicable laws, rules, regulations, secretarial standards is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the process and practices we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company. Our examination was limited to the verification of procedure on test basis.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **S. K. Hota & Associates**
Company Secretaries

Sd/-
S. K. Hota
Proprietor
Membership No: 16165
CP No. 6425

Date: 05.06.2023
Place: New Delhi

UDIN: A016165E000457716

ANNEXURE - 4

ANNUAL REPORT ON CSR ACTIVITIES FOR FINANCIAL YEAR ENDING 31ST MARCH 2023

1. Brief outline on CSR Policy of the Company.

The Company focuses its CSR efforts on areas where maximum benefit accrues to society, such as education, health, sanitation, rural development and environmental conservation etc. The Company also engages with stakeholders including experts, NGOs, professional bodies / forums, and the government, and takes up such CSR activities that are important for the society at large. The Company may also undertake such CSR projects of sudden criticality such as providing relief in areas stuck by natural disasters etc.

2. Composition of CSR Committee:

The Corporate Social Responsibility Committee currently comprises of three members, namely, Justice Gyan Sudha Misra (Retd.), as the Chairperson, Mr. Satish Chand Mathur and Mr. Sachin Chaudhary as the other two members

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Justice Mrs. Gyan Sudha Misra (Retd.)	Chairperson / Independent Director	3	2
2.	Mr. Gagan Banga*	Member / Vice-Chairman, Managing Director & CEO	3	2
3.	Mr. Ashwini Omprakash Kumar*	Member / Non Executive Non Independent Director	3	2
4.	Mr. Ajit Kumar Mittal#	Member / Non Executive Non Independent Director	3	1
5.	Mr. Sachin Chaudhary#	Member / Executive Director & COO	3	1

* Mr. Gagan Banga and Mr. Ashwini Omprakash Kumar ceased to be the members of the Committee w.e.f. March 31, 2023 and they attended both the meetings held during their tenure.

#Mr. Ajit Kumar Mittal and Mr. Sachin Chaudhary, were appointed as a member of the Committee w.e.f. March 31, 2023 and only one meeting was held post their appointment. Further, Mr. Mittal ceased to be the member of the Committee w.e.f. May 22, 2023.

##Mr. Satish Chand Mathur was appointed as a member of the Committee w.e.f. May 22, 2023 and accordingly, no meeting was attended by him in the FY 2022-23.

3. Web - link consisting Composition of CSR committee, CSR Policy and CSR projects as approved by the Board as disclosed on the website of the Company.

Composition of the CSR Committee shared in point above and is available on the Company's website at <https://www.indiabullshomeloans.com/board-of-directors> and Policy of the Company and CSR projects is available at <https://www.indiabullshomeloans.com/csr-policy>.

4. Details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014.

There are no projects undertaken or completed as on March 31, 2023, for which the impact assessment report is applicable in FY 2023. The projects are being undertaken on an ongoing basis.

5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any.

Sl. No.	Financial Year	Amount available for set-off from preceding financial years (in ₹)	Amount required to be set-off for the financial year, if any (in ₹)
1.	2019-20	Nil	Nil
2.	2020-21	Nil	Nil
3.	2021-22	Nil	Nil
	Total	Nil	Nil

Annexure - 4 (Contd.)

6. Average net profit of the company as per section 135(5). ₹ 17,281,618,524
7. (a) Two percent of average net profit of the company as per section 135(5): ₹ 345,632,370
 (b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years: Nil
 (c) Amount required to be set off for the financial year, if any: Nil
 (d) Total CSR obligation for the financial year (7a+7b-7c). ₹ 345,632,370
8. (a) CSR amount spent or unspent for the financial year:

Total Amount Spent for the Financial Year. (in ₹)	Amount Unspent (in ₹)				
	Total Amount transferred to Unspent CSR Account as per section 135(6)		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5)		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
345,633,000	N.A.	N.A.	N.A.	N.A.	N.A.

- (b) Details of CSR amount spent against ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	
Sl. No.	Name of the Project.	Item from the list of activities in Schedule VII to the Act.	Local area (Yes/No).	Location of the project. State. District.	Project duration.	Amount allocated for the project (in ₹).	Amount spent in the current financial Year (in ₹).	Amount transferred to Unspent CSR Account for the project as per section 135(6) (in ₹).	Mode of Implementation – Direct (Yes/No)	Mode of Implementation – Through Implementing Agency Name	CSR Registration number.
1	Village Development Programme	(x)	Yes	Haryana Nuh	3 years	315,019,527	315,019,527	N.A.	No	M3M Foundation	CSR00046813
2	Health Upliftment	(i)	Yes	Haryana Nuh	3 years	30,613,473	30,613,473	N.A.	No	M3M Foundation	CSR00046813
Total						345,633,000	345,633,000				

- (c) Details of CSR amount spent against other than ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Sl. No.	Name of the Project	Item from the list of activities in schedule VII to the Act.	Local area (Yes/No).	Location of the project. State. District.	Amount spent for the project (in ₹).	Mode of implementation – Direct (Yes/ No).	Mode of implementation – Through implementing agency. Name. CSR registration number.
1.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
2.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
3.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Total					N.A.		

- (d) Amount spent in Administrative Overheads: Nil
 (e) Amount spent on Impact Assessment, if applicable: Nil
 (f) Total amount spent for the Financial Year (8b+8c+8d+8e): ₹ 345,633,000

Annexure - 4 (Contd.)

(g) Excess amount for set off, if any

Sl. No.	Particular	Amount (in ₹)
(i)	Two percent of average net profit of the company as per section 135(5)	345,632,370
(ii)	Total amount spent for the Financial Year	345,633,000
(iii)	Excess amount spent for the financial year [(ii)-(i)]	630
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	0
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	630

9. (a) Details of Unspent CSR amount for the preceding three financial years:

Sl. No.	Preceding Financial Year.	Amount transferred to Unspent CSR Account under section 135 (6) (in ₹)	Amount spent in the reporting Financial Year (in ₹).	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any.			Amount remaining to be spent in succeeding financial years. (in ₹)
				Name of the Fund	Amount (in Rs).	Date of transfer.	
1.	2019-20	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
2.	2020-21	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
3.	2021-22	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Total		N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s):

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Sl. No.	Project ID.	Name of the Project.	Financial Year in which the project was commenced.	Project duration.	Total amount allocated for the project (in ₹).	Amount spent on the project in the reporting Financial Year (in Rs).	Cumulative amount spent at the end of reporting Financial Year. (in ₹)	Status of the project – Completed /Ongoing.
1	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
2	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
3	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Total					N.A.	N.A.	N.A.	

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year (asset-wise details): No Assets Created During the Year

- (a) Date of creation or acquisition of the capital asset(s). N.A.
- (b) Amount of CSR spent for creation or acquisition of capital asset. N.A.
- (c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc. N.A.
- (d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset). N.A.



Annexure - 4 (Contd.)

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5):
N.A.

For **Indiabulls Housing Finance Limited**

Sd/-

Gagan Banga

Vice-Chairman, MD & CEO

(DIN: 00010894)

Sd/-

Justice Mrs. Gyan Sudha Misra (Retd.)

Chairperson – CSR Committee

(DIN: 07577265)

Place: Mumbai

Date: July 28, 2023

ANNEXURE - 5

POLICY FOR DEALING WITH RELATED PARTY TRANSACTIONS

I. INTRODUCTION

Indiabulls Housing Finance Limited (the “Company” / “IHFL”) is governed, amongst others, by the rules and regulations framed by Securities Exchange Board of India (“SEBI”). SEBI has mandated every listed company to formulate a policy on materiality of Related Party Transactions and also on dealing with Related Party Transactions. Accordingly, Pursuant to Regulation 23 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“Listing Regulations”), the Company has formulated this policy on materiality of related party transactions and on dealing with related party transactions.

Pursuant to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) (Sixth Amendment) Regulations, 2021 dated November 9, 2021 (the “Regulations”), this Policy has been amended and approved by the Board of Directors of the Company, based on the recommendation of the Audit Committee, at its meeting held on February 9, 2022.

This policy aims at preventing and providing guidance in situations of potential conflict of interests in the implementation of transactions involving such related parties.

In accordance with the Listing Regulations, this Policy shall govern the Related Party Transactions by the Company and the subsidiaries of the Company to the extent applicable to them.

This Policy shall be effective from April 1, 2022.

II. DEFINITIONS

For the purposes of this Policy, the following definitions apply:

- a) “Act” means the Companies Act, 2013, for the time being in force and as amended from time to time.
- b) “Applicable Law” includes (a) the Act and rules made thereunder as amended from time to time; (b) the Listing Regulations, as amended from time to time; (c) Indian Accounting Standards; and (d) any other statute, law, standards, regulations or other governmental circulars, notifications or instructions (including circulars, notifications and guidance issued by the Securities and Exchange Board of India from time to time) relating to Related Party Transactions as may be applicable to the Company.
- c) “Listing Regulations” means the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, for the time being in force and as amended from time to time.
- d) “Audit Committee” means Committee of Board of Directors of the Company constituted under provisions of Section 177 of the Companies Act, 2013 and Regulation 18 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- e) “Board/Board of Directors” means the board of directors of IHFL.
- f) “Related Party” shall mean a person or entity that is related to the Company as defined under Section 2(76) of the Companies Act, 2013 or under Regulation 2(zb) of the Listing Regulations, as may be amended from time to time.
- g) “Related Party Transaction” shall mean all transactions as per Section 188 of the Act or under regulation 2(zc) of the Listing Regulations or as per applicable accounting standards, as may be amended from time to time.
- h) “Material Transaction” means transaction(s) defined as Material Related Party Transaction(s) under Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements), Regulation, 2015.
- i) “Material Modification” means any modifications to the related party transactions which were approved by the Audit Committee or Shareholders (in case of a material related party transaction) (i) where the variation exceeds 20% of the originally approved transaction, in case of any monetary modification; or (ii) which, in the opinion of the Audit Committee, significantly alters the nature or commercial terms of the transaction.
- j) “Arm’s length transaction” means a transaction between two related parties that is conducted as if they were unrelated, so that there is no conflict of interest.
- k) “Ordinary Course of Business” - The transactions shall be in the ordinary course of business if - (a) If the transaction is covered in the main objects or objects in furtherance of the main objects or (b) If the transaction is usual as per industry practice or (c) If the transaction is happening frequently over a period of time and is for the business purpose of the Company.
- l) “Annual Consolidated Turnover” is defined as Total Income (including other income) of the last audited Consolidated Financial Statements of the Company.

All capitalized terms used in this Policy but not defined herein shall have the meaning assigned to such term in the Act and the Rules thereunder and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations), as amended from time to time.



Annexure - 5 (Contd.)

III. POLICY

All RPTs must be in compliance of this Policy and subject to all applicable regulatory requirements.

IV. REVIEW AND APPROVAL OF RELATED PARTY TRANSACTIONS

Approval of Related Party Transactions:

A. Audit Committee:

- i. All the transactions which are identified as Related Party Transactions and subsequent Material Modifications should be pre-approved by the Audit Committee of the Company before entering into such transaction. The Audit Committee shall consider all relevant factors while deliberating the Related Party Transactions for its approval.
- ii. Only those members of the Audit Committee, who are independent directors, shall approve Related Party Transactions and subsequent Material Modifications. Any member of the Audit Committee who has a potential interest in any such Related Party Transaction will recuse himself and shall not participate in discussion and voting on the approval of such Related Party Transactions.
- iii. All the Related Party Transactions to which the subsidiary of the Company is a party, but the Company is not a party should be pre-approved by the Audit Committee before entering into such transaction, if the value of such transaction whether entered into individually or taken together with previous transactions during a financial year exceeds threshold of:
 - a. 10 per cent of the annual consolidated turnover in accordance with the last audited financial statements of the Company.
 - b. 10 per cent of the annual standalone turnover in accordance with the last audited financial statements of the subsidiary (effective from 1 April 2023).

B. Board of Directors:

- i. In case any Related Party Transactions and subsequent Material Modifications are referred by the Audit Committee to the Board for its approval due to the transaction being (i) not in the ordinary course of business, and (ii) not at an arm's length price, the Board will consider such factors as, nature of the transaction, material terms, the manner of determining the pricing

and the business rationale for entering into such transaction. On such consideration, the Board may approve the transaction or may require such modifications to transaction terms as it deems appropriate under the circumstances.

- ii. Any member of the Board who has any interest in any Related Party Transaction and subsequent Material Modifications will recuse himself and shall not participate in discussion and voting on the approval of such Related Party Transaction.

C. Shareholders:

- i. All the Related Party Transactions which are Material Transactions as per Regulation 23 of the Listing Regulations and subsequent Material Modifications of such material transactions shall require shareholders' prior approval.
- ii. All the Related Party Transactions which are not in the ordinary course of business, or not at arm's length price and exceeds certain thresholds prescribed under the Companies Act, 2013, it shall require shareholders' prior approval.
- iii. None of the related parties of the Company, whether or not such related party(ies) is a party to the Related Party Transactions, shall vote to approve material Related Party Transactions, unless permitted under Applicable Law.

V. OMNIBUS APPROVAL BY AUDIT COMMITTEE FOR RELATED PARTY TRANSACTIONS

The Audit Committee may grant an omnibus approval for related party transactions which shall be valid for a period of 1 year. The conditions for according omnibus approvals will be as follows:

1. The Related Party Transactions are repetitive in nature or foreseeable and are in the interest of the Company;
2. The Related Party Transactions under the omnibus approval route shall be reported to the Audit Committee on a quarterly basis for its noting;
3. Where the need for Related Party Transactions cannot be foreseen and the details thereof are not available, the Audit Committee may grant omnibus approval for such transactions subject to their value not exceeding rupees one crore per transaction per related party. Such transactions shall also be reported to the Audit Committee on a quarterly basis for its noting.

Notwithstanding the generality of foregoing, Audit Committee shall not grant omnibus approval for following transactions:

Annexure - 5 (Contd.)

1. Transactions which are not in ordinary course of business or not on arm's length and covered under Section 188(1) of the Companies Act;
2. Transactions in respect of selling or disposal of an undertaking of the Company;
3. Transactions which are not in the interest of the Company;
4. Such other transactions specified under Applicable Law from time to time.

VI. THRESHOLD LIMITS FOR MATERIALITY OF RELATED PARTY TRANSACTIONS

The threshold limits for materiality of related party transactions shall be –

- (a) ₹ 1000 (Rupees One Thousand Crores), or
- (b) ten percent of the annual consolidated turnover, as per the last audited financial statements of the Company, whichever is lower.

VII. DISCLOSURE OF THE POLICY

As mandated under the Applicable Law, the Company shall disclose this Policy on its website i.e. <http://www.indiabullshomeloans.com/> and in the Annual Report.

Disclosures regarding related party transactions will be made in accordance with and in the manner and format prescribed therein.

VIII. POLICY REVIEW

This Policy is framed based on the provisions of Regulation 23 of the Listing Regulations. This Policy may be amended, modified or supplemented to ensure compliance with any modification, amendment or supplementation to the Applicable Law once in three years or as may be otherwise prescribed by the Audit Committee/ Board from time to time.

IX. General

This Policy shall be subject to the Listing Regulations, wherever any one or more clauses of this Policy is repugnant to or in variance with the Listing Regulations, such clause/clauses shall be deemed to be replaced with the relevant Listing Regulations, in case of conflict between the provisions of Regulations/Applicable Law and this Policy, the provisions of Regulations/Applicable Law shall prevail, so as to be in consonance and harmony therewith.

Exceptions stipulated under Applicable Law for Related Party Transactions shall be exempted from the scope of this Policy unless the Audit Committee/ Board of Directors of the Company decide otherwise.



ANNEXURE - 6

DISCLOSURE ON MANAGERIAL REMUNERATION

Details of remuneration as required under Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, are as under:-

Ratio of the remuneration of each director to the median employees' remuneration, for FY 2022-23

Name & Designation	Ratio of remuneration to median Employees' remuneration
Mr. Gagan Banga, Vice Chairman, Managing Director & CEO	133:1
Mr. Ashwini Omprakash Kumar, Deputy Managing Director*	52:1
Mr. Ajit Kumar Mittal, Executive Director**	-
Mr. Sachin Chaudhary, Executive Director & COO	90:1

*Mr. Ashwini Omprakash Kumar has relinquished the office of Deputy Managing Director of the Company and has been re-designated as Non- Executive Non Independent Director w.e.f. December 31, 2022 and w.e.f. March 31, 2023, he resigned from the directorship of the Company.

**Mr. Ajit Kumar Mittal has relinquished the office of Executive Director of the Company and has been re-designated as Non- Executive Non Independent Director w.e.f. April 26, 2022 and w.e.f. May 22, 2023, he resigned from the directorship of the Company and appointed as a 'Strategic Advisor' of the Company w.e.f. May 23, 2023, for a period of three years.

Percentage increase in remuneration of each director and Key Managerial Personnel, in FY 2022-23

Name & Designation	Increase in Remuneration [%]		
	FY 2022-23	FY 2021-22	FY 2020-21
Mr. Gagan Banga, Vice Chairman, Managing Director & CEO	0%	118.8%	-56.6%
Mr. Ashwini Omprakash Kumar, Deputy Managing Director	0%	38.7%	-43.5%
Mr. Ajit Kumar Mittal, Executive Director**	0%	NA	-100%
Mr. Sachin Chaudhary, Executive Director	15%	31.4%	-30.6%
Mr. Mukesh Garg, Chief Financial Officer	14%	37.1%	-17.2%
Mr. Amit Jain, Company Secretary	25%	18.8%	-15.3%

**Mr. Ajit Kumar Mittal did not draw any salary since October 2019 in FY 2019-20 and complete FY 2020-21.

The details of Fee for attending Board meetings and other incentives, if any, paid to Independent Directors and Non-Executive Directors have been disclosed in the Annual Return as on March 31, 2023, which is available on the Company's website on: <https://www.indiabullshomeloans.com/uploads/downloads/ihfl-annual-return-mgt-7-fy-23.pdf>

The above table has been drawn up on the remuneration of the key managerial personnel in FY2022-23.

Average percentile increase in the median remuneration of employees other than Managerial Personnel, in FY 2022-23

The average increase in the remuneration of all the employees, other than Managerial Personnel, was 14.9% [FY22: 17.1%; FY21: 6.2%; FY20: 2.2%]. This was determined based on the overall performance of the Company and internal evaluation of Key Result Areas.

Number of permanent employees on the rolls of Company

The Company on consolidated basis had 5,316 employees on its permanent rolls, as of March 31, 2023.

Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration.

The average percentage increase made in the salaries of all employees other than the key managerial personnel, for FY 2022-23 is around 14.9%, while the average increase in the remuneration of key managerial personnel is around 6.4% For FY 2020-21, this was 65% for KMPs v/s 15% for all employees other than KMPs; and for FY 2020-21, it was -64% for KMPs v/s 0% for all employees other than KMPs.

The Company follows prudent remuneration practices under the guidance of the Board and Nomination and Remuneration Committee. The Company's approach to remuneration is intended to drive meritocracy and is linked to various parameters including its performance, growth, individual performance, peer comparison of other housing finance companies, within the framework of prudent Risk Management.

MANAGEMENT DISCUSSION AND ANALYSIS

Global Economic Outlook

The global economy has entered a period of volatility. Notably, aftereffects of the COVID-19 pandemic, and Russia's invasion of Ukraine have resulted in an uncertain outlook. These events have disrupted supply chains, caused shortages, and led to spikes in commodity prices. As a result, inflation reached multi-decadal highs in several economies, prompting central banks to adopt aggressive tightening measures to stabilize prices and anchor inflation expectations.

Slowdown in global growth and a rise in inflation has adversely impacted many countries. The war in Ukraine has precipitated a humanitarian crisis in Eastern Europe, prompting the imposition of sanctions on Russia. Till very recently, frequent and extensive lockdowns in China, a major manufacturing hub, caused disruptions in global supply chains. While the country has opened up now, the bottlenecks in the flow of goods and services worldwide is yet to fully resolve. Given that Russia is a significant supplier of oil, gas, and metals, and Ukraine is a major exporter of wheat and corn, a decline in the supply of these essential commodities is expected to exert upward pressure on global commodity prices.

The International Monetary Fund (IMF) projects a broad-based and sharper-than-expected slowdown, accompanied by high inflation, on a global scale. According to the IMF's World Economic Outlook Update in January 2023, global growth prospects are expected to decline from 3.4% in 2022 to 2.9% in 2023. However, growth is anticipated to recover to 3.1% in 2024, which is likely to have an impact on the Indian economy as well. The trade outlook for 2023 is negatively affected by geopolitical frictions, persistent inflation, and lower global demand, which could result in a reduction in imports.

As a company, we recognize the need to closely monitor global and local developments and take appropriate measures to successfully navigate the evolving landscape.

Domestic Economy

India's economy has displayed remarkable resilience and growth in the fiscal year 2022-2023, positioning itself as one of the fastest-growing economies globally. The growth rate of 7% was fuelled by robust private consumption and increased government focus on infrastructure development. Despite facing macroeconomic challenges on the global front and implementing tighter domestic monetary policies to address inflationary pressures, India's growth momentum remained steady – a sign of the underlying strength of the economy.

India's economic growth in FY23 has been primarily led by private consumption and capital formation, which have also helped generate employment. The declining urban unemployment rate and the faster net registration in the Employee Provident Fund indicate positive trends in job creation. Additionally, the world's second-largest vaccination drive, involving more than 2

billion doses, has lifted consumer sentiments and is expected to prolong the rebound in consumption. However, for sustained job creation, private capital expenditure needs to play a more significant role and accelerate growth.

Banking and non-banking financial service sectors in India remain robust, and financial markets have evolved in an orderly manner amidst the volatility. The prolonged geopolitical tension between Russia and Ukraine adversely affected global trade and crude oil prices, leading to inflationary pressures. In response, the Reserve Bank of India (RBI) increased the policy repo rate under the liquidity adjustment facility (LAF) by 225 basis points from 4.0% to 6.25% between May 2022 and December 2022. Headline CPI inflation gradually declined from its peak of 7.8% in April 2022 to 5.7% in March 2023 and is projected to ease further.

Looking ahead, India's economy is expected to witness a growth rate of 6.0% in FY 2023-24. The RBI's projections indicate a positive outlook with moderate inflation rates, and the government's continued focus on infrastructure development, coupled with rising private investment, provides the necessary momentum for the country's economy to flourish. The robust GST collections and increasing forex reserves are additional indicators of the strength and stability of the Indian economy. The total gross collection for FY 2022-23 stood at ₹ 18.10 Lac crore, with a 22% increase in revenue compared to the previous fiscal year. It is anticipated that GST collections will continue to grow in the coming years, contributing to economic development.

Housing Finance Industry

The housing finance industry in India is witnessing significant growth, with financial institutions contributing to a loan book growth of 24.1% between FY 2018-19 and FY 2022-23. This growth is expected to continue, with the housing loan segment projected to contribute about 13% to India's GDP by FY 2024-25, while rising at a CAGR of 20.58% between FY 2021-22 and FY 2030-31, driven by affordable housing, declining property prices, attractive tax incentives, and an increase in household income. It is anticipated that the assets under management of HFCs will exhibit a growth of 10%-12% during the FY 2022-23, primarily owing to the growth of home loans. The NBFCs have a loan outstanding of ₹ 8.9 trillion with an addressable loan market of ₹ 21 trillion.

In FY 2021-22, there was a cumulative shortage of 9.5 Cr housing units with an aggregated loan demand of ₹ 35 trillion. The credit growth outlook for affordable HFCs is looking robust with 9-11% growth in FY 2022-23, backed by various Government initiatives for the housing sector like PMAY, tax incentives, RERA, GST, and special financing windows. Additionally, significant regulatory measures implemented by the RBI and NHB's focus on fuelling the affordable housing sector with easy flow of credit to help bridge the demand-supply gap in the sector



Management Discussion and Analysis (Contd.)

Regulatory Framework

Scale Based Regulation (SBR): The Reserve Bank of India, circular DOR.CRE.REC. No.60/03.10.001/2021-22 dated October 22, 2021 on "Scale Based Regulation" issued a revised regulatory framework for NBFCs which is applicable to The Company being a NBFC category falling under upper layer. The Companies classified under NBFC-UL are required to implement a comprehensive scale based regulatory framework covering internal capital adequacy assessment process (ICAAP), complying with large exposure norms, setting limits for sensitive sector exposure, enhanced disclosure in annual report, core financial services etc.

IBH, which has been classified as NBFC-UL, has put in place a Board-approved policy for adoption of the enhanced regulatory framework applicable to NBFC-UL and implementation plan for adhering to the new set of regulations, such as policies like Large Exposures Policy, Internal Capital Adequacy Assessment Policy etc. Policies such as Compensation Policy for Key Managerial Personnel and Senior Management, Compliance Policy have already been adopted by the Company.

Operational Highlights

In the fiscal year 2022-23, the Company focused on consolidating and expanding its asset-light model. Building upon the foundation established in FY2021-22, the Company increased its disbursements by 2.5x times compared to the previous fiscal year. Currently, the Company is strategically optimizing its co-lending partnerships with eight banks and financial institutions, integrating technology for enhanced efficiency. For home loans, IBH has established partnerships with the Central Bank of India, Yes Bank, Indian Bank, Punjab & Sind Bank, RBL Bank, Bank of Baroda, and Indian Overseas Bank. For secured MSME loans, the Company has formed partnerships with RBL Bank, Central Bank of India, Canara Bank, Punjab & Sind Bank, Indian Bank, and Indian Overseas Bank.

The asset-light model has transitioned IBH to a loan origination engine with a loan book of high RoAs while ensuring asset quality. We will continue to strengthen our strategic sourcing relationships with our partner banks. We have also been investing in expanding our reach, and building up manpower as our disbursements grow.

Along with the transition to transforming IBH into a retail loan origination machine, the Company is also focused on penetrating the Tier-3 and Tier-4 towns, to cater to the credit underserved market. The Company added close to 700+ employees and opened 42 branches, mostly in Tier-2 and Tier-3 towns, during FY 2022-23.

The Company also continued with its efforts of maintaining a fortress balance sheet through the pillars of strong capital position, healthy liquidity, adequate provisioning buffer and a well-matched ALM.

The Company's capital adequacy ratio and Tier 1 ratio [standalone IBH] stood at 23.01% and 18.39% respectively, against regulatory requirement of 15% and 10% respectively.

Against a regulatory requirement of 60%, IBH's Liquidity Coverage Ratio (LCR) stood comfortably at 108% at the end of FY 2022-23. The Company's net gearing further improved to 2.2x. With the Company having shifted to an asset-light business model, the net gearing is expected to stabilize at 2.5x to 3.0x levels

Stage 2 loans are down to ₹ 5,558 Cr [8% of AUM] from ₹ 18,306 Cr at the end of March 2022 and ₹ 22,041 Cr at the end of March 2021. The Company witnessed strong recoveries during FY 2022-23, and, on the back of the pick-up in the real estate sector, the Company expects this trend to continue through FY 2023-24

Financial Performance

The Company's balance sheet stood at ₹ 74,945 Crores as at end of FY 2022-23. Total loan assets stood at ₹ 67,020 Crores, and loan book stood at ₹ 54,276 Crores.

The Company's revenues for the year ended March 31, 2023 were ₹ 8,726 Crores and profits for the year were ₹ 1,130 Crores. Asset quality remained stable with Gross NPAs of 2.86% and Net NPAs of 1.90% as % of total loan assets. We are now fully compliant with RBI circular on NPA recognition based on daily dpd.

The Company's net gearing at 2.2x is one of the lowest amongst its peers, in-line with its asset light business model. The Company is also one of the best capitalized amongst peers with capital adequacy ratio of 23.01%, on a standalone basis.

Granularization of Funding

During fiscal 2022-23, the Company raised ₹ 1,132 Crores largely through public issues of NCDs. Retail NCD issues will now be a regular perpetual source of fund raising for the Company, and will lead to greater 'granularisation' and 'retailisation' of its liability franchise.

Well-matched ALM

The Company is voluntarily creating a reserve fund for repayment of its External Commercial Borrowings [ECBs] of USD 270 million due in August 2023 and Foreign Currency Convertible Bonds [FCCB] of USD 150 Mn due in FY24, by setting aside amounts to grow to accumulate the total maturity proceeds of these borrowings in a scheduled manner.

Since September 2018, we have repaid debt and securitization liabilities of ₹ 1,52,242 crore on gross basis, and ₹70,314 crore on net basis. It is worth highlighting that this achievement marks the largest debt repayment by a corporate entity in India, encompassing both financial and non-financial companies. This

Management Discussion and Analysis (Contd.)

is reflective of the quality of the portfolio we have built and also our approach to asset-liability management

The Company will continue to undertake such proactive management of ALM by utilizing its strong capital position and comfortable levels of liquidity to provide comfort and confidence to its bond holders and further strengthen the Company's credentials.

Credit Rating

The Company has a long-term rating of AA/Stable by both of India's premier rating agencies CRISIL, an S&P Global Company, and ICRA, a Moody's Investors Service Company. Both the rating have been revalidated in June 2023.

Outlook

Building upon the achievements and initiatives undertaken in the past, The Company is well-prepared to take advantage of the expanding prospects in a thriving economy. We are committed to further enhancing our operational efficiency and strengthening our market presence. Our goal is to leverage the potential of both retail assets and wholesale loans to drive high RoAs, and get to mid-teen RoEs by FY25.

We remain dedicated to fostering our existing partnerships and establishing new alliances with reputable banks and financial institutions. Through expanding our co-lending network, we will augment our lending capacity, diversify our customer base, and explore new avenues for growth.

The Company's future will be characterized by a strong emphasis on institutionalization, digital transformation, strategic partnerships, and Environmental, Social, and Governance (ESG) initiatives. We are confident that our strategic actions will position us for sustained success and growth in the future

In February 2023, our Company achieved a significant milestone by successfully completing the de-promoterization process, transitioning into a board-run, professionally managed financial institution. This achievement marks a major turning point in our organization's history. In conjunction with this transformation, we are currently engaged in a comprehensive rebranding exercise, which will underscore our steadfast commitment to our valued customers.

Risk Management

The Company has a well-defined risk governance structure which includes periodic reviews and close monitoring to enable building a sustainable business that takes care of the interests of all stakeholders. Comprehensive annual risk review exercises go towards continually updating the risk management policy. The Company's Chief Risk Officer [CRO], oversees the Company's risk management structure. The CRO reports into the Board of Directors of the Company.

The Company's Credit Committee works to identify and mitigate credit risks to the Company by formulating policies on limits on large credit exposures, asset concentrations, standards for loan collateral, loan review mechanism, pricing of loans etc. The credit committee is also responsible to frame approach and policies for customer retention, especially those customers that seek to transfer their loans out during interest rate cycles when the Company's interest rates may be misaligned higher than the best rates available from other lenders.

The Company also has a system for evaluating Grievance Redressal Mechanism and undertaking complete Root Cause Analysis (RCA) to ensure recurring grievances are avoided in future leading to improved customer service standards. On June 11, 2021, the RBI extended the provisions of the risk-based internal audit (RBIA) framework to HFCs, which were required to be implemented by June 30, 2022. The Company has implemented this framework within the organization.

Internal Control Systems and Their Adequacy

The Company has an elaborate system of internal controls commensurate with the size, scale and complexity of its operations; it also covers areas like financial reporting, fraud control, compliance with applicable laws and regulations etc. Regular internal audits are conducted to check and ensure that responsibilities are discharged effectively. The Internal Audit Department monitors and evaluates the efficacy and adequacy of internal control systems in the Company, its compliance with regulatory directives, efficacy of its operating systems, adherence to the accounting procedures and policies at all branch offices of the Company and its subsidiaries. Wherever required, the internal audit efforts are supplemented by audits conducted by specialized consultants/ audit firms. Based on the report of the Internal Auditors, process owners undertake corrective actions, in their respective areas and thereby strengthen the controls.

Material Developments in Human Resources

At IBH, we believe that our employees are our most valuable assets and we endeavour to help them realize their full potential. The Human Resource function looks after employee recruitment, training, performance management, emotional and mental well-being, financial wellness and stress management. During the year, the employee training vertical of the human resources department conducted 34 online & offline training sessions for 5,316 employees. The trainings covered various aspects such as customer relationship management, credit risk analysis, operational efficiency, fraud prevention amongst others. We believe in employee empowerment and our efforts are focused on creating a happy and healthy work environment. Our people have been and will continue to be our core strength.



Management Discussion and Analysis (Contd.)

As on March 31, 2023, the Company has 5,316 employees on its permanent rolls.

The Company has been focusing on making its workforce more diverse across gender, age, social and economic segments. The Company had taken objective targets for FY 2026-27 and FY 2031-32 to balance out the gender ratio amongst its employees and is actively working towards achieving the same. The Company believes in recruiting young graduates and training them towards higher positions of responsibility within the organization. Campus recruitment drives and greater engagement with colleges across the country would be another area of focus going ahead.

Cautionary statement

This document presents forward-looking projections, including anticipated future events, financial performance, and operational outcomes for Indiabulls Housing Finance. These projections are inherently forward-looking and are based on certain assumptions, which are subject to inherent risks and uncertainties.

Consequently, we urge readers to be mindful of the following disclaimer and acknowledge that this document is fully contingent upon the assumptions, qualifications, and risk factors stated in the management's discussion and analysis section of Indiabulls Housing Finance Annual Report for the fiscal year 2022-2023.

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT

SECTION A: GENERAL DISCLOSURES

I. Details

1. Corporate Identity Number (CIN) of the Listed Entity : L65922DL2005PLC136029
2. Name of the Listed Entity : Indiabulls Housing Finance Limited
3. Year of incorporation : 2005
4. Registered office address : 5th Floor, Building No. 27, KG Marg, Connaught Place, New Delhi – 110001, India
5. Corporate address : Plot No. 422 B, Udyog Vihar, Phase – IV, Gurugram – 122016, Haryana;
One International Centre, Tower – 1, 18th Floor, Senapati Bapat Marg, Elphinstone Road, Mumbai – 400 013, Maharashtra
6. E-mail : ibsecretarial@indiabulls.com
7. Telephone : 0124 – 668 – 1212
8. Website : <https://www.indiabullshomeloans.com>
9. Financial year for which reporting is being done : 2022 – 23
10. Name of the Stock Exchange(s) where shares are listed : BSE and NSE
11. Paid-up Capital : ₹ 94.32 crore

12. Name and contact details (telephone, email address) of the person who may be contacted in case of any queries on the BRSR report :

Mr. Amit Jain
Telephone number: 0124 – 668 – 1199
E-mail: ibsecretarial@indiabulls.com

13. Reporting boundary – Are the disclosures under this report made on a standalone basis (i.e. only for the entity) or on a consolidated basis (i.e. for the entity and all the entities which form a part of its consolidated financial statements, taken together). :

Disclosures made in this report are on a standalone basis and pertain only to Indiabulls Housing Finance Limited.

II. Products/ services

14. Details of business activities (accounting for 90% of the turnover):

S. No.	Description of Main Activity	Description of Business Activity	% of Turnover (Total Income) of the entity
1	Financial and Insurance Services	Financial and Credit Leasing Activities	96.6%

15. Products/Services sold by the entity (accounting for 90% of the entity's Turnover):

S. No.	Product/Service	NIC Code	% of total Turnover contributed
1.	IBHFL's core business is financing mortgage backed loans, its business can be classified as housing loans and non-housing loans. All other activities of the Company revolve around the main business. As at 31 st March 2023, the asset composition on loan book on standalone basis stands at 56.6% of Housing Loans and 43.4% of Non-Housing Loans.	64192	100%



Business Responsibility & Sustainability Report (Contd.)

I. Operations

16. Number of locations where plants and/or operations/offices of the entity are situated:

Location	Number of plants	Number of offices	Total
National	Not Applicable*	216	22
International		1	1

*The Company is a Housing Finance Company and hence does not undertake any manufacturing activities.

17. Markets served by the entity:

a. Number of locations

Locations	Number
National (No. of States)	22
International (No. of Countries)	1

b. What is the contribution of exports as a percentage of the total turnover of the entity?

Not applicable

c. A brief on types of customers

Indiabulls Housing Finance has a balance sheet size of more than ₹ 749.45 billion (on a consolidated basis) as of 31st March, 2023 and has serviced more than 1 million happy customers.

Customer compositions based on loan assets as on 31st March, 2023;

Categories of customers based on income group	% by Count	% by Amount
Loans to Economically Weaker Sections (EWS) - (Up to ₹ 3 lac)	13.7%	4.7%
Low Income Group - (Above ₹ 3 lac up to ₹ 6 lac)	10.6%	43.7%
Middle Income Group - (Above ₹ 6 lac up to ₹ 18 lac)	41.7%	20.5%
High Income Group - (Above ₹ 18 lac)	34.0%	31.0%
Total	100%	100%

Categories of customers based on employment group	% by Count	% by Amount
Salaried	70.4%	53.2%
Self-employed	29.6%	46.8%
Total	100%	100%

*Note: the above data is only for individual borrowers

Business Responsibility & Sustainability Report (Contd.)

II. Employees

18. Details as at the end of Financial Year

a. Employees and workers (including differently abled):

S. No	Particulars	Total (A)	Male		Female	
			No. (B)	% (B / A)	No. (C)	% (C / A)
EMPLOYEES						
1.	Permanent (D)	5096	4587	90%	509	10%
2.	Other than Permanent (E)	N/A	N/A	N/A	N/A	N/A
3.	Total employees (D + E)	5096	4587	90%	509	10%
WORKERS						
4.	Permanent (F)	N/A	N/A	N/A	N/A	N/A
5.	Other than Permanent (G)	N/A	N/A	N/A	N/A	N/A
6.	Total workers (F + G)	N/A	N/A	N/A	N/A	N/A

Differently abled Employees and workers:

S. No	Particulars	Total (A)	Male		Female	
			No. (B)	% (B / A)	No. (C)	% (C / A)
DIFFERENTLY ABLED EMPLOYEES						
1.	Permanent (D)	6	4	67%	2	33%
2.	Other than Permanent (E)	N/A	N/A	N/A	N/A	N/A
3.	Total differently abled employees (D + E)	6	4	67%	2	33%
DIFFERENTLY ABLED WORKERS						
4.	Permanent (F)	N/A	N/A	N/A	N/A	N/A
5.	Other than permanent (G)	N/A	N/A	N/A	N/A	N/A
6.	Total differently abled workers (F + G)	N/A	N/A	N/A	N/A	N/A

19. Participation/Inclusion/Representation of women

	Total (A)	No. and percentage of Females	
		No. (B)	% (B / A)
Board of Directors	7	1	14%
Key Management Personnel	4	-	0%

20. Turnover rate for permanent employees and workers

(Disclose trends for the past 3 years)

	FY 2023 (Turnover rate in current FY)			FY 2022 (Turnover rate in previous FY)			FY 2021 (Turnover rate in the year prior to the previous FY)		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
	Permanent Employees	90%	10%	100%	90%	10%	100%	87%	13%
Permanent Workers	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



Business Responsibility & Sustainability Report (Contd.)

III. Holding, Subsidiary and Associate Companies (including joint ventures)

21. (a) Names of Holding / Subsidiary / Associate companies / Joint ventures as at March 31, 2023[#]

S. No.	Name of the Holding/Subsidiary / Associate companies/ Joint ventures(A)	Indicate whether Holding/ Subsidiary/ Associate/ Joint Venture	% of shares held by listed entity
1.	Indiabulls Commercial Credit Limited	Subsidiary	100%
2.	Indiabulls Collection Agency Limited	Subsidiary	100%
3.	Ibulls Sales Limited	Subsidiary	100%
4.	Indiabulls Capital Services Limited	Subsidiary	100%
5.	Indiabulls Advisory Services Limited	Subsidiary	100%
6.	Indiabulls Insurance Advisors Limited	Subsidiary	100%
8.	Indiabulls Asset Holding Company Limited	Subsidiary	100%
9.	Nilgiri Investmart Services Limited (Formerly known as Nilgiri Financial Consultants Limited)	Subsidiary	100%
10.	Indiabulls Investment Management Limited (Formerly known as Indiabulls Venture Capital Management Company Limited)	Subsidiary	100%
11.	Indiabulls Asset Management Company Limited*	Subsidiary	100%
12.	Indiabulls Trustee Company Limited*	Subsidiary	100%
13.	Indiabulls Holdings Limited**	Subsidiary	100%

**IHFL has divested its entire stake in mutual fund business, being carried out by Indiabulls Asset Management Company Limited (IAMCL) and Indiabulls Trustee Company Limited (ITCL) and thereby ceased to have any control or shareholding in IAMCL and ITCL w.e.f May 04, 2023.*

***Indiabulls Holdings Limited, on January 27, 2023, has suo-moto filed an application under Section 248(2) of the Companies Act, 2013, for striking off the name of Indiabulls Holdings Limited from the register of companies maintained by the RoC.*

#Does not include ICCL Lender Repayment Trust and Pragati Employees Welfare Trust being these are in the nature of trust and the holding company along with its subsidiaries does not have any equity interest therein.

Does the entities indicated in the above table participate in the Business Responsibility initiatives of the entity? (Yes/ No)

There might be similarities in the Business Responsibility initiatives of the entities mentioned in the table to that of the Company.

IV. CSR Details

22. I. Whether CSR is applicable as per section 135 of Companies Act, 2013 : Yes
- II. Turnover : ₹ 7,381 Crore
- III. Net worth : ₹ 16,029 Crore

Business Responsibility & Sustainability Report (Contd.)

V. Transparency and Disclosures Compliances

23. Complaints/Grievances on any of the principles (Principles 1 to 9) under the National Guidelines on Responsible Business Conduct:

Stakeholder group from whom complaint is received	Grievance Redressal Mechanism in Place (Yes/No)	FY 2023 Current Financial Year			FY 2022 Previous Financial Year		
		(If Yes, then provide web-link for grievance redress policy)	Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks	Number of complaints filed during the year	Number of complaints pending resolution at close of the year
Communities	Yes	-	-	-	-	-	-
Investors (other than shareholders/ NCD holders)	Yes	-	-	-	-	-	-
Shareholders	Yes	146	0	-	835	0	-
Employees and workers	Yes	-	-	-	-	-	-
Customers	Yes	616	-	-	856	-	-
Value Chain Partners	Yes	-	-	-	0	0	0
Other (NCD Holders)	Yes	378	0	-	145	0	-

Some of the policies guiding the Company's conduct with all its stakeholders, including grievance mechanism are place on the Company's website. The hyperlink is: <https://www.indiabullshomeloans.com/grievance-redressal-policy>. In addition, there are internal policies placed on the intranet of the Company.

24. Overview of the entity's material responsible business conduct issues

Please indicate material responsible business conduct and sustainability issues pertaining to environmental and social matters that present a risk or an opportunity to your business, rationale for identifying the same, approach to adapt or mitigate the risk along-with its financial implications, as per the following format

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk/ opportunity	Approach to \adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
1	Corporate Governance	Opportunity	Having clearly delineated policies and processes and a board of directors and executive managers who maintain the compliance culture directly supports improved results. Organisations with good corporate governance can borrow funds at lower rates than those with weak corporate governance because they are seen as stable, reliable, and capable of mitigating potential risks	In order to strengthen corporate governance at Indiabulls Housing, the company has stayed true to its core values of Customer First, Transparency, Integrity, and Professionalism Board has been strengthened through introductions of very experienced independent directors. 70% of the Board comprises of Independent Directors. All key board committees chaired by Independent Directors.. IBH utilizes best-in-class information security practices and adopts leading data privacy standards	Positive: Strong Board and transparency of operations will increase confidence in investors and other stakeholders.



Business Responsibility & Sustainability Report (Contd.)

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk/ opportunity	Approach to \adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
2	Priority Sector Lending	Opportunity	<p>Priority sector lending within home loans is towards affordable housing, and helps families purchase their first home, thus helping address the country's housing gap.</p> <p>Lending to small businesses and micro, small & medium enterprises [MSMEs] also constitutes priority sector lending, small businesses and MSMEs are a vital category accounting for 30% of India's GDP</p>	<p>IBH is catering to credit underserved population of smaller towns by establishing lean branches leveraging its eHome Loans technology. This will help people from these towns to achieve their dream of owning a home.</p> <p>IBH offers a means to small businesses and MSMEs to unlock the value of their property and avail funding for their businesses at reasonable 'mortgage-backed finance' rates. The Company thus provides vital funding support to the economically and socially crucial small business and MSME sectors of the country's economy.</p>	<p>Positive:</p> <p>Addressing housing shortage by lending in smaller town helps credit underserved population of the country and contribute to the Government's goal of 'Housing for all'</p> <p>Serving the credit demand of the crucial MSME sector support economical growth and employment generation</p>
3	Customer Satisfaction	Risk and Opportunity	<p>Opportunities;</p> <p>A 'customer first' approach is at the core of IBH's operations. Along with focus on customer experience, IBH also strive to ensure transparency in its operations and communication.</p> <p>Risk;</p> <p>Since IBH is a provider of housing and mortgage backed loan products and services to a large number of customers, an unpleasant customer experience could result in them losing customers or even damaging the reputation</p>	<p>All customer complaints received across branches/ front channels are managed through a centralised complaints management system for tracking and timely resolution. We continue to take steps to ensure customer satisfaction, and aim to increase it from current 95% to 100% by FY25.</p>	<p>Positive:</p> <p>Satisfied customer lower the churn rate, and increases the brand loyalty. IBH's goal is to provide hassle- free smooth home buying experience to its customers</p>

Business Responsibility & Sustainability Report (Contd.)

SECTION B: MANAGEMENT AND PROCESS DISCLOSURES

This section is aimed at helping businesses demonstrate the structures, policies and processes put in place towards adopting the NGRBC Principles and Core Elements.

Disclosure Questions	P	P	P	P	P	P	P	P	P
	1	2	3	4	5	6	7	8	9
Policy and management processes									
a. Whether your entity's policy/policies cover each principle and its core elements of the NGRBCs. (Yes/ No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
b. Has the policy been approved by the Board? (Yes/No)	Yes. The policy has been approved by the Board.								
c. Web Link of the Policies, if available	https://www.indiabullshomeloans.com/investor-relations/codes-policies								
2. Whether the entity has translated the policy into procedures? (Yes / No)	Yes. The Company has translated the policies as applicable and imbibed the same into procedures and practices in all spheres of activities that it undertakes.								
3. Do the enlisted policies extend to your value chain partners? (Yes/No)	Yes. The Company's Code of Conduct largely imbibes the above – mentioned principles and the Company expects its stakeholders to adhere to the same in all their dealings.								
4. Name of the national and international codes/ certifications/labels/ standards (e.g. Forest Stewardship Council, Fairtrade, Rainforest Alliance, Trustea) standards (e.g. SA 8000, OHSAS, ISO, BIS) adopted by your entity and mapped to each principle.	Not Applicable								
5. Specific commitments, goals and targets set by the entity with defined timelines, if any.	As a responsible corporate entity, we are dedicated to conducting our operations in the most sustainable manner possible. Our unwavering commitment revolves around achieving diverse targets, including environmental protection, reducing our carbon footprint, empowering women, generating livelihood opportunities, ensuring housing for all, fostering a gender-inclusive environment, nurturing our employees, practicing responsible governance, providing access to health and safety, and safeguarding consumer protection.								
6. Performance of the entity against the specific commitments, goals and targets along-with reasons in case the same are not met.	Not Applicable								
Governance, leadership and oversight									
7. Statement by director responsible for the business responsibility report, highlighting ESG related challenges, targets and achievements (listed entity has flexibility regarding the placement of this disclosure)	Please refer to the ESG section of the Annual Report.								
8. Details of the highest authority responsible for implementation and oversight of the Business Responsibility policy (ies).	Mr. Sachin Chaudhary Designation: Executive Director & COO								



Business Responsibility & Sustainability Report (Contd.)

Disclosure Questions	P	P	P	P	P	P	P	P	P									
	1	2	3	4	5	6	7	8	9									
9. Does the entity have a specified Committee of the Board/ Director responsible for decision making on sustainability related issues? (Yes / No). If yes, provide details.	Yes.	<p>The board of directors and senior management of the Company monitor various aspects of social, environmental, governance and economic responsibilities of the Company on a continuous basis.</p> <p>The Company's business responsibility and sustainability performance is reviewed by the Board of Directors on an annual basis.</p> <p>The executive directors are responsible for the strategy and implementation of the Company's ESG framework.</p> <p>The performance of the Company from a perspective of business responsibility is assessed by the following committees of the board:</p> <p>(i) the ESG Committee;</p> <p>(ii) the Corporate Social Responsibility Committee; and</p> <p>(iii) the Stakeholders Relationship Committee.</p> <p>In addition, the Risk Management Committee and the IT Strategy Committee also assesses risks pertaining to certain principles of business responsibility and sustainability.</p>																
10. Details of Review of NGRBCs by the Company:																		
Subject for Review	Indicate whether review was undertaken by Director / Committee of the Board/ Any other Committee									Frequency (Annually/ Half yearly/ Quarterly/ Any other – please specify)								
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	1	2	3	4	5	6	7	8	9	1	2	3	4	5	6	7	8	9
Performance against above policies and follow up action	As a practice, BR policies of the Company are reviewed periodically or on a need basis by department heads, business heads, executive directors and the board.									During this assessment, the efficacies of the policies are reviewed and necessary changes to policies and procedures are implemented.								
Compliance with statutory requirements of relevance to the principles and rectification of any non-compliances	The Company is in compliance with the extant regulations, as applicable.																	

Business Responsibility & Sustainability Report (Contd.)

11. Has the entity carried out independent assessment/ evaluation of the working of its policies by an external agency? (Yes/No). If yes, provide name of the agency.

The processes and compliances may be subject to scrutiny by internal auditors and regulatory compliances, as applicable.

From a best practices perspective as well as from a risk perspective, policies are periodically evaluated and updated by various department heads, business heads and approved by the management and/or board. The report has been reviewed by the department in charge of Policy Implementation and Process Management.

SECTION C: PRINCIPLE WISE PERFORMANCE DISCLOSURE

This section is aimed at helping entities demonstrate their performance in integrating the Principles and Core Elements with key processes and decisions. The information sought is categorized as “Essential” and “Leadership”. While the essential indicators are expected to be disclosed by every entity that is mandated to file this report, the leadership indicators may be voluntarily disclosed by entities which aspire to progress to a higher level in their quest to be socially, environmentally and ethically responsible.

PRINCIPLE 1 Businesses should conduct and govern themselves with integrity, and in a manner that is Ethical, Transparent and Accountable.

Essential Indicators

1. Percentage coverage by training and awareness programmes on any of the Principles during the financial year:

Segment	Total number of training and awareness programmes held	Topics/ principles covered under the training and its impact	% of persons in respective category covered by the awareness programmes
Board of Directors/ Key Managerial Personnel (KMP)	During the year, the Board of Directors and KMPs of the Company spent more than 4 hours on various familiarisation programmes, comprising matters relating to an array of issues pertaining to business, regulations, economy and environmental, social and governance parameters.		97%
Employees Other than Board of Directors of KMPs	34	<ol style="list-style-type: none"> Orientation Trainings :Functional Trainings – CRM, BAOnBoarding, Lentra, Credit Policies,Credit Level – 1 & 2 Workshop Movie Based Learnings – The Birth of a Salesman,Three Aces and Manager Behavioural Trainings – Communication Excellence, Lets Change for a Cause,Negotiation Skills, Communicatin Excellence, Up skilling Sales Teams, Email Etiquettes, Collections Workshop Regulatory Trainings – INFOSEC, POSH,Fair Practices Code, KYC & AML, PMAY, SARFAESI, Code of Conduct. 	79%
Workers	NA	NA	NA



Business Responsibility & Sustainability Report (Contd.)

2. Details of fines / penalties /punishment/ award/ compounding fees/ settlement amount paid in proceedings (by the entity or by directors / KMPs) with regulators/ law enforcement agencies/ judicial institutions, in the financial year, in the following format (Note: the entity shall make disclosures on the basis of materiality as specified in Regulation 30 of SEBI

(Listing Obligations and Disclosure regulations) Regulations, 2015 and as disclosed on the entity's website):

Monetary					
	NGRBC Principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Amount (In ₹)	Brief of the Case	Has an appeal been preferred? (Yes/No)
Penalty / Fine		BSE Limited	₹ 35,400 (Including GST).	Delay of 30 days in resolving one Investor complaint for credit of dividend into the investors' account, for FY 2020-21. The Company took all available measures at its disposal, to comply and also has paid the penalty amount levied by the BSE Limited.	No
Settlement	--	--	--	--	--
Compounding Fee	--	MCA	Company: ₹50,000 Directors & KMPs: ₹65,000	Violation of Section 118 of the Companies Act, 2013 read with Secretarial Standard 1 for the Financial Year 2014-15 and Financial year 2016-17.	No
Non-Monetary					
	NGRBC Principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Brief of the Case	Has an appeal been preferred? (Yes/ No)	
Imprisonment	NIL				
Punishment					

3. Of the instances disclosed in Question 2 above, details of the Appeal/ Revision preferred in cases where monetary or non-monetary action has been appealed.

Case Details	Name of the regulatory/ enforcement agencies/ judicial institutions
N.A.	

4. Does the entity have an anti-corruption or anti-bribery policy? If yes, provide details in brief and if available, provide a web- link to the policy.

Yes. The Company has an anti-bribery and anti-corruption policy. The policy emphasizes IHFL's zero tolerance towards bribery and corruption practices. The policy provides necessary information and guidance on how to recognize and deal with bribery and corruption issues.

Here is the web-link to the policy:

<https://www.indiabullshomeloans.com/uploads/downloads/anti-corruption-and-anti-bribery-policies-0432314001627464835v1.pdf>

Business Responsibility & Sustainability Report (Contd.)

5. Number of Directors/KMPs/employees/workers against whom disciplinary action was taken by any law enforcement agency for the charges of bribery/ corruption:

	FY 2023 (Current Financial Year)	FY 2022 (Previous Financial Year)
Directors		
KMPs		Nil
Employees		
Workers		

6. Details of complaints with regard to conflict of interest:

	FY 2023 (Current Financial Year)		FY 2022 (Previous Financial Year)	
	Number	Remarks	Number	Remarks
Number of complaints received in relation to issues of Conflict of Interest of the Directors	--	--	--	--
Number of complaints received in relation to issues of Conflict of Interest of the KMPs	--	--	--	--

7. Provide details of any corrective action taken or underway on issues related to fines / penalties / action taken by regulators/ law enforcement agencies/ judicial institutions, on cases of corruption and conflicts of interest.

No corrective actions pertaining to above mentioned parameters was necessitated by IBH during the year under review.

Leadership Indicators.

1. Awareness programmes conducted for value chain partners on any of the Principles during the financial year:

The Company conducted training programmes for its direct selling agents so as to enable them to effectively use the Company's digital eHome Loan platform.

Details of programmes are as follow:

Total number of awareness programmes held	Topics / principles covered under the training	%age of value chain partners covered (by value of business done with such partners) under the awareness programmes
7 Awareness Programs	PMAY, FPC, POSH, KYC & AML, InfoSec., COC & SARFAESI	81%

2. Does the entity have processes in place to avoid/ manage conflict of interests involving members of the Board? (Yes/ No) If Yes, provide details of the same.

Yes. the Company has zero-tolerance policy toward unethical business practices. Any conflict of interest that may arise in the Company's business activities with any of its stakeholders is addressed through a guidance mechanism.

IBHFL and its subsidiaries have a policy on related party transaction which requires all the transactions done in ordinary course of business to be at arm's length:

https://www.indiabullshomeloans.com/uploads/downloads/ihfl_policy-on-related-party-transactions-01042022-0512403001654939668.pdf



Business Responsibility & Sustainability Report (Contd.)

PRINCIPLE 2: Businesses should provide goods and services in a manner that is sustainable and safe

Essential Indicators

- 1. Percentage of R&D and capital expenditure (capex) investments in specific technologies to improve the environmental and social impacts of product and processes to total R&D and capex investments made by the entity, respectively. [Yet to receive from IT]**

Given the nature of business, IBHFL's capex is largely restricted to Information Technology (IT). In FY23, The Company has spent more than ₹ 15 Crore on IT and Digital platform in FY2022-23. Year-over-year the company strives to reduce its environmental footprint by promoting a fully digital platform for its new and existing customers. Also, by embracing digital platforms, the company increases operational efficiency and reduces paper usage, ultimately reducing its carbon footprint.

- 2. a. Does the entity have procedures in place for sustainable sourcing? (Yes/No) No**
b. If yes, what percentage of inputs were sourced sustainably?

IBHFL provides housing and mortgage loans, and thus, Company neither has a sizeable consumption of any raw material nor produces any tangible goods. Its activities are limited to providing financial solutions to its customers; hence we do not maintain records for sustainable sourcing. However, the company employs extensive use of technology to source its loans so as to reduce consumption of paper, petrol and large branches and thus conserve energy. Over 34% of the loans sourced by the Company in FY2022-23 was through its digital technology platform

- 3. Describe the processes in place to safely reclaim your products for reusing, recycling and disposing at the end of life, for (a) Plastics (including packaging) (b) E-waste (c) Hazardous waste and (d) other waste.**

IBHFL provides home and mortgage loans to its customers and does not manufacture any products, hence we do not currently maintain records for hazardous and other waste generation. However, IBHFL's offices in metro cities have tied-up with recycling companies to recycle all recyclable waste. Also, for e-waste generated by the Company, tie-ups with handful of green certified recycling vendors have been done to centrally manage and recycle the PAN – India e-waste. At all its branches, IBHFL promotes usage of glass bottles for drinking water, so as to reduce use of plastic bottles.

- 4. Whether Extended Producer Responsibility (EPR) is applicable to the entity's activities (Yes / No). If yes, whether the waste collection plan is in line with the Extended Producer Responsibility (EPR) plan submitted to Pollution Control Boards? If not, provide steps taken to address the same.**

Given the nature of our business, the above is not applicable

Leadership Indicators

- 1. Has the entity conducted Life Cycle Perspective / Assessments (LCA) for any of its products (for manufacturing industry) or for its services (for service industry)? If yes, provide details in the following format?**

The core business activity of IBHFL is providing mortgage loans. The loan onboarding is a sequential process starting from loan sourcing, processing, disbursement, servicing and repayment of the loan. Details are summarized below:

a) Sourcing of Loan

At IBHFL, loans are sourced through digital channels, branches, and Direct Sale Agent (DSA). The application is further processed through our digital end-to-end channel. This platform offers a coherent digital home loan experience, right from the application stage to loan disbursal, with the channelization of what we call the 4E's: e-APPLY, e-SANCTION, e-DISBURSE, and e-ENGAGE.

b) Loan Processing

- Document Submission:

With the help of IBHFL's Relationship manager, the application form is uploaded on the digital portal and various documents are then processed through an analytics-driven underwriting engine to provide a first-level, real-time sanction.

Business Responsibility & Sustainability Report (Contd.)

- **Credit Underwriting:**

As part of the appraisal process, the submitted documents undergo various checks to ensure authenticity and compliance with regulations.

- **Legal Appraisal:**

The title documents of the property are verified to ensure title is clear and marketable.

- **Technical Appraisal:**

Dual appraisal through an in-house technical team as well as external technical team is undertaken of the project related documents and verification of the stage of construction of the project to ascertain the amount that can be disbursed

c) Disbursement

On approval, the disbursement is also done digitally which offers an unmatched convenience both to the Company and its customers, as it substantially reduces the paperwork and time to process the application and disbursement of loan.

d) Servicing

The loan servicing process involves the administrative aspects of the loan from the time the proceeds are disbursed to the borrower until the loan is repaid. In addition to this, a customer may request change in personal information, add/change nominees, or file a grievance.

e) Repayment & Closure

The customer is then given a mortgage release letter and NOC (No Objection Certificate) stating that all dues towards the loan has been fully repaid after the loan is completely repaid / prepaid. Original or copies of title documents for the property and any other documents obtained during the legal process are then released.

2. If there are any significant social or environmental concerns and/or risks arising from production or disposal of your products / services, as identified in the Life Cycle Perspective / Assessments (LCA) or through any other means, briefly describe the same along-with action taken to mitigate the same.

Given the nature of our business, the above is not applicable.

3. Percentage of recycled or reused input material to total material (by value) used in production (for manufacturing industry) or providing services (for service industry).

Given the nature of our business, the above is not applicable.

4. Of the products and packaging reclaimed at end of life of products, amount (in metric tonnes) reused, recycled, and safely disposed, as per the following format.

Given the nature of our business, the above is not applicable.

5. Reclaimed products and their packaging materials (as percentage of products sold) for each product category

Given the nature of our business, the above is not applicable

Business Responsibility & Sustainability Report (Contd.)

PRINCIPLE 3 Businesses should respect and promote the well-being of all employees, including those in their value chains Essential Indicators

1. a. Details of measures for the well-being of employees:

Category	% of employees covered by										
	Total (A)	Health insurance		Accident insurance		Maternity benefits		Paternity benefits		Day care facilities	
	No.(B)	% (B/A)	No.(C)	% (C/A)	No.(D)	% (D/A)	No.(E)	% (E/A)	No.(F)	% (F/A)	
PERMANENT EMPLOYEES											
Male	4587	4587	100%	4587	100%	–	–	42	1%	–	–
Female	509	509	100%	509	100%	18	4%	–	–	–	–
Total	5096	5096	100%	5096	100%	–	–	–	–	–	–
OTHER THAN PERMANENT EMPLOYEES											
Male	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Female	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

b. Details of measures for the well-being of workers: Not applicable

2. Details of retirement benefits for the current and previous financial year

Benefits	FY23		FY22	
	No. of employees covered as a % of total employees	Deducted and deposited with the authority (Y/N/N.A.)	No. of employees covered as a % of total employees	Deducted and deposited with the authority (Y/N/N.A.)*
PF	6% employees covered	Y	9% employees covered	Y
Gratuity	33% employees covered	N	14% employees covered	N
Employee State Insurance [ESI]	12% employees covered	Y	28% employees covered	Y
Others	-	-	-	-

3. Accessibility of workplaces

Are the premises/offices accessible to differently abled employees as per the requirements of the Rights of Persons with Disabilities Act, 2016? If not, whether any steps are being taken by the entity in this regard. Yes

4. Does the entity have an equal opportunity policy as per the Rights of Persons with Disabilities Act, 2016? If so, provide a web-link to the policy. Yes,

Policy Link; https://www.indiabullshomeloans.com/uploads/downloads/equal-employment-opportunity-policy_ibhfi-0410853001661947777.pdf

Business Responsibility & Sustainability Report (Contd.)

5. Return to work and retention rates of permanent employees and workers that took parental leave

Gender	Permanent Employer FY2022-23		Permanent Employees FY2021-22	
	Return to work rate	Retention Rate	Return to work rate	Retention Rate
Male	100%	86%	100%	92%
Female	100%	84%	100%	74%
Total	100%	85%	100%	84%

6. Is there a mechanism available to receive and redress grievances for the following categories of employees? If yes, give details of the mechanism in brief.

	Yes/No (If Yes, then give details of the mechanism in brief)
Permanent Employees	Yes. Employee can share their concerns with designated SPOC and follow Escalation Matrix available on INET.
Other than permanent employees	NA
Permanent Workers	NA
Other than Permanent Workers	NA

Membership of employees and worker in association(s) or Unions recognised by the listed entity: Not Applicable

Category	FY 2023 (Current Financial Year)			FY 2022 (Previous Financial Year)		
	Total employees / workers in respective category (A)	No. of employees / workers in respective category, who are part of association(s) or Union (B)	% (B / A)	Total employees / workers in respective category (A)	No. of employees / workers in respective category, who are part of association(s) or Union (B)	% (B / A)
TOTAL PERMANENT EMPLOYEES	NA	NA	NA	NA	NA	NA
Male	NA	NA	NA	NA	NA	NA
Female	NA	NA	NA	NA	NA	NA
TOTAL PERMANENT WORKERS	NA	NA	NA	NA	NA	NA
Male	NA	NA	NA	NA	NA	NA
Female	NA	NA	NA	NA	NA	NA

Business Responsibility & Sustainability Report (Contd.)

8. Details of training given to employees

Category	FY23					FY22				
	Total (A)	On health and safety/wellness measures		On skill upgradation		Total (A)	On health and safety / wellness measures		On skill upgradation	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (B)	% (B/A)	No. (C)	% (C/A)
EMPLOYEES										
Male	4329	NA	NA	3902	90%	3925	2602	63%	2898	70%
Female	407	NA	NA	357	88%	444	230	51%	357	79%
Total	4736	NA	NA	4259	90%	4369	2832	59%	3255	77%
WORKERS										
Male	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Female	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

9. Details of performance and career development reviews of employees

Category	FY23			FY22		
	Total (A)	No. (B)	% (B/A)	Total (C)	No. (D)	% (D/C)
EMPLOYEES						
Male	4587	2275	50%	4039	2919	72%
Female	509	298	59%	457	332	73%
Total	5096	2573	50%	4496	3251	72%
WORKERS						
Male	NA	NA	NA	NA	NA	NA
Female	NA	NA	NA	NA	NA	NA
Total	NA	NA	NA	NA	NA	NA

10. Health and safety management system:

- a. Whether an occupational health and safety management system has been implemented by the entity? (Yes/ No). If yes, the coverage such system?

IBHFL trains its employees on safety protocols. Company conducts periodic trainings on fire safety and evacuation drills for employees at all its locations. Webinars are conducted with health care specialists to create awareness around family health and nutrition, practicing resilience and how to have empathetic conversations with their teams.

IBHFL has set-up a Quick Response Team (QRT) to provide any support required at the Company's branches or to its employee during the working hours. QRTs ensures that all business units have business continuity and incident management plans in place.

IBHFL conducts awareness sessions on health and safety related aspects, sends periodic internal communication and alerts Company's employee portal 'inet', which is accessible to all employees.

Here is the web-link to Health and Safety Policies of IBHFL:

https://www.indiabullshomeloans.com/uploads/downloads/health-and-safety-policy_updated-0313057001627464906.pdf

Business Responsibility & Sustainability Report (Contd.)

- b. What are the processes used to identify work-related hazards and assess risks on a routine and non-routine basis by the entity?

Given the nature of Company's business, this is not directly applicable to us. However, the well-being and safety of our employees are of utmost importance to us. We strongly encourage our staff to promptly inform their respective HR representatives about any workplace hazards, incidents, or potential health and safety risks.

- c. Whether you have processes for workers to report the work related hazards and to remove themselves from such risks. (Y/N)

All employees are insured through group Medclaim, group term life insurance, and group personal accident policies to reduce financial risk in the event of any medical occurrences.

- d. Do the employees/ worker of the entity have access to non-occupational medical and healthcare services? (Yes/ No)

Yes. All employees of IBHFL are covered under Health Insurance

11. Details of safety related incidents, in the following format:

Safety Incident/Number	Category	FY23	FY22
Lost Time Injury Frequency Rate (LTIFR) (per one million-person hours worked)	Employees	NIL	NIL
Total recordable work-related injuries			
No. of fatalities (safety incident)			
High consequence work-related injury or ill-health (excluding fatalities)			

12. Describe the measures taken by the entity to ensure a safe and healthy work place.

Refer to 10 (a), (b), (c) & (d)

13. Number of complaints on the following made by employees

	FY23			FY22		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Working conditions	NIL	NIL	NIL	NIL	NIL	NIL
Health and safety	NIL	NIL	NIL	NIL	NIL	NIL

14. Assessments for the year

% of your plants and offices that were assessed (by entity or statutory authorities or thirdparties)	
Health and safety practices	100%
Working Conditions	NIL

Provide details of any corrective action taken or underway to address safety-related incidents (if any) and on significant risks / concerns arising from assessments of health and safety practices and working conditions.

There is no identified risk related to the health & safety practices and working conditions for the employees. However, the Company continues to assess the risk related to any health & safety practices and working conditions and is committed to taking corrective action to mitigate that risk



Business Responsibility & Sustainability Report (Contd.)

Leadership Indicators

1. Does the entity extend any life insurance or any compensatory package in the event of death of (A) Employees (Y/N) (B) Workers (Y/N).

Yes, the Company may offer employment to the spouse/ dependent of the deceased employee. Benefits like provident fund, gratuity, superannuation, as applicable, are settled on a priority basis.

2. Provide the measures undertaken by the entity to ensure that statutory dues have been deducted and deposited by the value chain partners.

The Company ensures that taxes as applicable to the transactions within the remit of the Company are deducted and deposited in accordance with extant regulations. This activity is also reviewed as part of the internal and statutory audit.

3. Provide the number of employees / workers having suffered high consequence work-related injury / ill-health

	Total no. of affected employees		No. of employees that are rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment	
	FY23	FY22	FY23	FY22
Employees				
Workers	Not applicable, since there was no work-related injuries			

/ fatalities (as reported in Q11 of Essential Indicators above), who have been rehabilitated and placed in suitable

4. Does the entity provide transition assistance programs to facilitate continued employability and the management of career endings resulting from retirement or termination of employment?

The Company has retirement policy in place which aims to define terms of retirement for employees and the subsequent engagement opportunities with Company. IBHFL invests significant time and resources in the training and development of its employees. With such trainings, most employees are skilled and tend to be employable upon retirement/ termination.

5. Details on assessment of value chain partners:

	% of value chain partners (by value of business done with such partners) that were assessed
Health and safety	IBHFL expects all its value chain partners to follow extant regulations, including health and safety practices and working conditions.
Working Conditions	

Provide details of any corrective actions taken or underway to address significant risks / concerns arising from assessments of health and safety practices and working conditions of value chain partners.

No corrective action plan was necessary due to the absence of any significant risks / concerns.

PRINCIPLE 4: Businesses should respect the interests of and be responsive to all its stakeholders

Essential Indicators

1. Describe the processes for identifying key stakeholder groups of the entity.

Any individual or group of individuals who have an interest in business operations of the Company and is positively or negatively impacted by initiatives or policies of the Company are identified as stakeholders of the Company. As this context, it includes employees, customers, investors, shareholders, suppliers, channel partners, regulators and the society.

Business Responsibility & Sustainability Report (Contd.)

2. List of stakeholder groups identified as key for your entity and the frequency of engagement with each stakeholder group.

Key Stakeholders	Whether identified as Vulnerable & Marginalised Group (Yes/No)	Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Others	Frequency of engagement (Annually/ Half yearly/ Quarterly/ others – please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Customers	No	Through physical and Digital Channels such as Emails, App, advertisement, etc.	Frequent & need-based	Addressing customer queries, grievances, complaints, and educating on safety and security policies etc
Employees	No	Through physical and Digital Channels	Regularly	To exchange ideas and suggestion, provide opportunity for professional growth and educate employees on HR policies
Shareholders / Investors	No	Stock Exchanges intimations, Newspapers, Emails, Annual General Meeting, Quarterly Earnings Call, in-office and virtual meetings / conferences	Frequent & need-based	To update on developments, business activity, new initiatives, schemes, Quarterly and Annual audited results
Government / Regulators	No	Through physical and Digital Channels such as PRISM portal etc.	Need based	To receive recommendation, amendments, approvals and update on policies and compliances.

Leadership Indicators

1. Provide the processes for consultation between stakeholders and the Board on economic, environmental, and social topics or if consultation is delegated, how is feedback from such consultations provided to the Board.

The Company encourages responsible and responsive communication towards all its stakeholders be it customers, media, investors, analysts, regulatory authorities, vendors, etc. The Company has created an email ID to receive regular feedback from employees. This initiative encourages stakeholders to share their thoughts and experiences on a daily basis.

2. Whether stakeholder consultation is used to support the identification and management of environmental, and social topics (Yes / No). If so, provide details of instances as to how the inputs received from stakeholders on these topics were incorporated into policies and activities of the entity.

With input from the Board of Directors, social workers, employees, and customers, the Company's CSR team identifies needy and underserved areas for initiating a health or educational aids. This encourages the participation of stakeholders. As the number of evolving aspects of CSR are still in the 'learning phase' for the Company and it therefore requires stakeholder interaction

3. Provide details of instances of engagement with, and actions taken to, address the concerns of vulnerable/ marginalized stakeholder groups.

As part of Company's CSR initiatives, beneficiaries include economically vulnerable, under-privileged and socially marginalized populations. For instances, the CSR initiatives of the Company has helped children from economically challenged backgrounds to pursue higher education, and have successfully diagnosed and treated patients in under-privileged areas.



Business Responsibility & Sustainability Report (Contd.)

PRINCIPLE 5: Businesses should respect and promote human rights Essential Indicators

1. Employees and workers who have been provided training on human rights issues and policy(ies) of the entity, in the following format:

Category	FY23			FY22		
	Total (A)	No. of employees covered (B)	% (B/A)	Total (C)	No. of employees covered (D)	% (D/C)
EMPLOYEES						
Permanent	-	-	-	-	-	-
Other than permanent	-	-	-	-	-	-
Total Employees	-	-	-	-	-	-
WORKERS						
Permanent	-	-	-	-	-	-
Other than permanent	-	-	-	-	-	-
Total Employees	-	-	-	-	-	-

2. Details of minimum wages paid to employees and workers, in the following format:

Category	FY23					FY22				
	Total (A)	Equal to Minimum Wage		More than Minimum Wage		Total (D)	Equal to Minimum Wage		More than Minimum Wage	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (E)	% (E/D)	No. (F)	% (F/D)
EMPLOYEES										
Permanent										
Male	4587	313	7%	4274	93%	4072	683	17%	3389	83%
Female	509	26	5%	483	95%	519	107	21%	412	79%
Other than Permanent	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Male	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Female	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WORKERS										
Permanent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Male	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Female	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other than Permanent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Male	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Female	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Business Responsibility & Sustainability Report (Contd.)

3. Details of remuneration/salary/wages, in the following format:

	Male		Female	
	Number	Median remuneration/ salary/ wages of respective category (₹)	Number	Median remuneration/ salary/ wages of respective category (₹)
Board of Directors (BoD) (Whole-time directors)	2	8.18 In ₹ Cr. (P.A)	-	-
Key Managerial Personnel (other than BoD)	2	3.15 In ₹ Cr. (P.A)	-	-
Employees other than BoD and KMP	4583	0.090 In ₹ Cr. (P.A)	509	0.068 in ₹ Cr. (P.A)

Do you have a focal point (Individual/ Committee) responsible for addressing human rights impacts or issues caused or contributed to by the business? (Yes/No)

Yes. The Chief Human Resources Officer is responsible for addressing human rights issues caused or contributed by the business.

5. Describe the internal mechanisms in place to redress grievances related to human rights issues.

The Company upholds the principles of being an organization that respects human rights, is non-discriminatory amongst employees and provides for a redressal mechanism to the key constituents that it deals with. The Company's Code of Conduct respects and promotes human rights. The Company complies and adheres to all the human rights laws and guidelines of the Constitution of India, national laws and policies and treats all its stakeholders and customers with dignity, respect and due understanding.

6. Number of Complaints on the following made by employees and workers:

	FY23			FY22		
	Filed during the year	Pending resolution at the end of the year	Remarks	Filed during the year	Pending resolution at the end of the year	Remarks
Sexual Harassment	NIL	NIL	NIL	NIL	NIL	NIL
Discrimination at workplace	NIL	NIL	NIL	NIL	NIL	NIL
Child Labour	NIL	NIL	NIL	NIL	NIL	NIL
Forced Labour/ Involuntary Labour	NIL	NIL	NIL	NIL	NIL	NIL
Wages	NIL	NIL	NIL	NIL	NIL	NIL
Other human rights related issues	NIL	NIL	NIL	NIL	NIL	NIL

Mechanisms to prevent adverse consequences to the complainant in discrimination and harassment cases.

We have committee in place wherein any such stance can be reported and independent panel will address to the issue or concern raised as per defined SOP of committee.

8. Do human rights requirements form part of your business agreements and contracts?

Yes, in certain business agreements and contracts where relevant. The Company includes a clause in certain loan agreements, requiring the borrower to comply with labour laws, environment, health, safety and social laws, as applicable.



Business Responsibility & Sustainability Report (Contd.)

9. Assessments for the year:

	% of your plants and offices that were assessed (by entity or statutory authorities or third parties)
Child labour	
Forced/involuntary labour	
Sexual harassment	
Discrimination at workplace	IBHFL is in compliance with laws, as applicable.
Wages	
Others – please specify	

Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 9 above.

Not applicable

Leadership Indicators

1. Details of a business process being modified / introduced as a result of addressing human rights grievances/complaints.

There have been no significant modification / introductions as a result of addressing human rights grievances / complaints

2. Details of the scope and coverage of any Human rights due-diligence conducted.

Please refer to the above response.

3. Is the premise/office of the entity accessible to differently abled visitors, as per the requirements of the Rights of Persons with Disabilities Act, 2016?

Some of the offices have ramps for easy movement of differently abled visitors. Most of the offices are located on the ground floor or have elevators and infrastructure for differently abled visitors

4. Details on assessment of value chain partners:

	% of value chain partners (by value of business done with such partners) that were assessed
Child labour	
Forced/involuntary labour	
Sexual harassment	
Discrimination at workplace	Our value chain partners are expected to adhere to the same values, principles, and business ethics as IBHFL.
Wages	
Others – please specify	

Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 4 above.

No corrective actions pertaining to Question 4 was necessitated by the Company during the year under review

Business Responsibility & Sustainability Report (Contd.)

PRINCIPLE 6: Businesses should respect and make efforts to protect and restore the environment

Essential Indicators

1. Details of total energy consumption (in Joules or multiples) and energy intensity, in the following format:

Parameter*	FY22-23		FY21-22	
	MWH	TJ	MWH	TJ
Total electricity consumption (A)	3,243.18	11.68	4549.11	16.38
Total fuel consumption (B)	376.66	1.36	218.52	0.79
Energy consumption through other sources (C) Renewables	13.49	0.048	14.00	0.05
Total energy consumption(A+B+C)	3,633.33	13.08	4781.63	17.22
Energy intensity per rupee of turnover (Total energy consumption/ turnover in Rupees)	NA	NA	NA	NA
Energy intensity (optional) – the relevant metric may be selected by the entity	NA	NA	NA	NA

*The Company has started tracking the above parameters from FY22 onwards

Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. The Company has partnered with a leading Carbon and Sustainability institution, Infinite Environmental Solutions Pvt. Ltd. (Infinite Solutions).

2. Does the entity have any sites / facilities identified as designated consumers (DCs) under the Performance, Achieve and Trade (PAT) Scheme of the Government of India? (Y/N) If yes, disclose whether targets set under the PAT scheme have been achieved. In case targets have not been achieved, provide the remedial action taken, if any.

Not applicable

3. Provide details of the following disclosures related to water, in the following format:

Given the nature of IBHFL's business, usage of water is restricted to human usage & consumption. Efforts have been made to ensure that water is utilized judiciously in the office premises.

4. Has the entity implemented a mechanism for Zero Liquid Discharge? If yes, provide details of its coverage and implementation

No. Given the nature of IBHFL's business, the above is not applicable.

5. Please provide details of air emissions (other than GHG emissions) by the entity, in the following format:

Not applicable to IBHFL's business.

6. Provide details of greenhouse gas emissions (Scope 1 and Scope 2 emissions) & its intensity, in the following format: GHG Emissions FY22

Parameter*	Unit	FY2022-23 (Current Financial Year)	FY2021-22 (Previous Financial Year)
Total Scope 1 emissions (GHG: CO ₂ , CH ₄ , N ₂ O, HFCs)	MTCO ₂ e	1,551.55	862.57
Total Scope 2 emissions (GHG: CO ₂ , CH ₄ , N ₂ O, HFCs)	MTCO ₂ e	2,983.73	3607.57
Total GHG emissions (Scope 1 & 2)	MTCO ₂ e	4,535.28	4470.14
Total Scope 1 and Scope 2 emissions per rupee of turnover	MTCO ₂ e / INR (Cr.)	0.56	0.57

*The data pertains to all offices of the Company



Business Responsibility & Sustainability Report (Contd.)

Source	Scope 1 & 2 GHG Emissions Summary - FY2022 – 23				
	CO2 (MT)	CH4 (MT)	N2O (MT)	Refrigerants (kg)	CO2e (MT)
Generator Sets (Diesel)	0.901262	0.000109	0.000008	-	0.91
Company Cars (Petrol & Diesel)	-	-	-	-	31.70
Air Conditioner - Refrigerant Leaks	-	-	-	R22 – 816.27 kg; R32 – 44.59 kg; R410a - 5.46 kg	1518.95
Scope 1 Total					1551.55
Purchased Electricity	-	-	-	-	2983.73
Scope 2 Total					2983.73
Scope 1 & 2 Total					4535.28

Source	Overall GHG Emissions Summary - FY2022 – 23				
	CO2 (MT)	CH4 (MT)	N2O (MT)	CO2e (MT)	%
Scope 1					
Company Cars- Diesel/ Petrol	31.70	-	-	31.70	0.56%
Diesel Generator Set	0.90	0.00011	0.00001	0.91	0.02%
HVAC Systems – Leaks	-	-	-	1,518.95	26.89%
Scope 1 Total				1,551.55	27.46%
Scope 2					
Purchased Electricity	2,983.73	-	-	2,983.73	52.81%
Scope 2 Total				2983.73	52.81%

Source	Overall GHG Emissions Summary - FY2022 – 23				
	CO2 (MT)	CH4 (MT)	N2O (MT)	CO2e (MT)	%
Scope 3					
Paper Consumption	448.63	-	-	448.63	7.94%
Data Centre + Diesel Generator Set- Rented	243.00	-	-	243.00	4.30%
Office Organized Transport (Employee commute)	36.22	-	-	36.22	0.64%
Business Travel (Air)	298.89	-	-	298.89	5.29%
Car/Rail/ Bus Travel - Business	0.28	-	-	0.28	0.00%
Hotel Stays - Business	79.57	-	-	79.57	1.41%
Employee Commute	-	-	-	-	-
Work from home	-	-	-	-	-
Freight (downstream) Transport	-	-	-	-	-
Freight (upstream) Transport	-	-	-	-	-
Bottled Water Consumption	-	-	-	-	-
Waste	7.82	-	-	7.82	0.14%
Scope 3 Total				1,114.41	19.73%
Total Emissions				5649.69	100%

Business Responsibility & Sustainability Report (Contd.)

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes, the assessment is done by Infinite Solutions

7. Does the entity have any project related to reducing Green House Gas emission? If Yes, then provide details.

As a part of its initiative to reduce the carbon footprint of its operations, IBHFL has installed a solar power plant at Chandigarh's branch of 10 KW capacity. This solar plant produces approximately 40 units of electricity daily.

8. Provide details related to waste management by the entity, in the following format:

Parameter	FY 2022-23 (Current Financial Year)	FY 2021-22 (Previous Financial Year)
Total Waste generated (in metric tonnes)		
Plastic waste (A)	NA	NA
E-waste (B)	0	0
Bio-medical waste (C)	NA	NA
Construction and demolition waste (D)	NA	NA
Battery waste (E)	NA	NA
Radioactive waste (F)	NA	NA
Other Hazardous waste. Please specify, if any. (G)	NA	NA
Other Non-hazardous waste generated (H). Please specify, if any. (Break-up by composition i.e., by materials relevant to the sector) - MIXED WASTE	1.8	1.17
Total (A+B + C + D + E + F + G + H)	1.8	1.17
For each category of waste generated, total waste recovered through recycling, re-using or other recovery operations (in metric tonnes)		
Category of waste		
(i) Recycled	NA	NA
(ii) Re-used	NA	NA
(iii) Other recovery operations	NA	NA
Total	NA	NA

Indicate if any independent assessment/evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes, the assessment is carried out by Infinite Solutions.

9. Briefly describe the waste management practices adopted in your establishments. Describe the strategy adopted by your company to reduce usage of hazardous and toxic chemicals in your products and processes and the practices adopted to manage such wastes.

The Company continuously works at improving its processes and ways of operating to reduce the impact on the environment by optimizing the usage of resources and reducing waste generation. The Company has undertaken initiatives and energy efficient measures such as replace CFL and older type of lights with LED, etc

10. If the entity has operations/offices in/around ecologically sensitive areas (such as national parks, wildlife sanctuaries, biosphere reserves, wetlands, biodiversity hotspots, forests, coastal regulation zones etc.) where environmental approvals / Clearances are required, please specify details in the following format:

No. All the offices have requisite building permits, including environment approvals.



Business Responsibility & Sustainability Report (Contd.)

11. Details of environmental impact assessments of projects undertaken by the entity based on applicable laws, in the current financial year:

Not applicable

12. Is the entity compliant with the applicable environmental law/ regulations/ guidelines in India; such as the Water (Prevention and Control of Pollution) Act, Air (Prevention and Control of Pollution) Act, Environment protection Act and rules thereunder (Y/N). If not, provide details of all such non-compliances, in the following format:

Based on the nature of business, IBHFL is in compliance with applicable environmental norms.

Leadership Indicators

1. Provide break-up of the total energy consumed (in Joules or multiples) from renewable and non-renewable sources, in the following format:

Parameter	FY23 (Current Financial Year)		FY22 (Previous Financial Year)	
	MWH	TJ	MWH	TJ
Total Renewables Consumption				
Total Solar Energy Consumed (A)	13.49	0.048	14.00	0.05
Total energy consumed from renewable sources (B)	13.49	0.048	14.00	0.05
From Non-renewable sources				
Total electricity consumption (C)	3,243.18	11.68	4549.11	16.38
Total fuel consumption (D)	376.66	1.36	218.52	0.79
Energy consumption through other sources (E)	0.00	0.00	0.00	0.00
Total energy consumed from Non-renewable sources (C+D+E) =F	3,619.84	13.03	4767.63	17.17
Total energy consumed from renewable and non-renewable sources (B+F)	3,633.33	13.08	4781.63	17.22

Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes, assessment has been carried out by Infinite Solutions

Parameter	Unit	FY22-23
Total Scope 3 emissions (Break-up of the GHG into CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, SF ₆ , NF ₃ , if available)	MTCO ₂ e	1,114.41
Total Scope 3 emissions per rupee of turnover	MTCO ₂ e / ₹ (Cr.)	NA
Total Scope 3 emission intensity (optional) – the relevant metric may be selected by the entity		NA

2. Provide the following details related to water discharged:

Not applicable to IBHFL

3. Water withdrawal, consumption and discharge in areas of water stress (in kilolitres):

For each facility / plant located in areas of water stress, provide the following information:

- Name of the area
- Nature of operations

Business Responsibility & Sustainability Report (Contd.)

(iii) Water withdrawal, consumption and discharge in the following format: Not applicable to IBHFL

4. Please provide details of total Scope 3 emissions & its intensity, in the following format:

Parameter	Unit	FY2022-23 (Current Financial Year)	FY2021-22 (Previous Financial Year)
Total Scope 3 emissions (Break-up of the GHG into CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, SF ₆ , NF ₃ , if available)	Metric tonnes of CO ₂ equivalent	1,114.41	821.94
Total Scope 3 emissions per rupee of turnover	NA	NA	NA
Total Scope 3 emission intensity (optional) – the relevant metric may be selected by the entity	NA	NA	NA

Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. The assessment was carried out by Infinite Solutions.

5. With respect to the ecologically sensitive areas reported at Question 10 of Essential Indicators above, provide details of significant direct & indirect impact of the entity on biodiversity in such areas along-with prevention and remediation activities.

Not applicable

6. If the entity has undertaken any specific initiatives or used innovative technology or solutions to improve resource efficiency, or reduce impact due to emissions / effluent discharge / waste generated, please provide details of the same as well as outcome of such initiatives, as per the following format:

Solar data not provided to consultant.

7. Does the entity have a business continuity and disaster management plan? Give details in 100 words/ web link.

IBHFL has a business continuity plan (BCP) and framework which is compliant with applicable regulatory requirements. BCP envisages like disruptive events, their probability and impact on business operations which is assessed through business impact analysis. These aim to eliminate or minimize any potential disruption to critical business operations. The BCP includes Disaster Recovery procedures to quickly recover from an emergency.

8. Disclose any significant adverse impact to the environment, arising from the value chain of the entity. What mitigation or adaptation measures have been taken by the entity in this regard?

Given the nature of IBHFL's business, there has been no adverse impact to the environment

9. Percentage of value chain partners (by value of business done with such partners) that were assessed for environmental impacts

Not applicable

PRINCIPLE 7

Businesses, when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent

Essential Indicators

1. a. Number of affiliations with trade and industry chambers/ associations.

The Company is currently a member of various industry chambers associations, councils and other forums and proactively contributes to the discussions and resolutions within the scope of these forums.



Business Responsibility & Sustainability Report (Contd.)

- b. List the top 10 trade and industry chambers/ associations (determined based on the total members of such body) the entity is a member of/ affiliated to.

None

2. Provide details of corrective action taken or underway on any issues related to anti-competitive conduct by the entity, based on adverse orders from regulatory authorities.

Not applicable

Leadership Indicators

1. Details of public policy positions advocated by the entity:

Whenever there are amendments, policies, or revisions to RBI regulation, IBHFL's top management has consistently expressed their views to regulators and governments.

IBHFL's board members are highly experienced and have rich knowledge of housing finance sector, audit, legal and corporate governance. Members of IBHFL's board participate in panel discussions on RBI policies and advocate their opinion either via writing e-mails to regulators or through public conferences. In addition to maintaining regular relationships with government agencies and regulators, IBHFL is committed to providing timely and accurate information, reviews, suggestions, feedback, etc. when required. Also, a number of recommendations made by IBHFL to various regulatory bodies are in the greater interest of the industry.

PRINCIPLE 8 Businesses should promote inclusive growth and equitable development

Essential Indicators

1. Details of Social Impact Assessments (SIA) of projects undertaken by the entity based on applicable laws, in the current financial year.

Not applicable*

2. Provide information on project(s) for which ongoing Rehabilitation and Resettlement (R&R) is being undertaken by your entity, in the following format:

Not applicable*

3. Describe the mechanisms to receive and redress grievances of the community.

Not applicable*

4. Percentage of input material (inputs to total inputs by value) sourced from suppliers:

Not applicable*

*Note: As per the BRSR, this section pertains to Social Impact Assessment in compliance with Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. Given the nature of the business of the IBHFL, this is not applicable.

Leadership Indicators

1. Provide details of actions taken to mitigate any negative social impacts identified in the Social Impact Assessments (Reference: Question 1 of Essential Indicators above):

Not applicable

Business Responsibility & Sustainability Report (Contd.)

2. Provide the following information on CSR projects undertaken by your entity in designated aspirational districts as identified by government bodies: [Yet to receive]

S. No.	State	Aspirational District	Amount spent (In ₹)
1.	Haryana	Nuh	30,613,473*
2.	Haryana	Nuh	315,019,527**

*The amount will be spent on Health Upliftment activities during the tenure of 3 years

**The amount will be spent on Village Development Programme activities during the tenure of 3 years

3. (a) Do you have a preferential procurement policy where you give preference to purchase from suppliers comprising marginalized /vulnerable groups? (Yes/No)
- (b) From which marginalized /vulnerable groups do you procure?
- (c) What percentage of total procurement (by value) does it constitute?

Not Applicable Details of the benefits derived and shared from the intellectual properties owned or acquired by your entity (in the current financial year), based on traditional knowledge:

Not Applicable

5. Details of corrective actions taken or underway, based on any adverse order in intellectual property related disputes wherein usage of traditional knowledge is involved.

Not applicable

6. Details of beneficiaries of CSR Projects

S. No.	CSR Project	No. of persons benefitted from CSR Projects	% of beneficiaries from vulnerable and marginalized groups
1	Health Upliftment	The amount will be spent on Health Upliftment activities during the tenure of 3 years	Beneficiaries include economically vulnerable and socially marginalized populations, including women and children, who are absorbed into highly informal, invisible and lowest ends of the labour markets. They are often unable to achieve development
2	Village Development Programme	The amount will be spent on Village Development Programme activities during the tenure of 3 years	that is either socio economic in nature or intergenerational despite several years of migration for work and income.

PRINCIPLE 9

Businesses should engage with and provide value to their consumers in a responsible manner Essential Indicators

1. Describe the mechanisms in place to receive and respond to consumer complaints and feedback

Various channels have been provided for customers to raise any concerns through a medium that is convenient for them. Customers that are not comfortable using digital channels can call the customer care numbers provided on the Company's website or visit the nearest branch where a grievance register is provided mandatorily and designated senior personnel at individual branches are responsible for ensuring efficient and effective resolution of complaints. Complaints and grievances are addressed in a time-bound manner. Regular analysis and audits, internal and external are in place to monitor any corrective actions that needs to be taken in case of lapse in processes and also to improve the processes.



Business Responsibility & Sustainability Report (Contd.)

The Company has been certified for ISO 9001:2015 which focuses on the overall quality management of the process along with grievance redressal mechanism and ISO 10002:2014 which helps us to maintain a management system for customer complaint handling.

2. Turnover of products and/ services as a percentage of turnover from all products/service that carry information about:

96.6%

3. Number of consumer complaints in respect of the following:

	FY2022-23 (Current Financial Year)		Remarks	FY 2021-22 (Previous Financial Year)		Remarks
	Received during the year	Pending resolution at end of year		Received during the year	Pending resolution at end of year	
Data privacy						
Advertising						
Cyber-security						
Delivery of Essential Services	NIL	NIL	NIL	NIL	NIL	NIL
Restrictive Trade Practices						
Unfair Trade Practices						
Others	616	NIL	NIL	1,329	27	NIL

Details of instances of product recalls on account of safety issues:

Not applicable

5. Does the entity have a framework/ policy on cyber security and risks related to data privacy? (Yes/No) If available, provide a web- link of the policy.

IBHFL has adopted an information security framework to establish, implement, monitor and constantly improve its information security posture. We focus on privacy of customer information and data security. The Company also complies with the applicable regulatory framework and guidelines.

6. Provide details of any corrective actions taken or underway on issues relating to advertising, and delivery of essential services; cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty / action taken by regulatory authorities on safety of products / services.

No penalties have been levied or regulatory actions taken on the above-mentioned parameters.

Leadership Indicators

1. Channels / platforms where information on products and services of the entity can be accessed (provide web link, if available).

Information relating to products and other services is available on IBHFL's website, <https://www.indiabullshomeloans.com/> and Company's Home Loan App.

2. Steps taken to inform and educate consumers about safe and responsible usage of products and/or services.

The Company has spread awareness on MITC (Most Important Terms and Conditions) by educating its customers through seminars and one-on-one counselling at its offices across the country. The Company's initiative on digitization also provides customers with the option to learn and educate themselves on safety and security-related measures through its website and mobile application.

Business Responsibility & Sustainability Report (Contd.)

3. Mechanisms in place to inform consumers of any risk of disruption/discontinuation of essential services.

Customers are made aware of any such risks through call centres and electronic communications.

4. Does the entity display product information on the product over and above what is mandated as per local laws? (Yes/No/ Not Applicable) If yes, provide details in brief. Did your entity carry out any survey with regard to consumer satisfaction relating to the major products / services of the entity, significant locations of operation of the entity or the entity as a whole? (Yes/No)

A 'customer first' approach is at the core of IBH's operations. 100% of customer complaints were resolved within the TAT, and 95% of respondents rated customer satisfaction as "above expectation" in the customer satisfaction survey. IBHFL will continue to take steps to ensure customer satisfaction, and aim to increase it from current 95% to 100% by FY25.

5. Provide the following information relating to data breaches:

a. Number of instances of data breaches along-with impact

None. IBHFL has not recorded any instances of data breaches during the year under review.

b. Percentage of data breaches involving personally identifiable information of customers

None. IBHFL has not recorded any instances of data breaches during the year under review.



REPORT ON CORPORATE GOVERNANCE

1. THE COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

At Indiabulls Housing Finance Limited (hereinafter referred as “the Company”), we feel proud to belong to a Company where Corporate Governance foundation was laid long back and is continued as an integral part in its day-to-day business. The Company's philosophy on corporate governance oversees the overall corporate strategies and ensures culpability, ethical behavior and impartiality to all stakeholders and the society at large.

The Company endeavors to uphold the best in class corporate practices and principles of corporate governance to ensure transparency, integrity and accountability in every facet of its operations and in all spheres of its activities. This approach has held the Company to advance in all its business spheres over the past 18 years. Our history is a story of growth powered by ideas and values and we strongly believe that businesses must be carried for purposes beyond profit. The Company always strive to adopt best business / governance practices with a strong ambition to achieve good governance. The Company keeps its governance practices under continuous review and benchmarks itself to best practices.

The Board of Directors ('the Board') of the Company, majorly comprised of Independent Directors, who are highly skilled professionals with wide range of expertise, having diverse background and possesses requisite qualifications and experience which enables the Company to adhere to the best corporate governance practices and protect the interest of its stakeholders. The Board is responsible for and is committed to ensure that sound principles of Corporate Governance are implemented in the Company. The Board Members are very responsive and their depth of experience helps the management team evolve measured responses to issues that come up.

Over the last few years, the Company has been on a path of continuing institutionalization. Earlier this year, in February 2023, the Company was de-promoterized. The Company is today a board-run, professionally managed and diversely held financial institution. The Company's Board of Directors exercises effective oversight over the running of the Company through board-constituted sub-committees, with the key committees chaired by independent directors. The Board plays a crucial role in overseeing how the management serves the short and long-term interests of its shareholders and other stakeholders. This belief is reflected in its governance practices, under which it strives to maintain an effective, informed and independent Board.

The Company has adopted a Code of Conduct for its employees including the Executive Directors. The Company has also adopted a Code of Conduct for its non-executive directors which includes Code of Conduct for Independent Directors that suitably incorporates the duties of independent directors as laid down in the Companies Act, 2013 (“the Act”).

The Company is in compliance with the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve bank) Directions, 2021 and the applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”).

2. BOARD OF DIRECTORS (BOARD)

(A) Composition and size of the Board

The Company's Board is constituted of highly experienced professionals from diverse backgrounds. The Board's constitution is in compliance with the Companies Act, 2013, SEBI LODR and is in accordance with the highest standards of Corporate Governance, which ensures an appropriate mix of Executive, Non-Executive, Woman and Independent Directors with demonstrated skill sets and relevant experience. The Board members have professional knowledge and experience, in diverse fields viz. finance, audit, banking, public policy and legal / judicial, thereby bringing about an enabling environment for value creation through sustainable business growth.

As on March 31, 2023, the Board consisted of eight directors, two of whom namely Mr. Gagan Banga and Mr. Sachin Chaudhary are Executive Directors. Mr. Ajit Kumar Mittal is the Non-Executive, Non- Independent Director. Out of the remaining six directors, Mr. Subhash Sheoratan Mundra, Mr. Achuthan Siddharth, Mr. Satish Chand Mathur, Mr. Dinabandhu Mohapatra, and Justice Mrs. Gyan Sudha Misra (Retd.), are Non-Executive Independent Directors. Mr. Bishnu Charan Patnaik was a Non-Executive Director of the Company as LIC Nominee. The Chairman, Mr. Subhash Sheoratan Mundra, being a Non-Executive Independent Director, the number of Independent Non-Executive Directors on the Board is more than half of the total Board strength.

However, during the current year Mr. Bishnu Charan Patnaik, has resigned from the Board of the Company, as a Nominee Director of Life Insurance Corporation of India (“LIC”), effective from April 29, 2023. Mr. Patnaik's resignation from the Company's board followed the approval of his appointment by the Appointments Committee of the Cabinet to the post of Whole-Time Member (Life), Insurance Regulatory and Development Authority of India (IRDAI). Further on April 26,

Report on Corporate Governance (Contd.)

2022, Mr. Ajit Kumar Mittal relinquished his office as an Executive Director, on attaining superannuation and continued on the Board as the Non-Executive, Non-independent Director. On May 22, 2023, Mr. Ajit Kumar Mittal resigned as the Non-Executive Non- Independent Director. W.e.f. May 23, 2023, Mr. Ajit Kumar Mittal has been appointed as a strategic advisor of the Company, for a period of three years.

Further, with effect from July 28, 2023, Mr. Rajiv Gupta (DIN:08532421) is appointed as LIC Nominee Director (LIC is one of the biggest Equity Shareholder of the Company), of the Company.

No Director is related to any other Director on the Board. The Board comprises directors that bring a wide range of skills, expertise and experience which enhance overall board effectiveness.

The Board has identified skills and domain expertise required by the Directors of the Company which includes Banking & Finance, Business Strategy, Corporate Governance, Corporate Social Responsibility, Foreign Exchange, Human Resources, Information Technology, Legal, Marketing, Operations and Process Optimization, Policy Making, Recovery, Regulatory Compliances, Risk Management, Stakeholder Management, Taxation, Audit, Treasury and Value Creation. The Directors of the Company have mapped their skills based on the board skill matrix.

Details of Directors, directorship in listed companies, number of directorships held by them in other companies and also the number of their memberships and chairmanships on various Board Committees, including skill sets/ expertise/ competencies/practical knowledge, as on March 31, 2023, are as under:

Sr. no.	Name of the Director	Nature of Office	Special Experience/ Competencies	Knowledge/ Skills/ Expertise/	Practical Expertise/	Names of the other listed entities where the person is a director	Category of directorship in other listed entities where the person is a director	No. of Directorship		No. of Memberships/ Chairmanships in Board Committees of various companies (including this Company)**	
								in other Listed Companies (excluding Debt listed Companies)	in other Companies*	Memberships	Chairmanships
1.	Mr. Subhash Sheoratan Mundra (DIN: 00979731)	Non- Executive/ Independent Director and Chairman	Leadership, Industry Knowledge, Financial, Regulatory Management, Corporate Governance, Operations and Process Optimization	Strategic Planning, Experience, Regulatory & Risk	Planning, Experience, Regulatory & Risk	BSE Limited Havells India Limited	Non-Executive Independent Director, Chairman Non-Executive Independent Director	2	2	5	3
2.	Mr. Gagan Banga (DIN: 00010894)	Vice- Chairman, Managing Director & CEO	Leadership, Banking and Finance, Business Strategy, Regulatory / legal & Risk Management, Treasury, Foreign Exchange, Recovery, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	Banking and Finance, Regulatory / legal & Risk Management, Treasury, Foreign Exchange, Recovery, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	Banking and Finance, Regulatory / legal & Risk Management, Treasury, Foreign Exchange, Recovery, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	NIL	N.A.	0	0	0	0
3.	Mr. Sachin Chaudhary (DIN: 02016992)	Executive Director & Chief Operating Officer	Human Resources, Information Technology, Business Strategy, Regulatory / legal & Risk Management, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	Information Technology, Business Strategy, Regulatory / legal & Risk Management, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	Information Technology, Business Strategy, Regulatory / legal & Risk Management, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	NIL	N.A.	0	2	1	0
4.	Mr. Ajit Kumar Mittal (DIN: 02698115)	Non-Executive Non-Independent Director <small>(Refer Note 1)</small>	Taxation, Regulatory Compliances, Business Strategy, Regulatory / legal & Risk Management, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	Regulatory Compliances, Business Strategy, Regulatory / legal & Risk Management, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	Regulatory Compliances, Business Strategy, Regulatory / legal & Risk Management, Marketing, Corporate Governance, Corporate Social Responsibility, Stakeholder Management, Operations and Process Optimization	Indiabulls Commercial Credit Limited***	Non-Executive Director, Chairman	0	1	1	0



Report on Corporate Governance (Contd.)

Sr. no.	Name of the Director	Nature of Office	Special Experience/ Competencies	Knowledge/ Skills/ Expertise/	Practical Expertise/	Names of the other listed entities where the person is a director	Category of directorship in other listed entities where the person is a director	No. of Directorship		No. of Memberships/ Chairmanships in Board Committees of various companies (including this Company)**	
								in other Listed Companies (excluding Debt listed Companies)	in other Companies*	Memberships	Chairmanships
5.	Mr. Achuthan Siddharth (DIN: 00016278)	Non-Executive/Independent Director	Industry Knowledge & Experience, Financial, Regulatory / legal & Risk Management, Corporate Governance, Operations and Process Optimization			Reliance Industrial Infrastructure limited Alok Industries Limited Sintex Industries Limited Den Networks Limited	Non-Executive Independent Director Non-Executive-Independent Director, Chairman Non-Executive-Independent Director Non-Executive-Independent Director	4	5	9	4
6.	Mr. Satish Chand Mathur (DIN: 03641285)	Non-Executive/Independent Director	Industry Knowledge & Experience, Financial, Regulatory / legal & Risk Management, Corporate Governance, Operations and Process Optimization			Tilaknagar Industries Limited Indiabulls Commercial Credit Limited*** Kesar Petroproducts Limited	Non-Executive-Independent Director Non-Executive-Independent Director Non-Executive-Independent Director	2	3	1	0
7.	Mr. Dinabandhu Mohapatra (DIN: 07488705)	Non-Executive/Independent Director	Industry Knowledge & Experience, Financial, Regulatory / legal & Risk Management, Corporate Governance, Operations and Process Optimization, Banking and Finance			Indiabulls Commercial Credit Limited***	Non-Executive-Independent Director	0	0	2	0
8.	Justice Mrs. Gyan Sudha Misra (Retd. Justice Supreme Court of India) (DIN: 07577265)	Non-Executive/Independent Director	Industry Knowledge & Experience, Financial, Regulatory / legal & Risk Management, Corporate Governance, Operations and Process Optimization, Legal			Olectra Greentech Limited Patanjali Foods Limited (Formerly known as Ruchi Soya Industries Limited)	Non-Executive-Independent Director Non-Executive-Independent Director	2	0	3	1
9.	Mr. Bishnu Charan Patnaik (DIN: 08384583)	LIC Nominee Director (Non-Executive) <small>(Refer Note 2)</small>	Industry Knowledge & Experience, Financial, Corporate Governance			Nil	N.A.	0	2	2	0

Note 1. The designation of Mr. Ajit Kumar Mittal, was changed from Executive Director to Non-Executive Non-Independent Director of the Company w.e.f. April 22, 2022 on attaining superannuation and subsequently he resigned from the Directorship of the Company w.e.f. May 22, 2023. W.e.f. May 23, 2023, Mr. Ajit Kumar Mittal has been appointed as a strategic advisor of the Company, for a period of three years.

Note 2. Mr. Bishnu Charan Patnaik was appointed w.e.f. April 26, 2022, as LIC Nominee Director (LIC is one of the biggest Equity Shareholder of the Company). However during the current year he has resigned from the Directorship of the Company w.e.f. April 29, 2023 consequent to the approval of his appointment by the Appointments Committee of the Cabinet to the post of Whole-Time Member (Life), Insurance Regulatory and Development Authority of India (IRDAI).

*Excludes directorship(s) held in foreign companies & private limited companies and Companies under section 8 of the Companies Act, 2013. Partnership Firms, LLP, HUF, Sole Proprietorships and Association of Individuals (Trust, Society etc.).

**Only memberships of the Audit Committee / Stakeholders' Relationship Committee in various public limited companies and chairmanship of the Audit Committee/Stakeholders' Relationship Committee in various equity listed limited companies, including this listed company are considered, as per Regulation 26 of the SEBI LODR.

***Only debt securities of these companies are listed on NSE & BSE.

Report on Corporate Governance (Contd.)

During the FY 2022-23, due to his health reasons and personal commitments, Mr. Ashwini Omprakash Kumar has relinquished the office of Deputy Managing Director of the Company, with effect from December 31, 2022, but continued on the Board as a Non-executive, Non-Independent Director w.e.f. January 1, 2023 and subsequently resigned as the Non-Executive, Non-Independent Director of the Company with effect from March 31, 2023. Mr. Ashwini Omprakash Kumar could not attend Board Meeting held on March 21, 2023 due to his pre-occupancy.

The Board hereby confirms that all the present Independent Directors of the Company fulfill the conditions specified in the SEBI LODR and are independent of the management of the Company and none of them have resigned before the expiry of their respective tenure(s).

The Board had accepted all recommendations of committees of the Board which are mandatorily required, during the financial year 2022-23.

As on March 31, 2023, none of the Non-Executive Directors held any equity share and/or convertible security of the Company.

The Company has familiarization programme for Independent Directors with regard to their roles, responsibilities in the Company, nature of the industry in which the Company operates, the business model of the Company etc. The familiarization programme along with details of the same imparted to the Independent Directors during the year are available on the website of the Company (<https://www.indiabullshomeloans.com/investor-relations/familiarisation-programmes>)

The Company has a Directors' & Officers' liability insurance policy, which provides indemnity to its Directors and all Employees in respect of liabilities incurred as a result of their office.

(B) Number and Dates of Board Meetings held, attendance of Directors thereat and at the last AGM held

The Board Meetings of the Company are held in a highly professional manner, after giving proper notice, Board papers, agenda and other explanatory notes / relevant information to each of the Directors of the Company, well in advance. At least one meeting is held in every quarter, to review the quarterly performance and the financial results of the Company.

Senior management including the CFO, CRO and CCO are invited to attend the Board Meetings so as to provide additional inputs on the items being discussed by the Board. At the Board Meetings, the Executive Directors and Senior Management make presentations on various matters including the financial results, operations related issues, risk management, the economic and regulatory environment, compliance, investors' perceptions etc.

During the FY2022-23, the Board met 9 (Nine) times. Meetings were held on April 26, 2022, May 20, 2022, June 17, 2022, August 10, 2022, August 12, 2022, November 14, 2022, December 9, 2022, February 14, 2023 and March 21, 2023. During the year, separate meeting of the Independent Directors was held on March 21, 2023, without the attendance of Non-Independent Directors and the members of the management. At the meeting, the Independent Directors reviewed/assessed the performance of Non-Independent Directors and the Board, the quality, quantity and timeliness of the flow of information between the Company's management and the Board and the performance of the Chairperson of the Company, taking into account views of Executive Directors and Non-Executive Directors.

The last Annual General Meeting of the Company was held on September 26, 2022.

Attendance of Directors at the Board Meetings held during the FY 2022-23 and at the last Annual General Meeting are as under:

Sr. no.	Name of the Director	No. of Board meetings attended	Attendance at the last AGM
1.	Mr. Subhash Sheoratan Mundra (DIN 00979731)	9	Yes
2.	Mr. Gagan Banga (DIN: 00010894)	9	Yes
3.	Mr. Ajit Kumar Mittal (DIN: 02698115)	9	Yes
4.	Mr. Ashwini Omprakash Kumar (DIN: 03341114)	8*	No
5.	Mr. Sachin Chaudhary (DIN: 02016992)	8^	Yes
6.	Mr. Achuthan Siddharth (DIN 00016278)	9	Yes



Report on Corporate Governance (Contd.)

Sr. no.	Name of the Director	No. of Board meetings attended	Attendance at the last AGM
7.	Mr. Satish Chand Mathur (DIN 03641285)	9	Yes
8.	Mr. Dinabandhu Mohapatra (DIN 07488705)	9	Yes
9.	Justice Mrs. Gyan Sudha Misra (Retd.) (DIN: 07577265)	9	Yes
10.	Mr. Bishnu Charan Patnaik (DIN: 08384583)	7^^	Yes

**Due to his health reasons and personal commitments, has relinquished the office of Deputy Managing Director of the Company, with effect from December 31, 2022, but continued on the Board as a Non-executive, Non-Independent Director w.e.f. January 1, 2023 and subsequently resigned as the Non-Executive, Non-Independent Director of the Company with effect from March 31, 2023. Mr. Ashwini Omprakash Kumar could not attend Board Meeting held on March 21, 2023 due to his pre-occupancy.*

^Mr. Sachin Chaudhary could not attend Board meeting held on December 9, 2022 due to his pre-occupancy.

^^Mr. Bishnu Charan Patnaik could not attend Board meetings held on April 26, 2022 since he was appointed Director in that meeting and December 9, 2022 due to his pre-occupancy.

The minutes of the Board Meetings of the unlisted subsidiary companies of the Company are placed in the Board Meetings of the Company on a quarterly basis.

3. COMMITTEES OF THE BOARD

The Board has constituted various Committees to take informed decisions in the best interest of the Company. These Committees monitor the activities falling within their terms of reference. Further, terms of reference were revised to align with the provisions of Companies Act, 2013, SEBI LODR and NHB Act, 1987.

The number of Directorships held by all Directors as well as their Membership / Chairmanship in Committees is within the prescribed limits under the Companies Act, 2013 and Listing Regulations.

The role and the composition of these Committees including number of meetings held during the financial year and participation of the members at the meetings of the Committees, during the year are as under:

(A) Audit Committee

Composition

The Audit Committee comprises of three Independent Directors, namely, Mr. Achuthan Siddharth as the Chairman, Justice Gyan Sudha Misra (Retd.) and Mr. Dinabandhu Mohapatra, as members. Mr. Amit Jain is the Secretary to the Audit Committee.

Terms of reference

The terms of reference of the Audit Committee, inter-alia, include:

- To oversee the financial reporting process and disclosure of financial information;
- To review with Management, Quarterly, Half Yearly and Annual Financial Statements and ensure their accuracy and correctness before submission to the Board;
- To review with Management and Internal Auditors, the adequacy of internal control systems, approving the internal audit plans/ reports and reviewing the efficacy of their function, discussion and review of periodic audit reports including findings of internal investigations;
- To recommend the appointment of the Internal and Statutory Auditors and their remuneration;
- To review and approve required provisions to be maintained as per IRAC norms and write off decisions;
- To hold discussions with the Statutory and Internal Auditors;
- Review and monitoring of the Auditor's independence and performance, and effectiveness of audit process;

Report on Corporate Governance (Contd.)

- Examination of the Auditors' report on financial statements of the Company (in addition to the financial statements) before submission to the Board;
- Approval or any subsequent modification of transactions of the Company with related parties;
- Scrutiny of inter-corporate loans and investments;
- Review of Credit Concurrent Audit Report/ Concurrent Audit Report of Treasury;
- Valuation of undertakings or assets of the Company, wherever it is necessary;
- Monitoring the end use of funds raised through public offers and related matters as and when such funds are raised and also reviewing with the management the utilization of the funds so raised, for purposes other than those stated in the relevant offer document, if any and making appropriate recommendations to the Board in this regard;
- Evaluation of the risk management systems (in addition to the internal control systems);
- Review and monitoring of the performance of the Statutory Auditors and effectiveness of the audit process;
- To hold post audit discussions with the Auditors to ascertain any area of concern;
- To review the functioning of the whistle blower mechanism;
- Approval to the appointment of the CFO after assessing the qualifications, experience and background etc. of the candidate;
- Approval of Bad Debt Write Off in terms of the Policy;
- Review of information system audit of the internal systems and processes to assess the operational risks faced by the Company and also ensures that the information system audit of internal systems and processes is conducted periodically; and
- Reviewing the utilization of loans and/or advances and/or investment by the Company to its Subsidiary Companies, exceeding rupees 100 Crores or 10% of the assets side of the respective Subsidiary Companies, whichever is lower, including existing loans / advances / investment existing as on April 1, 2019.

Meetings and Attendance during the year

During the financial year ended March 31, 2023 the Committee met five times. The dates of the meetings being May 19, 2022, August 10, 2022, November 14, 2022, February 14, 2023 and March 20, 2023.

The attendance of Committee members in these meetings is as under:

Name of the Member	No. of meetings attended
Mr. Achuthan Siddharth	5
Justice Mrs. Gyan Sudha Misra (Retd.)	5
Mr. Dinabandhu Mohapatra	5

(B) Nomination & Remuneration Committee

Composition

The Nomination & Remuneration Committee (N&R) of the Board comprises of three Independent Directors as its members, namely, Mr. Dinabandhu Mohapatra as Chairman, Mr. Satish Chand Mathur and Justice Mrs. Gyan Sudha Misra (Retd.) as the other two members.

Terms of Reference

The terms of reference of Nomination & Remuneration Committee, inter-alia, include:

- Formulation of the criteria for determining qualifications, positive attributes and independence of a Director and recommend to the Board of Directors a policy relating to, the remuneration of the Directors, Key Managerial Personnel and other Employees;



Report on Corporate Governance (Contd.)

- Formulation of criteria for evaluation of performance of Independent Directors and the Board of Directors;
- Devising a policy on diversity of Board of Directors;
- Identifying persons who are qualified to become Directors and who may be appointed in Senior Management in accordance with the criteria laid down, and recommend to the Board of Directors their appointment and removal;
- Whether to extend or continue the term of appointment of the Independent Director, on the basis of the report of performance evaluation of Independent Directors;
- To ensure 'fit and proper' status of proposed/ existing Directors;
- To recommend to the Board all remuneration, in whatever form, payable to Directors, KMPs and Senior Management;
- Framing suitable policies and systems to ensure that there is no violation, by an Employee of any applicable laws in India or overseas, including:
 - ♦ The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; or
 - ♦ The Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices relating to the Securities Market) Regulations, 1995; and
- Perform such functions as are required to be performed by the Nomination & Remuneration Committee under the Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021.

Meetings and Attendance during the year

During the financial year ended March 31, 2023, the Committee met Eight times i.e. on, April 26, 2022 (Two meetings), June 6, 2022, July 19, 2022, August 12, 2022, October 13, 2022, November 14, 2022, and March 20, 2023.

The attendance of Committee members in these meetings is as under:

Name of the Member	No. of meetings attended
Justice Mrs. Gyan Sudha Misra (Retd.) [^]	6
Mr. Dinabandhu Mohapatra	8
Mr. Satish Chand Mathur	8

[^] Justice Mrs. Gyan Sudha Misra (Retd.) could not attend two Committee Meetings held on April 26, 2022 due to her pre-occupancy.

Policy for selection and appointment of Directors

The Nomination and Remuneration Committee NRC has adopted a charter which, inter alia, deals with the manner of selection of the Board of Directors, Senior Management and their compensation. This Policy is accordingly derived from the said Charter.

- a) The incumbent for the positions of Executive Directors and/or at Senior Management, shall be the persons of high integrity, possesses relevant expertise, experience and leadership qualities, required for the position.
- b) The Non-Executive Directors shall be of high integrity, with relevant expertise and experience so as to have the diverse Board with Directors having expertise in the fields of finance, banking, regulatory, taxation, law, governance and general management.
- c) In case of appointment of Independent Directors, the independent nature of the proposed appointee vis-a-vis the Company shall be ensured.
- d) The N&R Committee shall consider qualification, experience, expertise of the incumbent, and shall also ensure that such other criteria with regard to age and other qualification etc., as laid down under the Companies Act, 2013 or other applicable laws are fulfilled, before recommending to the Board, for their appointment as Directors.
- e) In case of re-appointment, the Board shall take into consideration, the performance evaluation of the Director and his / her engagement level.

Report on Corporate Governance (Contd.)

Remuneration Policy

Company's Remuneration Policy is market led, based on the fundamental principles of payment for performance, for potential and for growth. It also takes into account the competitive circumstances of the business, so as to attract and retain quality talent and leverage performance significantly. The N&R Committee recommends the remuneration payable to the Executive Directors and Key Managerial Personnel, for approval by Board of Directors of the Company, subject to the approval of its Shareholders, wherever necessary. The Remuneration Policy is also available at the website of the Company, at web-link <https://www.indiabullshomeloans.com/investor-relations/codes-policies>.

Evaluation of the Board and Directors

The Independent Directors play a key role in the decision-making process of the Board as they approve the overall strategy of the Company and oversee performance of the management. The Independent Directors are committed to act in the best interest of the Company and its stakeholders. The Independent Directors bring a wide range of experience, knowledge and judgment. Their wide knowledge of both, their field of expertise and boardroom practices brings in varied, unbiased, independent and experienced outlook. All Independent Directors have committed and allocated sufficient time to perform their duties effectively. All the Independent Directors of the Company have confirmed that they have registered themselves in the databank created for Independent Directors, well within the stipulated time frame.

The Nomination and Remuneration Committee (NRC) of the Board reassessed the framework, methodology and criteria for evaluating the performance of the Board as a whole, including Board Committee(s), as well as performance of each Director(s)/Chairman and confirmed that the existing evaluation parameters are in compliance with the requirements as per SEBI guidance note dated January 5, 2017 on Board evaluation. The existing parameters includes effectiveness of the Board and its committees, decision making process, Directors/Members participation, governance, independence, quality and content of agenda papers, team work, frequency of meetings, discussions at meetings, corporate culture, contribution, role of the Chairman and management of conflict of interest. Basis these parameters and guidance note on board evaluation issued by SEBI, the NRC had reviewed at length the performance of each Director individually and expressed satisfaction on the process of evaluation and the performance of each Director. The performance evaluation of the Board as a whole and its Committees namely, Audit Committee, Nomination & Remuneration Committee and Stakeholders Relationship Committee as well as the performance of each Director individually, including the Chairman was carried out by the entire Board of Directors. The performance evaluation of the Chairman, Vice-Chairman, Executive Directors and Non-Executive Director was carried out by the Independent Directors in their meeting held on March 21, 2023. The Directors expressed their satisfaction with the evaluation process.

Also the Chairman of the Company, on a periodic basis, has had one-to-one discussion with the Directors for their views on the functioning of the Board and the Company, including discussions on level of engagement and contribution, independence of judgment, safeguarding the interest of the Company and its minority Shareholders and implementation of the suggestions offered by Directors either individually or collectively during different Board/Committee Meetings.

Policy on Board Diversity

The NRC devises the policy to provide for having a broad experience and diversity on the Board.

Director's Remuneration:

(i) Remuneration of Executive Directors

The Executive Directors are being paid remuneration as recommended by Nomination and Remuneration Committee and approved by the Board of Directors/ Shareholders. The elements of the remuneration package of Executive Directors comprise salary, commissions, perquisites, ESOPs, SARs, other benefits & allowances and post-retirement benefits. The same is decided by the Nomination and Remuneration Committee within the overall limits as approved by the Board / Shareholders. The annual increments of Executive Directors are linked to their performance & are elected by Nomination and Remuneration Committee. The notice period presently applicable to them is as per the Company policies. No severance fee is payable by the Company on termination of Executive Directors. The Whole Time Directors of the Company have been appointed by the Shareholders for a fixed tenure. They are, however, liable to retire by rotation.



Report on Corporate Governance (Contd.)

Details of remuneration paid to the Executive Directors during the year under review are provided in the Annual Return as on March 31, 2023, which is available on the Company's website on <https://www.indiabullshomeloans.com/uploads/downloads/ihfl-annual-return-mgt-7-fy-23.pdf>

(ii) Remuneration of Non-Executive Directors

Though day-to-day management of the Company is delegated to its Executive Directors, the Non-Executive Directors also contribute significantly for laying down the policies and providing guidelines for conduct of Company's business. Considering the need for the enlarged role and active participation / contribution of Non-Executive Directors to achieve the growth in operations and profitability of the Company, it is appropriate that the services being rendered by them to the Company are recognized by it by way of payment of compensation, commensurate with their contributions, as permissible within the applicable regulations. The Company's Non-Executive Directors between them have extensive entrepreneurial experience, and deep experience in the fields of financial sector regulation supervision, banking, judiciary, accounting, administration, and law enforcement etc. The Non-Executive Directors both exercise effective oversight, and also guide the senior management team. Their experience and inputs have been invaluable, especially so over the course of the last two years, as the Company faced headwinds affecting the NBFC/HFC sector. They also devote their valuable time in deliberating on the strategic and critical issues in the course of the Board and Committee meetings of the Company and give their valuable advice, suggestion and guidance to the management of the Company. The Company is making payment of fee/ remuneration payable to its Non Executive Directors in accordance with the provisions of the Companies Act, 2013 and SEBI LODR.

The Company has placed on its website https://www.indiabullshomeloans.com/uploads/downloads/criteria-for-making-payment-to-non-executive-directors_ihfl-0699938001562586522.pdf, criteria for making payment to Non- Executive Directors. During the Financial Year ended March 31, 2023, the Non-Executive Directors have been paid, sitting fees for attending the Board meetings of the Company, and profit linked incentives in term of the existing Shareholders authorization, the details of which are provided in the Annual Return as on March 31, 2023, which is available on the Company's website on <https://www.indiabullshomeloans.com/uploads/downloads/ihfl-annual-return-mgt-7-fy-23.pdf>.

The Non-Executive Directors of the Company do not have any pecuniary relationships or transactions with the Company or its Directors, Senior Management, Subsidiary or Associate Companies, other than in the normal course of business.

(C) Stakeholders Relationship Committee

Composition

The Stakeholders Relationship Committee (SRC) currently comprises of three members, namely, Justice Gyan Sudha Misra (Retd.) as Chairperson, Mr. Dinabandhu Mohapatra and Mr. Sachin Chaudhary, as Members. Two out of the three Members of the Committee, namely, Justice Gyan Sudha Misra (Retd.), Mr. Dinabandhu Mohapatra, are Independent Directors and Mr. Sachin Chaudhary is Executive Director and Chief Operating Officer.

Terms of Reference

- To approve requests for share transfers and transmissions;
- To approve the requests pertaining to remat of shares/sub-division/consolidation/issue of renewed and duplicate share certificates etc.;
- To oversee all matters encompassing the Shareholders' / Investors' related issues;
- Resolving the grievances of the security holders of the Company, including complaints related to transfer/ transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.;
- Review of measures taken for effective exercise of voting rights by Shareholders;
- Review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent; and

Report on Corporate Governance (Contd.)

- Review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the Shareholders of the Company.

Meetings and Attendance during the year

During the financial year ended March 31, 2023, the Committee met six times. The dates of the meetings being May 19, 2022, June 17, 2022, July 22, 2022, September 16, 2022, November 11, 2022, and January 11, 2023.

The attendance of Committee members in these meetings is as under:

Name of the Member	No. of meetings attended
Mr. Sachin Chaudhary	0 [^]
Mr. Dinabandhu Mohapatra	6
Justice Gyan Sudha Misra (Retd.)	6
Mr. Ashwini Omprakash Kumar	6

[^]Mr. Sachin Chaudhary was appointed as Member of the Committee in place of Mr. Ashwini Omprakash Kumar w.e.f. March 31, 2023 and no meeting of the Committee was held subsequent to his appointment during the year.

Name and designation of Compliance Officer

Mr. Amit Jain, Company Secretary is the Compliance Officer pursuant to Regulation 6(1) of SEBI (LODR) Regulations, 2015.

Details of queries / complaints received and resolved pertaining to Equity Shares of the Company during the year 2022-23:

Sl. No.	Particulars	Opening	Received	Disposed	Pending
1	Legal Cases / Cases before Consumer Forums	0	0	0	0
2	Letters from SEBI / Stock Exchange.	0	3	3	0
3	Status of applications lodged for public issue(s)	0	0	0	0
4	Non-receipt of dividend	0	140	140	0
5	Non-receipt of annual report	0	3	3	0
6	Non receipt of Refund order	0	0	0	0
7	Non-credit/receipt of shares in demat account	0	0	0	0
8	Non receipt of securities after transfer	0	0	0	0
	TOTAL	0	146	146	0

Details of queries / complaints received and resolved pertaining to Non-Convertible Debentures of the Company during the year 2022-23:

Sl. No.	Particulars	Opening	Received	Disposed	Pending
1	Legal Cases / Cases before Consumer Forums	0	0	0	0
2	Letters from SEBI / Stock Exchange.	0	1	1	0
3	Non-receipt of Interest	0	263	263	0
4	Non-receipt of annual report	0	0	0	0
5	Non-receipt of Refund order	0	57	57	0
6	Non-receipt of Electronic credit	0	23	23	0
7	Non-credit/receipt of NCDs in demat account	0	0	0	0
8	Non-receipt of securities	0	34	34	0
	Total	0	378	378	0



Report on Corporate Governance (Contd.)

(D) Risk Management Committee

Composition

The Risk Management Committee of the Board comprises of four members i.e. Mr. Dinabandhu Mohapatra as Chairman, Mr. Achuthan Siddharth, Mr. Satish Chand Mathur and Mr. Naveen Uppal, the other three Members of Committee. The Chairman and other two Members of the Committee, namely, Mr. Dinabandhu Mohapatra, Mr. Achuthan Siddharth and Mr. Satish Chand Mathur, are Independent Directors and Mr. Naveen Uppal is CRO of the Company.

Terms of Reference

The terms of reference of the Risk Management Committee, inter-alia, include:

- Approve the Credit/Operation Policy and its review/modification from time to time;
- Review of applicable regulatory requirements;
- Approve all the functional policies of the Company;
- Place appropriate mechanism in the system to cater Fraud while dealing with customers/approval of loans etc.;
- Review of profile of the high loan customers and periodical review of the same;
- Review of Branch Audit Report;
- Review Compliances of lapses;
- Review of implementation of FPCs, KYC and PMLA guidelines;
- Define loan sanctioning authorities, including process of vetting by Credit Committee, for various types/values of loans as specified in Credit Policy approved by the BoDs;
- Review the SARFAESI cases;
- Recommend Bad Debt Write Off in terms of the Policy, for approval to Audit Committee;
- Ensure appropriate mechanisms to detect customer fraud and cyber security during the loan approval process etc.;
- and
- Any other matter involving Risk to the asset/business of the Company.

Meetings and Attendance during the year

During the financial year ended March 31, 2023, the Committee met Seven times. The dates of the meetings being, May 19, 2022, August 8, 2022, September 2, 2022, November 12, 2022, December 30, 2022, February 13, 2023 and March 20, 2023.

The attendance record of Committee members in respect of the meetings so held is depicted in the table given below:

Sl. No.	Name of the Member	No. of meetings attended
1	Mr. Dinabandhu Mohapatra	7
2	Mr. Achuthan Siddharth	6**
3	Mr. Satish Chand Mathur	7
4	Mr. Ajit Kumar Mittal	0^
5	Mr. Naveen Uppal	0^^
6	Mr. Gagan Banga	6*

*Mr. Gagan Banga could not attend Committee Meeting held on March 20, 2023 due to his pre-occupancy and also ceased to be member of the w.e.f. March 31, 2023.

** Mr. Achuthan Siddharth could not attend Committee Meeting held on September 2, 2022 due to his preoccupancy.

Report on Corporate Governance (Contd.)

[^]Mr. Ajit Kumar Mittal was appointed as Member of the Committee w.e.f. March 31, 2023 and no meeting of the Committee was held subsequent to his appointment during the year. Also, he ceased to be member of the Committee w.e.f. June 6, 2023.

^{^^}Mr. Naveen Uppal was appointed as Member of the Committee w.e.f. March 31, 2023 and no meeting of the Committee was held subsequent to his appointment during the year.

(E) Corporate Social Responsibility (CSR) Committee

Composition

The Corporate Social Responsibility Committee currently comprises of three members, namely, Justice Gyan Sudha Misra (Retd.), as the Chairperson, Mr. Satish Chand Mathur and Mr. Sachin Chaudhary as the other two members.

Terms of Reference

The terms of reference of the CSR Committee, inter-alia, include:

- To recommend to the Board, the CSR activity to be undertaken by the Company;
- To approve the expenditure to be incurred on the CSR activity;
- To oversee and review the effective implementation of the CSR activity; and
- To ensure compliance of all related applicable regulatory requirements.

Meetings and Attendance during the year

During the financial year ended March 31, 2023 the Committee met three times. The date of the meetings being July 30, 2022, March 17, 2023 and March 31, 2023.

Sl. No.	Name of the Member	No. of meetings attended
1	Justice Mrs. Gyan Sudha Misra (Retd.)	2*
2	Mr. Gagan Banga	2**
3	Mr. Ashwini Omprakash Kumar	2**
4	Mr. Ajit Kumar Mittal	1 [^]
5.	Mr. Sachin Chaudhary	1 [^]
6.	Mr. Satish Chand Mathur	0 ^{^^}

*Justice Mrs. Gyan Sudha Misra (Retd.) could not attend Committee Meeting held on March 17, 2023 due to her pre-occupancy.

*Mr. Gagan Banga and Mr. Ashwini Omprakash Kumar ceased to be members of the Committee w.e.f. March 31, 2023 and therefore did not attend subsequent meetings.

[^] Mr. Ajit Kumar Mittal and Mr. Sachin Chaudhary appointed members of the Committee w.e.f. March 31, 2023 and therefore did not attend meeting held prior to their appointments. Mr. Ajit Kumar Mittal ceased to be member of the Committee upon his resignation from the directorship of the Company w.e.f. May 22, 2023.

^{^^}Mr. Satish Chand Mathur was appointed as Member of the Committee w.e.f. May 22, 2023 and accordingly, no meeting was attended by him in the FY 2022-23.

4. GENERAL BODY MEETINGS

(A) Location and time of last three Annual General Meetings (AGMs) and number of special resolutions passed thereat:

Year	Meeting	Location	Date	Time	Number of special resolutions passed
2019-20	15th AGM	Through VC/ OAVM	September 7, 2020	11.00 A.M.	2
2020-21	16th AGM	Through VC/OAVM	July 29, 2021	11.00 A.M.	7
2021-22	17th AGM	Through VC/OAVM	September 26, 2022	04.00 P.M.	4



Report on Corporate Governance (Contd.)

(B) Extraordinary General Meeting during the FY 2022-23

The Company during the financial year conducted an Extraordinary General Meeting on April 18, 2022 through Video Conferencing (VC)/Other Audio-Visual Means (OAVM) and passed one Ordinary Resolution for Re-classification of the Outgoing Promoters from "Promoter and Promoter Group" category to "Public" category and one Special Resolution for enabling authorization for issuance of Redeemable Non-Convertible Debentures, secured or unsecured ("NCDs") and/or Bonds (issuance of NCDs and/or Bonds shall not be in the nature of equity shares), of the Company, on private placement basis, upto the existing authorizations of ₹ 50,000 Crores.

(C) Postal Ballot during the FY 2022-23

During the year 2022-23, no resolution was passed by the Company through Postal Ballot. No Special Resolution requiring Postal Ballot is being proposed on or before the ensuing AGM of the Company.

5. MEANS OF COMMUNICATION

The Company has provided adequate and timely information to its Member's, inter-alia, through the following means:

- (i) Publication of financial Results: The quarterly / annual results of the Company are published in the leading newspapers viz. Business Standard (English and Hindi), Financial Express and (English), Jansatta (Hindi).

News, Release etc.: The Company has its own website <https://www.indiabullshomeloans.com> and all vital information relating to the Company and its performance including financial results, earnings update, press releases pertaining to important developments, performance updates and corporate presentations etc. are regularly posted on the website.

- (ii) Presentation to institutional investors or analysts: The presentations made to the institutional investors or analysts, are uploaded on the website of the Company, and also sent to the Stock Exchange for dissemination.

- (iii) Management's Discussion and Analysis Report has been included in the Annual Report, which forms a part of the Annual Report.

6. GENERAL SHAREHOLDERS INFORMATION

(A) Company Registration Details

The Company is registered in the NCT of Delhi. The Corporate Identity Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is L65922DL2005PLC136029.

(B) Date, Time and Venue of AGM

The 18th AGM of the Company would be held on the day, date and time as mentioned in the Notice convening the said AGM. The Company is conducting AGM through Video Conferencing /Other Audio Visual Mode in accordance with the relaxations granted by the Ministry of Corporate Affairs.

(C) Financial year

The financial year of the Company is a period of twelve months beginning on April 01, every calendar year and ending on March 31 the following calendar year.

(D) Dividend Payment Date

The Board has recommended a final dividend of ₹ 1.25 per equity share translating to 62.5% on face value of ₹ 2 each for the financial year ended March 31, 2023, subject to approval of members at the ensuing Annual General Meeting

(E) Date of Record Date

The Record Date for the purpose of determining the Members eligible to receive dividend for the financial year 2022-23, is as mentioned in the Notice convening the 18th AGM of the Company.

Report on Corporate Governance (Contd.)

(F) Listing on Stock Exchanges

The Company's shares, GDRs, Bonds are listed at the following stock exchanges:

Equity Shares and NCDs	Global Depository Receipts(GDRs)	Foreign Currency Convertible Bonds
BSE Limited (BSE) Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 National Stock Exchange of India Ltd (NSE) "Exchange Plaza" C-1, Block G, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051	Luxembourg Stock Exchange 35A Boulevard Joseph II L-1840 Luxembourg	Singapore Exchange Securities Trading Limited 2 Shenton Way, #02-02 SGX Centre 1, Singapore -068804

The listing fees for the financial year 2022-23 and 2023-24, have been paid to BSE and NSE.

(G) Stock Code (for equity segment)

BSE Limited – 535789

National Stock Exchange of India Limited - IBULHSGFIN/EQ ISIN for Dematerialization – INE148I01020

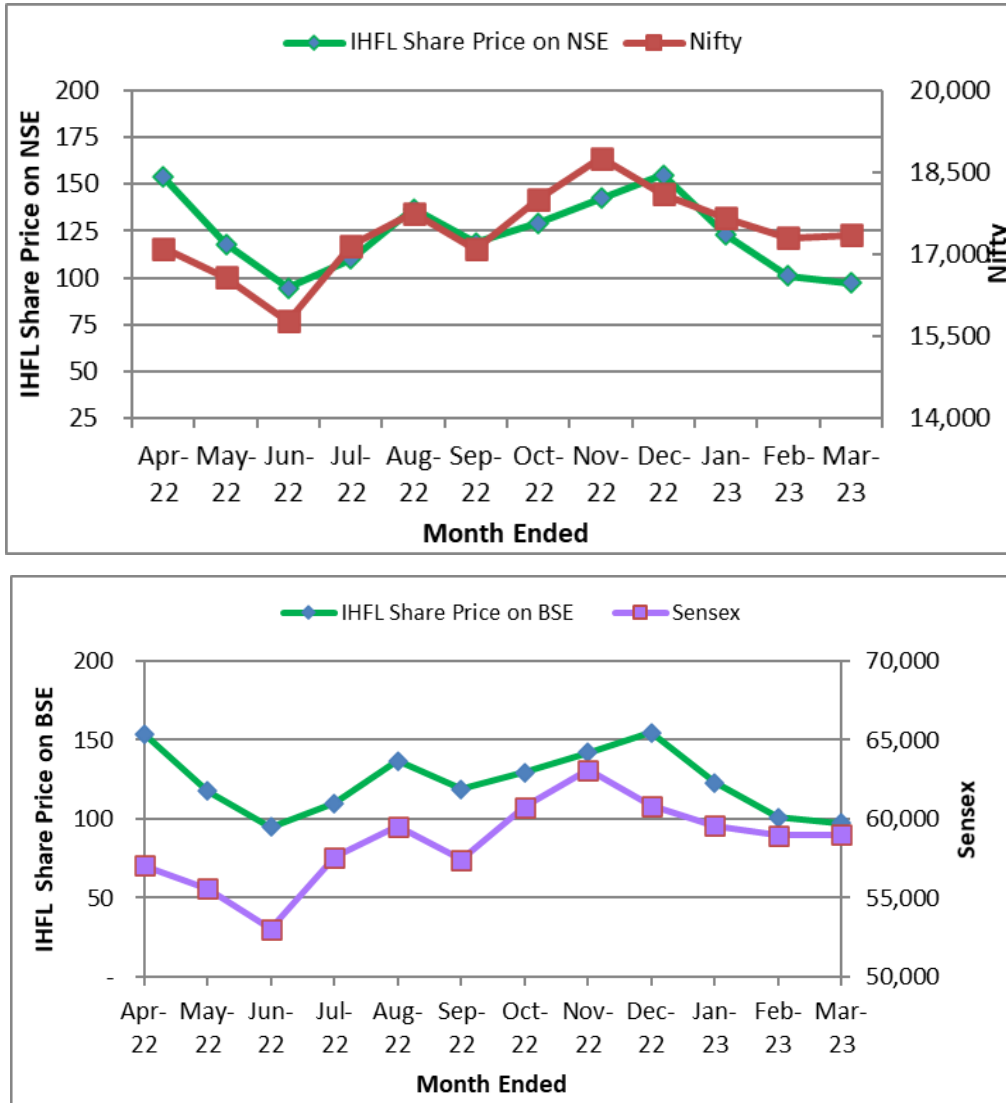
(H) Stock Market Price at National Stock Exchange of India Limited (NSE) and BSE Limited (BSE)

The monthly high and low market prices of equity shares at the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) for the year ended March 31, 2023 are as under:

Month	NSE		BSE	
	High (₹)	Low (₹)	High (₹)	Low (₹)
Apr-22	183.35	151.60	183.20	151.75
May-22	157.70	105.70	157.60	106.15
Jun-22	129.15	90.75	129.05	91.70
Jul-22	117.10	89.00	117.10	89.00
Aug-22	141.80	109.50	141.60	109.50
Sep-22	143.70	111.80	143.60	111.85
Oct-22	136.70	116.90	136.70	116.90
Nov-22	145.80	121.40	145.80	121.55
Dec-22	158.65	128.65	158.60	128.60
Jan-23	157.90	116.50	157.85	116.50
Feb-23	125.20	98.60	125.20	98.50
Mar-23	112.65	91.80	112.65	91.80

Report on Corporate Governance (Contd.)

(I) Performance of the Company's share in comparison to broad – based indices



(J) Details of securities suspended from trading

None of the Securities of the Company, listed on Stock Exchanges have ever been suspended from trading.

(K) Registrar and Transfer Agents

(i) For Equity Shares Secured Non-convertible Debentures and Unsecured Non-Convertible Debentures issued under Public Issue and Private Placement basis

KFin Technologies Limited

Unit: Indiabulls Housing Finance Limited

Selenium Tower B, Plot 31-32, Financial District, Nanakramguda,
Serilingampally Mandal, Hyderabad – 500 032, Telangana

Toll free number - 1- 800-309-4001 E-mail: einward.ris@kfintech.com

Website: www.kfintech.com and <https://ris.kfintech.com/>

Report on Corporate Governance (Contd.)

- (ii) Secured Non-convertible Debentures, Unsecured Non-Convertible Debentures, and Unsecured Non-Convertible Subordinate Debt in the nature of Debentures issued on Private Placement basis

Skyline Financial Services Private Limited

D-153 A, 1st Floor, Okhla Industrial Area,

Phase – I, New Delhi – 110 020

Tel: 011-40450193, Fax: 011-26812682

E-mail: info@skylinerta.com Website: www.skylinerta.com

(L) Share Transfer System

The Board has delegated the authority for share transfers, transmissions, remat/ demat of shares/sub-division/ consolidation/ issue of renewed and duplicate share certificates etc. to the Board constituted Stakeholders' Relationship Committee. For any such action request is to be made to the RTA, which after scrutinizing all such requests, forwards it for approval by Stakeholders' Relationship Committee.

(M) (i) Distribution of shareholding as on March 31, 2023

Sl. No.	Category	Amount	No. of Holders	% to total holders	Total Shares	Amount (in ₹.)	% of Amount
1	1-5000		509,617	97.62	103,066,033	206,132,066	21.85
2	5001- 10000		7,133	1.37	25,575,589	51,151,178	5.42
3	10001- 20000		3,039	0.58	21,813,493	43,626,986	4.63
4	20001- 30000		796	0.15	9,841,390	19,682,780	2.09
5	30001- 40000		425	0.08	7,512,676	15,025,352	1.59
6	40001- 50000		221	0.04	5,016,952	10,033,904	1.06
7	50001- 100000		412	0.08	14,599,419	29,198,838	3.10
8	100001& Above		390	0.08	284,171,078	568,342,156	60.26
	Total:		522,033	100.00	471,596,630	943,193,260	100.00

(iii) Shareholding pattern as on March 31, 2023

S. No.	Description	No. of Shares	% holding
1	Promoters and Promoters Group [^]	0 [^]	0.00 [^]
2	Resident Individuals	193,653,316	41.06
3	Foreign Portfolio Investors Category I	72,605,321	15.4
4	Bodies Corporate	68,786,322	14.59
5	Insurance Companies	39,793,468	8.44
6	Employee Benefit Trust / Employee Welfare Trust	23,000,000	4.88
7	Mutual Funds	21,521,231	4.56
8	Trusts	16,785,195	3.56
9	Foreign Portfolio Investors Category II	13,652,808	2.90
10	H U F	8,346,392	1.77
11	Non Resident Indians	8,327,185	1.77
12	Directors and their relatives	3,669,095	0.78
13	Clearing Members	682,281	0.14
14	GDRs (Shares underlying)	542,505	0.11



Report on Corporate Governance (Contd.)

S. No.	Description	No. of Shares	% holding
15	Alternate Investment Funds	80,000	0.02
16	Foreign Companies	78,850	0.02
17	NBFCs registered with RBI	43,725	0.01
18	Investor Education and Protection Fund (IEPF)	27,134	0.01
19	Key Managerial Personnel	1,750	0
20	Other Financial Institutions	50	0
21	Banks	2	0
	Total	471,596,630	100.00

^Pursuant to and in terms of BSE & NSE approvals dated February 22, 2023 and Company's exchange intimation of even date, the erstwhile promoters of the Company, namely, Mr. Sameer Gehlaut, Inuus Infrastructure Private Limited and Sameer Gehlaut IBH Trust, have been reclassified as Public Shareholders. Therefore, effective from February 22, 2023, the shareholding of Promoters and Promoter Group is NIL and their existing shareholding was added to Public shareholding.

(N) Dematerialization of shares and liquidity

Equity Shares of the Company are traded under compulsory dematerialized mode and are available for trading under both the depositories i.e. NSDL and CDSL.

As on March 31, 2023, approx. 100% Equity shares of the Company representing 471,595,899 out of a total of 471,596,630 Equity shares were held in dematerialized form and the balance 731 shares of the total equity capital of the Company were held in physical form.

The Company obtains from a Company Secretary in practice, yearly certificate of compliance with the share transfer formalities as required under Regulation 40(9) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and files a copy of the certificate with the Stock Exchanges.

(O) Outstanding GDRs/Convertible Instruments

- (i) **GDRs[^]**: As on March 31, 2023, the number of outstanding GDRs was 542,505. Each GDR represents one equity share of ₹ 2/- each in the Company.
- (ii) **ESOPs**: Also as on March 31, 2023, an aggregate of 31,753,777 Employees Stock options are in force. These options, upon exercise, are convertible into equal number of Equity Shares of the Company. As and when these options are exercised, the paid-up share capital of the Company shall stand increased accordingly.
- (iii) **FCCBs**: The Company has on March 4, 2021, issued 4.50% Secured Foreign Currency Convertible Bonds due 2026 ('FCCBs 1') of USD 150 Million at par, convertible into fully paid-up equity shares of face value of ₹ 2/- each of the Company at an conversion price of ₹ 242/- per equity share, on or after April 14, 2021 and up to the close of business hours on February 20, 2026, at the option of the FCCB holders. FCCBs, which are not converted to equity shares during such specified period, will be redeemable on March 4, 2026. Consequent upon declaration of Interim Dividend of ₹ 9/- per Equity Share, by the Company, for the Financial Year 2020-21, the adjusted new conversion price of these FCCBs, in accordance with the terms of their issue, is ₹ 230.14 per Equity Share. As on March 31, 2023, total FCCBs 1 of principal value of USD 149,500,000 are outstanding.

Further, the Company has on September 28, 2021, issued 4.50% Secured Foreign Currency Convertible Bonds due 2026 ('FCCBs 2') of USD 165 Million at par, convertible into fully paid-up equity shares of face value of ₹ 2/- each of the Company at an initial conversion price of ₹ 243.05/- per equity share, on or after November 08, 2021 and up to the close of business hours on the 10th day before the Maturity Date, at the option of the FCCB holders. The Maturity Date of such FCCBs is September 28, 2026. FCCBs, which are not converted to Equity Shares during such specified period, will be redeemable on September 28, 2026. As on March 31, 2023, total FCCBs 2 of principal value of USD 135,000,000 are outstanding.

Report on Corporate Governance (Contd.)

The Company does not have any other outstanding ADRs/ Warrants or any other convertible instruments as on date.

^In view of the very low number of GDR's being outstanding vis-à-vis very thin volume of trading in GDR's, the Board of Directors has, in its Meeting held on March 21, 2023, considered and approved the proposal for delisting of 567,505 GDR's (0.12% of its Paid-up capital) representing equal number of equity shares of Rs. 2/- each, from Luxembourg Stock Exchange, subject to compliance of all applicable requirements in this regard. The effective termination date is September 13, 2023.

(P) Commodity price risk or foreign exchange risk and hedging activities

The Company does not have any exposure to commodity price risks. During FY 2022-23 the Company has managed the foreign exchange risk by hedging the entire principal and/or interest on its foreign currency borrowings. The foreign currency and interest rate risk on borrowings have been actively hedged through a combination of forward contracts, options, principal only swaps, interest rate swaps and / or cross currency swaps.

(Q) Plant Locations

As the Company is engaged in the business of housing finance/financial services, there is no plant location.

(R) Address for Correspondence

(i) Registered Office*:

5th Floor, Building No. 27, K.G. Marg,
Connaught Place, New Delhi - 110 001
Email: homeloans@indiabulls.com,
Tel: 011-43532950, Fax: 011-43532947,
Website: <https://www.indiabullshomeloans.com/>
*W.e.f. April 30, 2022

(ii) Corporate Office:

- (a) Plot No. 442B, Udyog Vihar, Phase IV,
Gurugram – 122 016, Haryana*
- (b) One International Centre, Tower 1, 18th Floor,
Elphinstone Mills, Senapati Bapat Marg,
Mumbai - 400 013, Maharashtra
*W.e.f. June 1, 2022

(S) Debenture Trustees

(i) Secured Non-convertible Debentures and Unsecured Non-Convertible Debentures issued under Public Issue and Secured Non-convertible Debentures issued on Private Placement basis.

IDBI Trusteeship Services Limited Contact Person: Mr. Ashish Naik
Address: Universal Insurance Building, Ground Floor,
Sir P. M. Road, Fort, Mumbai - 400001 (Maharashtra)
Tel: +91 22 4080 7073; Fax: +91 22 6631 1776
Website: www.idbitrustee.com

(ii) Unsecured Non-Convertible Debentures issued on Private Placement basis.

Axis Trustee Services Limited
Contact Person: Mrs. Mangalagowri Bhat
Address: The Ruby, 2nd Floor, SW, 29 Senapati Bapat Marg,
Dadar West, Mumbai – 400 028 (Maharashtra)
Tel: +91- 22 6230 0451
Website: www.axistrustee.in

Report on Corporate Governance (Contd.)

(T) Profiles of the directors seeking appointment / re-appointment have been captured in the Notice convening the 18th AGM of the Company.

(U) Credit Ratings and Change/ Revisions in Credit Ratings for Debt Instruments:-

Deposits Instrument	Name of rating agency	Date of rating / revalidation	Rating assigned/ Reaffirmed	Borrowing limit or conditions imposed by rating agency, if any (Amt. in Rs. Billion)
Cash Credit	Crisil Rating	Feb-23	CRISIL AA	69.55
Proposed Long-Term Bank Facility	Crisil Rating	Feb-23	CRISIL AA	175.95
Non-Convertible Debentures	Crisil Rating	Feb-23	CRISIL AA	253.80
Subordinate Debt	Crisil Rating	Feb-23	CRISIL AA	25.00
Retail Bonds	Crisil Rating	Feb-23	CRISIL AA	150.00
Short Term Non-Convertible Debenture	Crisil Rating	Feb-23	CRISIL A1+	10.00
Short Term Commercial Paper Program	Crisil Rating	Feb-23	CRISIL A1+	250.00
Retail NCD	Brickwork Ratings	Jan-23	BWR AA+	28.00
NCD Issue	Brickwork Ratings	Jan-23	BWR AA+	270.00
Subordinate Debt Issue program	Brickwork Ratings	Jan-23	BWR AA+	30.00
Perpetual Debt Issue	Brickwork Ratings	Jan-23	BWR AA	1.50
Secured NCD	Brickwork Ratings	Jan-23	BWR AA+	68.01
Unsecured Subordinated NCD	Brickwork Ratings	Jan-23	BWR AA+	1.99
Short Term Commercial Paper Program	Brickwork Ratings	Jan-23	BWR A1+	30.00
Long Term Debt	CARE Ratings	Dec-22	CARE AA	135.97
Subordinate Debt	CARE Ratings	Dec-22	CARE AA	31.22
Prepetual Debt	CARE Ratings	Dec-22	CARE AA-	2.00
Cash Credit	CARE Ratings	Dec-22	CARE AA	80.00
Long-Term Bank Facility	CARE Ratings	Dec-22	CARE AA	127.48
Short Term Bank Facility	CARE Ratings	Dec-22	CARE A1+	-
Proposed Long-Term/Short-Term Facility	CARE Ratings	Dec-22	CARE AA	290.52
Public Issue of Non-Convertible Debentures	CARE Ratings	Dec-22	CARE AA	14.33
Public Issue of Subordinate Debt	CARE Ratings	Dec-22	CARE AA	1.99
Short Term Commercial Paper Program	CARE Ratings	Dec-22	CARE A1+	30.00
NCD Issue	ICRA Limited	Feb-23	ICRA AA	86.25
Subordinate Debt	ICRA Limited	Feb-23	ICRA AA	15.00
Retail NCD	ICRA Limited	Feb-23	ICRA AA	30.00
Long Term Corporate Family Rating	Moody's	May-22	B3	-

Please note for outstanding rated debt, rating is valid throughout the life of the Instrument.

On May 17, 2022, rating agency Moody's investor Service had revised the Company's rating to Stable from Negative. The Corporate Family Rating has been reaffirmed at "B3"

Report on Corporate Governance (Contd.)

Moody's noted the following in revising the rating outlook to stable:

- Strong liquidity levels
- High liquidity levels
- Stabilization in access to funding

(V) Details of utilization of funds raised through preferential allotment or qualified institutional placement

During the Financial Year 2022-23, the Company did not allot any shares through preferential allotment or qualified institutional placement.

(W) Fees paid to Statutory Auditors[#]

Total fees for all services paid by the listed entity and its Subsidiaries, on a consolidated basis, to the Statutory Auditor and all entities in the network firm/network entity of which the Statutory Auditor is a part is given below:-

₹ in Crores

Particulars	FY2022-23
Auditor's Fee	2.52
Certification Fee*	1.00
Others*	2.05
Total	5.57

* Included in Legal and Professional Charges

**Fee paid in relation to public issue of Non-convertible Debentures has been amortised as per EIR method for calculation of Interest cost on Non-Convertible Debentures and included under Finance Cost

[#]Including GST

7. COMPLIANCE CERTIFICATE FROM THE PRACTICING COMPANY SECRETARY

A certificate from a Practicing Company Secretary certifying the Company's compliance with the provisions of Corporate Governance as stipulated in Regulation 34(3) read with Schedule-V of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, is annexed to and forms a part of this Report.

8. DISCLOSURES IN RELATION TO THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

Number of complaints filed during the financial year 2022-23	Number of complaints disposed of during the financial year 2022-23	Number of complaints pending as on end of the financial year 2022-23
0	0	0

9. OTHER DISCLOSURES:

(i) Subsidiary Companies

Indiabulls Commercial Credit Limited ("ICCL") is a material debt listed subsidiary of the Company during the financial year 2022-23. ICCL was incorporated under the Companies Act, 1956 on July 7, 2006 at New Delhi with the Registrar of Companies, National Capital Territory of Delhi and Haryana ("RoC"). Messrs Rao & Emmar, Chartered Accountants (ICAI Registration No.: 003084S) and Messrs Hem Sandeep & Co., Chartered Accountants (ICAI Registration No.: 009907N) are Joint Statutory Auditors of ICCL and were appointed at the Extraordinary General Meeting held on November 24, 2021 for a period of 3 (three) consecutive years.

The Company has formulated a Policy for determining material subsidiaries, pursuant to the provisions of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, which is available on the website of the Company https://www.indiabullshomeloans.com/uploads/downloads/ihfl_policy-for-determining-material-subsiidiary-0856481001562586391.pdf



Report on Corporate Governance (Contd.)

(ii) Details of Non-Compliance/MCA Inspection

Details of Non-Compliance/MCA Inspection has been provided in Annexure(s) to Directors' Report, forming part of the Annual Report 2022-23 of the Company.

(iii) Related Party Transactions

The Company has a board approved policy on Related Party Transactions. The policy intends to ensure that proper reporting, approval and disclosure processes are in place for all related party transactions. Further, pursuant to notification of amendments to Listing Regulations, amongst other changes, the scope of related party transactions has been widened significantly and the said policy was amended to align it with all the applicable amendments. The updated policy is placed on the Company's website at https://www.indiabullshomeloans.com/uploads/downloads/ihfl_policy-on-related-party-transactions-01042022-0512403001654939668.pdf and is provided elsewhere in the annual report. There was no materially significant related party transactions entered by the Company, that have potential conflict with the interests of the Company at large.

All the related party transactions entered into by the Company has been in its ordinary course of business and at arm's length basis. Loans and advances in the nature of loans to firms/companies in which directors are interested, is disclosed along with other related party transactions, in the notes forming part of financial statements.

(iv) VC, MD & CEO / CFO Certification

- (a) The Vice-Chairman, Managing Director & CEO and CFO have issued certificate pursuant to the Regulation 33(2)(a) of SEBI (LODR) Regulations, 2015, certifying that the financial statements do not contain any false or misleading statement or figures and do not omit any material fact which may make the statements or figures contained therein misleading.
- (b) The Vice-Chairman, Managing Director & CEO and the CFO have issued certificate pursuant to the provisions of Regulation 17(8) read with Part-B of Schedule-II of the SEBI LODR, certifying that the financial statements do not contain any materially untrue statement and these statements represent a true and fair view of the Company's affairs.

(v) Codes of the Company

(a) Code of Conduct and Ethics

The Company has laid down a Code of Conduct and Ethics (the "Code") for the Board Members and Senior Management personnel of the Company. The Code is available on the website of the Company <https://www.indiabullshomeloans.com/investor-relations/codes-policies>.

All Board Members and Senior Management personnel have affirmed compliance with the Code. A declaration signed by the Chief Executive Officer to this effect is enclosed at the end of this Report.

The Code seeks to ensure that the Board Members and Senior Management personnel observe a total commitment to their duties and responsibilities while ensuring a complete adherence with the applicable statutes along with business values and ethics.

(b) Code of Conduct for Prevention of Insider Trading

The Company has laid down a Code of Conduct for Prevention of Insider Trading, in accordance with the requirements of The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 and Companies Act, 2013, with a view to regulate trading in Securities of the Company by its directors, designated persons and employees.

The Company also maintains a structured digital database of persons or entities with whom the Unpublished Price Sensitive Information is shared.

(vi) Whistle Blower Policy

The Company is committed to adhere to the highest standards of ethical, moral and legal conduct of its business operations. To maintain these standards, the Company has implemented the Whistle Blower Policy ("the Policy"), to provide an avenue for employees to report matters without the risk of subsequent victimization, discrimination or disadvantage. The Policy applies to all employees working for the Company and its subsidiaries and no personnel have been denied access to the audit committee. Pursuant to the Policy, the whistle blowers can raise concerns relating to matters such as breach of Company's Code of Conduct, fraud, bribery, corruption, employee misconduct, illegality, misappropriation of Company's funds/assets etc. A whistle-blowing or reporting mechanism, as set out in the Policy, invites all employees to act responsibly to uphold the reputation of the Company and its subsidiaries. The Policy aims to ensure that serious concerns are properly raised and addressed and are

Report on Corporate Governance (Contd.)

recognized as an enabling factor in administering good governance practices. The details of the Whistle Blower Policy are available on the website of the Company ([https:// www.indiabullshomeloans.com/whistle-blower-policy](https://www.indiabullshomeloans.com/whistle-blower-policy)).

(vii) Strictures and penalties during the last three years

During the financial year 2022-23, BSE has imposed a penalty of ₹ 35,400/- (including GST) for non compliance under regulation 13(1) of SEBI LODR for quarter/year ended January 2021 and the Company had paid the said penalty to Exchange on June 16, 2022. Further, during the Financial Year 2021-22, NSE & BSE has imposed penalty of ₹ 27,140/- (including GST) each, for non-disclosure of extent and nature of security created and maintained w.r.t. secured listed NCDs, in the financial statements for quarter ended September 2021 and the Company had paid the said penalties to Exchanges on December 22, 2021. The SEBI or Exchanges has not levied any penalties during financial year 2020-21.

(viii) Details of compliance with mandatory requirements and adoption of the non-mandatory requirements pursuant to SEBI (LODR) Regulations, 2015.

The Company has complied with all the mandatory requirements pursuant to SEBI (LODR) Regulations, 2015 in letter as well as in spirit. The details of these compliances have been given in the relevant sections of this Report. The status on compliance with the Non mandatory requirements are given in the next section of the Report.

10. DISCRETIONARY REQUIREMENTS

(A) Non-Executive Chairman

Since August 12, 2020, Mr. Subhash Sheoratan Mundra, a Non-Executive, Independent Director is holding the office of the Chairman of the Company. Hence, the requirements applicable as to a Non-Executive Chairman in terms of Regulation 17 of SEBI (LODR) Regulations, 2015 are complied with by the Company.

(B) Shareholders Rights

The Company would be getting its quarterly/half yearly and annual financial results published in leading newspapers with wide circulation across the country and regularly update the same on its public domain website. In view of the same individual communication of quarterly/annual financial results to the Shareholders will not be made. Further, information pertaining to important developments in the Company shall be brought to the knowledge of the public at large and to the Shareholders of the Company in particular, through communications sent to the stock exchanges where the shares of the Company are listed, through press releases in leading newspapers and through regular uploads made on the Company website.

(C) Unqualified financial statements

The Auditors' Report on the audited annual accounts of the Company does not contain any qualification from the Statutory Auditors and it shall be the endeavor of the Company to continue the trend by building up accounting systems and controls which ensure complete adherence to the applicable accounting standards and practices obviating the possibility of the Auditors qualifying their report as to the audited accounts.

(D) Separate posts of chairperson and chief executive officer

Mr. Subhash Sheoratan Mundra, an Independent Director is the Non-Executive Chairman of the Company. Mr. Gagan Banga is the Vice-Chairman, Managing Director and CEO of the Company.

(E) Reporting of Internal Auditor

The Internal Auditor of the Company reports to CFO and has direct access to the Audit Committee.

Except as set out above, the Company has not adopted the non-mandatory requirements as to any of the other matters recommended under Part E of Schedule II of Regulation 27(1) of SEBI (LODR) Regulations, 2015.

(F) Unclaimed Shares lying in Demat Suspense Account

The Company was not required to transfer any shares in Demat Suspense Account. Accordingly, the disclosure required to be made in terms of Regulation 34(3) read with Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, in respect of shares in the demat suspense account or unclaimed suspense account, is not applicable to the Company.

This Corporate Governance Report of the Company for the financial year ended March 31, 2023 and the Company, are in compliance with the requirements of Corporate Governance as prescribed under Regulations 17 to 27 and clause (b) to (i) and (t) of sub-regulation (2) of Regulation 46 and Para C of Schedule V of the SEBI LODR, to the extent applicable to the Company.



Report on Corporate Governance (Contd.)

ANNUAL DECLARATION BY CHIEF EXECUTIVE OFFICER PURSUANT TO REGULATION 34(3) READ WITH SCHEDULE-V OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

I confirm that for the year under review, directors and senior management have affirmed their adherence to the provisions of the Code of Conduct.

Date: May 22, 2023
Place: Mumbai

Sd/-
Gagan Banga
Vice-Chairman, Managing Director & CEO

CEO/CFO CERTIFICATION PURSUANT TO REGULATION 17(8) READ WITH PART-B OF SCHEDULE-II OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

To
The Board of Directors
Indiabulls Housing Finance Limited

As required by Regulation 17(8) read with Part-B of Schedule-II of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby confirm to the Board that:

- A. We have reviewed financial statements and the cash flow statement for the year and that to the best of our knowledge and belief:
- (1) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
 - (2) these statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
- B. There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company code of conduct.
- C. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
- D. We have indicated to the auditors and the Audit committee that:
- (1) There were no significant changes in internal control over financial reporting during the year;
 - (2) There were no significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and
 - (3) There were no instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

Sd/-
Gagan Banga
Vice-Chairman, Managing Director & CEO

Sd/-
Mukesh Garg
CFO

Date: May 22, 2023
Place: Mumbai

Date: May 22, 2023
Place: Gurugram

Report on Corporate Governance (Contd.)

CERTIFICATE REGARDING COMPLIANCE OF CONDITIONS OF CORPORATE GOVERNANCE

To
The Members of
Indiabulls Housing Finance Limited
5th Floor, Building No. 27, K.G. Marg,
Connaught Place, New Delhi-110001

We have examined the compliance of conditions of Corporate Governance by Indiabulls Housing Finance Limited (“the Company”), for the year ended March 31, 2023, as prescribed in Regulations 17 to 27, 46(2)(b)to(i)and(t) and para C, D and E of Schedule V of Chapter IV of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR).

We state that the compliance of conditions of Corporate Governance is the responsibility of the Company’s management and, our examination was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion, and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above mentioned SEBI LODR.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

This certificate is issued solely for the purposes of complying with the aforesaid Regulations and may not be suitable for any other purpose.

For **S. K. Hota & Associates**
Company Secretaries

Sd/-
Susanta Kumar Hota
Proprietor
Membership No: 16165
CP No. 6425UDIN: A016165E000665770

Place: New Delhi
Date: July 24, 2023

Report on Corporate Governance (Contd.)

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,
The Members of
Indiabulls Housing Finance Limited
5th Floor, Building No. 27, K.G. Marg,
Connaught Place, New Delhi-110001

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Indiabulls Housing Finance Limited having CINL65922DL2005PLC136029 and having registered office at 5th Floor, Building No. 27, K.G. Marg, Connaught Place, New Delhi - 110 001 (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ended on 31st March, 2023 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs (MCA) or any such other Statutory Authority:

Sr. No.	Name of Director	DIN	Date of appointment in the Company*
1.	Mr. Subhash Sheoratan Mundra	00979731	18/08/2018
2.	Mr. Gagan Banga	00010894	10/05/2005
3.	Mr. Sachin Chaudhary	02016992	21/10/2016
4.	Mr. Ajit Kumar Mittal [^]	02698115	23/08/2011
5.	Mr. Achuthan Siddharth	00016278	03/07/2020
6.	Justice Gyan Sudha Misra (Retd.)	07577265	29/09/2016
7.	Mr. Satish Chand Mathur	03641285	08/03/2019
8.	Mr. Dinabandhu Mohapatra	07488705	23/11/2020
9.	Mr. Bishnu Charan Patnaik ^{^^}	08384583	26/04/2022

*the date of appointment is as per the MCA Portal.

[^]The designation of Mr. Ajit Kumar Mittal was changed from Executive Director to Non-Executive Non-Independent Director of the Company w.e.f. April 22, 2022 on attaining superannuation and subsequently he resigned from the Directorship of the Company w.e.f. May 22, 2023. W.e.f. May 23, 2023, Mr. Ajit Kumar Mittal has been appointed as a strategic advisor of the Company, for a period of three years.

^{^^}Mr. Bishnu Charan Patnaik was appointed w.e.f. April 26, 2022, as LIC Nominee Director (LIC is one of the biggest Equity Shareholder of the Company). However during the current year he has resigned from the Directorship of the Company w.e.f. April 29, 2023 consequent to the approval of his appointment by the Appointments Committee of the Cabinet to the post of Whole-Time Member (Life), Insurance Regulatory and Development Authority of India (IRDAI).

Ensuring the eligibility for the appointment/continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For **S. K. Hota & Associates**
Company Secretaries

Sd/-
Susanta Kumar Hota
Proprietor
Membership No: 16165
CP No. 6425
UDIN: A016165E000665671

Place: New Delhi
Date: July 24, 2023

INDEPENDENT AUDITOR'S REPORT

To the Members of Indiabulls Housing Finance Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of Indiabulls Housing Finance Limited ("the Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), which comprise the Consolidated Balance Sheet as at 31 March 2023, and the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Consolidated Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of reports of the other auditors on separate financial statements of the subsidiaries referred to in the Other Matters section below, the aforesaid Consolidated Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at 31 March 2023, of consolidated profit, consolidated other comprehensive income, consolidated changes in equity and its consolidated cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Consolidated Financial Statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance

with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained, and the audit evidence obtained by the other auditors in terms of their reports referred to in sub-para (a) and (b) of the Other Matters paragraph below is sufficient and appropriate to provide a basis for our audit opinion on the Consolidated Financial Statements.

Emphasis of Matter

1. We draw attention to note no. 33(ix) to the accompanying Consolidated Financial Statements which states that as at 31 March 2023, the Holding Company is unable to meet its Principal Business Criteria ("PBC") pursuant to the requirements of para 5.3 of the Master Direction – Non Banking Financial Company – Housing Finance Company ("NBFC-HFC") (Reserve Bank) Directions, 2021 ("Master Directions"). The Holding Company has submitted a plan for reorganisation approved by its Board of Directors on April 28, 2023 to the Reserve Bank of India ("RBI") for conversion of the Holding Company into an NBFC-ICC and has been granted timeline up to September 30, 2023 by the RBI to implement such plan.
2. We draw attention to Note 47 of the accompanying Consolidated Financial Statements which states that the Holding Company has withdrawn an amount of Rs. 525 crores net of related tax impact towards the impairment allowance on financial instruments, from the additional special reserve created under Section 29 C of the National Housing Bank Act, 1987 in accordance with the Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 ("Master Directions") issued by the Reserve Bank of India [read with erstwhile NHB circular no NHB(ND)/DRS/Pol-o.03/2004-05 dated August 26, 2004].

Our opinion is not modified in respect of these matters.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Consolidated Financial Statements of the current year. These matters were addressed in the context of our audit of the Consolidated Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.



Independent Auditor's Report

(Contd.)

A. Key audit matter of the Holding Company

Key audit matters	How our audit addressed the key audit matter
<p>Impairment of financial instruments (including provision for expected credit losses) (as described in note 8 of the Standalone Financial Statements)</p> <p>Ind AS 109 requires the Holding Company to provide for impairment of its financial assets using the expected credit loss ('ECL') approach involving an estimation of probability of loss on the financial assets over their life, considering reasonable and supportable information about past events, current conditions and forecasts of future economic conditions which could impact the credit quality of the Holding Company loans and advances. In the process, a significant degree of judgement has been applied by the management in respect of following matters:</p> <ul style="list-style-type: none"> The Holding Company has various loan products divided into Corporate loan portfolio and Retail loan portfolio. Retail loans are grouped into different categories on the basis of homogeneity and thereby expected to demonstrate similar credit characteristics. Corporate loan portfolio is assessed on a case-to-case basis. Estimation of losses in respect of loans or groups of loans which had no/ minimal defaults in the past. Staging of loans and estimation of behavioural life. Management overlay for macro-economic factors and estimation of their impact on the credit quality. The Holding Company has developed models that derive key assumptions used within the provision calculation such as probability of default (PD). The Holding Company has used LGD rates based on past experience and industry practice. The output of these models is then applied to the provision calculation with other information including the exposure at default (EAD). 	<ul style="list-style-type: none"> Our audit procedures included considering the Holding Company's accounting policies for impairment of loan receivables and assessing compliance with the policies in terms of Ind AS 109. Tested the assumptions used by the Holding Company for grouping and staging of loan portfolio into various categories and default buckets for determining the PD. Tested the operating effectiveness of the controls for staging of loans based on their past-due status. Tested a sample of performing (stage 1) loans to assess whether any loss indicators were present requiring them to be classified under stage 2 or 3. Performed inquiries with the Holding Company's management and its risk management function. Tested the arithmetical accuracy of computation of ECL provision performed by the Holding Company in spreadsheets. Compared the disclosures included in the Ind AS standalone financial statements in respect of expected credit losses with the requirements of Ind AS 107 and 109.

Independent Auditor's Report

(Contd.)

B. Key Audit Matters of Subsidiary Company – Indiabulls Commercial Credit Limited ('ICCL') as reported by the auditors of ICCL

Key Audit Matters	Auditor's Response
<p>a) Impairment of Loans (expected credit loss - ECL)</p> <p>In accordance with the requirements of Ind AS 109, the Company is required to provide for impairment of its financial assets using the expected credit loss ('ECL') approach which involves an estimation of the probability of loss on the financial assets over their life, considering reasonable and supportable information about past events, current conditions and forecasts of future economic conditions which could impact the credit quality of the Company's loans and advances. In the process, a significant degree of judgement has been applied by the management in respect of following matters:</p> <p>(i) Classification and staging of loan portfolio, and estimation of behavioural life.</p> <p>(ii) Estimation of losses in respect of those classes of loans which had no or minimal historical defaults.</p> <p>(iii) Management overlay for macro-economic factors and the impact of CoVID -19 pandemic and estimation of their impact on the credit quality of the loans. In accordance with the guidance in Ind AS 109, the management overlay estimate takes into account reasonably and supportable information without incurring significant cost. The actual credit losses for the next 12 months could be significantly different than the ECL estimates prepared by the Company depending upon the impact and duration of the pandemic and various regulatory and policy measures announced by the Government.</p> <p>(iv) The disclosures (including disclosures prescribed by RBI) regarding the Company's application of Ind AS 109 are key to explaining the key judgements and material inputs to the Ind AS 109 ECL results.</p> <p>The Company has developed a financial model that derives key assumptions used within the provision calculation such as probability of default (PD) and loss given default (LGD). The output of such model is then applied to the calculation for the provision for expected credit loss calculation with other information including the exposure at default (EAD).</p> <p>Given the high degree of management's judgement involved in estimation of ECL, it is an area of material uncertainty and a key audit matter.</p>	<p>Principal Audit Procedures</p> <ul style="list-style-type: none"> • Read and assessed the Company's accounting policies for the process of estimation of impairment of financial assets and whether such policy was in accordance with the requirements of Ind AS 109 and the governance framework approved by the Board of Directors pursuant to the applicable Reserve Bank of India guidelines/directions. • Evaluated the appropriateness of the Company's assumptions used by the Company for grouping and staging of loan portfolio into various categories and default buckets and their appropriateness for determining the probability of default (PD) and loss-given default (LGD) rates. • Tested the operating effectiveness of the controls for application of the staging criteria. Assessed the additional considerations applied by the Management for staging of loans. • Performed tests (on sample basis) to verify the completeness and accuracy of the input data used to determine the PD and LGD rates and agreed such data with the underlying books of accounts and records. • Performed inquiries with the Company's management to assess the impact of macro-economic factors on the current economic environment and business activities of the Company. • Tested the arithmetical accuracy of calculation of the provision for ECL performed by the Company. • Tested assumptions used by the management in determining the overlay for macro-economic factors. • Tested key controls and details over restructuring process in respect of eligibility, approval and modification of terms. • Assessed the appropriateness and sufficiency of disclosures in the Financial Statements in respect of provision for EC.



Independent Auditor's Report

(Contd.)

Key Audit Matters	Auditor's Response
<p>b) De-recognition of financial assets</p> <p>The Company has, during the year ended March 31, 2023, assigned loans amounting to Rs. 3617.09 crores for managing its funding requirements and recorded net income of Rs. 49.69 crores in the Statement of Profit and Loss. In accordance with Ind AS 109, de-recognition of financial assets (loans) transferred by the Company through assignment is based on the 'risk and reward' model and a 'control' model. In case de-recognition criteria are met, the financial assets assigned are de-recognized and difference between carrying value and consideration including the present value of interest payments that it would not give up (excess interest spread (EIS) receivable) is recognized as income in the Statement of Profit and Loss for the year.</p> <p>The Company also records a servicing asset and servicing liability at their fair value for the right retained for servicing the financial asset for the service contract and the related costs to be incurred. The assessment of derecognition criteria being met involves significant judgements and furthermore the measurement of the related EIS receivable income, servicing asset and liability requires significant estimates to be made with respect to the discount rate, expected portfolio life, prepayment and foreclosures. Given the complexity and the volume of such transactions the same has been considered a key audit matter.</p>	<p>Principal audit procedures</p> <ul style="list-style-type: none"> Assessed (on sample basis) assignment agreements to evaluate whether the derecognition criteria have been met. Assessed the significant estimates and judgments, including the discount rate and expected remaining life of the portfolio transferred used by the Company for computation of excess interest spread receivable, servicing asset and servicing liability. Tested the arithmetical accuracy of computation of the excess interest spread receivable, servicing asset and servicing liability. Assessed the disclosures included in the Financial Statements with respect to derecognition in accordance with the requirements of Ind AS 109 and Ind AS 107.

Information Other than the Consolidated Financial Statements and Auditor's Report Thereon

The Holding Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's report, Management Discussion & Analysis Report and Business Responsibility & Sustainability Report but does not include the Consolidated Financial Statements and our auditor's reports thereon. The Board's report, Management Discussion & Analysis Report and Business Responsibility & Sustainability Report are expected to be made available to us after the date of this auditor's report.

Our opinion on the Consolidated Financial Statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the Consolidated Financial Statements, our responsibility is to read the other information identified above when it becomes available, compare with the financial statements of subsidiaries to the extent it relates to these entities and, in doing so, consider whether the other information is materially inconsistent with the Consolidated Financial Statements or our knowledge obtained during the

course of our audit, or otherwise appears to be materially misstated.

When we read the above reports, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Management's Responsibility for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these Consolidated Financial Statements in term of the requirements of the Act, that give a true and fair view of the consolidated financial position, consolidated financial performance (including other comprehensive income), consolidated cash flows and consolidated statement of changes in equity of the Group in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under Section 133 of the Act. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other

Independent Auditor's Report

(Contd.)

irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Consolidated Financial Statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the Consolidated Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated Financial Statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Consolidated Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)

(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls system with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Consolidated Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Consolidated Financial Statements, including the disclosures, and whether the Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the audit of the consolidated financial statements of such entities or business activities included in the Consolidated Financial Statements of which we are the independent auditors. For the other entities or business activities included in the Consolidated Financial Statements, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may



Independent Auditor's Report

(Contd.)

reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Consolidated Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

- a. We did not audit the financial statements and other financial information, in respect of 13 subsidiaries, whose financial statements include total assets of Rs. 14,415.94 crores as at 31 March 2023, total revenues of Rs. 1,964.64 crores and net cash inflows of Rs. 511.43 crores for the year ended on that date, as considered in the Consolidated Financial Statements. These financial statements and other financial information have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the Consolidated Financial Statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries is based solely on the reports of the other auditors.
- b. We did not audit the financial statements of one subsidiary, whose un-audited financial statements and other financial information reflect total assets of Rs. Nil as at 31 March

2023, total revenues of Rs. Nil and net cash flows amounting to Rs. Nil for the year ended on that date, as considered in the Consolidated Financial Statements. These unaudited financial statements have been furnished to us by the Management and our opinion on the Consolidated Financial Statements, in so far as it relates to the amounts and disclosures included in respect of this subsidiary, and our report in terms of sub-section (3) of Section 143 of the Act in so far as it relates to the aforesaid subsidiary, is based solely on such unaudited financial statements and unaudited other financial information. In our opinion and according to the information and explanations given to us by the Management, these financial statements and other financial information are not material to the Group.

Our opinion on the Consolidated Financial Statements above, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements and other financial information certified by the Management.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, based on the comments in the auditors' reports of the Holding Company and subsidiaries incorporated in India, we report hereunder the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable:

(xxi) There are qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies included in the Consolidated Financial Statements, the details of which are given below*:

S. no	Name	CIN	Holding Company/ Subsidiary/ Associate/ Joint Venture	Clause number of the CARO report which is qualified or adverse
1.	Indiabulls Housing Finance Limited	L65922DL2005PLC136029	Holding Company	i(c) iii(c) iii(d) xvi(a)
2.	Indiabulls Commercial Credit Limited	U65923DL2006PLC150632	Subsidiary	iii(c) iii(d)
3.	Indiabulls Insurance Advisors Limited	U72200DL2002PLC114257	Subsidiary	iii(c)
4.	Nilgiri Investmart Services Limited	U72200DL2005PLC143654	Subsidiary	xvii
5.	Indiabulls Trustee company Limited	U65991DL2008PLC176626	Subsidiary	xvii
6.	Indiabulls Capital Services Limited	U65993DL2005PLC134948	Subsidiary	iii(c)

Independent Auditor's Report

(Contd.)

Report on Other Legal and Regulatory Requirements (Contd.)

S. no	Name	CIN	Holding Company/ Subsidiary/ Associate/ Joint Venture	Clause number of the CARO report which is qualified or adverse
7.	Indiabulls Holdings Limited	U74140DL2010PLC201275	Subsidiary	iii(c) xvii
8.	Indiabulls Advisory Services Limited	U51101DL2006PLC155168	Subsidiary	iii(c)
9.	Ibulls Sales Limited	U67100DL2006PLC154666	Subsidiary	xvii
10.	Indiabulls Asset Holding Company Limited	U74900DL2007PLC164760	Subsidiary	xvii
11.	Indiabulls Asset Management Company Limited	U65991DL2008PLC176627	Subsidiary	xvii

* does not include reporting with regard to a trust and the subsidiary company incorporated outside India on which Companies (Auditor's Report) Order, 2020 are not applicable, however, the same have been considered as Subsidiaries in accordance with Indian Accounting Standards as prescribed.

2. As required by Section 143(3) of the Act based on our audit and on the consideration of reports of the other auditors on separate financial statements and the other financial information of subsidiaries, as noted in the 'Other Matters' paragraph, we report, to the extent applicable, that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid Consolidated Financial Statements.
- b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid Consolidated Financial Statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
- c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Cash Flows and Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the Consolidated Financial Statements.
- d) In our opinion, the aforesaid Consolidated Financial Statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
- e) On the basis of the written representations received from the directors of the Holding Company as on 31 March 2023 taken on record by the Board of Directors of the Holding Company and the reports of the

statutory auditors of its subsidiaries in India, none of the directors of the Group companies incorporated in India is disqualified as on 31 March 2023 from being appointed as a director in terms of Section 164 (2) of the Act.

f) With respect to the adequacy of internal financial controls with reference to financial statements of the Group, incorporated in India and the operating effectiveness of such controls, refer to our separate report in Annexure A

Reporting on the adequacy of internal financial controls over financial reporting of the company and the operating effectiveness of such controls, under section 143(3)(i) of the Act is not applicable on the trusts and companies incorporated outside India, considered as subsidiaries in the Consolidated Financial Statements.

g) In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Holding Company to its directors during the year is in accordance with the provisions of Section 197 of the Act.

h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiaries, as noted in the 'Other matter' paragraph:

(i) The Consolidated Financial Statements disclose the impact of pending litigations on the consolidated financial position of the Group – Refer Note 34 (a & b) to the Consolidated Financial Statements.



Independent Auditor's Report

(Contd.)

- (ii) Provision has been made in the Consolidated Financial Statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts – Refer Note 7 to the Consolidated Financial Statements in respect of such items as it relates to the Group.
- (iii) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Group.
- (iv) (a) On the basis of the representations received from the directors of the Holding Company as on 31 March 2023 and the reports of the statutory auditors of its subsidiaries in India, whose financial statements have been audited under the Act, to the best of their knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any such subsidiaries to or in any other person(s) or entity(ies), including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Holding Company or any of such subsidiaries (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (b) On the basis of the representations received from the directors of the Holding Company as on 31 March 2023 and the reports of the statutory auditors of its subsidiaries in India, whose financial statements have been audited under the Act, to the best of their knowledge and belief, no funds have been received by the Holding Company or any of such subsidiaries from any person(s) or entity(ies), including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiaries shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us and that performed by the auditors of the subsidiaries which are companies incorporated in India whose financial statements have been audited under the Act, nothing has come to our or other auditors’ notice that has caused us or other auditors to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) contain any material misstatement.
- (v) The Holding Company has not declared or paid any interim or final dividend during the year.
- (vi) As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 as amended is applicable for the Holding Company only w.e.f 1 April 2023, therefore, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 as amended, is not applicable.

For **S.N. Dhawan & CO LLP**
Chartered Accountants
Firm’s Registration No.: 000050N/ N500045

For **Arora & Choudhary Associates**
Chartered Accountants
Firm’s Registration No. 003870N

Rahul Singhal
Partner
Membership No.: 096570
UDIN: 23096570BGZGOX3153

Place: Gurugram
Date: May 22, 2023

Vijay Kumar Choudhary
Partner
Membership No.: 081843
UDIN: 23081843BGSNZL5585

Place: New Delhi
Date: May 22, 2023

Independent Auditor's Report

(Contd.)

Annexure A

Independent Auditor's report on the Internal Financial Controls with reference to Consolidated Financial Statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

In conjunction with our audit of the Consolidated Financial Statements of Indiabulls Housing Finance Limited (hereinafter referred to as the "Holding Company") as of and for the year ended 31 March 2023, we have audited the internal financial controls with reference to the Consolidated Financial Statements of the Holding Company and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), which are companies incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Companies included in the Group, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal financial control with reference to the financial reporting criteria established by the Group considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Group's business, including adherence to the respective Group's policies, the safeguarding of the Group's assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Holding Company's internal financial controls with reference to the Consolidated Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India ("the ICAI") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to the consolidated financial statements were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to the consolidated financial statements and their operating effectiveness. Our audit of internal financial controls with reference to the consolidated financial

statements included obtaining an understanding of internal financial controls with reference to the consolidated financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matter(s) paragraph below is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system with reference to the Consolidated Financial Statements of the Group, as aforesaid.

Meaning of Internal Financial Controls with reference to Financial Statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to the Consolidated Financial Statements

Because of the inherent limitations of internal financial controls with reference to the Consolidated Financial Statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to the consolidated financial statements to future periods are subject to the risk that the internal financial controls with reference to the consolidated financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.



Independent Auditor's Report

(Contd.)

Opinion

In our opinion, the Group, which are companies incorporated in India, have, in all material respects, adequate internal financial controls system with reference to the Consolidated Financial Statements and such internal financial controls with reference to the Consolidated Financial Statements were operating effectively as at 31 March 2023, based on the internal financial control with reference to the financial reporting criteria established by the Group considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by

the Institute of Chartered Accountants of India.

Other Matters

Our aforesaid reports under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to the Consolidated Financial Statements in so far as it relates to 12 subsidiaries, which are companies incorporated in India, is based on the corresponding reports of the auditors of such companies incorporated in India. Our opinion is not modified in respect of this matter.

For **S.N. Dhawan & CO LLP**

Chartered Accountants

Firm's Registration No.: 000050N/ N500045

For **Arora & Choudhary Associates**

Chartered Accountants

Firm's Registration No. 003870N

Rahul Singhal

Partner

Membership No.: 096570

UDIN: 23096570BGZGOX3153

Place: Gurugram

Date: May 22, 2023

Vijay Kumar Choudhary

Partner

Membership No.: 081843

UDIN: 23081843BGSNZL5585

Place: New Delhi

Date: May 22, 2023

Consolidated Balance Sheet

of Indiabulls Housing Finance Limited as at 31 March 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
ASSETS			
Financial Assets			
Cash and cash equivalents	5	3,697.64	7,986.04
Bank balance other than Cash and cash equivalents	6	1,534.59	1,666.81
Derivative financial instruments	7	166.32	149.12
Receivables			
i) Trade Receivables	8	28.42	9.26
ii) Other Receivables		-	-
Loans	9	55,831.30	59,950.19
Investments	10	5,370.23	5,545.62
Other financial assets	11	2,998.27	1,034.27
Financial assets held for sale	32	103.28	-
Total Financial assets		69,730.05	76,341.31
Non- Financial Assets			
Current tax assets (net)		1,421.72	1,161.83
Deferred tax assets (net)	31	436.33	555.55
Property, plant and equipment	12.1	77.80	67.02
Goodwill on Consolidation		57.83	57.83
Other Intangible assets	12.2	28.12	28.26
Right-of-use Assets	43	268.80	173.99
Other Non- Financial Assets	13	584.23	605.98
Assets Held for Sale	33(viii)	2,340.14	2,981.55
Non-financial assets held for sale	32	0.22	-
Total Non-Financial assets		5,215.19	5,632.01
Total Assets		74,945.24	81,973.32
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
Derivative financial instruments	7	14.82	122.71
Payables			
Trade Payables	14	-	-
(i) total outstanding dues of micro enterprises and small enterprises		-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		3.53	0.66
Debt Securities	15	18,837.07	23,665.34
Borrowings (Other than Debt Securities)	16	29,169.46	33,067.99
Subordinated liabilities	17	4,396.94	4,626.03
Other financial liabilities	18	4,705.75	2,880.22
Financial liabilities in respect of assets held for sale	32	0.07	-
Total Financial Liabilities		57,127.64	64,362.95
Non-Financial Liabilities			
Current tax liabilities (net)		13.81	151.76
Provisions	19	77.75	135.09
Deferred tax liabilities (net)	31	0.04	0.32
Other Non-Financial Liabilities	20	359.46	649.14
Non-financial liabilities in respect of assets held for sale	32	5.29	-
Total Non-Financial Liabilities		456.35	936.31
Equity			
Equity share capital	21	89.72	89.11
Other equity	22	17,271.53	16,584.95
Total Equity		17,361.25	16,674.06
Total Liabilities and Equity		74,945.24	81,973.32

The accompanying Notes are integral part of the consolidated financial statements

In terms of our report of even date attached

For **S. N. Dhawan & CO LLP**
Chartered Accountants
Firm registration No. 000050N/N500045

For **Arora & Choudhary Associates**
Chartered Accountants
Firm Registration No. 003870N

For and on behalf of the Board of Directors

Rahul Singhal
Partner
Membership Number: 096570
Gurugram

Vijay Kumar Choudhary
Partner
Membership No. 081843
New Delhi

Gagan Banga
Vice Chairman /
Managing Director & CEO
DIN : 00010894
Mumbai

Sachin Chaudhary
Whole Time Director
DIN : 02016992
Gurugram

Mukesh Garg
Chief Financial Officer
New Delhi

Pinank Shah
Deputy Chief Financial Officer
Mumbai

Amit Jain
Company Secretary
Gurugram

May 22, 2023

May 22, 2023

May 22, 2023



Consolidated Statement of Profit and Loss

of Indiabulls Housing Finance Limited for the year ended 31 March 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Note No.	Year ended March 31, 2023	Year ended March 31, 2022
Revenue from operations			
Interest Income	23	7,676.47	8,582.53
Fees and commission Income	24	157.89	80.91
Net gain on fair value changes	25	412.50	173.25
Net gain on derecognition of financial instruments under amortised cost category		472.42	146.62
Total revenue from operations		8,719.28	8,983.31
Other Income	26	6.51	10.59
Total Income		8,725.79	8,993.90
Expenses			
Finance Costs	27	5,636.49	6,241.62
Impairment on financial instruments	28	666.00	463.72
Employee Benefits Expenses	29	514.77	468.42
Depreciation, amortisation and impairment	12 & 43(c)	85.57	77.37
Other expenses	30	219.11	187.00
Total Expenses		7,121.94	7,438.13
Profit before tax		1,603.85	1,555.77
Tax Expense:			
(1) Current Tax	31	180.11	62.48
(2) Deferred Tax Charge	31	296.06	315.55
Profit for the year from continuing operations after tax		1,127.68	1,177.74
Profit for the year from discontinued operations		2.34	-
Tax expense for the year from discontinued operations	32	0.33	-
Profit for the year from discontinued operations after tax		2.01	-
Profit for the year attributable to the Shareholders of the Company		1,129.69	1,177.74
Other Comprehensive Income			
(1) Other comprehensive income from continuing operations			
A (i) Items that will not be reclassified to the statement of profit or loss			
(a) Remeasurement gain on defined benefit plan		(0.81)	1.46
(b) Gain on equity instrument designated at FVOCI ^{(Refer Note 10(2)&(3))}		2.89	70.13
(ii) Income tax impact on above		1.73	(11.82)
B (i) Items that will be reclassified to the statement of profit or loss			
(a) Derivative instruments in Cash flow hedge relationship		9.11	80.99
(ii) Income tax impact on above		(2.29)	(20.38)
Total Other comprehensive income from continuing operations		10.63	120.38
(2) Other comprehensive income from discontinued operations			
A (i) Items that will not be reclassified to the statement of profit or loss			
(a) Remeasurement gain on defined benefit plan		-	-
(b) Loss on equity instrument designated at FVOCI		(0.09)	-
(ii) Income tax impact on above		0.02	-
Total Other comprehensive loss from discontinued operations		(0.07)	-
Total Other comprehensive Income (net of tax) (1)+(2)		10.56	120.38
Total Comprehensive Income for the Year		1,140.25	1,298.12
Earnings per Share (EPS) (for continuing operations)			
Basic (Rs.)	38(1)	25.15	26.42
Diluted (Rs.)	38(1)	25.01	26.34
Nominal value per share (Rs.)		2.00	2.00
Earnings per Share (EPS) (for discontinued operations)			
Basic (Rs.)	38(2)	0.04	-
Diluted (Rs.)	38(2)	0.04	-
Nominal value per share (Rs.)		2.00	-
Earnings per Share (EPS) (for continuing and discontinued operations)			
Basic (Rs.)		25.19	26.42
Diluted (Rs.)		25.05	26.34
Nominal value per share (Rs.)		2.00	2.00

The accompanying Notes are integral part of the consolidated financial statements

In terms of our report of even date attached

For **S. N. Dhawan & CO LLP**
Chartered Accountants
Firm registration No. 000050N/N500045

For **Arora & Choudhary Associates**
Chartered Accountants
Firm Registration No. 003870N

For and on behalf of the Board of Directors

Rahul Singhla
Partner
Membership Number: 096570
Gurugram

Vijay Kumar Choudhary
Partner
Membership No. 081843
New Delhi

Gagan Banga
Vice Chairman /
Managing Director & CEO
DIN : 00010894
Mumbai

Sachin Chaudhary
Whole Time Director
DIN : 02016992
Gurugram

Mukesh Garg
Chief Financial Officer
New Delhi
May 22, 2023

Pinank Shah
Deputy Chief Financial Officer
Mumbai

Amit Jain
Company Secretary
Gurugram

May 22, 2023

May 22, 2023

May 22, 2023

Consolidated Statement of Cash Flows

of Indiabulls Housing Finance Limited for the Year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	Year ended March 31, 2023	Year ended March 31, 2022
A Cash flows from operating activities :		
Profit before tax from continuing operations	1,603.85	1,555.77
Profit before tax from discontinued operations	2.34	-
Adjustments to reconcile profit before tax to net cash flows:		
Employee Stock Compensation Adjustment	(2.62)	(9.12)
Provision for Gratuity, Compensated Absences and Superannuation Expense	(56.12)	9.63
Impairment on financial instruments	1,261.85	1,138.86
Lease Interest	(0.33)	-
Interest Income	(7,676.47)	(8,582.52)
(Profit) / Loss on Lease termination	(0.89)	0.42
Interest Expense	5,377.76	5,305.14
Depreciation and Amortisation of PPE and ROU assets	85.57	77.37
(Profit) / Loss on sale of Property, plant and equipment	(3.25)	0.02
Unrealised loss on Investments	112.63	30.87
Operating Profit / (Loss) before working capital changes	704.32	(473.56)
Working Capital Changes		
Trade Receivables, Other Financial and non Financial Assets	(913.52)	32.00
Loans	2,644.97	3,648.24
Trade Payables, other financial and non Financial Liabilities	1,000.93	(3,978.31)
Net Cash from / (used in) operations	3,436.70	(771.63)
Interest received on loans	6,982.89	7,647.67
Interest paid on borrowings	(5,840.61)	(5,629.69)
Income taxes paid (Net)	(578.02)	(589.17)
Net cash from operating activities	4,000.96	657.18
B Cash flows from investing activities :		
Purchase of Property, plant and equipment and other intangible assets	(49.36)	(20.04)
Sale of Property, plant and equipment	5.78	1.25
Decrease in Capital Advances	2.15	26.91
Proceeds from deposit accounts	132.21	2,212.91
Sale / (Purchase) of Investments (Net)	643.53	(1,046.57)
Interest received on Investments	149.94	474.48
Net cash from investing activities	884.25	1,648.94



Consolidated Statement of Cash Flows

of Indiabulls Housing Finance Limited for the Year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	Year ended March 31, 2023	Year ended March 31, 2022
C Cash flows from financing activities :		
Proceeds from Issue of Equity Share through ESOPs (Including Securities Premium)	1.02	0.22
Distribution of Equity Dividends	(0.63)	15.16
Repayment of loans (Net)	(3,635.70)	(524.73)
Repayment of Secured Redeemable Non-Convertible Debentures (Net)	(4,835.72)	(6,479.85)
Repayment of Subordinated Debt (Net)	(241.10)	(64.09)
Payment of Lease liabilities	(58.71)	(46.95)
Repayment of Working capital loans (Net)	(371.00)	(344.00)
Net cash used in financing activities	(9,141.84)	(7,444.24)
D Net Decrease in cash and cash equivalents (A+B+C)	(4,256.63)	(5,138.12)
E Cash and cash equivalents at the beginning of the year	7,986.04	13,124.16
F Cash and cash equivalents at the end of the year (D + E) (includes Rs. 31.77 Crore for discontinued operations for FY 23)^(Refer Note 5 & Note 32)	3,729.41	7,986.04

The accompanying Notes are integral part of the consolidated financial statements

Note:

- The above Consolidated Cash Flow Statement has been prepared under the "Indirect Method" as set out in Indian Accounting Standard (IndAS) - 7 on 'Statement of Cash Flows'.
- For disclosure of investing and financing activity that do not require cash and cash equivalent ^{(Refer Note 33(iv))}.

In terms of our report of even date attached

For **S. N. Dhawan & CO LLP**
Chartered Accountants
Firm registration No. 000050N/N500045

For **Arora & Choudhary Associates**
Chartered Accountants
Firm Registration No. 003870N

For and on behalf of the Board of Directors

Rahul Singhal
Partner
Membership Number: 096570
Gurugram

Vijay Kumar Choudhary
Partner
Membership No. 081843
New Delhi

Gagan Banga
Vice Chairman /
Managing Director & CEO
DIN : 00010894
Mumbai

Sachin Chaudhary
Whole Time Director
DIN : 02016992
Gurugram

Mukesh Garg
Chief Financial Officer
New Delhi

Pinank Shah
Deputy Chief Financial Officer
Mumbai

Amit Jain
Company Secretary
Gurugram

May 22, 2023

May 22, 2023

May 22, 2023

Consolidated Statement of Changes in Equity

of Indiabulls Housing Finance Limited for the year ended March 31, 2023
(All amount in ₹ in Crore, except for share data unless stated otherwise)

a. Equity Share Capital:	Numbers	Amount
Equity shares of INR 2 each issued, subscribed and fully paid		
At April 01, 2021	445,348,902	89.07
Changes in Equity Share Capital due to prior period errors	-	-
Restated balance as at April 01, 2021	445,348,902	89.07
Add: Issued during Financial Year 2021-22	6,222,602	1.24
Less: Investment in Treasury Shares (Own Shares) during the FY 2021-22	6,000,000	1.20
At March 31, 2022	445,571,504	89.11
Changes in Equity Share Capital due to prior period errors	-	-
Restated balance as at April 01, 2022	445,571,504	89.11
Add: Issued during Financial Year 2022-23	3,025,126	0.61
At March 31, 2023	448,596,630	89.72

b. Other Equity*:

	Reserve & Surplus										Other Comprehensive Income		Total					
	Capital Reserve	Capital Redemption Reserve	Capital Securities Premium Account	Stock Compensation Adjustment Reserve	General Reserve	Special Reserve U/s 36((vii) of the Income Tax Act, 1961 ^(Note 236)	Reserve (I) As Reserve of the Housing Bank Act, 1987 ^(Note 238)	Reserve (II) As Reserve of the Housing Bank Act, 1987 ^(Note 238)	Reserve (III) As Reserve of the Housing Bank Act, 1987 ^(Note 238)	Additional Reserve Fund (U/s 29C of the National Housing Bank Act, 1987 ^(Note 238))	Debt Redemption Reserve	Debt Premium Account		Share Based Payment Reserve	Foreign Currency Translation Reserve	Retained Earnings through other comprehensive income	Equity Instruments through other comprehensive income	Cash flow hedge reserve
Balance at 1 April, 2021	13.92	6.36	7,775.34	178.75	1,105.99	225.46	1,991.73	726.79	2,178.00	825.00	1,221.18	1.28	8.79	0.02	997.03	(789.98)	(420.87)	16,044.79
Profit for the year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,177.74	-	-	1,177.74
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.92	56.85	60.61	120.38
Total comprehensive income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,180.66	56.85	60.61	1,298.12
Add: Transferred / Addition during the year	-	-	-	(8.49)	1,066.42	-	139.22	101.64	-	525.00	-	-	(0.62)	-	-	-	-	1,823.17
Add: during the year on account of ESOPs	-	-	0.22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.22
Add: during the year on account of conversion of FCB	-	-	149.43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	149.43
Add: Transfer from Stock Compensation Adjustment A/c	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13
Less: Investment in Treasury Shares (Own Shares)	-	-	88.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	88.80
Less: Transferred to Securities Premium A/c	-	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13
Less: Adjusted / Utilised during the year	-	-	-	-	-	-	-	-	-	825.00	1,066.42	-	-	-	-	-	-	1,891.42
Appropriations:																		
Interim Dividend received on Own Equity Shares @ Rs. 9/- per equity share	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(15.30)	-	-	(15.30)
Transferred to Reserve (Special Reserve U/s 29C of the MHBA Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	139.22	-	-	139.22
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	525.00	-	-	525.00
Transferred to Reserve (Special Reserve U/s 45C of the Reserve Bank of India)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	101.64	-	-	101.64
Total Appropriations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	750.56	-	-	750.56



	Reserve & Surplus										Total																	
	Capital Reserve	Capital Redemption Reserve	Capital Securities Premium Account Reserve	Stock Compensation Adjustment Reserve	General Reserve	Special Reserve U/s 36(1)(viii) of the Income Tax Act, 1961 ^{(Refer Note 2)(i)}	Reserve (I) As per section 29C (I) ^{(Refer Note 2)(ii)}	Reserve (III) Reserve (Refer Note 2)(iii)	Additional Reserve Fund (U/s 29C of the National Housing Bank Act, 1987 ^{(Refer Note 2)(iv)})	Debt Redemption Reserve Account		Share based Payment Reserve	Foreign Currency Translation Reserve	Retained earnings through other comprehensive income	Equity instruments hedge reserve	Cash flow												
At 31 March 2022	13.92	6.36	7,886.32	170.13	2,172.41	225.46	2,130.95	828.43	2,178.00	525.00	154.76	1.28	8.17	0.02	1,427.13	(733.13)	(360.26)	16,584.95										
Profit for the year from continuing operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,127.68									
Profit for the year from discontinued operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.01								
Other comprehensive income from continuing operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(0.61)	4.42	6.82	10.63					
Other comprehensive income from discontinued operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(0.07)				
Total comprehensive income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	163.83		
Add: Transferred / Addition during the year	-	-	1.03	(1.53)	-	-	163.83	106.37	-	610.00	-	-	(1.09)	-	0.02	-	-	-	-	-	-	-	-	-	-	-	878.63	
Add: during the year on account of conversion of FCCB	-	-	72.92	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	72.92	
Less: Adjusted / Utilised during the year	-	-	-	-	-	-	-	-	-	525.00	-	-	-	-	0.02	-	-	-	-	-	-	-	-	-	-	-	525.02	
Appropriations:-																												
Transferred to Reserve I (Special Reserve U/s 29C of the NHB Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	163.83
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	610.00
Transferred to Reserve I (Special Reserve U/s 451C of the Reserve Bank of India)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	106.37
Total Appropriations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	880.20
At 31 March 2023	13.92	6.36	7,910.27	168.60	2,172.41	225.46	2,294.78	934.80	2,178.00	610.00	154.76	1.28	7.08	-	1,676.03	(728.78)	(353.44)	17,271.53										

*There are no changes in accounting policy/prior period errors in other equity during the year and previous year.

The accompanying Notes are integral part of the consolidated financial statements

In terms of our report of even date attached

For **S. N. Dhawan & CO LLP**

Chartered Accountants

Firm registration No. 000050N/N500045

For and on behalf of the Board of Directors

For **Arora & Choudhary Associates**

Chartered Accountants

Firm Registration No. 003870N

Rahul Singhal

Partner

Membership Number: 096570

Gurugram

Vijay Kumar Choudhary

Partner

Membership No. 081843

New Delhi

Gagan Banga

Vice Chairman /

Managing Director & CEO

DIN : 00010894

Mumbai

Sachin Chaudhary

Whole Time Director

DIN : 02016992

Gurugram

May 22, 2023

May 22, 2023

May 22, 2023

Chief Financial Officer

New Delhi

May 22, 2023

Pinank Shah

Deputy Chief Financial Officer

Mumbai

Amit Jain

Company Secretary

Gurugram

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

1 Corporate information

Indiabulls Housing Finance Limited ('the Company' or 'the Holding Company') is a public limited company domiciled in India with its registered office at Building No. 27, 5th Floor, KG Marg, New Delhi-110001. The Company together with its subsidiaries (collectively, 'the Group') is primarily engaged in the business to provide finance and to undertake all lending and finance to any person or persons, co-operative society, association of persons, body of individuals, companies, institutions, firms, builders, developers, contractors, tenants and others either at interest or without and/or with or without any security for construction, erection, building, repair, remodeling, development, improvement, purchase of houses, apartments, flats, bungalows, rooms, huts, townships and/or other buildings, other finance and real estate of all descriptions or convenience there on and to equip the same or part thereof with all or any amenities or conveniences, drainage facility, electric, telephonic, television, and other installations, either in total or part thereof and /or to purchase any free hold or lease hold lands, estate or interest in any property and such other activities as may be permitted.

The Board of Directors of Indiabulls Housing Finance Limited (100% subsidiary of "IBFSL") and Indiabulls Financial Services Limited ("IBFSL", "Erstwhile Holding Company") at their meeting held on April 27, 2012 had approved the Scheme of Arrangement involving the reverse merger of IBFSL with the Company in terms of the provisions of Sections 391 to 394 of the Companies Act, 1956 (the "Scheme of Arrangement"). The Appointed Date of the proposed merger fixed under the Scheme of Arrangement was April 1, 2012. The Hon'ble High Court of Delhi, vide its Order dated December 12, 2012, received by the Company on February 8, 2013, approved the Scheme of Arrangement. In terms of the Court approved Scheme of Arrangement, with the filing of the copy of the Order, on March 8, 2013, with the office of ROC, NCT of Delhi & Haryana (the Effective Date), IBFSL, as a going concern, stands amalgamated with IBHFL with effect from the Appointed Date, being April 1, 2012.

Indiabulls Financial Services Limited ("IBFSL") was incorporated on January 10, 2000 as a Private Limited Company. On March 30, 2001, the Company was registered under Section 45-IA of the Reserve Bank of India (RBI) Act, 1934 to carry on the business of a Non-Banking Financial Company. The Company was converted into a public limited Company pursuant to Section 44 of the Companies Act, 1956 on February 03, 2004.

2 (i) Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time).

The consolidated financial statements have been prepared on a historical cost basis, except for fair value through other comprehensive income (FVOCI) instruments, derivative financial instruments, other financial assets held for trading and financial assets and liabilities designated at fair value through profit or loss (FVTPL), all of which have been measured at fair value. Further the carrying values of recognised assets and liabilities that are hedged items in fair value hedges, and otherwise carried at amortised cost, are adjusted to record changes in fair value attributable to the risks that are being hedged. The consolidated financial statements are presented in Indian Rupees (INR) and all values are rounded to the nearest Crores, except when otherwise indicated.

(ii) Statement of compliance

These consolidated financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 (amended), notified under Section 133 of the Companies Act, 2013 (the "Act") (as amended), other relevant provisions of the Act, guidelines issued by the Reserve Bank of India and National Housing Bank as applicable and other accounting principles generally accepted in India.

Any application guidance / clarifications / directions issued by RBI/NHB or other regulators are implemented as and when they are issued / applicable, the guidance notes/announcements issued by the Institute of Chartered Accountants of India (ICAI) are also applied except where compliance with other statutory promulgations require a different treatment.

Accounting policies have been consistently applied except where a newly issued Ind AS is initially adopted or a revision to an existing Ind AS required a change in the accounting policy hitherto in use. The consolidated financial statements were authorised for issue by the Board of Directors (BOD) on May 22, 2023.



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(iii) Presentation of financial statements

The Group presents its balance sheet in order of liquidity. Financial assets and financial liabilities are generally reported gross in the balance sheet. They are only offset and reported net when, in addition to having an unconditional legally enforceable right to offset the recognised amounts without being contingent on a future event, the parties also intend to settle on a net basis in all of the following circumstances:

- A. The normal course of business
- B. The event of default
- C. The event of insolvency or bankruptcy of the Group and/or its counterparties.

3 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at March 31, 2023 including controlled structured entities. The Group consolidates a subsidiary when it controls it. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Generally, there is a presumption that a majority of voting rights result in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- (i) The contractual arrangement with the other vote holders of the investee
- (ii) Rights arising from other contractual arrangements
- (iii) The Group's voting rights and potential voting rights
- (iv) The size of the Group's holding of voting rights relative to the size and dispersion of the holdings of the other voting rights holders.

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

The financial statements of all entities used for the purpose of consolidation are drawn up to same reporting date as that of the parent company, i.e., year ended on March 31.

Consolidation procedure:

- a. Combine like items of assets, liabilities, equity, income, expenses and cash flows of the parent with those of its subsidiaries. For this purpose, income and expenses of the subsidiary are based on the amounts of the assets and liabilities recognised in the consolidated financial statements at the acquisition date.
- b. Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary.
- c. Eliminate in full intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of the Group (profits or losses resulting from intragroup transactions that are recognised in assets, such as inventory and PPE, are eliminated in full). Intragroup losses may indicate an impairment that requires recognition in the consolidated financial statements. Ind AS 12 Income Taxes applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.

Profit or loss and each component of OCI are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies. All intra-group assets, liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

If the Group loses control over a subsidiary, it:

- (i) Derecognises the assets (including goodwill) and liabilities of the subsidiary;
- (ii) Derecognises the carrying amount of any non-controlling interests;
- (iii) Derecognises the cumulative translation differences recorded in equity;
- (iv) Recognises the fair value of the consideration received;

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- (v) Recognises the fair value of any investment retained;
- (vi) Recognises any surplus or deficit in profit or loss;
- (vii) Reclassifies the parent's share of components previously recognised in OCI to profit or loss or retained earnings, as appropriate, as would be required if the Group had directly disposed of the related assets or liabilities.

A change in the ownership interest of a subsidiary, without loss of control, is accounted for as an equity transaction.

Business combinations under common control:

Business combinations under common control are accounted for in accordance with Ind AS 103 using the pooling of interest method as at the date of the acquisition, which is the date at which control is transferred. The consideration transferred in the acquisition and the identifiable assets acquired and liabilities assumed are recognised at carrying value on their acquisition date. Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for net identifiable assets acquired and liabilities assumed.

4 Significant accounting policies

4.1 Significant accounting judgements, estimates and assumptions

The preparation of Consolidated financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

A. Impairment loss on financial assets

The measurement of impairment losses across all categories of financial assets except assets valued at FVTPL, enquires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Group's expected credit loss (ECL) calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgements and estimates include:

- The Group's model, which assigns Probability of Defaults (PDs);
- The Group's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a Long Term ECL (LTECL) basis;
- The segmentation of financial assets when their ECL is assessed on a collective basis;
- Development of ECL models, including the various formulas and the choice of inputs;
- Determination of associations between macroeconomic scenarios and, economic inputs, and the effect on PDs, Exposure at Default (EADs) and Loss Given Default (LGDs);
- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models.

B. Business Model Assumption

Classification and measurement of financial assets depends on the results of the Solely Payment of Principal and Interest (SPPI) and the business model test. The Group determines the business model at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Group monitors financial assets measured at amortised cost that are de-recognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Group's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

change in business model and so a prospective change to the classification of those assets.

C. Defined employee benefit assets and liabilities

The cost of the defined benefit gratuity plan and other post-employment benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

D. Share Based Payments

Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them.

E. Fair value measurement

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

F. Effective interest rate method

The Group's EIR methodology, recognises interest income using a rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans and recognises the effect of potentially different interest rates charged at various stages and other characteristics of the product life cycle. This estimation, by nature, requires an

element of judgement regarding the expected behaviour and life-cycle of the instruments, as well expected changes to the Group's base rate and other fee income/expense that are integral parts of the instrument.

4.2 Cash and cash equivalents

Cash and cash equivalent comprises cash in hand, demand deposits and time deposits held with bank, debit balance in cash credit account.

4.3 Recognition of income and expense

a) Interest income

The Group earns revenue primarily from giving loans. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Interest revenue is recognized using the effective interest method (EIR). The effective interest method calculates the amortized cost of a financial instrument and allocates the interest income. The effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the gross carrying amount of the financial asset or liability. The calculation takes into account all contractual terms of the financial instrument (for example, prepayment options) and includes any fees or incremental costs that are directly attributable to the instrument and are an integral part of the EIR, but not future credit losses.

The Group recognises interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets. When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Group recognises the interest to the extent recoverable. If the financial assets cures and is no longer credit-impaired, the Group reverts to recognising interest income.

b) Interest expense

Interest expense includes issue costs that are initially recognized as part of the carrying value of the financial liability and amortized over the expected life using the effective interest method. These include fees and commissions payable to arrangers and other expenses such as external legal costs, provided these are incremental costs that are directly related to the issue of a financial liability.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

c) Other charges and other interest

Additional interest and Overdue interest is recognised on realisation basis.

d) Commission on Insurance Policies

Commission on insurance policies sold is recognised when the Group under its agency code sells the insurance policies and when the same is accepted by the principal insurance company.

e) Income from Advisory Services

Income from Advisory Services includes investment management fees from the mutual fund and portfolio management services which is charged as a percentage of the Assets Under Management (AUM) and is recognised on accrual basis.

f) Dividend income

Dividend income is recognized when the Group's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the entity and the amount of the dividend can be measured reliably. This is generally when shareholders approve the dividend.

4.4 Foreign currency

The Group's financial statements are presented in Indian Rupees (INR) which is also the Group's functional currency.

Transactions in foreign currencies are initially recorded by the Group at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Foreign currency denominated monetary assets and liabilities are translated at the functional currency spot rates of exchange at the reporting date and exchange gains and losses arising on settlement and restatement are recognized in the statement of profit and loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on

the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

4.5 Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee:

The Group applies a single recognition and measurement approach for all leases, except for short-term leases (generally leases upto 12 months). The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

- **Office Premises – 1-12 Years**

The right-of-use assets are also subject to impairment. Refer to the accounting policies in Note 4.8 Impairment of non-financial assets.

Lease Liability

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable. The lease payments also include payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option).

Determining the lease term of contracts with renewal and termination options – Group as lessee

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

Leases - Estimating the incremental borrowing rate

The Group cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group 'would have to pay', which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease.

4.6 Property, plant and equipment (PPE) and Intangible assets

PPE

PPE are stated at cost (including incidental expenses directly attributable to bringing the asset to its working condition for its intended use) less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure related to

PPE is capitalized only when it is probable that future economic benefits associated with these will flow to the Group and the cost of item can be measured reliably. Other repairs and maintenance costs are expensed off as and when incurred.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

4.7 Depreciation and amortization

Depreciation

Depreciation on PPE is provided on straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013, except for Vehicles.

Vehicles are amortised on a straight line basis over a period of five years from the date when the assets are available for use. The life has been assessed based on past usage experience and considering the change in technology.

Depreciation on additions to PPE is provided on a pro-rata basis from the date the asset is put to use. Leasehold improvements are amortised over the period of Lease. Depreciation on sale / deduction from PPE is provided for up to the date of sale / deduction, as the case may be.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Amortisation

Intangible assets consisting of Software are amortised on a straight line basis over a period of four years from the date when the assets are available for use.

The amortisation period and the amortisation method for these softwares with a finite useful life are reviewed at least at each financial year-end.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

4.8 Impairment of non-financial assets

The carrying amount of assets is reviewed at each balance sheet date if there is any indication of impairment based on internal/external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the assets, net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

4.9 Provisions, Contingent Liability and Contingent Assets

A provision is recognised when the Group has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions are determined based on the best estimate required to settle the obligation at the balance sheet date. Contingent liability is disclosed for (1) Possible obligations which will be confirmed only by future events not wholly within the control of the Group or (2) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made. Contingent Assets are not recognised in the financial statements.

4.10 Retirement and other employee benefits

Retirement benefit in the form of provident fund and Employee State Insurance Scheme is a defined contribution scheme. The Group has no obligation, other than the contribution payable to the provident fund and Employee State Insurance scheme. The Group recognizes contribution payable to the provident fund and Employee State Insurance scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution

due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

The Group has unfunded defined benefit plans Gratuity plan and Compensated absences plan for all eligible employees, the liability for which is determined on the basis of actuarial valuation at each year end. Separate actuarial valuation is carried out for each plan using the projected unit credit method. Superannuation (Pension & Medical coverage) payable to a Director on retirement is also actuarially valued at the end of the year using the Projected Unit Credit Method.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through other comprehensive income in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

4.11 Taxes

Tax expense comprises current and deferred tax.

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with Income tax Act, 1961, Income Computation and Disclosure Standards and other applicable tax laws. The tax rates and tax laws used to compute the amount are those that are enacted at the reporting date.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

4.12 Earning per share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting year.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding (net of treasury shares) during the period are adjusted for the effects of all dilutive potential equity shares.

4.13 Share based payments

Equity-settled share based payments to employees and others providing similar services are measured at

the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled share based payments is expensed on a straight line basis over the vesting period, based on the Group's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Group revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in Statement of Profit and Loss such that the cumulative expenses reflects the revised estimate, with a corresponding adjustment to the Stock Compensation Adjustment Reserve.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

4.14 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

4.14.1 Financial Assets

4.14.1.1 Initial recognition and measurement

Financial assets, with the exception of loans and advances to customers, are initially recognised on the trade date, i.e., the date that the Group becomes a party to the contractual provisions of the instrument. Loans and advances to customers are recognised when funds are disbursed to the customers. The classification of financial instruments at initial recognition depends on their purpose and characteristics and the management's intention when acquiring them. All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

4.14.1.2 Classification and Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through other comprehensive income (FVTOCI)
- Debt instruments and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)

4.14.1.3 Debt instruments at amortised costs

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

Business model: The business model reflects how the Group manages the assets in order to generate cash flows. That is, where the Group's objective is solely to collect the contractual cash flows from the assets, the same is measured at amortized cost or where the Group's objective is to collect both the contractual cash flows and cash flows arising from the sale of assets, the same is measured at fair value through other comprehensive income (FVTOCI). If neither of these is applicable (e.g. financial assets are held for trading purposes), then the financial assets are classified

as part of 'other' business model and measured at FVPL.

SPPI: Where the business model is to hold assets to collect and earn contractual cash flows (i.e. measured at amortized cost), the Group assesses whether the financial instruments' cash flows represent solely payments of principal and interest (the 'SPPI test'). In making this assessment, the Group considers whether the contractual cash flows are consistent with a basic lending arrangement i.e. interest includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with a basic lending arrangement. Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial asset is classified and measured at fair value through profit or loss. The amortized cost, as mentioned above, is computed using the effective interest rate method.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method less impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in interest income in the statement of profit or loss. The losses arising from impairment are recognised in the statement of profit and loss.

4.14.1.4 Debt instruments at FVOCI

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

The objective of the business model is achieved both by



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

collecting contractual cash flows and selling the financial assets, and the asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Group recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the Statement of Profit & Loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to Statement of profit and loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

4.14.1.5 Debt instruments at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Group may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of profit and loss.

4.14.1.6 Equity Investments

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading classified as at FVTPL. For all other equity

instruments, the Group may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Group makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Group decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the Other Comprehensive Income. There is no recycling of the amounts from Other Comprehensive Income to Statement of Profit & Loss, even on sale of investment. However, the Group may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

4.14.2 Financial Liabilities

4.14.2.1 Initial recognition and measurement

Financial liabilities are classified and measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for trading or it is designated as on initial recognition. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Group's financial liabilities include trade and other payables, borrowings including bank overdrafts and derivative financial instruments.

4.14.2.2 Borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss. This category generally applies to borrowings.

4.14.3 Derivative financial instruments

The Group holds derivatives to mitigate the risk of changes in exchange rates on foreign currency exposures as well as interest fluctuations. The counterparty for these contracts is generally a bank. Derivatives that are not designated a hedge are categorized as financial assets or financial liabilities, at fair value through profit or loss. Such derivatives are recognized initially at fair value and attributable transaction costs are recognized in net profit in the Statement of Profit and Loss when incurred. Subsequent to initial recognition, these derivatives are measured at fair value through profit or loss and the resulting gains or losses are included in Statement of Profit and Loss.

4.14.4 Reclassification of financial assets and liabilities

The Group doesn't reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Group acquires, disposes of, or terminates a business line. Financial liabilities are never reclassified.

4.14.5 De recognition of financial assets and liabilities

4.14.5.1 Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is de-recognised when the rights to receive cash flows from the financial asset have expired. The Group also de-recognised the financial asset if it has transferred the financial asset and the transfer qualifies for de recognition.

The Group has transferred the financial asset if, and only if, either:

- It has transferred its contractual rights to receive cash flows from the financial asset;
- Or
- It retains the rights to the cash flows, but has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement.

Pass-through arrangements are transactions whereby the Group retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following three conditions are met:

- The Group has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

advances with the right to full recovery of the amount lent plus accrued interest at market rates.

- The Group cannot sell or pledge the original asset other than as security to the eventual recipients.
- The Group has to remit any cash flows it collects on behalf of the eventual recipients without material delay.

In addition, the Group is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- The Group has transferred substantially all the risks and rewards of the asset;

Or

- The Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

The Group considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Group has neither transferred nor retained substantially all the risks and rewards and has retained control of the asset, the asset continues to be recognised only to the extent of the Group's continuing involvement, in which case, the Group also recognises an

associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration the Group could be required to pay.

If continuing involvement takes the form of a written or purchased option (or both) on the transferred asset, the continuing involvement is measured at the value the Group would be required to pay upon repurchase. In the case of a written put option on an asset that is measured at fair value, the extent of the entity's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price. The profit or loss on derecognition is recognised in the Statement of Profit and Loss.

Derecognition due to modification of terms and conditions:

The Group de-recognises a financial asset, when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new loan, with the difference recognised as a derecognition gain or loss, to the extent that an impairment loss has not already been recorded. The newly recognised loans are classified as Stage 1 for ECL measurement purposes, unless the new loan is deemed to be Purchase Oriented Credit Impaired ("POCI":)

If the modification does not result in cash flows that are substantially different, the modification does not result in derecognition. Based on the change in cash flows

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

discounted at the original EIR, the Group records a modification gain or loss, to the extent that an impairment loss has not already been recorded.

4.14.5.2 Financial Liabilities

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid is recognised in profit or loss.

4.15 Impairment of financial assets

4.15.1 Overview of the ECL principles

The Group is recording the allowance for expected credit losses for all loans and other debt financial assets not held at FVTPL, together with loan commitments and financial guarantee contracts, (in this section all referred to as 'financial instruments'). Equity instruments are not subject to impairment under IND AS 109.

The ECL allowance is based on:

- a) 12 months' expected credit loss (12mECL) where there is no significant increase in credit risk since origination and;
- b) on the the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL).

The 12mECL is the portion of LTECL that represents the ECL that results from default events on a financial instrument that are possible within

the 12 months after the reporting date.

Both LTECL and 12mECL are calculated on individual and collective basis, depending on the nature of the underlying portfolio of financial instruments. The Group has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition.

Based on the above process, the Company groups its loans into Stage 1, Stage 2, Stage 3, as described below:

Stage 1 : When loans are first recognised, the Company recognises an allowance based on 12mECL. Stage 1 loans also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2 or Stage 3.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the company records an allowance for the LTECL. Stage 2 loans also include facilities, where the credit risk has improved and the loan has been reclassified from Stage 3.

Stage 3: Loans considered credit-impaired. The Company records an allowance for the LTECL.

4.15.2 The calculation of ECLs

The Group calculates ECL based on a probability-weighted scenarios and historical data to measure the expected cash shortfalls, discounted at an approximation to the EIR. A cash shortfall is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive.

The mechanics of the ECL calculations are outlined below



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

and the key elements are, as follows:

- **PD** - The Probability of Default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.
- **EAD** - The Exposure at Default is an exposure at a default date.
- **LGD** - The Loss Given Default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

The maximum period for which the credit losses are determined is the expected life of a financial instrument.

The mechanics of the ECL method are summarised below:

Stage 1: The 12mECL is calculated as the portion of LTECL that represent the ECL that result from default events on a financial instrument that are possible within the 12 months after the reporting date. The Group calculates the 12mECL allowance based on the expectation of a default occurring in the 12 months following the reporting date. These expected 12-month default probabilities are applied to an EAD and multiplied by the expected LGD.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company

records an allowance for the LTECL. The mechanics are similar to those explained above, but PDs and LGDs are estimated over the lifetime of the instrument.

Stage 3: For loans considered credit-impaired, the Company recognizes the lifetime expected credit losses for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

Loan commitments: When estimating LTECL for undrawn loan commitments, the Company estimates the expected portion of the loan commitment that will be drawn down over its expected life. The ECL is then based on the present value of the expected shortfalls in cash flows if the loan is drawn down. The expected cash shortfalls are discounted at an approximation to the expected EIR on the loan.

For loan commitments, the ECL is recognised within provisions.

4.15.3 Forward looking information

While estimating the expected credit losses, the Group reviews macro-economic developments occurring in the economy and market it operates in. On a periodic basis, the Group analyses if there is any relationship between key economic trends like GDP, Property Price Index, Unemployment rates, Benchmark rates set by the Reserve Bank of India, inflation etc. with the estimate of PD, LGD determined by the Group based on its internal data. While the internal estimates of PD, LGD rates by the Group may not be always reflective of such relationships, temporary overlays are embedded in the methodology to reflect such macro-economic trends reasonably.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

4.15.4 Write-offs

Financial assets are written off partially or in their entirety when the recovery of amounts due is considered unlikely. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to Statement of Profit and Loss.

4.16 Fair value measurement

The Group measures financial instruments, such as, derivatives at fair value at each balance sheet date using valuation techniques.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

In the principal market for the asset or liability, or;

In the absence of a principal market, in the most advantageous market for the asset or liability;

The principal or the most advantageous market must be accessible by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described

as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

4.17 Dividend

The Group recognises a liability to make cash distributions to equity holders when the distribution is authorised and the distribution is no longer at the discretion of the Group. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Group's Board of Directors.

4.18 Hedging

The Group makes use of derivative instruments to manage exposures to interest rate and foreign currency. In order to manage particular risks, the Group applies hedge accounting for transactions that meet specified criteria.

At the inception of a hedge relationship, the Group formally designates and documents the hedge relationship to which the Group wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes the Group's risk management objective and strategy for undertaking hedge, the hedging/ economic relationship, the hedged item or transaction, the nature of the risk being hedged, hedge ratio and how the entity will assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedged item's fair value or cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

value or cash flows and are assessed on an ongoing basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

Hedges that meet the strict criteria for hedge accounting are accounted for, as described below:

4.18.1 Fair value hedges

Fair value hedges hedge the exposure to changes in the fair value of a recognised asset or liability or an unrecognised firm commitment, or an identified portion of such an asset, liability or firm commitment, that is attributable to a particular risk and could affect profit or loss.

For designated and qualifying fair value hedges, the cumulative change in the fair value of a hedging derivative is recognised in the statement of profit and loss in net gain on fair value changes. Meanwhile, the cumulative change in the fair value of the hedged item attributable to the risk hedged is recorded as part of the carrying value of the hedged item in the balance sheet and is also recognised in the statement of profit and loss in net gain on fair value changes.

The Group classifies a fair value hedge relationship when the hedged item (or group of items) is a distinctively identifiable asset or liability hedged by one or a few hedging instruments. The financial instruments hedged for interest rate risk in a fair value hedge relationships fixed rate debt issued and other borrowed funds.

If the hedging instrument expires or is sold, terminated or exercised, or where the hedge no longer meets the criteria for hedge accounting, the hedge relationship is discontinued prospectively. If the relationship does not meet hedge effectiveness criteria, the Group discontinues hedge accounting from the date on which the qualifying criteria are no longer met. For hedged items recorded at amortised cost, the accumulated fair value hedge adjustment to the carrying amount of the hedged item on termination of the hedge accounting relationship is amortised over the remaining term of the original

hedge using the recalculated EIR method by recalculating the EIR at the date when the amortisation begins. If the hedged item is derecognised, the unamortised fair value adjustment is recognised immediately in the statement of profit and loss.

4.18.2 Cash flow hedges

A cash flow hedge is a hedge of the exposure to variability in cash flows that is attributable to a particular risk associated with a recognised asset or liability (such as all or some future interest payments on variable rate debt) or a highly probable forecast transaction and could affect profit or loss.

For designated and qualifying cash flow hedges, the effective portion of the cumulative gain or loss on the hedging instrument is initially recognised directly in OCI within equity (cash flow hedge reserve). The ineffective portion of the gain or loss on the hedging instrument is recognised immediately in the profit and loss statement.

When the hedged cash flow affects the statement of profit and loss, the effective portion of the gain or loss on the hedging instrument is recorded in the corresponding income or expense line of the statement of profit and loss. When the forecast transaction subsequently results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously recognised in OCI are reversed and included in the initial cost of the asset or liability.

When a hedging instrument expires, is sold, terminated, exercised, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss that has been recognised in OCI at that time remains in OCI and is recognised when the hedged forecast transaction is ultimately recognised in the statement of profit and loss. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in OCI is immediately transferred to the Statement of Profit and Loss.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

4.18.3 Cost of hedging

The Group also may separate forward element and the spot element of a forward contract and designate as the hedging instrument only the change in the value of the spot element of a forward contract. Similarly currency basis spread may be separated and excluded from the designation of a financial instrument as the hedging instrument.

When an entity separates the forward element and the spot element of a forward contract and designates as the hedging instrument only the change in the value of the spot element of the forward contract, or when an entity separates the foreign currency basis spread from a financial instrument and excludes it from the designation of that financial instrument as the hedging instrument, such amount is recognised in Other Comprehensive Income and accumulated as a separate component of equity under Cost of hedging reserve. These amounts are reclassified to the statement of profit or loss account as a reclassification adjustment in the same period or periods during which the hedged cash flows affect profit or loss.

4.19 Assets held for Sale

In the course of its business activities, the Group acquires and holds certain assets (residential / commercial) for sale. The Group is committed to sell these assets and such assets and the carrying amounts of such assets will be recovered principally through the sale of these assets.

In accordance with Ind AS 105, assets held for sale are measured on the reporting date at the lower of carrying value or fair value less costs to sell. The Group does not charge depreciation on such assets. Fair value of such assets is determined based on independent valuations conducted by specialists.

4.20 Recent accounting pronouncements

The Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Rules, 2015 by issuing the Companies (Indian Accounting Standards) Amendment Rules, 2023, applicable from April 1, 2023, as below:

Ind AS 1 – Presentation of Financial Statements

The amendments require companies to disclose their material accounting policies rather than their significant accounting policies. Accounting policy information, together with other information, is material when it can reasonably be expected to influence decisions of primary users of general purpose financial statements. The Group does not expect this amendment to have any significant impact in its financial statements.

Ind AS 12 – Income Taxes

The amendments clarify how companies account for deferred tax on transactions such as leases and decommissioning obligations. The amendments narrowed the scope of the recognition exemption in paragraphs 15 and 24 of Ind AS 12 (recognition exemption) so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. The Group is evaluating the impact, if any, in its financial statements.

Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors

The amendments will help entities to distinguish between accounting policies and accounting estimates. The definition of a change in accounting estimates has been replaced with a definition of accounting estimates. Under the new definition, accounting estimates are "monetary amounts in financial statements that are subject to measurement uncertainty". Entities develop accounting estimates if accounting policies require items in financial statements to be measured in a way that involves measurement uncertainty. The Group does not expect this amendment to have any significant impact in its financial statements.



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(5) Cash and cash equivalents

	As at March 31, 2023	As at March 31, 2022
Cash-on-Hand	4.85	3.93
Cheques-on-Hand	413.44	49.50
Balance with banks		
In Current accounts [#]	1,953.07	4,341.41
Bank Deposits	1,326.28	3,591.20
Total	3,697.64	7,986.04

includes Rs. 3.39 Crore (Previous Year Rs. 4.03 Crore) in designated unclaimed dividend accounts.

(6) Bank Balance other than cash and cash equivalents

	As at March 31, 2023	As at March 31, 2022
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments ⁽¹⁾	1,534.59	1,666.81
Total	1,534.59	1,666.81

(1) Deposits accounts with bank are held as Margin Money/ are under lien / in the name of respective counterparties with whom the Group has entered into assignment deals. The Group has the complete beneficial interest on the income earned from these deposits.

(7) Derivative financial instruments

	As at March 31, 2023			
	Notional amounts	Fair value assets	Notional amounts	Fair value liabilities
Part I				
Currency Derivatives:				
- Forward Contracts	1,442.55	2.41	2,003.73	14.82
- Currency swaps	1,343.73	143.60	-	-
- Currency options	-	-	-	-
(i)	2,786.28	146.01	2,003.73	14.82
Interest rate derivatives - Interest Rate Swaps	1,859.73	20.31	-	-
(ii)	1,859.73	20.31	-	-
Total derivative financial instruments (i)+(ii)	4,646.01	166.32	2,003.73	14.82
Part II				
Included in above are derivatives held for hedging and risk management purposes as follows:				
Fair value hedging:				
Interest rate derivatives	-	-	-	-
(i)	-	-	-	-
Cash flow hedging:				
- Forward Contracts	1,442.55	2.41	2,003.73	14.82
- Currency swaps	1,343.73	143.60	-	-
- Currency options	-	-	-	-
- Interest rate derivatives	1,859.73	20.31	-	-
(ii)	4,646.01	166.32	2,003.73	14.82
Undesignated derivatives	-	-	-	-
(iii)	-	-	-	-
Total derivative financial instruments (i)+(ii)+(iii)	4,646.01	166.32	2,003.73	14.82

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022			
	Notional amounts	Fair value assets	Notional amounts	Fair value liabilities
Part I				
Currency Derivatives:				
- Forward Contracts	726.24	2.93	4,693.05	101.60
-Currency swaps	1,516.73	146.19	-	-
-Currency options	-	-	-	-
	(i)	2,242.97	149.12	4,693.05
Interest rate derivatives - Interest Rate Swaps	-	-	2,182.90	21.11
	(ii)	-	2,182.90	21.11
Total derivative financial instruments (i)+(ii)	2,242.97	149.12	6,875.95	122.71
Part II				
Included in above are derivatives held for hedging and risk management purposes as follows:				
Fair value hedging:				
Interest rate derivatives	-	-	-	-
	(i)	-	-	-
Cash flow hedging:				
- Forward Contracts	726.24	2.93	4,693.05	101.60
- Currency swaps	1,516.73	146.19	-	-
- Currency options	-	-	-	-
- Interest rate derivatives	-	-	2,182.90	21.11
	(ii)	2,242.97	149.12	6,875.95
Undesignated derivatives	(iii)	-	-	-
Total derivative financial instruments (i)+(ii)+(iii)	2,242.97	149.12	6,875.95	122.71

7.1 Hedging activities and derivatives

The Group is exposed to certain risks relating to its ongoing business operations. The primary risks managed using derivative instruments are interest rate risk and foreign currency risk.

7.1.1 Derivatives not designated as hedging instruments

The Group uses interest rate swaps to manage its interest rate risk arising from INR denominated borrowings. The interest rate swaps are not designated in a hedging relationship and are entered into for periods consistent with exposure of the underlying transactions.

7.1.2 Derivatives designated as hedging instruments

a. Cash flow hedges

The foreign currency and interest rate risk on borrowings have been actively hedged through a combination of forward contracts, principal only swaps and interest rate swaps.

The Group is exposed to interest rate risk arising from its foreign currency borrowings amounting to \$ 270,000,000 (Previous Year \$ 320,000,000). Interest on the borrowing is payable at a floating rate linked to USD LIBOR. The Group economically hedged the interest rate risk arising from the debt with a 'receive floating pay fixed' interest rate swap ('swap').



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

The Group uses Interest Rate Swaps (IRS) Contracts (Floating to Fixed) to hedge its risks associated with interest rate fluctuations relating interest rate risk arising from foreign currency loans / external commercial borrowings. The Group designates such IRS contracts in a cash flow hedging relationship by applying the hedge accounting principles as per IND AS 109. These IRS contracts are stated at fair value at each reporting date. Changes in the fair value of these IRS contracts that are designated and effective as hedges of future cash flows are recognised directly in "Cash Flow Hedge Reserve" under Reserves and surplus and the ineffective portion is recognised immediately in the Statement of Profit and Loss. Hedge accounting is discontinued when the hedging instrument expires or is sold, terminated, or exercised, or no longer qualifies for hedge accounting.

The Group also hedges foreign currency risk arising from its fixed rate foreign currency bond by entering into the Forward Contracts and Principal Only Swaps. There is an economic relationship between the hedged item and the hedging instrument as the terms of the Forward contracts/Principal Only Swaps match that of the foreign currency borrowing (notional amount, interest payment dates, principal repayment date etc.). The Group has established a hedge ratio of 1:1 for the hedging relationships as the underlying risk of the Forward contracts/Cross currency swap are identical to the hedged risk components.

	As at March 31, 2023			
	Notional amount	Carrying amount	Line item in the statement of financial position	Change in fair value used for measuring ineffectiveness for the year
The impact of hedging instruments (Net)	6,649.74	151.50	Derivative Financial Asset/ (Liability)	9.11

	As at March 31, 2022			
	Notional amount	Carrying amount	Line item in the statement of financial position	Change in fair value used for measuring ineffectiveness for the year
The impact of hedging instruments (Net)	9,118.92	26.41	Derivative Financial Asset/ (Liability)	80.99

	Change in fair value	Cash flow hedge reserve (Gross of Income Tax) as at March 31, 2023	Cost of hedging as at March 31, 2023	Cash flow hedge reserve (Gross of Income Tax) as at March 31, 2022	Cost of hedging as at March 31, 2022
The impact of hedging item	9.11	(477.45)	-	(486.56)	-

March, 31, 2023	Total hedging gain / (loss) recognised in OCI	Ineffective-ness recognised in profit or (loss)	Line item in the statement of profit and loss
Effect of Cash flow hedge	9.11	0.16	Finance cost

March, 31, 2022	Total hedging gain / (loss) recognised in OCI	Ineffective-ness recognised in profit or (loss)	Line item in the statement of profit and loss
Effect of Cash flow hedge	80.99	0.25	Finance cost

b Fair value hedge

The Group uses IRS instruments to convert a proportion of its fixed rate debt to floating rates in order to hedge the interest rate risk arising, principally, from issue of non-convertible debentures. Group designates these as fair value hedges of interest rate risk. Changes in the fair values of derivatives designated as fair value hedges and changes in fair value of the related hedged item are recognised directly in the Statement of Profit and Loss thus ineffective portion being recognised in the Statement of Profit and Loss.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(8) Trade Receivables

	As at March 31, 2023	As at March 31, 2022
Receivables considered good - Unsecured	28.42	9.26
Receivables which have significant increase in credit risk	-	-
Receivables – credit impaired	-	-
Total	28.42	9.26

Trade Receivables ageing schedule as at March 31, 2023

Particulars	Less than 6 Months	6 months to 1 Year	1-2 Years	2-3 Years	>3 Years	Total
(i) Undisputed Trade receivables considered good	27.34	0.70	0.22	0.10	0.06	28.42
(ii) Undisputed Trade receivables considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade receivables considered good	-	-	-	-	-	-
(iv) Disputed Trade receivables considered doubtful	-	-	-	-	-	-

Trade Receivables ageing schedule as at March 31, 2022

Particulars	Less than 6 Months	6 months to 1 Year	1-2 Years	2-3 Years	>3 Years	Total
(i) Undisputed Trade receivables considered good	6.35	2.72	0.13	0.02	0.04	9.26
(ii) Undisputed Trade receivables considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade receivables considered good	-	-	-	-	-	-
(iv) Disputed Trade receivables considered doubtful	-	-	-	-	-	-

(9) Loans

	As at March 31, 2023	As at March 31, 2022
	Amortised Cost	
Term Loans (Net of Assignment) ^{(1) to (3)*}	57,011.22	61,589.26
Less: Impairment loss allowance	1,179.92	1,639.07
Total (A) Net	55,831.30	59,950.19
Secured by tangible assets and intangible assets ^{(2) & (3)}	54,305.07	58,481.02
Unsecured	2,706.15	3,108.24
Less: Impairment loss allowance	1,179.92	1,639.07
Total (B) Net	55,831.30	59,950.19



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Loans	As at March 31, 2023	As at March 31, 2022
	Amortised Cost	
(C) (I) Loans in India		
Others	57,011.22	61,589.26
Less: Impairment loss allowance	1,179.92	1,639.07
Total (C)(I) Net	55,831.30	59,950.19
(C) (II) Loans outside India	-	-
Less: Impairment loss allowance	-	-
Total (C)(II) Net	-	-
Total C (I) and C (II)	55,831.30	59,950.19

(1) Term Loans (Net of Assignment):

	As at March 31, 2023	As at March 31, 2022
Total Term Loans	67,020.04	72,211.13
Less: Loans Assigned	12,743.63	12,878.47
	54,276.41	59,332.66
Add: Interest Accrued on Loans ^{#@}	2,734.81	2,256.60
Term Loans (Net of Assignment)	57,011.22	61,589.26

*Includes credit substitutes

includes redemption premium accrued on zero coupon bond for Rs 1,722.31 Crore (Previous year Rs. 1,154.10 crore), which will become due and payable upon maturity only. The accounting of the redemption premium shall in no way whatsoever, be considered as the credit of the premium to the account of the Group nor create an enforceable right in favour of the Group on any date prior to redemption.

@ includes interest accrued on units of AIF amounting to Rs. 190.33 Crore (Previous year Rs. 376.14 Crore), which will become due and payable upon maturity only.

(2) Secured Loans and Other Credit Facilities given to customers are secured / partly secured by :

- Equitable mortgage of property and / or;
- Pledge of shares / debentures, units, other securities, assignment of life insurance policies and / or;
- Hypothecation of assets and / or;
- Company guarantees and / or;
- Personal guarantees and / or;
- Negative lien and / or Undertaking to create a security.

(3) Impairment allowance for loans and advances to customers

Group's Analytics Department has designed and operates its Internal Rating Model. The model is tested and calibrated periodically. The model grades loans on a four-point grading scale, and incorporates both quantitative as well as qualitative information on the loans and the borrowers. The model uses historical empirical data to arrive at factors that are indicative of future credit risk and segments the portfolio on the basis of combinations of these parameters into smaller homogenous portfolios from the perspective of credit behaviour. Some of the factors that the internal risk based model may consider are:

- Loan to value
- Type of collateral

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- c) Cash-flow and income assessment of the borrower
- d) Interest and debt service cover
- e) Repayment track record of the borrower
- f) Vintage i.e. months on books and number of paid EMIs
- g) Project progress in case of project finance

In addition to information specific to the borrower and the performance of the loan, the model may also utilise supplemental external information that could affect the borrower's behaviour. The model is also calibrated to incorporate external inputs such as GDP growth rate, unemployment rate and factors specific to the sector/industry of the borrower.

The Internal Rating Model is dynamic and is calibrated periodically; the choice of parameters and division into smaller homogenous portfolios is thus also dynamic.

The table below shows the credit quality and the maximum exposure to credit risk based on the Group's internal credit rating system and year-end stage classification*.

Risk Categorization	March 31, 2023			
	Stage 1	Stage 2	Stage 3	Total
Very Good	44,453.63	-	-	44,453.63
Good	2,345.81	2,002.53	-	4,348.34
Average	0.49	3,555.51	-	3,556.00
Non-performing	-	-	1,918.44	1,918.44
Grand Total	46,799.93	5,558.04	1,918.44	54,276.41

Risk Categorization	March 31, 2022			
	Stage 1	Stage 2	Stage 3	Total
Very Good	30,417.60	270.27	-	30,687.87
Good	8,290.57	12,974.00	-	21,264.57
Average	-	5,061.76	-	5,061.76
Non-performing	-	-	2,318.46	2,318.46
Grand Total	38,708.17	18,306.03	2,318.46	59,332.66

*The above table does not include the amount of interest accrued but not due in all the years.

An analysis of changes in the ECL allowances in relation to Loans & advances is, as follows:

Particulars	March 31, 2023			
	Stage 1	Stage 2	Stage 3	Total
ECL allowance opening balance	320.03	370.43	954.31	1,644.77
ECL on assets added/ change in ECL estimates	295.96	968.10	561.06	1,825.12
Assets derecognised or repaid (including write offs/ Write back)	(98.42)	(1,102.42)	(1,085.40)	(2,286.24)
Transfers from Stage 1	(118.97)	39.90	79.07	-
Transfers from Stage 2	24.34	(157.18)	132.84	-
Transfers from Stage 3	0.08	0.04	(0.12)	-
ECL allowance closing balance#	423.02	118.87	641.76	1,183.65

The decrease in total ECL during the year is due to overall decrease in loan portfolio and certain loans which became non performing being written off.

#Includes ECL on undrawn loan commitments for Rs. 3.73 Crore



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	March 31, 2022			
	Stage 1	Stage 2	Stage 3	Total
ECL allowance opening balance	559.84	1,038.70	859.79	2,458.33
ECL on assets added/ change in ECL estimates	540.78	1,309.78	1,169.38	3,019.94
Assets derecognised or repaid (including write offs/ Write back)	(633.87)	(1,806.48)	(1,393.15)	(3,833.50)
Transfers from Stage 1	(158.45)	104.01	54.44	-
Transfers from Stage 2	11.58	(275.94)	264.36	-
Transfers from Stage 3	0.15	0.36	(0.51)	-
ECL allowance closing balance[#]	320.03	370.43	954.31	1,644.77

The decrease in total ECL during the year is due to overall decrease in loan portfolio and certain loans which became non performing being written off.

#Includes ECL on undrawn loan commitments for Rs. 5.70 Crore

(4) Impairment assessment

The Group's impairment assessment and measurement approach is set out in the notes below. It should be read in conjunction with the Summary of significant accounting policies.

(i) Probability of default

The Group considers a loan as defaulted and classified it as Stage 3 (credit-impaired) for ECL calculations typically when the borrowers become 90 days past due on contract payments.

Classification of loans into Stage 2 is done on a conservative basis and typically accounts where contractual repayments are more than 30 days past due are classified in Stage 2. Accounts usually go over 30 days past due owing to temporary mismatch in timing of borrower's or his/her business' underlying cashflows, and are usually quickly resolved. The Group may also classify a loan in Stage 2 if there is significant deterioration in the loans collateral, deterioration in the financial condition of the borrower or an assessment that adverse market conditions may have a disproportionately detrimental effect on the loan repayment. Thus as a part of the qualitative assessment of whether an instrument is in default, the Group also considers a variety of instances that may indicate delay in or non-repayment of the loan. When such event occurs, the Group carefully considers whether the event should result in treating the borrower as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate.

It is the Group's policy to consider a financial instrument as 'cured' and therefore re-classified out of Stage 3 when none of the default criteria are present. The decision whether to classify an asset as Stage 2 or Stage 1 once cured depends on the updated credit grade once the account is cured, and whether this indicates there has been a significant reduction in credit risk.

(ii) Internal rating model and PD Estimation process

Group's Analytics Department has designed and operates its Internal Rating Model that factors in both quantitative as well as qualitative information on the loans and the borrowers. Both Lifetime ECL and 12 months ECL are calculated either on individual basis or a collective basis, depending on the nature of the underlying loan portfolio. In addition to information specific to the borrower and the performance of the loan, the model may also utilise supplemental external information that could affect the borrower's behaviour. The model is also calibrated to incorporate external inputs such as GDP growth rate, unemployment rate and factors specific to the sector/industry of the borrower.

(iii) Exposure at default

The outstanding balance as at the reporting date is considered as EAD by the Group. Considering that PD determined above factors in amount at default, there is no separate requirement to estimate EAD.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(iv) Loss given default

The Group uses historical loss data for identified homogenous pools for the purpose of calculating LGD. The estimated recovery cash flows are discounted such that the LGD calculation factors in the NPV of the recoveries.

(v) Significant increase in credit risk

The internal rating model evaluates the loans on an ongoing basis. The rating model also assesses if there has been a significant increase in credit risk since the previously assigned risk grade one key factor that indicates significant increase in credit risk is when contractual payments are more than 30 days past due.

(5) Inputs to the ECL model for forward looking economic scenarios

The internal rating model also provides for calibration to reflect changes in macroeconomic parameters and industry specific factors.

(6) Collateral

The Group is in the business of extending secured loans mainly backed by mortgage of property (residential or commercial).

In addition to the above mentioned collateral, the Group holds other types of collateral and credit enhancements, such as cross-collateralisation on other assets of the borrower, share pledge, guarantees of parent/holding companies, personal guarantees of promoters/proprietors, hypothecation of receivables via escrow account, hypothecation of receivables in other bank accounts etc.

In its normal course of business, the Group does not physically repossess properties or other assets, but recovery efforts are made on delinquent loans through on-rolls collection executives, along with legal means to recover due loan repayments. Once contractual loan repayments are more than 90 days past due, repossession of property may be initiated under the provisions of the SARFAESI Act 2002. Re-possessed property is disposed of in the manner prescribed in the SARFAESI act to recover outstanding debt.

The Group did not hold any financial instrument for which no loss allowance is recognised because of collateral as at March 31, 2023. There was no change in the Group's collateral policy during the year.

(7) As at the year end the Group has undrawn loan commitments (after applying credit conversion factor) of Rs. 1,085.54 Crore (Previous Year Rs. 825.43 Crore).

(10) Investments

	As at March 31, 2023			
	At amortised cost	At fair value		Total
		Through other comprehensive income	Through profit or loss	
Mutual funds and Debt Funds	-	302.89	4,024.54	4,327.43
Debt Securities	-	-	919.41	919.41
Commercial Papers	-	-	123.39	123.39
Total gross (A)	-	302.89	5,067.34	5,370.23
Overseas Investments	-	-	-	-
Investments in India	-	302.89	5,067.34	5,370.23
Total (B)	-	302.89	5,067.34	5,370.23
Total (A) to tally with (B)	-	-	-	-
Less: Allowance for Impairment loss (C)	-	-	-	-
Total Net D = (A) -(C)	-	302.89	5,067.34	5,370.23



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022			
	Amortised Cost	At fair value		Total
		Through other comprehensive income	Through profit or loss	Total
Mutual funds and Debt Funds	-	-	4,351.79	4,351.79
Government Securities	-	-	508.65	508.65
Debt Securities	-	-	584.20	584.20
Equity Instruments	-	2.14	-	2.14
Commercial Papers	-	-	98.84	98.84
Total gross (A)	-	2.14	5,543.48	5,545.62
Overseas Investments	-	-	-	-
Investments in India	-	2.14	5,543.48	5,545.62
Total (B)	-	2.14	5,543.48	5,545.62
Total (A) to tally with (B)				-
Less: Allowance for Impairment loss (C)	-	-	-	-
Total Net D = (A) -(C)	-	2.14	5,543.48	5,545.62

- On December 13, 2010 the Erstwhile Holding Company (IBFSL) had sold 26% shares held by it in Indian Commodity Exchange Limited (ICEX) to Reliance Exchange Next Limited (R-Next) for a total consideration of Rs. 47.35 Crore against a proportionate cost of Rs. 26.00 Crore. As a result thereof, the stake of IBFSL in ICEX reduced from 40% to 14% and the same was reclassified as a long term investment from the earlier classification of being an Associate. MMTC Limited (MMTC) filed a petition before the National Company Law Tribunal (NCLT) (Earlier known as Company Law Board) against ICEX, R-Next and IBFSL alleging that the transfer is null and void in terms of the Shareholders Agreement in view of the Forward Markets Commission (FMC) guidelines. IBFSL contends that such view of MMTC is based on the old FMC guidelines and without considering the amended FMC Guidelines dated June 17, 2010 wherein the transfer norms were relaxed. IBFSL had filed its objections on maintainability of the petition which is pending adjudication before the NCLT.
- During the financial year ended March 31, 2022, the Holding Company has sold 11,500,000 Equity Shares of Indian Commodity Exchange Limited for a total consideration of Rs. 2.85 Crores at a loss of Rs. 4.05 Crores. During the current financial year, the Group has sold 18,500,000 Equity Shares of Indian Commodity Exchange Limited for a total consideration of Rs. 1.85 Crore. With this, the Group had sold its entire stake in Indian Commodity Exchange Limited.
- During the financial year ended March 31, 2022, the Holding Company has sold 4,985,000 nos. of Equity shares held of Oaknorth Holdings Limited for a consideration of Rs. 293.42 crores and realised a gain of Rs. 253.03 crores. With this, the Group has sold its entire stake in Oaknorth Holdings Limited.
- Investment in mutual funds of Rs. 135.60 crores (March 31, 2022 Rs. 237.70 crores) under lien / provided as credit enhancement in respect of securitisation deal for loans.

(11) Other financial assets

	As at March 31, 2023	As at March 31, 2022
Security Deposits	37.86	49.10
Interest only Strip receivable	907.09	723.05
Interest Accrued on Deposit accounts / Margin Money	1,189.43	128.92
Interest Accrued on investment	3.94	3.70
Margin Money on Derivative Contracts	89.13	86.11
Other Receivable	770.82	43.39
Total	2,998.27	1,034.27

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

12. Property, plant and equipment and intangible assets

Note 12.1 Property, plant and equipment

	Leasehold Improvements	Computers and printers	Furniture and fixtures	Motor vehicles	Office equipment	Land*	Building (1)	Total
Cost								
At April 1, 2021	59.60	65.47	30.39	91.91	23.95	0.42	14.60	286.34
Additions	2.31	0.47	1.46	8.46	0.54	-	-	13.24
Disposals	0.71	0.45	0.35	7.30	0.32	-	-	9.13
At March 31, 2022	61.20	65.49	31.50	93.07	24.17	0.42	14.60	290.45
Additions	11.85	6.15	3.51	10.14	2.70	-	-	34.35
Disposals	14.57	6.08	4.72	16.28	2.40	-	-	44.05
Discontinued Operations	-	0.05	-	-	-	-	-	0.05
At March 31, 2023	58.48	65.51	30.29	86.93	24.47	0.42	14.60	280.70
Depreciation								
At April 1, 2021	30.60	61.52	18.12	73.17	19.22	-	0.91	203.54
Charge for the year	9.31	3.47	2.31	10.26	2.14	-	0.24	27.73
Disposals	0.38	0.45	0.19	6.53	0.29	-	-	7.84
At March 31, 2022	39.53	64.54	20.24	76.90	21.07	-	1.15	223.43
Charge for the year	6.15	1.55	2.52	8.55	2.03	-	0.24	21.04
Disposals	14.05	6.05	4.46	14.57	2.39	-	-	41.52
Discontinued Operations	-	0.05	-	-	-	-	-	0.05
At March 31, 2023	31.63	59.99	18.30	70.88	20.71	-	1.39	202.90
Net Block								
At March 31, 2022	21.67	0.95	11.26	16.17	3.10	0.42	13.45	67.02
At March 31, 2023	26.85	5.52	11.99	16.05	3.76	0.42	13.21	77.80

Note 12.2 Other Intangible assets

	Software	Total
Gross block		
At April 1, 2021	89.99	89.99
Purchase	6.81	6.81
Disposals	-	-
At March 31, 2022	96.80	96.80
Purchase	15.01	15.01
Disposals	-	-
At March 31, 2023	111.81	111.81
Amortization		
At April 1, 2021	53.85	53.85
Charge for the year	14.69	14.69
At March 31, 2022	68.54	68.54
Charge for the year	15.15	15.15
At March 31, 2023	83.69	83.69
Net block		
At March 31, 2022	28.26	28.26
At March 31, 2023	28.12	28.12

*Mortgaged as Security against Secured Non Convertible Debentures^(Refer Note 15)

(1) Flat costing Re. 0.31 Crore (Previous Year Re. 0.31 Crore) Mortgaged as Security against Secured Non Convertible Debentures^(Refer Note 15)



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

13. Other non financial assets

	As at March 31, 2023	As at March 31, 2022
Capital Advance Tangible Assets	5.89	10.65
Capital Advance In-Tangible Assets	5.33	2.72
Others including Prepaid Expenses, GST input Credit and Employee advances	573.01	592.61
Total	584.23	605.98

14. Trade Payables

	As at March 31, 2023	As at March 31, 2022
(a) Total outstanding dues of micro enterprises and small enterprises*; and	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3.53	0.66
Total	3.53	0.66

* Disclosures under the Micro, Small and Medium Enterprises Development Act, 2006:

- An amount of Nil and Nil was due and outstanding to suppliers as at the end of the accounting year on account of Principal and Interest respectively.
- No interest was paid during the year in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 and no amount was paid to the supplier beyond the appointed day.
- No amount of interest is due and payable for the period of delay in making payment but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006.
- No interest was accrued and unpaid at the end of the accounting year.
- No further interest remaining due and payable even in the succeeding years for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Group. This has been relied upon by the Auditors.

Trade Payables ageing schedule as at March 31, 2023

Particulars	<1 Year	1-2 Year	2-3 Year	>3 Year	Total
(i) MSME	-	-	-	-	-
(ii) Others	2.97	0.30	0.03	0.23	3.53
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

Trade Payables ageing schedule as at March 31, 2022

Particulars	<1 Year	1-2 Year	2-3 Year	>3 Year	Total
(i) MSME	-	-	-	-	-
(ii) Others	0.40	0.04	-	0.22	0.66
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

15. Debt Securities

	As at March 31, 2023	As at March 31, 2022
Secured		
Liability Component of Compound Financial Instrument*(Refer Note 33(i))	2,324.22	2,205.23
Debentures*(Refer Note 33(i))	16,512.85	21,460.11
Total gross (A)	18,837.07	23,665.34
Debt securities in India	16,512.85	18,808.38
Debt securities outside India	2,324.22	4,856.96
Total (B) to tally with (A)	18,837.07	23,665.34

*Secured against Immovable Property / Other Financial Assets and pool of Current and Future Loan Receivables of the Group, including Investments.

16. Borrowings other than debt securities*(1)

	As at March 31, 2023	As at March 31, 2022
Secured		
Term Loans from bank and others*(Refer Note 33(ii))	10,501.70	15,198.17
External Commercial borrowings (ECB)*(Refer Note 33(ii))	3,032.20	2,416.33
Repo Borrowing@	-	515.79
From banks- Cash Credit Facility*	1,356.39	1,125.96
From banks- Working Capital Loan*	4,458.00	4,829.00
Securitisation Liability*	9,014.08	8,330.04
Unsecured		
Loan from others(Refer Note 33(ii))	501.50	454.70
Lease Liability	305.59	198.00
Total gross (A)	29,169.46	33,067.99
Borrowings in India	26,137.26	30,651.66
Borrowings outside India (ECB)	3,032.20	2,416.33
Total (B) to tally with (A)	29,169.46	33,067.99

*Secured by hypothecation of Loan Receivables (Current and Future) / Other Financial Assets / Cash and Cash Equivalents of the Group including Investments.

(1) There is no continuing default in the repayment of the aforesaid loans or interest as at the balance sheet date.

@ Secured against Government Securities



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

17. Subordinated liabilities

	As at March 31, 2023	As at March 31, 2022
-10.60% Non convertible Subordinated Perpetual Debentures*	100.00	100.00
-Subordinate Debt ^{(Refer Note 33(iii))}	4,296.94	4,526.03
Total gross (A)	4,396.94	4,626.03
Subordinated Liabilities in India	4,396.94	4,626.03
Subordinated Liabilities outside India	-	-
Total (B) to tally with (A)	4,396.94	4,626.03

*Call Option exercisable at the end of 10 years from the date of allotment only with the prior approval of the concerned regulatory authority.

18. Other financial liabilities

	As at March 31, 2023	As at March 31, 2022
Interest accrued but not due on borrowings	929.17	1,082.49
Foreign Currency Forward premium payable	590.40	538.97
Amount payable on Assigned Loans	2,080.78	902.65
Other liabilities	1,047.02	263.60
Temporary Overdrawn Balances as per books	1.91	0.04
Unclaimed Dividends ⁽¹⁾	3.39	4.03
Servicing liability on assigned loans	53.08	88.44
Total	4,705.75	2,880.22

(1) In respect of amounts as mentioned under Section 124 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as on March 31, 2023. (With respect to year ended March 31, 2022 an amount of Rs. 2,280 (Rupees Two thousand two hundred Eighty only) which were issued to certain shareholders against revalidation cases for the payment of unpaid/unclaimed interim dividend could not be encashed by them and were again credited back to Company's unpaid dividend account. The same was deposited subsequent to the year ended March 31, 2022 to Investor Education and Protection fund).

19. Provisions

	As at March 31, 2023	As at March 31, 2022
Provision for employee benefits^(Refer Note 29)		
Provision for Compensated absences	17.64	16.60
Provision for Gratuity	56.38	51.87
Provision for Superannuation	-	60.92
Provisions for Loan Commitments	3.73	5.70
Total	77.75	135.09

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

20. Other Non-financial Liabilities

	As at March 31, 2023	As at March 31, 2022
Statutory Dues Payable and other non financial liabilities	359.46	649.14
Total	359.46	649.14

21. Equity share capital

Details of authorised, issued, subscribed and paid up share capital

	As at March 31, 2023	As at March 31, 2022
Authorised share Capital		
3,000,000,000 (Previous Year 3,000,000,000) Equity Shares of face value Rs. 2 each	600.00	600.00
1,000,000,000 (Previous Year 1,000,000,000) Preference Shares of face value Rs.10 each	1,000.00	1,000.00
	1,600.00	1,600.00
Issued , Subscribed & Paid up capital		
Issued and Subscribed Capital		
448,596,630 (March 31, 2022 - 445,571,504) Equity Shares of Rs. 2/- each	89.72	89.11
Called-Up and Paid Up Capital		
Fully Paid-Up		
448,596,630 (March 31, 2022 - 445,571,504) Equity Shares of Rs. 2/- each	-	-
Terms / Rights attached to Share		
The Company has only one class of Equity Shares of face value Rs. 2 each (Previous Year Rs. 2 each) fully paid up. Each holder of Equity Shares is entitled to one vote per share. The final dividend proposed by the Board of Directors, if any, is subject to the approval of the Shareholders in the ensuing Annual General Meeting, if applicable.		
In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.		
Total	89.72	89.11

- (i) As at March 31, 2023 - 542,505 (Previous Year 567,505) GDR's were outstanding and were eligible for conversion into Equity Shares. The Company does not have information with respect to holders of these GDR's. Holders of Global Depository Receipts (GDRs) will be entitled to receive dividends, subject to the terms of the Deposit Agreement, to the same extent as the holders of Equity Shares, less the fees and expenses payable under such Deposit Agreement and any Indian tax applicable to such dividends. Holders of GDRs will not have voting rights with respect to the Deposited Shares. The GDRs may not be transferred to any person located in India including Indian residents or ineligible investors except as permitted by Indian laws and regulations.



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

The reconciliation of equity shares outstanding at the beginning and at the end of the reporting period.

	As at March 31, 2023		As at March 31, 2022	
	No. of shares	Rs. In Crores	No. of shares	Rs. In Crores
Equity Share at the beginning of year	445,571,504	89.11	445,348,902	89.07
Add: Equity Share Allotted during the year				
ESOP exercised during the year ^{(Refer note (iv))}	-	-	14,650	-
Issue during the year ^(Refer note vii)	3,025,126	0.61	6,207,952	1.24
Less: Investment in Treasury Shares (Own Shares) during the FY 2021-22 ^{(Refer Note 22(15))}	-	-	6,000,000	1.20
Equity share at the end of year	448,596,630	89.72	445,571,504	89.11

Details of shareholders holding more than 5% shares in the Company

Name of the shareholder	As at March 31, 2023	
	No. of shares	% of holding
Non - Promoters		
Inuus Infrastructure Private Limited*	27,943,325	5.93%
Life Insurance Corporation Of India	39,793,468	8.44%
Total	67,736,793	14.36%

*Pursuant to and in terms of BSE & NSE approvals dated February 22, 2023, the erstwhile promoters of the Company, namely, Mr. Sameer Gehlaut, Inuus Infrastructure Private Limited and Sameer Gehlaut IBH Trust, have been reclassified as Non-Promoter Shareholders/ Public Shareholders. Therefore, effective from February 22, 2023, the shareholding of Promoters and Promoter Group is appropriately included as part of Non-Promoters shareholding.

Details of shareholders holding more than 5% shares in the Company

Name of the shareholder	As at March 31, 2022	
	No. of shares	% of holding
Promoter		
Inuus Infrastructure Private Limited	27,943,325	5.96%
Non - Promoters		
Life Insurance Corporation Of India	41,451,766	8.85%
Total	69,395,091	14.81%

As per records of the Company, including its register of shareholders/ members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

Shares held by Promoters at the end of the Financial Year 2023

Pursuant to and in terms of BSE & NSE approvals dated February 22, 2023, the erstwhile promoters of the Company, namely, Mr. Sameer Gehlaut, Inuus Infrastructure Private Limited and Sameer Gehlaut IBH Trust, have been reclassified as Public Shareholders. Therefore, effective from February 22, 2023, the shareholding of Promoters and Promoter Group is shown as NIL and their existing shareholding has been added to the Public shareholder.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Shares held by Promoters at the end of the Financial Year 2022

Promoter Name	No. of Shares		% of Total Shares		% change during the year
	3/31/2021	3/31/2022	3/31/2021	3/31/2022	
Sameer Gehlaut	17,251,482	500,000	3.73	0.11	(3.62)
Inuus Infrastructure Private Limited	82,943,325	27,943,325	17.94	5.96	(11.98)
Sameer Gehlaut IBH Trust	N.A. (Refer Footnote 1 below)	16,751,482	N.A. (Refer Footnote 1 below)	3.58	3.58
Total	100,194,807	45,194,807	21.67	9.65	(12.03)

Note 1: Became part of Promoter Group during the FY 2021-22

*During the financial year 2021-22, Mr. Sameer Gehlaut (the Promoter) resigned from the office of Non-Executive Director of the Company. The Company also received requests from currently belonging to the 'Promoter and Promoter Group' category of the Company ("Outgoing Promoters"), for their reclassification from 'Promoter and Promoter Group' to 'Public' category, which shall be subject to all requisite approvals.

(ii) Employees Stock Options Schemes:

Grants During the Year:

- The Nomination and Remuneration Committee of the the Holding Company has, at its meeting held on April 26, 2022, granted under the "Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013 or IHFL ESOS - 2013", 10,800,000 Stock Options representing an equal number of equity shares of face value of Rs. 2 each at an exercise price of Rs. 152.85 per share, which is the latest available closing market price on the National Stock Exchange of India Limited, as on April 25, 2022. The Stock Options so granted, shall vest within 1 year beginning from April 27, 2023 or thereafter, as may be decided by Nomination and Remuneration Committee of the Holding Company.
- The Nomination and Remuneration Committee of the Holding Company has, at its meeting held on July 19, 2022, granted under the "Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013 or IHFL ESOS - 2013", 15,500,000 Stock Options representing an equal number of equity shares of face value of Rs. 2 each at an exercise price of Rs. 96 per share (against Rs. 95.70, which is the latest available closing market price on the National Stock Exchange of India Limited, as on July 18, 2022). These options shall vest on July 20, 2023 or thereafter, as may be decided by Nomination and Remuneration Committee of the Holding Company.
- The Nomination and Remuneration Committee of the Holding Company has, at its meeting held on October 13, 2022, granted under the "Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013 or IHFL ESOS - 2013", 6,400,000 Stock Options representing an equal number of equity shares of face value of Rs. 2 each at an exercise price of Rs. 130 per share (against Rs. 129.70, which is the latest available closing market price on the National Stock Exchange of India Limited, as on October 12, 2022). These options shall vest on October 14, 2023 or thereafter, as may be decided by Nomination and Remuneration Committee of the Holding Company.

(iii) Employee Stock Benefit Scheme 2019 ("Scheme")

The Scheme has been adopted and approved pursuant to: (a) a resolution of the Board of Directors of INDIABULLS HOUSING FINANCE LIMITED at its meeting held on November 6, 2019; and (b) a special resolution of the shareholders' of the Company passed through postal ballot on December 23, 2019, result of which were declared on December 24, 2019.

This Scheme comprises:

- INDIABULLS HOUSING FINANCE LIMITED Employees Stock Option Plan 2019 ("ESOP Plan 2019")
- INDIABULLS HOUSING FINANCE LIMITED Employees Stock Purchase Plan 2019 ("ESP Plan 2019")
- INDIABULLS HOUSING FINANCE LIMITED Stock Appreciation Rights Plan 2019 ("SARs Plan 2019")



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

In accordance with the ESOP Regulations, the Company had set up Pragati Employee Welfare Trust (formerly known as Indiabulls Housing Finance Limited Employee Welfare Trust) (Trust) for the purpose of implementation of ESOP Scheme. The Scheme is administered through ESOP Trust, whereby shares held by the ESOP Trust are transferred to the employees, upon exercise of stock options as per the terms of the Scheme.

(iv) (a) Relevant disclosures in respect of the ESOS / ESOP Schemes are as under:-

Particulars	IHFL-IBFSL Employees Stock Option – 2008	IHFL ESOS - 2013	IHFL ESOS - 2013	IHFL ESOS - 2013	IHFL ESOS - 2013
Total Options under the Scheme	7,500,000	39,000,000	39,000,000	39,000,000	39,000,000
Total Options issued under the Scheme	7,500,000	10,500,000	10,500,000	12,500,000	10,000,000
Vesting Period and Percentage	Ten years, 15% First year, 10% for next eight years and 5% in last year	Five years, 20% each year	Five years, 20% each year	Three years, 33.33% each year	Five years, 20% each year
First Vesting Date	8th December, 2009	12th October, 2015	12th August, 2018	5th October, 2021	10th March, 2020
Revised Vesting Period & Percentage	N.A..	N.A..	N.A..	N.A..	N.A..
Exercise Price (Rs.)	95.95	394.75	1,156.50	200.00	702.00
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year (Nos.)	14,332	3,324,556	3,418,000	12,087,358	3,064,800
Options vested during the year (Nos.)	-	-	-	-	-
Exercised during the year (Nos.)	-	-	-	-	-
Expired during the year (Nos.)	-	-	-	-	-
Cancelled during the year	-	-	-	-	-
Lapsed during the year	3,375	3,324,556	3,418,000	12,087,358	3,064,800
Re-granted during the year	N.A..	N.A..	N.A..	N.A..	N.A..
Outstanding at the end of the year (Nos.)	10,957	-	-	-	-
Exercisable at the end of the year (Nos.)	10,957	-	-	-	-
Remaining contractual Life (Weighted Months)	7	-	-	-	-

N.A.- Not Applicable

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	IHFL-IBFSL Employees Stock Option – 2008 -Regrant	IHFL-IBFSL Employees Stock Option – 2008-Regrant	IHFL-IBFSL Employees Stock Option Plan – 2006 - Regrant	IHFL-IBFSL Employees Stock Option Plan II – 2006 -Regrant	IHFL ESOS - 2013
Total Options under the Scheme	N.A..	N.A..	N.A..	N.A..	39,000,000
Total Options issued under the Scheme	N.A..	N.A..	N.A..	N.A..	10,800,000
Vesting Period and Percentage	N.A..	N.A..	N.A..	N.A..	One year, 100% in first year
First Vesting Date	31st December, 2010	16th July, 2011	27th August, 2010	27th August, 2010	27th April, 2023
Revised Vesting Period & Percentage	Ten years, 10% for every year	Ten years, 10% for every year	Ten years, 10% for every year	Ten years, 10% for every year	N.A..
Exercise Price (Rs.)	125.90	158.50	95.95	100.00	152.85
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	7,290	30,880	39,500	21,900	10,800,000
Options vested during the year (Nos.)	-	-	-	-	-
Exercised during the year (Nos.)	-	-	-	-	-
Expired during the year (Nos.)	-	-	-	-	-
Cancelled during the year	-	-	-	-	-
Lapsed during the year	6,750	-	-	-	700,000
Re-granted during the year	N.A..	N.A..	N.A..	N.A..	N.A..
Outstanding at the end of the year (Nos.)	540	30,880	39,500	21,900	10,100,000
Exercisable at the end of the year (Nos.)	540	30,880	39,500	21,900	-
Remaining contractual Life (Weighted Months)	9	22	17	17	61

N.A..- Not Applicable



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	IHFL ESOS - 2013	IHFL ESOS - 2013
Total Options under the Scheme	39,000,000	39,000,000
Total Options issued under the Scheme	15,500,000	6,400,000
Vesting Period and Percentage	One year, 100% in first year	One year, 100% in first year
First Vesting Date	20th July, 2023	14th October, 2023
Revised Vesting Period & Percentage	N.A..	N.A..
Exercise Price (Rs.)	96	130
Exercisable Period	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	15,500,000	6,400,000
Regrant Addition		
Regrant Date		
Options vested during the year (Nos.)		
Exercised during the year (Nos.)		
Expired during the year (Nos.)		
Cancelled during the year		
Lapsed during the year	350,000	-
Re-granted during the year	N.A..	N.A..
Outstanding at the end of the year (Nos.)	15,150,000	6,400,000
Exercisable at the end of the year (Nos.)	-	-
Remaining contractual Life (Weighted Months)	64	66
N.A.- Not Applicable		

The details of the Fair value of the options as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

Particulars	IHFL - IBFSL Employees Stock Option – 2008 Regrant	IHFL - IBFSL Employees Stock Option – 2008 Regrant	IHFL - IBFSL Employees Stock Option – 2006- Regrant	IHFL - IBFSL Employees Stock Option Plan II – 2006- Regrant	IHFL - IBFSL Employees Stock Option – 2008 Regrant
Exercise price (Rs.)	125.90	158.50	95.95	100.00	153.65
Expected volatility*	1.00	1.00	0.76	0.76	1.00
Option Life (Weighted Average)	9.80 Years	9.80 Years	9.80 Years	9.80 Years	9.80 Years
Expected Dividends yield	3.19%	2.89%	4.69%	4.50%	2.98%
Weighted Average Fair Value (Rs.)	83.48	90.24	106.30	108.06	84.93
Risk Free Interest rate	7.59%	7.63%	7.50%	7.50%	7.63%

Particulars	IHFL - IBFSL Employees Stock Option – 2008	IHFL ESOS - 2013 (Grant 1)	IHFL ESOS - 2013 (Grant 2)	IHFL ESOS - 2013 (Grant 4)	IHFL - IBFSL Employees Stock Option – 2013
Exercise price (Rs.)	95.95	394.75	1,156.50	702.00	200.00
Expected volatility*	97.00%	46.30%	27.50%	33.90%	39.95%
Option Life (Weighted Average)	11 Years	5 Years	3 Years	3 Years	2 Years
Expected Dividends yield	4.62%	10.00%	5.28%	7.65%	0.00%
Weighted Average Fair Value (Rs.)	52.02	89.76	200.42	126.96	27.40
Risk Free Interest rate	6.50%	8.57%	6.51%	7.37%	5.92%

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	IHFL - IBFSL Employees Stock Option – 2013	IHFL - IBFSL Employees Stock Option – 2013	IHFL - IBFSL Employees Stock Option – 2013
Exercise price (Rs.)	152.85	96.00	130.00
Expected volatility*	53.00%	53.00%	53.00%
Expected forfeiture percentage on each vesting date	Nil	Nil	Nil
Option Life (Weighted Average)	1 Year	1 Year	1 Year
Expected Dividends yield	0.00%	0.00%	0.00%
Weighted Average Fair Value (Rs.)	35.3	22.5	30.0
Risk Free Interest rate	5.47%	6.25%	6.25%

*The expected volatility was determined based on historical volatility data.

- (b) The Group has established the “Pragati Employee Welfare Trust” (“Pragati – EWT”) (earlier known as Indiabulls Housing Finance Limited - Employees Welfare Trust” (IBH – EWT) (“Trust”) for the implementation and management of its employees benefit scheme viz. the “Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme – 2019” (Scheme), for the benefit of the employees of the Holding Company and its subsidiaries.

Pursuant to Regulation 3(12) of the SEBI (Share Based Employee Benefits) Regulations, 2014, the shares in Trust have been appropriated towards the Scheme for grant of Share Appreciations Rights (SARs) to the employees of the Holding Company and its subsidiaries as permitted by SEBI. The Holding Company will treat these SARs as equity and accounting has been done accordingly. The other disclosures in respect of the SARs are as under:-

Particulars	IHFL ESOS - 2019
Total Options under the Scheme	17,000,000
Total Options issued under the Scheme	17,000,000
Vesting Period and Percentage	Three years, 33.33% each year
First Vesting Date	10th October, 2021
Exercise Price (Rs.)	Rs. 225 First Year, Rs. 275 Second Year, Rs. 300 Third Year
Exercisable Period	5 years from each vesting date
Outstanding at the beginning of the year (Nos.)	17,000,000
Options vested during the year (Nos.)	5,666,667
Exercised during the year (Nos.)	-
Expired during the year (Nos.)	-
Cancelled during the year	-
Lapsed during the year	-
Re-granted during the year	-
Outstanding at the end of the year (Nos.)	17,000,000
Exercisable at the end of the year (Nos.)	11,333,333
Remaining contractual Life (Weighted Months)	54



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

The details of the Fair value of the options as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

Particulars	IHFL ESOS - 2019
Exercise price (Rs.)	Rs. 225 First Year, Rs. 275 Second Year, Rs. 300 Third Year
Expected volatility*	39.95%
Expected forfeiture percentage on each vesting date	Nil
Option Life (Weighted Average)	1 Year for first Vesting, 2 years for second Vesting and 3 years for third Vesting.
Expected Dividends yield	0.00%
Weighted Average Fair Value (Rs.)	9.25 for First Year, 13.20 for Second Year and 19.40 for third year
Risk Free Interest rate	5.92%

*The expected volatility was determined based on historical volatility data.

- (v) 31,753,777 Equity Shares of Rs. 2 each (Previous Year : 22,008,616) are reserved for issuance towards Employees Stock options as granted.
- (vi) The weighted average share price at the date of exercise of these options was Rs. N.A. per share (Previous Year Rs. 215.82 per share).
- (vii) (a) During the year 2020-21, the Holding Company has issued 4.50% secured foreign currency convertible bonds due 2026 ('FCCBs') of USD 150 Million at par, convertible into fully paid-up equity shares of face value of 2/- each of the Holding Company at an initial conversion price of Rs.242 per equity share ("conversion price"), on or after April 21, 2021 and up to the close of business hours on February 20, 2026, at the option of the FCCB holders. FCCBs, which are not converted to equity shares during such specified period, will be redeemable on March 4, 2026. The Conversion price is subject to adjustment w.r.t issuance of bonus share, free issuance of shares, division, consolidation and reclassification of shares, declaration of dividend or any other condition as mentioned in offering circular, but cannot be below the floor price which is Rs.227.09.

Pursuant to the applicable provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, and pursuant to receipt of notice for conversion of FCCBs, for a principle value USD 20,500,000, the Holding Company during the year 2021-22, issued and allotted 6,207,952 (Sixty Two Lakh Seven Thousand Nine Hundred and Fifty Two) Fully Paid Equity shares of face value INR 2/- each, (a) at a conversion price of INR 230.14 (including a premium of INR 228.14) per Equity Share for 157,700 Equity Shares under FCCB1, and (b) at a conversion price of INR 243.05 (including a premium of INR 241.05) per Equity Share for 60,50,252 Equity Shares under FCCB2, to the holder of such FCCBs. Consequent to the said allotment, the paid-up Equity Share Capital of the Holding Company stands increased to INR 937,143,008 divided into 468,571,504 Fully Paid Equity Shares of face value INR 2/- each and outstanding principal value of FCCBs, as listed at Singapore Exchange Securities Trading Limited under (a) FCCB1, ISIN XS2301133943, stands reduced from USD 150,000,000 to USD 149,500,000 and (b) FCCB2, ISIN XS2377720839, stands reduced from USD 165,000,000 to USD 145,000,000.

- (b) Pursuant to the applicable provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, and on receipt of notice for conversion of FCCBs, for a principal value USD 10,000,000, the Holding Company during the current financial year on April 18, 2022, issued and allotted 3,025,126 (Thirty Lakh Twenty Five Thousand One Hundred and Twenty Six) Fully Paid Equity shares of face value INR 2/- each, at a conversion

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

price of INR 243.05 (including a premium of INR 241.05) per Equity Share, to the holder of such FCCBs. Consequent to the said allotment, the paid-up Equity Share Capital of the Holding Company stands increased to INR 943,193,260 divided into 471,596,630 Fully Paid Equity Shares of face value INR 2/- each and outstanding principal value of FCCBs, as listed at Singapore Exchange Securities Trading Limited under ISIN XS2377720839 stands reduced from USD 145,000,000 to USD 135,000,000.

22. Other equity

Particulars	As at March 31, 2023	As at March 31, 2022
Capital Reserve⁽¹⁾		
Balance as per last Balance Sheet	13.92	13.92
Add: Additions during the year	-	-
Closing Balance	13.92	13.92
Capital Redemption Reserve⁽²⁾		
Balance as per last Balance Sheet	6.36	6.36
Add: Additions during the year	-	-
Closing Balance	6.36	6.36
Securities Premium Account⁽³⁾		
Balance as per last Balance Sheet	7,836.32	7,775.34
Add: Additions during the year on account of conversion of FCCBs / ESOPs	72.92	149.65
Add: Transfer from Stock compensation	-	0.13
Add: Additions during the year	1.03	-
	7,910.27	7,925.12
Less: Investment in Treasury Shares (Own Shares) ⁽¹⁵⁾	-	88.80
Closing Balance	7,910.27	7,836.32
Debenture Premium Account⁽⁴⁾		
Balance as per last Balance Sheet	1.28	1.28
Add: Additions during the year	-	-
Closing Balance	1.28	1.28
Stock Compensation Adjustment⁽⁵⁾		
Balance as per last Balance Sheet	170.13	178.75
Add: Additions during the year	(1.53)	(8.49)
Less: Transferred to Share Premium account	-	0.13
Less: Utilised during the year	-	-
Closing Balance	168.60	170.13



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	As at March 31, 2023	As at March 31, 2022
Special Reserve u/s 36(1)(viii) of I Tax Act, 1961⁽⁶⁾		
Balance as per last Balance Sheet	225.46	225.46
Add: Additions during the year	-	-
Closing Balance	225.46	225.46
General Reserve⁽⁷⁾		
Balance as per last Balance Sheet	2,172.41	1,105.99
Add: Amount Transferred during the year	-	1,066.42
Closing Balance	2,172.41	2,172.41
Reserve Fund		
Reserve (I)(As per Section 29C of the Housing Bank Act, 1987)⁽⁸⁾		
Balance As per last Balance Sheet	2,130.95	1,991.73
Add: Amount Transferred during the year	163.83	139.22
Closing Balance	2,294.78	2,130.95
Reserve (III)⁽⁸⁾		
Balance As per last Balance Sheet	2,178.00	2,178.00
Add: Amount Transferred during the year	-	-
Closing Balance	2,178.00	2,178.00
Additional Reserve⁽⁸⁾		
(U/s 29C of the National Housing Bank Act, 1987)		
Balance As per last Balance Sheet	525.00	825.00
Add: Additions during the year	610.00	525.00
Less: Amount withdrawn during the year	525.00	825.00
Closing Balance	610.00	525.00
Reserve Fund		
Reserve (II)⁽⁹⁾		
Balance As per last Balance Sheet	828.43	726.79
Add: Amount Transferred during the year	106.37	101.64
Less: Amount Utilised	-	-
Closing Balance	934.80	828.43

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	As at March 31, 2023	As at March 31, 2022
Debenture Redemption Reserve⁽¹⁰⁾		
Balance As per last Balance Sheet	154.76	1,221.18
Add: Additions during the year	-	-
Less: Amount Utilised	-	1,066.42
Closing Balance	154.76	154.76
Share based Payment reserve⁽⁵⁾		
Balance As per last Balance Sheet	8.17	8.79
Add: Additions during the year	(1.09)	(0.62)
Closing Balance	7.08	8.17
Foreign Currency Translation Reserve⁽¹³⁾		
Balance As per last Balance Sheet	0.02	0.02
Add: Additions during the year	-	-
Less: Amount Utilised	0.02	-
Closing Balance	-	0.02
Retained Earnings⁽¹¹⁾		
Balance As per last Balance Sheet	1,427.13	997.03
Add: Additions during the year (including transfer from OCI to be recognised directly in retained earnings) from continuing operations	1,127.07	1,180.66
Add: Additions during the year (including transfer from OCI to be recognised directly in retained earnings) from discontinued operations	2.01	-
Add: Interim Dividend on Own Equity Shares @ Rs. 9/- per equity share ⁽¹⁴⁾	-	15.30
Add: Additions during the year	0.02	-
Less: Amount utilised during the year	880.20	765.86
Closing Balance	1,676.03	1,427.13
Other Comprehensive Income⁽¹²⁾		
Balance As per last Balance Sheet	(1,093.39)	(1,210.85)
Less: Amount utilised during the year	11.17	117.46
Closing Balance	(1,082.22)	(1,093.39)
	17,271.53	16,584.95

- (1) Capital reserve is created on receipt of non refundable debenture warrants exercise price.
- (2) Capital redemption reserve is created on redemption of preference shares.
- (3) Securities premium reserve is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.
- (4) Debenture premium account is used to record the premium on issue of debenture.



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- (5) Stock Compensation Adjustment is created as required by Ind AS 102 'Share Based Payments' on the Employee Stock Option Scheme operated by the Company for employees of the Group.
- (6) This includes reserve created under section 36(1)(viii) of the Income Tax Act, 1961, by the Erstwhile Holding Company Indiabulls Financial Services Limited, which has been transferred to IBHFL under the Scheme of Arrangement during the year ended March 31, 2013.
- (7) Under the erstwhile Companies Act 1956, general reserve was created through an annual transfer of net income at a specified percentage in accordance with applicable regulations. The purpose of these transfers was to ensure that if a dividend distribution in a given year is more than 10% of the paid-up capital of the Company for that year, then the total dividend distribution is less than the total distributable results for that year. Consequent to introduction of Companies Act 2013, the requirement to mandatorily transfer a specified percentage of the net profit to general reserve has been withdrawn. However, the amount previously transferred to the general reserve can be utilised only in accordance with the specific requirements of Companies Act, 2013.
- (8) In terms of Section 29C of the National Housing Bank ("NHB") Act, 1987, the Holding Company is required to transfer at least 20% of its Profit after tax to a Reserve Fund before any dividend is declared. Transfer to a Reserve Fund in terms of Section 36(1)(viii) of the Income Tax Act, 1961 is also considered as an eligible transfer as transfer to Special Reserve under Section 29C of the National Housing Bank ("NHB") Act, 1987. The Holding Company has transferred an amount of Rs. Nil (Previous Year Rs. Nil) to reserve created in terms of Section 36(1)(viii) of the Income Tax Act, 1961 termed as "Reserve (III)" and also transferred an amount of Rs. 163.83 Crore (Previous Year Rs. 139.22 Crore) to the Reserve in terms of Section 29C of the National Housing Bank ("NHB") Act, 1987 as at the year end. Further an additional amount of Rs. 610.00 (Previous Year Rs. 525.00 Crore) has been set apart by way of transfer to Additional Reserve Fund in excess of the statutory minimum requirement as specified under Section 29C pursuant to Circular no. NHB(ND)/DRS/Pol-No. 03/2004-05 dated August 26, 2004 issued by the National Housing Bank. The additional amount so transferred may be utilised in the future for any business purpose.
- (9) This includes reserve created under section 45-IC of the Reserve Bank of India Act 1934, by the Erstwhile Holding Company Indiabulls Financial Services Limited, which has been transferred to IBHFL under the Scheme of Arrangement during the year ended March 31, 2013.
- (10) The Companies Act 2013 till August, 2019 required companies that issued debentures to create a debenture redemption reserve from annual profits until such debentures are redeemed. The Group was required to transfer a specified percentage (as provided in the Companies Act, 2013) of the outstanding redeemable debentures to debenture redemption reserve. The amounts credited to the debenture redemption reserve may not be utilised except to redeem debentures. On redemption of debentures, the amount may be transferred from debenture redemption reserve to General Reserve. The Ministry of Corporate Affairs (MCA) has amended the Companies (Share Capital and Debenture) Rules, 2014, doing away with creation of debenture redemption reserve by NBFCs/HFCs with respect to issue of non convertible debentures (NCDs). Vide the said amendment, now NBFCs/HFCs are required on or before 30 April of each year to invest or deposit in prescribed securities, a sum not less than 15 per cent of the debentures maturing during the year ending on March 31 of the next year. Accordingly, during the year ended March 31, 2022, the Group has transferred Rs. 1,066.42 crores to the General Reserve in respect of Debenture Redemption Reserve no longer required.
- (11) Retained earnings represents the surplus in Profit and Loss Account and appropriations.
- (12) Other comprehensive income includes fair value gain/(loss) on equity instruments and Derivative instruments in Cash flow hedge relationship.
- (13) Reserve arising on conversion of Foreign currency in INR of wholly owned subsidiary.
- (14) Interim dividend received by Pragati Employee Welfare Trust on equity shares of the Holding Company.
- (15) Adjustment on account of amount invested in excess of face value on Nil Equity Shares (Previous Year 6,000,000 Equity Shares) of the Holding Company purchased from the open market during the year by Pragati Employee Welfare Trust for the purpose of allotment of SARs to the eligible employees.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

23. Interest Income

	Year ended March 31, 2023		
	Interest income on securities classified at fair value through profit and loss	On financial assets measured at Amortised cost	Total
Interest on Loans	-	7,477.49	7,477.49
Interest on Pass Through Certificates / Bonds	49.39	-	49.39
Interest on deposits with Banks	-	149.59	149.59
Total	49.39	7,627.08	7,676.47

Interest Income	Year ended March 31, 2022		
	Interest income on securities classified at fair value through profit and loss	On financial assets measured at Amortised cost	Total
Interest on Loans	-	8,081.75	8,081.75
Interest on Pass Through Certificates / Bonds	323.63	-	323.63
Interest on deposits with Banks	-	177.15	177.15
Total	323.63	8,258.90	8,582.53



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

24. Fees and Commission Income

	Year ended March 31, 2023	Year ended March 31, 2022
Commission on Insurance	10.70	2.50
Other Operating Income	42.24	24.83
Income from Advisory Services	53.83	18.54
Income from Service Fee	51.12	35.04
Total	157.89	80.91

25. Net gain on fair value changes

	Year ended March 31, 2023	Year ended March 31, 2022
Net gain on financial instruments at fair value through profit or loss		
(i) On trading portfolio		
- Investments	(128.61)	(38.75)
- Assets Held for Sale	541.11	212.00
Total Net gain on fair value changes (A)	412.50	173.25
(ii) Fair Value changes:		
- Realised	525.13	204.12
- Unrealised	(112.63)	(30.87)
Total Net gain on fair value changes(B) to tally with (A)	412.50	173.25

26. Other Income

	Year ended March 31, 2023	Year ended March 31, 2022
Interest on Income tax Refund	0.05	5.02
Miscellaneous Income	4.70	4.19
Sundry Credit balances written back / Bad debt recovered	1.76	1.38
Total	6.51	10.59

27. Finance Costs

	Year ended March 31, 2023	Year ended March 31, 2022
	On financial liabilities measured at Amortised cost	On financial liabilities measured at Amortised cost
Debt Securities	1,775.08	2,250.57
Borrowings (Other than Debt Securities) ⁽¹⁾	3,078.01	3,055.31
Subordinated Liabilities	403.79	418.93
Processing and other Fee	239.56	251.12
Bank Charges	19.17	20.39
FCNR Hedge Premium	120.88	245.30
Total	5,636.49	6,241.62

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- 1) Includes premium on principal only swaps on foreign currency loans amounting to Rs. 88.91 Crore (Previous Year Rs.63.06 Crore).
- 2) Disclosure of Foreign Currency Exposures:-

Particulars	Foreign Currency	Year Ended March 31, 2023		
		Exchange Rate	Amount in Foreign Currency	Amount
I. Assets				
Receivables (trade & other)	N.A..	-	-	-
Other Monetary assets	N.A..	-	-	-
Total Receivables (A)	N.A..	-	-	-
Hedges by derivative contracts (B)	N.A..	-	-	-
Unhedged receivables (C=A-B)	N.A..	-	-	-
II. Liabilities				
Payables (trade & other)		-	-	-
Borrowings (ECB and Others)	USD	82.2169	65.45	5,381.10
Total Payables (D)	USD	82.2169	65.45	5,381.10
Hedges by derivative contracts (E)	USD	82.2169	65.45	5,381.10
Unhedged Payables F=D-E)	USD	82.2169	-	-
III. Contingent Liabilities and Commitments				
Contingent Liabilities	N.A..	-	-	-
Commitments	N.A..	-	-	-
Total (G)	N.A..	-	-	-
Hedges by derivative contracts(H)	N.A..	-	-	-
Unhedged Payables (I=G-H)	N.A..	-	-	-
Total unhedged FC Exposures (J=C+F+I)	N.A..	-	-	-

Note: For the above disclosure, Interest accrued on borrowings at respective year end has not been considered



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Foreign Currency	Year Ended March 31, 2022		
		Exchange Rate	Amount in Foreign Currency	Amount
I. Assets				
Receivables (trade & other)	N.A..	-	-	-
Other Monetary assets	N.A..	-	-	-
Total Receivables (A)	N.A..	-	-	-
Hedges by derivative contracts (B)	N.A..	-	-	-
Unhedged receivables (C=A-B)	N.A..	-	-	-
II. Liabilities				
Payables (trade & other)		-	-	-
Borrowings (ECB and Others)	USD	75.8071	96.45	7,311.59
Total Payables (D)	USD	75.8071	96.45	7,311.59
Hedges by derivative contracts (E)	USD	75.8071	96.45	7,311.59
Unhedged Payables F=D-E)	USD	75.8071	-	-
III. Contingent Liabilities and Commitments				
Contingent Liabilities	N.A..	-	-	-
Commitments	N.A..	-	-	-
Total (G)	N.A..	-	-	-
Hedges by derivative contracts(H)	N.A..	-	-	-
Unhedged Payables (I=G-H)	N.A..	-	-	-
Total unhedged FC Exposures (J=C+F+I)	N.A..	-	-	-

Note: For the above disclosure, Interest accrued on borrowings at respective year end has not been considered.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

28. Impairment on financial instruments

	Year ended March 31, 2023	Year ended March 31, 2022
	On financial assets measured at Amortised cost	
ECL on Loans / Bad Debts Written Off (Net of Recoveries) ⁽¹⁾	666.00	463.72
Total	666.00	463.72

(1) ECL on loans / Bad Debts Written Off (Net of Recoveries) includes;

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
ECL on Loan Assets	820.44	519.72
Bad Debt /advances written off / Bad Debt Recovery*	(154.44)	(56.00)
Total	666.00	463.72

*Net of Bad Debt Recovery of Rs. 595.85 Crore (Previous Year Net of Bad Debt Recovery of Rs. 675.13 Crore).

29. Employee Benefits Expenses⁽¹⁾ & *

	Year ended March 31, 2023	Year ended March 31, 2022
Salaries and wages	553.07	453.95
Contribution to provident and other funds	6.64	5.24
Share Based Payments to employees	(2.62)	(9.12)
Staff welfare expenses	6.97	3.81
Provision for Gratuity, Compensated Absences and Superannuation Expense ⁽¹⁾	(49.29)	14.54
Total	514.77	468.42

- (i) In respect of Indiabulls Asset Management Company Limited (IAMCL), a subsidiary company, managerial remuneration paid for the financial year ended March 31, 2023 in excess of the limits specified under Section 197 and 198 of the Companies Act, 2013 was approved by the members of IAMCL at their extra-ordinary general meeting held on October 31, 2022. Remuneration paid for the financial year ended March 31, 2022 in excess of the limits specified under Section 197 and 198 of the Companies Act, 2013 was approved by the members of IAMCL at their extra-ordinary general meeting held on May 06, 2022.

*Provision for employee benefits in the form of Gratuity and Compensated Absences in respect of two subsidiary companies which have a few employees during the year ended March 31, 2023, is determined on an accrual basis under the assumption that such benefits are payable at year end, as permitted under INDAS 19. Accordingly, such subsidiary companies have provided for Rs. 0.15 crore (Previous year Rs. 0.09 crore) on account of provision for gratuity and Rs. 0.02 crore (Previous year Rs. 0.03 crore) on account of provision for compensated absences on accrual basis in the Consolidated Balance Sheet as at March 31, 2023 and have provided for Rs. 0.06 crore (Previous year Rs. 0.00 crore) on account of provision for gratuity and provision for compensated absences on accrual basis in the Consolidated Statement of Profit and Loss for the year ended March 31, 2023.

- (1) Employee Benefits – Provident Fund, ESIC, Gratuity and Compensated Absences disclosures as per Indian Accounting Standard (IndAS) 19 – Employee Benefits:

Contributions are made to Government Provident Fund and Family Pension Fund, ESIC and other statutory funds which cover all eligible employees under applicable Acts. Both the employees and the Company make predetermined contributions to the Provident Fund and ESIC. The contributions are normally based on a certain proportion of the employee's salary. The Group has recognised an amount of Rs. 6.64 Crore (Previous year Rs. 5.24 Crore) in the Statement of Profit and Loss towards Employers contribution for the above mentioned funds.

Provision for unfunded Gratuity and Compensated Absences for all employees is based upon actuarial valuations carried out at the end of every financial year. Major drivers in actuarial assumptions, typically, are years of service and employee compensation. Pursuant to the issuance of the Indian Accounting Standard (IndAS) 19 on 'Employee Benefits', commitments are actuarially determined using the 'Projected Unit Credit' Method. Gains and losses on changes in actuarial assumptions are accounted for in Statement of Profit and Loss for Compensated absences and for Gratuity in Other Comprehensive Income.



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Disclosure in respect of Gratuity ,Compensated Absences and Superannuation:

Particulars	Gratuity		Compensated Absences		Superannuation	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
Reconciliation of liability recognised in the Balance Sheet:						
Present Value of commitments (as per Actuarial valuation)	56.23	51.78	17.62	16.57	-	60.92
Fair value of plan assets		-		-		-
Net liability in the Balance sheet (as per Actuarial valuation)	56.23	51.78	17.62	16.57	-	60.92
Movement in net liability recognised in the Balance Sheet:						
Net liability as at the beginning of the year	51.78	46.02	16.57	15.46	60.92	59.59
Amount (paid) during the year/Transfer adjustment	(6.81)	(4.87)	-	-	-	-
Net expenses recognised / (reversed) in the Statement of Profit and Loss	10.50	9.25	1.06	1.21	(60.92)	4.17
Actuarial changes arising from changes in Demographic assumptions	-	-	-	-	-	-
Actuarial changes arising from changes in financial assumptions	(0.95)	(2.42)	-	(0.01)	-	(1.18)
Experience adjustments	1.75	3.80	-	(0.09)	-	(1.66)
Non-financial liabilities in respect of discontinued operations	(0.04)	-	(0.01)	-		
Net liability as at the end of the year	56.23	51.78	17.62	16.57	-	60.92
Expenses recognised in the Statement of Profit and Loss:						
Current service cost	6.50	5.91	3.16	2.62	-	-
Past service cost	0.09	-	-	-	(60.92)	-
Interest Cost	3.91	3.34	1.25	1.12	-	4.17
Actuarial (gains) / losses	-	-	(3.35)	(2.53)	-	-
Expenses charged / (reversal) to the Statement of Profit and Loss	10.50	9.25	1.06	1.21	(60.92)	4.17
Return on Plan assets:						
Actuarial (gains) / losses	N.A..	N.A..	N.A..	N.A..	N.A..	N.A..
Actual return on plan assets	N.A..	N.A..	N.A..	N.A..	N.A..	N.A..
Reconciliation of defined-benefit commitments:						
Commitments as at the beginning of the year	51.78	46.02	16.57	15.46	60.92	59.59
Current service cost	6.50	5.91	3.16	2.62	-	-
Past service cost	0.09	-	-	-	(60.92)	-
Interest cost	3.91	3.34	1.25	1.12	-	4.17
(Paid benefits)	(6.81)	(4.87)	-	-	-	-

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Gratuity		Compensated Absences		Superannuation	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
Actuarial (gains) / losses	-	-	(3.35)	(2.53)	-	-
Actuarial changes arising from changes in Demographic assumptions	-	-	-	-	-	-
Actuarial changes arising from changes in financial assumptions	(0.95)	(2.42)	-	(0.01)	-	(1.18)
Experience adjustments	1.75	3.80	-	(0.09)	-	(1.66)
Non-financial liabilities in respect of discontinued operations	(0.04)	-	(0.01)	-	-	-
Commitments as at the end of the year	56.23	51.78	17.62	16.57	-	60.92
Reconciliation of Plan assets:						
Plan assets as at the beginning of the year	N.A..	N.A..	N.A..	N.A..	N.A..	N.A..
Contributions during the year	N.A..	N.A..	N.A..	N.A..	N.A..	N.A..
Paid benefits	N.A..	N.A..	N.A..	N.A..	N.A..	N.A..
Actuarial (gains) / losses	N.A..	N.A..	N.A..	N.A..	N.A..	N.A..
Plan assets as at the end of the year	N.A..	N.A..	N.A..	N.A..	N.A..	N.A..

N.A..- not applicable

The actuarial calculations used to estimate commitments and expenses in respect of unfunded Gratuity, Compensated absences and Superannuation (Pension & Medical coverage) are based on the following assumptions which if changed, would affect the commitment's size, funding requirements and expenses:

Particulars	Gratuity (Unfunded)		Compensated Absences (Unfunded)		Superannuation (Unfunded)	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
Discount Rate	7.38%	7.18%	7.38%	7.18%	N.A.	7.18%
Expected Return on plan assets	N.A.	N.A..	N.A.	N.A..	N.A.	N.A..
Expected rate of salary increase	5.00%	5.00%	5.00%	5.00%	0.00%	0.00%
Mortality	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)
Retirement Age (Years)	60	60	60	60	60	60

N.A..- not applicable

The Group's best estimate of contributions expected to be paid during the annual period beginning after the Balance Sheet date, towards Gratuity, Compensated Absences and Superannuation is Rs. 12.64 Crore (Previous Year Rs. 11.21 Crore) Rs. 5.14 Crore (Previous Year Rs. 4.38 Crore) and Rs. Nil (Previous Year Rs. 4.37 Crore) respectively.



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

A quantitative sensitivity analysis for significant assumption is as shown below:

Gratuity

	March 31, 2023		March 31, 2022	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(3.48)	3.36	(3.33)	3.21

Gratuity

	March 31, 2023		March 31, 2022	
Assumptions	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	3.42	(3.46)	3.26	(3.40)

Compensated Absences

	March 31, 2023		March 31, 2022	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(1.05)	1.12	(1.01)	1.13

Compensated Absences

	March 31, 2023		March 31, 2022	
Assumptions	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	1.15	(1.06)	1.15	(1.02)

Superannuation

	March 31, 2023		March 31, 2022	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	-	-	(4.08)	4.02

Superannuation

	March 31, 2023		March 31, 2022	
Assumptions	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	-	-	-	-

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

The following payments are expected contributions to the defined benefit plan in future years:

Expected payment for future years	Gratuity		Compensated Absences		Superannuation	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Within the next 12 months (next annual reporting period)	2.67	2.65	1.01	0.92	-	-
Between 1 and 2 years	0.99	0.98	0.32	0.32	-	-
Between 2 and 5 years	4.16	3.51	1.21	1.18	-	-
Between 5 and 6 years	1.34	1.24	0.36	0.38	-	-
Beyond 6 years	47.08	43.40	14.72	13.77	-	60.92
Total expected payments	56.23	51.78	17.62	16.57	-	60.92

30. Other expenses

	Year ended March 31, 2023	Year ended March 31, 2022
Rent	14.13	5.41
Rates & Taxes Expenses	2.01	2.78
Repairs and maintenance	25.28	18.81
Communication Costs	6.50	5.04
Membership Fee	1.07	0.32
Printing and stationery	2.88	1.77
Advertisement and publicity	10.68	9.94
Fund expenses	3.57	4.62
Audit Fee ⁽¹⁾	2.94	3.57
Legal and Professional charges ⁽¹⁾	73.13	45.90
Subscription charges	-	0.24
CSR expenses ⁽²⁾	37.97	62.33
Travelling and Conveyance	11.60	5.84
Stamp Duty	0.93	1.05
Recruitment Expenses	0.79	0.53
Service Charges	-	0.01
Business Promotion	0.67	0.80
Loss on sale of Property, plant and equipment	-	0.02
Commission & Brokerage	3.94	4.92
Electricity and water	6.80	5.11
Director's fees, allowances and expenses	5.20	5.06
Miscellaneous Expenses	9.02	2.93
Total	219.11	187.00



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(1) Fees paid to the auditors include:

	Year ended March 31, 2023	Year ended March 31, 2022
As auditor		
Audit Fee	2.94	3.57
Certification fee*	1.00	0.55
Others*	2.13	1.91
*Included in Legal and Professional Charges	6.07	6.03

(2) Corporate Social Responsibility:-

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Gross amount required to be spent by the Group during the year	37.97	62.33
Amount spent during the year	37.97	62.33
Shortfall at the end of the year	-	-
Nature of CSR activities:	Promoting education, including special education and employment enhancing vocational skills especially among children, women, elderly (Saakshar Project)	Jan Swasthya Kalyan Vahika (JSK)- Mobile Medical Vans
	Ensuring environmental sustainability, ecological balance, Protection for Flora & Fauna, Animal Welfare etc. (Sankalp Project)	Indiabulls Foundation Charitable Clinics
	Maintaining quality of Soil, Air and Water (Clean Ganga project)	Community Health Check-up Camps
	Planting more than 10 Lakh trees across India with the support of community based organisations, Municipal Corporation and GMDA	IBF Scholarship Programme
	Integrated village development by ensuring inclusive community participation, Developing more than 200 villages PAN India, Development to happen which includes Health, Education, Livelihood, Environment (Sarvodaya project)	COVID Care Relief Programme
		Free Distribution of Medicines including Health care Services

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

31. Tax Expenses

The Group has recognised provision for Income Tax for the year ended March 31, 2023 and re-measured its Deferred Tax asset/liability basis the rate applicable to the respective entities in the Group. The major components of income tax expense for the year ended March 31, 2023 and March 31, 2022 are:

Profit or loss section	Year ended March 31, 2023	Year ended March 31, 2022
Current income tax (for Continued Operations):		
Current income tax charge	179.42	63.64
Adjustments in respect of current income tax of previous year	0.69	(1.16)
Deferred tax (for Continued Operations):		
Relating to origination and reversal of temporary differences	296.06	315.55
Income tax expense reported in the statement of profit or loss (for Continued Operations):	476.17	378.03

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate:

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Accounting profit before tax from continuing operations	1,603.85	1,555.77
Profit/(loss) before tax from a discontinued operation	2.34	-
Accounting profit before income tax	1,606.19	1,555.77
Tax at statutory Income Tax rate	469.78	398.44
Tax on Expenses / deductions Allowed/Disallowed in Income tax Act	6.72	(20.41)
Tax on Expenses allowed/disallowed in income Tax Act	9.77	2.64
Deduction u/s 36(i)(viii)	-	-
Net Addition/deduction u/s 36(i)(viia)	-	16.55
Income Exempt for Tax Purpose	72.70	(0.05)
Long Term Capital Gain on Sale of Investments	(76.37)	(45.71)
Others	0.62	6.16
Tax expenses (a)	476.50	378.03
Tax on Other comprehensive income (b)	0.53	32.20
Total tax expenses for the comprehensive income (a+b)	477.03	410.23



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Deferred Tax

The following table shows deferred tax recorded in the balance sheet and changes recorded in the Statement of Profit and Loss and Other Comprehensive Income:

Particulars	Deferred tax assets	Deferred tax liabilities	Income statement	OCI	Others
	As at March 31, 2023	As at March 31, 2023	Year ended March 31, 2023	Year ended March 31, 2023	Year ended March 31, 2023
Depreciation	62.75	-	12.02	-	-
Impairment allowance for financial assets	454.94	-	(292.28)	-	176.57
Fair value of financial instruments held for trading	17.68	0.05	15.37	-	-
Remeasurement gain / (loss) on defined benefit plan	18.53	-	(14.18)	0.20	-
Impact on Borrowings using effective rate of interest	-	21.73	5.93	-	-
Gain / loss on equity instrument designated at FVOCI	43.05	-	-	1.53	-
Derivative instruments in cash flow hedge relationship	120.16	-	-	(2.29)	-
Disallowance under section 35DD of the Income Tax Act,1961	-	-	-	-	-
Impact on Loans using Effective Rate of Interest	1.39	-	(1.39)	-	-
Provision for diminution in value of investment	-	-	(0.48)	-	-
Difference between accounting income and taxable income on investments	-	5.84	12.49	-	-
Provision for bad debts under section 36(1)(vii) of the Income Tax Act,1961	-	8.87	(5.99)	-	-
Share based payments	28.02	-	-	-	-
Impact on account of EIS and Servicing assets/liability	-	214.95	(55.22)	-	-
Right of use assets	0.17	-	0.07	-	-
Other temporary differences	-	58.96	27.60	-	-
Total	746.69	310.40	(296.06)	(0.56)	176.57

*For Discontinued Operations Refer Note 32

Particulars	Deferred tax assets	Deferred tax liabilities	Income statement	OCI	Others
	As at March 31, 2022	As at March 31, 2022	Year ended March 31, 2022	Year ended March 31, 2022	Year ended March 31, 2022
Depreciation	50.73	-	12.55	-	-
Impairment allowance for financial assets	570.65	-	(465.68)	-	260.92
Fair value of financial instruments held for trading	2.21	0.40	4.71	-	-
Remeasurement gain / (loss) on defined benefit plan	32.53	-	2.44	(0.37)	-
Impact on Borrowings using effective rate of interest	-	27.66	7.76	-	-
Gain / loss on equity instrument designated at FVOCI	45.17	-	-	(11.45)	53.25
Derivative instruments in cash flow hedge relationship	122.46	-	-	(20.38)	-
Disallowance under section 35DD of the Income Tax Act,1961	-	-	-	-	-
Impact on Loans using Effective Rate of Interest	2.78	-	(3.56)	-	-
Provision for diminution in value of investment	0.48	-	-	-	-
Difference between accounting income and taxable income on investments	-	18.33	(11.12)	-	-
Provision for bad debts under section 36(1)(vii) of the Income Tax Act,1961	-	2.88	0.31	-	-
Share based payments	28.02	-	-	-	-
Impact on account of EIS and Servicing assets/liability	-	159.72	28.31	-	-
Right of use assets	0.09	-	0.05	-	-
Other temporary differences	-	90.90	108.68	-	(80.81)
Total	855.12	299.89	(315.55)	(32.20)	233.36

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

32. Discontinued operations:

The Group had executed definitive transaction document with Nextbillion Technology Private Limited (hereinafter referred to as "Nextbillion"), to divest its entire stake in the business of managing mutual fund, being carried out by IAMCL & ITCL to Nextbillion, subject to necessary approvals, as may be required in this regard. The Group has received all necessary approvals in relation to the transaction and the Group has received the entire consideration of Rs.175.62 Crore on May 02, 2023 (the "Closing Date"). Consequent to the above, the Group does not have any control or shareholding in Indiabulls Asset Management Company Limited (IAMCL) and Indiabulls Trustee Company Limited (ITCL) subsequent to the Closing Date. Accordingly the financial information of these entities have been treated and disclosed as discontinued operations.

Analysis of profit from discontinued operations:

Particulars	For the year ended March 31, 2023
Interest Income	6.01
Fees and commission Income	0.85
Net gain on fair value changes	2.47
Total revenue from operations	9.33
Other Income	0.07
Total Income	9.40
Expenses	
Finance Costs	0.14
Employee Benefits Expenses	0.92
Depreciation, amortisation and impairment	-
Other expenses	6.00
Total Expenses	7.06
Profit before tax	2.34
Tax Expense:	
(1) Current Tax	0.63
(2) Deferred Tax Credit	(0.30)
Profit for the year from discontinued operations after tax	2.01

Particulars	For the year ended March 31, 2023
Other comprehensive income from discontinued operations	
A (i) Items that will not be reclassified to the statement of profit or loss	
(a) Remeasurement gain on defined benefit plan	-
(b) Loss on equity instrument designated at FVOCI	(0.09)
(ii) Income tax impact on above	0.02
Total Other comprehensive loss from discontinued operations	(0.07)
Total comprehensive income from discontinued operations	1.94



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Financial assets held for sale:

	As at March 31, 2023
Cash and cash equivalents	31.77
Trade Receivables	0.22
Investments	66.33
Other financial assets	4.96
Total Financial assets held for sale	103.28

Non-financial assets held for sale:

	As at March 31, 2023
Current tax assets (net)	0.08
Other Non- Financial Assets	0.14
Total Non-Financial assets held for sale	0.22
Total assets held for sale	103.50

Financial liabilities in respect of assets held for sale:

	As at March 31, 2023
(I) Trade Payables	
(i) total outstanding dues of micro enterprises and small enterprises	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	0.07
Total Financial liabilities in respect of assets held for sale	0.07

Non-financial liabilities in respect of assets held for sale:

	As at March 31, 2023
Current tax liabilities (net)	0.63
Provisions	0.06
Deferred tax liabilities (net)	0.76
Other Non-Financial Liabilities	3.84
Total Non-financial liabilities in respect of assets held for sale	5.29
Total liabilities in respect of assets held for sale	5.36

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

33. Explanatory Notes

(i) **Debentures (payable at par unless otherwise stated)(Secured unless otherwise stated) includes:***

	As at March 31, 2023
9.70% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on July 13, 2032	499.54
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 15, 2029	699.55
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2028	999.06
8.75% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028 ⁽²⁾	0.06
8.84% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028 ⁽²⁾	12.11
9.10% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028 ⁽²⁾	0.35
9.20% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028 ⁽²⁾	13.62
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 4, 2028	1,024.03
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2028	0.05
9.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2028	22.59
9.71 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2028	12.03
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2028	9.83
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2028	24.98
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 22, 2028	3,054.63
10.30% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on February 02, 2028	6.66
9.40% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on February 02, 2028	0.01
9.85% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on February 02, 2028	10.43
8.94 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2027	0.16
9.39 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2027	16.27
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2027	9.77



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
8.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2027	0.01
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2027	5.82
9.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2027	6.19
8.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2027	0.33
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2027	0.05
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2027	12.88
9.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2027	11.12
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	1,448.89
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2027	0.25
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2027	0.02
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2027	10.84
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2027	10.32
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	0.01
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	0.25
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	9.39
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	9.52
4.50 % Foreign Currency Convertible Debentures of Face value \$ 1,000 each Redeemable on September 28, 2026	1,100.10
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	13.56
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	980.37
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	369.26
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026 ⁽¹⁾	42.35

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2026	121.08
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2026	10.35
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2026	13.85
9.00% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on September 21, 2026 ⁽¹⁾	416.09
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 22, 2026	24.81
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2026	197.65
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2026	24.85
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2026	24.76
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 8, 2026	24.77
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 29, 2026	205.39
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 11, 2026	34.83
9.48 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2026	5.23
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2026	6.69
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2026 ⁽¹⁾	6.44
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2026	24.85
4.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 4, 2026	1,224.12
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 7, 2026	49.86
10.05% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on February 02, 2026	6.35
0.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on February 02, 2026	7.09
9.61% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on February 02, 2026	5.45
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2025	9.95
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2025	94.72



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
8.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2025	0.01
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2025	0.33
9.16 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2025	7.21
9.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2025	11.48
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2025 ⁽¹⁾	8.26
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2025	169.23
8.94 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2025	4.93
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2025	6.93
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2025 ⁽¹⁾	3.82
8.47 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2025	0.05
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2025	0.02
8.94 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2025	12.74
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2025	15.84
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2025 ⁽¹⁾	7.55
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 26, 2025	999.21
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 19, 2025	24.88
8.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2025	0.30
8.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2025	0.17
8.66 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2025	10.10
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2025	21.87
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2025 ⁽¹⁾	6.76
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2025	7.70

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
9.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2025	8.03
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2025 ⁽¹⁾	6.35
9.80% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on February 02, 2025	7.06
0.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on February 02, 2025	3.48
0.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on February 02, 2025	4.59
9.40% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on February 02, 2025	7.50
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 24, 2025	224.17
8.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	0.10
8.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	0.19
8.66 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	8.70
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	65.21
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025 ⁽¹⁾	6.55
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2024	24.89
8.57 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2024	0.05
8.94 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2024	12.24
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2024	2.99
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2024	12.35
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2024 ⁽¹⁾	6.55
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	24.89
8.33 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2024	0.05
8.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2024	4.97



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2024	6.33
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2024 ⁽¹⁾	5.22
8.33 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2024	0.10
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2024	3.81
8.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2024	11.00
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2024	13.92
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2024 ⁽¹⁾	10.62
8.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	0.10
8.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	138.34
8.66 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	10.01
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	20.23
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024 ⁽¹⁾	10.15
8.75% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on September 21, 2024 ⁽¹⁾	0.27
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2024	24.86
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2024	24.88
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2024	16.30
8.42 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2024	9.08
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2024	31.80
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2024 ⁽¹⁾	14.18
8.42 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 5, 2024	7.51
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 5, 2024	15.38

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 5, 2024 ⁽¹⁾	5.62
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 5, 2024	153.86
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023	24.84
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 21, 2023	399.52
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 8, 2023	24.91
8.66% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023 ⁽²⁾	20.67
8.90% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023 ⁽²⁾	0.91
9.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023 ⁽²⁾	74.93
8.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	0.10
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	278.64
8.42 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	9.29
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	157.10
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023 ⁽¹⁾	8.35
11.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	997.46
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 28, 2023	203.64
9.05% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on July 07, 2023 ⁽¹⁾	39.95
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 30, 2023	99.92
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 18, 2023	1,026.59
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 28, 2023	199.94
	18,837.07

(1) Redeemable at premium

*Debentures are secured against Immovable Property / Other financial Assets and pool of Current and Future Loan Receivables of the Company(Including Investments).



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(i) Debentures (payable at par unless otherwise stated)(Secured unless otherwise stated) includes:*

	As at March 31, 2022
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 15, 2029	699.55
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2028	999.06
8.75% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028	0.06
8.84% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028	12.07
9.10% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028	0.35
9.20% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028	13.58
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 4, 2028	1,024.02
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2028	24.98
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 22, 2028	3,058.25
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	1,448.89
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	0.24
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	9.38
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	0.01
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	9.25
4.50 % Foreign Currency Convertible Debentures of Face value \$ 1,000 each Redeemable on September 28, 2026	1,082.04
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	13.53
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	978.16
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	399.33
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026 ⁽¹⁾	38.77
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2026	120.17
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2026	13.74

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2026	10.27
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 22, 2026	24.77
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2026	197.10
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2026	24.81
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2026	24.71
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 8, 2026	24.71
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 29, 2026	204.97
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 11, 2026	34.78
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2026	24.81
4.50 % Foreign Currency Convertible Debentures of Face value \$ 1,000 each Redeemable on March 4, 2026	1,123.19
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 7, 2026	49.82
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2025	9.93
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2025	94.65
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2025	169.03
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 26, 2025	999.21
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 19, 2025	24.83
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 24, 2025	223.82
8.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	0.19
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	64.14
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025 ⁽¹⁾	5.91
8.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	0.10



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
8.66 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	8.56
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2024	24.84
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	24.84
8.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	137.21
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	20.07
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024 ⁽¹⁾	9.24
8.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	0.10
8.66 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	9.93
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2024	24.78
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2024	24.79
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2024	407.90
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2024	15.11
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2024 ⁽¹⁾	5.08
8.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2024	-
8.42 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2024	7.38
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023	24.67
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 21, 2023	399.52
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 8, 2023	24.80
8.66% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023	20.56
8.90% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023	0.90
9.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023	74.53

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	276.28
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	155.77
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023 ⁽¹⁾	7.61
8.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	0.10
8.42 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	9.21
11.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	998.60
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 28, 2023	203.02
9.05% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on July 07, 2023	39.86
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 30, 2023	99.79
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 18, 2023	1,006.39
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 28, 2023	199.94
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2023	4.98
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2023	99.11
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 26, 2023	24.89
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2023	34.73
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2022	49.76
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 29, 2022	997.10
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 18, 2022	14.94
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2022	9.98
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 19, 2022	14.94
7.77 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 7, 2022	289.26
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 6, 2022	14.94



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
7.82 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 25, 2022	99.88
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 6, 2022	19.98
10.95 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2022	799.19
6.38 % Redeemable Non convertible Debentures of Face value \$ 1,000 each Redeemable on May 28, 2022	2,649.13
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2022	999.97
	23,665.34

(1) Redeemable at premium

*Debentures are secured against Immovable Property / Other financial Assets and pool of Current and Future Loan Receivables of the Group (Including Investments).

(ii) **Term Loan from banks / ECBs includes as at March 31, 2023*:**

	As at March 31, 2023
Term Loan taken from Bank(s). These loans are repayable in monthly installment with moratorium period of 12 month from the date of disbursement. The balance tenure for these loans is 43 months (average) from the Balance Sheet. ⁽¹⁾	788.21
Term Loan taken from Bank. This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loan is 12 months from the Balance Sheet. ⁽¹⁾	99.19
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 3 months from the date of disbursement. The balance tenure for these loans is 48 months (average) from the Balance Sheet. ⁽¹⁾	1,338.94
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 6 month from the date of disbursement. The balance tenure for these loan sis 61 months (average) from the Balance Sheet. ⁽¹⁾	2,013.09
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 2 years from the date of disbursement. The balance tenure for these loans is 39 months (average) from the Balance Sheet. ⁽¹⁾	497.74
Term Loan taken from Bank(s). These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 16 months (average) from the Balance Sheet. ⁽¹⁾	3,080.36
Term Loan taken from Bank(s). These loans are repayable in quarterly installment from the date of disbursement. The balance tenure for these loans is 38 months (average) from the Balance Sheet. ^{(1),(2) & (3)}	3,060.19
Term Loan taken from Bank. This loan is repayable in yearly installment with the moratorium period of 4 years from the date of disbursement. The balance tenure for this loan is 30 months from the Balance Sheet. ⁽¹⁾	337.98
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 3 years from the date of disbursement. The balance tenure for these loans is 4 months (average) from the Balance Sheet. ⁽¹⁾	437.44

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
Term Loan taken from Bank. This loan is repayable in half yearly installment with the moratorium period of 1 years from the date of disbursement. The balance tenure for this loan is 3 months from the Balance Sheet. ⁽¹⁾	124.99
Term Loan taken from Bank. This loans is repayable in half yearly installment with the moratorium period of 6 months from the date of disbursement. The balance tenure for this loan is 36 months from the Balance Sheet. ⁽¹⁾	112.23
Term Loan taken from Bank. This loan is repayable in 6 monthly installment and thereafter quarterly installment from the date of disbursement. The balance tenure for this loan is 82 months from the Balance Sheet. ⁽¹⁾	508.66
Term Loans taken from financial institution. These loans are repayable in half yearly instalments. The average balance tenure for these loans is 13 months from the Balance Sheet date.	121.07
Term Loan taken from Bank. This loan is repayable in quarterly instalments with moratorium period of 3 month from the date of disbursement. The balance tenure for this loan is 3 months from the Balance Sheet date.	28.75
Term Loan taken from Banks. These loans are repayable in quarterly instalments from the date of disbursement. The average balance tenure for these loans is 39 months from the Balance Sheet date.	260.00
Term Loan taken from Banks. These loans are repayable in yearly instalments with the moratorium period of 3 years from the date of disbursement. The average balance tenure for these loans is 3 months from the Balance Sheet date.	75.00
Term Loan taken from Bank(s), These loans are repayable in quarterly instalment with moratorium period of 6 months from the date of disbursement. The average balance tenure for these loans is 48 months from the Balance Sheet date.	650.06
Term Loan taken from Other, This loan is repayable within 36 months from the date of disbursement of loan.	501.50
	14,035.40

(1) Linked to base rate / MCLR of respective lenders

(2) Linked to Libor

(3) Includes External commercial borrowings from banks.

*Secured by hypothecation of Loan Receivables(Current and Future) / Other financial Assets / Cash and Cash Equivalents of the Company(including investments).

(ii) Term Loan from banks / ECBs includes as at March 31, 2022*:

	As at March 31, 2022
Term Loan taken from Bank(s). These loans are repayable in monthly installment with moratorium period of 12 month from the date of disbursement. The balance tenure for these loan is 50 months (average) from the Balance Sheet. ⁽¹⁾	624.55
Term Loan taken from Bank. This loan is repayable in half yearly installment after the moratorium of 3 years from the date of disbursement. The balance tenure for this loan is 9 months from the Balance Sheet. ⁽¹⁾	499.97
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 3 months from the date of disbursement. The balance tenure for these loan is 57 months (average) from the Balance Sheet. ⁽¹⁾	1,328.23



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
Term Loan taken from Bank. This loan is repayable in quarterly installment with moratorium period of 1 years from the date of disbursement. The balance tenure for this loan is 9 months from the Balance Sheet. ⁽¹⁾	312.38
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 6 month from the date of disbursement. The balance tenure for these loan is 66 months (average) from the Balance Sheet. ⁽¹⁾	2,327.26
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 2 years from the date of disbursement. The balance tenure for these loan is 29 months (average) from the Balance Sheet. ⁽¹⁾	930.02
Term Loan taken from Bank(s). These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loan is 12 months (average) from the Balance Sheet. ^{(2)&(3)}	2,563.88
Term Loan taken from Bank. This loan is repayable in yearly installment after the moratorium period of 1 years from the date of disbursement. The balance tenure for this loan is 5 months from the Balance Sheet. ⁽¹⁾	333.33
Term Loan taken from Bank. This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loan is 3 months from the Balance Sheet. ⁽¹⁾	14.99
Term Loan taken from Bank(s). These loans are repayable in quarterly installment from the date of disbursement. The balance tenure for these loan is 47 months (average) from the Balance Sheet. ⁽¹⁾	3,415.43
Term Loan taken from Bank. This loan is repayable in half yearly installment from the date of disbursement. The balance tenure for this loan is 3 months from the Balance Sheet. ⁽¹⁾	65.62
Term Loan taken from Bank. This loan is repayable in yearly installment with the moratorium period of 4 years from the date of disbursement. The balance tenure for this loan is 42 months from the Balance Sheet. ⁽¹⁾	399.98
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 3 years from the date of disbursement. The balance tenure for these loan is 12 months (average) from the Balance Sheet. ⁽¹⁾	2,059.67
Term Loan taken from Bank(s). These loans are repayable in half yearly installment with the moratorium period of 1 years from the date of disbursement. The balance tenure for these loan is 13 months (average) from the Balance Sheet. ⁽¹⁾	624.82
Term Loan taken from Bank. This loan is repayable in half yearly installment with the moratorium period of 6 months from the date of disbursement. The balance tenure for this loan is 49 months from the Balance Sheet. ⁽¹⁾	149.64
Term Loans taken from financial institution. These loans are repayable in half yearly instalments. The average balance tenure for these loans is 25 months from the Balance Sheet date.	221.50
Term Loan taken from Bank. This loan is repayable in quarterly instalments with moratorium period of 3 month from the date of disbursement. The balance tenure for this loan is 15 months from the Balance Sheet date.	143.71
Term Loan taken from Banks. These loans are repayable in quarterly instalments from the date of disbursement. The average balance tenure for these loans is 51 months from the Balance Sheet date.	340.00
Term Loan taken from Banks. These loans are repayable in yearly instalments with the moratorium period of 3 years from the date of disbursement. The average balance tenure for these loans is 10 months from the Balance Sheet date.	464.97

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
Term Loan taken from Banks. These loans are repayable in yearly instalments with the moratorium period of 2 years from the date of disbursement. The average balance tenure for these loans is 8 months from the Balance Sheet date.	565.31
Term Loan taken from Bank(s), These loans are repayable in quarterly instalment with moratorium period of 6 months from the date of disbursement. The average balance tenure for these loans is 60 months from the Balance Sheet date.	229.24
Term Loan taken from Other, This loan is repayable within 36 months from the date of disbursement of loan.	454.70
	18,069.20

(1) Linked to base rate / MCLR of respective lenders

(2) Linked to Libor

(3) Includes External commercial borrowings from banks.

*Secured by hypothecation of Loan Receivables(Current and Future) / Other financial Assets / Cash and Cash Equivalents of the Group (including investments).

(iii) Subordinated Debt

	As at March 31, 2023
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 24, 2028	0.00
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2028	4.02
9.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 24, 2028	2.73
8.80% Subordinated Debt of Face value of Rs.100,000 each Redeemable on May 2, 2028	97.80
8.85% Subordinated Debt of Face value of Rs.100,000 each Redeemable on March 28, 2028	4.61
8.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2028	99.98
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 27, 2028	1,474.51
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 05, 2028	29.97
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 30, 2027	39.32
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 15, 2027	31.60
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 08, 2027	58.98
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	890.43
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on June 30, 2027	48.23
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2027	99.90
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2027	107.01



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
8.79 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026	2.39
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026	193.27
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026	0.15
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	1.66
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on June 29, 2026	603.95
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 3, 2025	164.02
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 21, 2025	8.14
9.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 17, 2025	4.98
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 6, 2024	99.92
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 17, 2024	9.95
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 23, 2023	19.88
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 24, 2023	4.98
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 27, 2023	24.89
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 23, 2023	24.90
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 3, 2023	124.81
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 23, 2023	19.96
	4,296.94

(1) Redeemable at premium

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(iii) Subordinated Debt

	As at March 31, 2022
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 24, 2028	-
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 24, 2028	-
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 24, 2028	3.99
9.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 24, 2028	2.71
8.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on May 2, 2028	97.46
8.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2028	4.55
8.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2028	100.00
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 27, 2028	1,470.44
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 05, 2028	29.97
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 30, 2027	39.21
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 15, 2027	31.45
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 08, 2027	58.81
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	888.86
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2027	47.99
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2027	99.90
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2027	106.48
8.79 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	2.39
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	192.84
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	0.15
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026 ⁽¹⁾	1.52
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 29, 2026	602.62
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 3, 2025	163.73
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 21, 2025	8.14
9.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 17, 2025	4.97



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 6, 2024	99.92
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 17, 2024	9.92
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 23, 2023	19.77
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 24, 2023	4.97
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 27, 2023	24.76
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 23, 2023	24.77
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 3, 2023	124.24
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 23, 2023	19.79
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 28, 2023	24.88
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 6, 2023	19.81
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 18, 2023	24.79
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 30, 2023	9.96
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 14, 2023	24.80
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 4, 2022	19.94
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 15, 2022	1.09
10.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 31, 2022	24.87
10.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 22, 2022	39.80
10.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 9, 2022	34.82
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2022	14.95
	4,526.03

(1) Redeemable at premium

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(iv) Disclosure of investing and financing activity that do not require cash and cash equivalent*:

Particulars	Year Ended March 31, 2023	Year Ended March 31, 2022
Property, plant and equipment and intangible assets	(32.94)	(42.44)
Investments in subsidiaries and other long-term Investments	(173.27)	(50.74)
Right-of-use assets	94.81	55.35
Borrowings**	186.34	13.55

* Includes non cash movements such as effective interest rate on borrowings and investment, fair value adjustment on investment etc.

** Represents debt securities, borrowings (other than debt securities) and subordinated liabilities.

- (v) During the year, the Holding Company has bought back non-convertible debenture having face value of Rs. 1,269.60 Crores (Previous Year Rs. 182.70 crores), thereby earning loss of Rs. 0.00 Crores (Previous Year profit Rs. 1.59 crores) which is clubbed under net gain on derecognition of financial instruments under amortized cost category.
- (vi) The Citizens Whistle Blower Forum has filed a Public Interest Litigation ("PIL") before the Delhi High Court wherein certain allegations have been made against the Indiabulls group. The Company has vehemently denied the frivolous allegations that have been made without basic research or inquiry. The company has also filed a perjury application wherein notice has been issued. The Management has concluded that the allegations made in the Writ Petition has no merit and no impact on the consolidated financial statements. The matter is sub judice and pending with the Delhi High Court.
- (vii) The Holding Company does not have any charges which are yet to be registered with the Registrar of Companies beyond the statutory period. In some cases, the Holding Company has fully redeemed certain secured debentures and External Commercial Borrowing aggregating to Rs. 7,671.93 Crores in respect of which the Holding Company is in the process of preparation and submission of necessary forms for satisfaction of such charges and expects to complete the process in due course and in respect of subsidiary companies, there are no charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period during the year ended March 31, 2023 (Previous year Rs. Nil) except in respect of wholly owned subsidiary, Indiabulls Commercial Credit Limited (ICCL), ICCL did not have any charges or satisfaction of charges which were yet to be registered with the Registrar of Companies beyond the statutory period except in one case, in respect of a term loan from a bank which was repaid in full by ICCL on December 3, 2022, ICCL was awaiting the No-Dues certificate from the lender bank. Subsequent to the year end on April 25, 2023, ICCL has submitted the satisfaction of the charge in respect of such loan with the office of Registrar of Companies – NCT Delhi & Haryana, immediately upon receipt of the No-Dues certificate from the lender bank.

(viii) Major classes of assets held for sale as at March 31, 2023 are as below:

Description	As at March 31, 2023	As at March 31, 2022
Residential	1,829.86	2,092.73
Commercial	510.28	888.82
Total	2,340.14	2,981.55

- (ix) The Holding Company is mainly engaged in the housing finance and mortgage-backed lending business, and all other activities revolve around this main business of the Holding Company. Further, all activities are conducted within India and as such there is no separate reportable segment, as per the Ind AS 108 - "Operating Segments" specified under Section 133 of the Act.

As an outcome of its asset-light business model, which has gained significant traction in the last two years, the Holding Company retains on its balance sheet only a small portion of the housing loans disbursed by it. Consequently, in its present structure, the Holding Company does not meet the Principal Business Criteria for Housing Finance Companies as laid out in para 5.3 of the Master Direction – Non Banking Financial Company – Housing Finance Company ("NBFC-HFC") (Reserve Bank) Directions, 2021 ("Master Directions"). With its long-term commitment to the asset-light business model,



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

the Holding Company has confirmed to the RBI that it is working on a plan for reorganization of the Holding Company structure, and submitted to the RBI a board-approved plan to this effect. Subject to the requisite regulatory and statutory approvals, the reorganisation plan would entail consolidation of the Holding Company's various entities into a larger NBFC-ICC. The RBI has given the Holding Company time till September 30, 2023, to implement the board-approved plan for conversion of the Company into a Non-Banking Financial Company – Investment and Credit Company (NBFC-ICC). The Holding Company has been advised by the National Housing Bank [NHB] to continue compliance with the Master Directions and other circulars issued by RBI as applicable to HFCs, and the Supervisory circulars issued by NHB.

34. Contingent Liability and Commitments:

The Group is involved in certain appellate and judicial proceedings (including those described below) concerning matters arising in the normal course of business including claims from revenue authorities and customers. The proceedings in respect of these matters are in various stages. Management has assessed the possible obligations arising from such claims against the Group, in accordance with the requirements of Indian Accounting Standard (Ind AS) 37 and based on judicial precedents, consultation with lawyers or based on its historical experiences. Accordingly, Management is of the view that based on currently available information no provision in addition to that already recognised in its financial statements is considered necessary in respect of the above.

Given below are amounts in respect of claims asserted by revenue authorities and others

(a) Demand pending under the Income Tax Act, 1961

- (i) In respect of Subsidiary Company, For Rs. 0.82 Crore with respect to FY 2007-08 (Year ended March 31, 2022 Rs. Nil) against disallowances under Income Tax Act, 1961, against which appeal is pending before Hon'ble Jurisdictional High Court.
- (ii) In respect of Subsidiary Company, For Rs. 1.17 Crores with respect to FY 2007-08 (Year ended March 31, 2022 Rs. 1.17 Crores) against disallowances under Income Tax Act, 1961 against which appeal is pending before CIT (Appeals).
- (iii) In respect of Holding Company, For Rs. 1.23 Crores with respect to FY 2008-09 (Year ended March 31, 2022 Rs. 1.23 Crores) against disallowances under Income Tax Act, 1961, against which the appeal is pending before Hon'ble Supreme Court.
- (iv) In respect of Holding Company, For Rs. 1.27 Crores with respect to FY 2010-11 (Year ended March 31, 2022 Rs. 1.27 Crores) against disallowances under Income Tax Act, 1961, against which the department has filed appeal before Hon'ble Jurisdictional High Court.
- (v) In respect of Holding Company, For Rs. Nil with respect to FY 2010-11 (Year ended March 31, 2022 Rs. 0.05 Crore) against disallowances under Income Tax Act, 1961 against which appeal is pending before ITAT.
- (vi) In respect of Holding Company, For Rs. Nil with respect to FY 2010-11 (Year ended March 31, 2022 Rs. 0.05 Crore) against disallowances under Income Tax Act, 1961 against which appeal is pending before CIT (Appeals).
- (vii) In respect of Subsidiary Company, For Rs. 1.75 Crores with respect to FY 2011-12 (Year ended March 31, 2022 Rs. 1.75 Crores) against disallowances under Income Tax Act, 1961, against which the appeal is pending before Hon'ble Jurisdictional High Court.
- (viii) In respect of Holding Company, For Rs. Nil Crore with respect to FY 2011-12 (Year ended March 31, 2022 Rs. 0.00 Crore) against disallowances under Income Tax Act, 1961 against which appeal is pending before ITAT.
- (ix) In respect of Holding Company, For Rs. Nil with respect to FY 2011-12 (Year ended March 31, 2022 Rs. 0.00 Crore) against disallowances under Income Tax Act, 1961 against which departmental appeal is pending before ITAT.
- (x) In respect of Holding Company, For Rs. 0.11 Crore with respect to FY 2012-13 (Year ended March 31, 2022 Rs. 0.11 Crore) against disallowances under Income Tax Act, 1961 against which departmental appeal is pending before ITAT.
- (xi) In respect of Holding Company, For Rs. 14.16 Crores with respect to FY 2013-14 (Year ended March 31, 2022 Rs. 14.16 Crores) against disallowances under Income Tax Act, 1961 against which departmental appeal is pending before ITAT.
- (xii) In respect of Holding Company, For Rs. 13.81 Crores with respect to FY 2014-15 (Year ended March 31, 2022 Rs. 13.81 Crores) against disallowances under Income Tax Act, 1961 against which departmental appeal is pending before ITAT.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- (xiii) In respect of Holding Company, For Rs. 20.54 Crores with respect to FY 2015-16 (Year ended March 31, 2022 Rs. 20.54 Crores) against disallowances under Income Tax Act,1961 against which departmental appeal is pending before ITAT.
 - (xiv) In respect of Holding Company, For Rs. 48.66 Crores with respect to FY 2016-17 (Year ended March 31, 2022 Rs. 48.66 Crores) against disallowances under Income Tax Act,1961 against which departmental appeal is pending before ITAT.
 - (xv) In respect of Holding Company, For Rs. 9.65 Crores with respect to FY 2017-18 (Year ended March 31, 2022 Rs. 166.75 Crores) against disallowances under Income Tax Act,1961 against which appeal is pending before ITAT.
 - (xvi) In respect of Holding Company, For Rs. 1.30 Crores with respect to FY 2017-18 (Year ended March 31, 2022 Rs. 1.30 Crores) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeals).
 - (xvii) In respect of Subsidiary Company, For Rs. 38.48 Crores with respect to FY 2017-18 (Year ended March 31, 2022 Rs. Nil) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeals).
 - (xviii) In respect of Holding Company, For Rs. 57.24 Crores with respect to FY 2018-19 (Year ended March 31, 2022 Rs. 57.24) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeals).
 - (xix) In respect of Holding Company, For Rs. 28.04 Crores with respect to FY 2019-20 (Year ended March 31, 2022 Rs. 28.04 Crores) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeals).
 - (xx) In respect of Subsidiary Company, For Rs. 0.08 Crores with respect to FY 2019-20 (Year ended March 31, 2022 Rs. 0.08 Crores) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeals).
 - (xxi) In respect of Subsidiary Company, For Rs. 0.29 Crores with respect to FY 2019-20 (Year ended March 31, 2022 Rs. 0.29 Crores) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeals).
 - (xxii) In respect of Subsidiary Company, For Rs. 6.72 Crores with respect to FY 2019-20 (Year ended March 31, 2022 Rs. Nil) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeals).
 - (xxiii) In respect of Holding Company, For Rs. 0.23 Crores with respect to FY 2020-21 (Year ended March 31, 2022 Rs. 0.23 Crores) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeals).
 - (xxiv) In respect of Holding Company, For Rs. 0.58 Crores with respect to FY 2020-21 (Year ended March 31, 2022 Rs. Nil) against disallowances under Income Tax Act,1961 against which appeal is pending before CIT (Appeals).
- (b) (i) Demand pending u/s of 25, 55, 56 & 61 of The Rajasthan Value Added Tax Act, 2003 (Including interest & Penalty) has been waived in favour of the Holding Company with respect to FY 2007-08 to FY 2012-13 (Previous Year Rs. 1.45 Crore) under the Amnesty Scheme-2022 brought by Commercial Tax Department, Rajasthan opted by the company with the non-refund of tax, interest and penalty for Rs. (0.62+0.21) Crore (Previous Year Rs. 0.62+0.21 Crore) which were paid under protest by the Holding Company and appeal pending before Rajasthan High Court has been withdrawn by the Holding Company to comply with the conditions of Amnesty Scheme-22
- (ii) Demand pending u/s 73 of CGST Act, 2017 for Rs.0.08 Crore (Previous year Rs. Nil) (including Interest & Penalty) with respect to FY 2018-19 against which appeal has been filed before Joint Commissioner (Appeals). The Holding Company has paid tax as a pre-deposit of Rs. 0.00 Crore (Previous Year N.A) required for the purpose of filing an appeal under GST law. The appeal is pending before the Appellate Authority.
- (iii) The Holding Company has filed an appeal before the Commissioner (Appeals-II) under section 85 of the Finance Act, 1994 (32 of 1994), against the order in original no. 08/Vs/JC/CGST/DSC/2022-23 dated 15.11.2022 passed by Joint Commissioner, CGST, Delhi South Commissionerate, Bhikaji Cama Place, New Delhi-110066 for disputed amount w.r.t. penalty u/s 78 for Rs. 0.51 Crore (Previous Year N.A) and penalty u/s 77 for Rs. 0.00 Crore(Previous Year N.A). In compliance of section 35F of Central Excise Act, 1944, the Holding Company has paid an amount of Rs. 0.04 Crore (Previous Year N.A.) as pre-deposit amount for filing an appeal. The appeal has since been decided in favour of Holding Company with Nil Demand after balance sheet date vide order no 01/2023-24 dated 11th April 2023 .of Commissioner (Appeals-II). However, statutory period for filing the appeal by the Service Tax department against the order of Commissioner (Appeals-II) has not yet expired.
- (c) Capital commitments for acquisition of fixed assets at various branches as at March 31, 2023 (net of capital advances paid) Rs. 23.83 Crores (Rs. 32.63 Crore as at March 31, 2022).



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- (d) Corporate guarantees provided to Unique Identification Authority of India for Aadhaar verification of loan applications for Rs. 0.25 Crore (Year ended March 31, 2022 Rs. 0.25 Crore).
- (e) Bank guarantees provided against court case for Rs. 0.05 Crore (March 31, 2022 Rs. 0.05 Crore).

35. Segment Reporting:

The Group is mainly engaged in the housing finance and mortgage-backed lending business, and all other activities revolve around this main business of the Company. Further, all activities are conducted within India and as such there is no separate reportable segment, as per the Ind AS 108 - "Operating Segments" specified under Section 133 of the Act.

36. Disclosures in respect of Related Parties as per Indian Accounting Standard (IndAS) – 24 'Related Party Disclosures'

(a) Detail of related party

Nature of relationship	Related party
Key Management Personnel	Mr. Subhash Sheoratan Mundra, Non Executive Chairman, Independent Director
	Mr. Sameer Gehlaut, Non - Executive Director <small>till March 14, 2022</small>
	Mr. Gagan Banga, Vice Chairman/ Managing Director & CEO
	Mr. Ashwini Omprakash Kumar, Non -Executive Non-independent Director <small>from December 31, 2022 till March 30, 2023</small> , Deputy Managing Director <small>till December 31, 2022</small>
	Mr. Ajit Kumar Mittal, Non -Executive Non-independent Director <small>from April 26, 2022 till May 22, 2023</small> , Executive Director <small>till April 26, 2022</small>
	Mr. Sachin Chaudhary, Executive Director
	Mr. Shamsher Singh Ahlawat, Independent Director <small>till September 28, 2021</small>
	Mr. Prem Prakash Mirdha, Independent Director <small>till September 28, 2021</small>
	Justice Gyan Sudha Misra, Independent Director
	Mr. Achutan Siddharth, Independent Director
	Mr. Dinabandhu Mohapatra, Independent Director
	Mr. Satish Chand Mathur, Independent Director
	Mr. Bishnu Charan Patnaik, Non - Executive Director <small>from April 26, 2022</small>
	Mr. Mukesh Kumar Garg, Chief Financial Officer
	Mr. Amit Jain, Company Secretary

(b) Significant transactions with related parties:

Nature of Transactions	Year ended March 31, 2023	Year ended March 31, 2022
Finance		
Other receipts and payments		
Salary / Remuneration (Consolidated)		
-Key Management Personnel	32.50	31.09
Total	32.50	31.09
Salary / Remuneration (Short-term employee benefits)		
-Key Management Personnel	27.67	27.43
Total	27.67	27.43

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Nature of Transactions	Year ended March 31, 2023	Year ended March 31, 2022
Salary / Remuneration (Share-based payments)		
- Key Management Personnel	(0.61)	(2.23)
Total	(0.61)	(2.23)
Salary / Remuneration (Post-employment benefits)		
- Key Management Personnel	0.77	1.38
Total	0.77	1.38
Salary / Remuneration (Others)		
- Key Management Personnel	4.67	4.51
Total	4.67	4.51

(c) **Outstanding balance:**

Nature of Transactions	Year ended March 31, 2023	Year ended March 31, 2022
Nil		

(d) **Statement of Partywise transactions during the Year:**

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Salary / Remuneration (Short-term employee benefits)		
Remuneration to Directors		
- Gagan Banga	10.51	10.55
- Ajit Kumar Mittal	-	1.34
- Ashwini Omprakash Kumar	3.59	4.87
- Sachin Chaudhary	6.61	4.92
- Mukesh Kumar Garg	6.18	4.86
- Amit Jain	0.78	0.89
Total	27.67	27.43
Salary / Remuneration (Share-based payments)		
- Gagan Banga	1.15	0.21
- Ajit Kumar Mittal	(0.15)	(0.06)
- Ashwini Omprakash Kumar	(3.66)	(1.13)
- Sachin Chaudhary	1.17	(0.89)
- Mukesh Kumar Garg	0.75	(0.39)
- Amit Jain	0.13	0.03
Total	(0.61)	(2.23)



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Salary / Remuneration (Post-employment benefits)		
– Sameer Gehlaut	-	1.33
– Gagan Banga	0.08	0.01
– Ajit Kumar Mittal	-	(0.07)
– Ashwini Omprakash Kumar	0.08	-
– Sachin Chaudhary	0.45	0.09
– Mukesh Kumar Garg	0.08	0.00
– Amit Jain	0.08	0.02
Total	0.77	1.38
Salary / Remuneration (Others)		
– Achuthan Siddharth	0.85	0.82
– Dinabandhu Mohapatra	0.70	0.67
– Shamsheer Singh Ahlawat	-	0.03
– Prem Prakash Mirdha	-	0.03
– Justice Gyan Sudha Misra	0.60	0.57
– Satish Chand Mathur	0.35	0.32
– B. C. Patnaik	0.07	-
– Subhash Sheoratan Mundra	2.10	2.07
Total	4.67	4.51

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

37. (a) The consolidated financial statements include the financial statements of the Company and its subsidiaries. Indiabulls Housing Finance Limited is the ultimate parent of the Group.

Significant subsidiaries of the Company are:

Name of Subsidiary*	Country of incorporation	% equity interest	% equity interest
		31-03-2023	31-03-2022
1. Indiabulls Collection Agency Limited	India	100%	100%
2. Ibulls Sales Limited	India	100%	100%
3. Indiabulls Insurance Advisors Limited	India	100%	100%
4. Nilgiri Investmart Services Limited (Previously known as Nilgiri Financial Consultants Limited)	India	100%	100%
5. Indiabulls Capital Services Limited	India	100%	100%
6. Indiabulls Commercial Credit Limited	India	100%	100%
7. Indiabulls Advisory Services Limited	India	100%	100%
8. Indiabulls Asset Holding Company Limited	India	100%	100%
9. Indiabulls Asset Management Company Limited ^(Refer Note 32)	India	100%	100%
10. Indiabulls Trustee Company Limited ^(Refer Note 32)	India	100%	100%
11. Indiabulls Holdings Limited [#]	India	100%	100%
12. Indiabulls Investment Management Limited (Previously known as Indiabulls Venture Capital Management Company Limited)	India	100%	100%
13. Indiabulls Asset Management Mauritius ^{&}	Mauritius	0%	100%

*Does not include ICCL Lender Repayment Trust and Pragati Employees Welfare Trust being these are in the nature of trust and the holding company along with its subsidiaries does not have any equity interest therein.

[#]Indiabulls Holdings Limited, on January 27, 2023, has suo-moto filed an application under Section 248(2) of the Companies Act, 2013, for striking off the name of Indiabulls Holdings Limited from the register of companies maintained by the RoC.

[&]On July 18, 2022, Indiabulls Asset Management Mauritius Limited was declared defunct by respective authorities in the country of incorporation.

The Company has given Corporate counter guarantees of Rs. 381.07 Crore (Previous Year Rs. 561.50 Crore) to third parties on behalf of its wholly owned subsidiary namely Indiabulls Commercial Credit Limited to avail Loan facilities from Financial Institutions.



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Name of the entity in the Group	Net assets i.e. total assets minus total liabilities				Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income			
	March 31, 2023		March 31, 2022		March 31, 2023		March 31, 2022		March 31, 2023			
	As % of consolidated net assets	Amount (Rs. in Crores)	As % of consolidated net assets	Amount (Rs. in Crores)	As % of consolidated profit or loss	Amount (Rs. in Crores)	As % of consolidated other comprehensive income	Amount (Rs. in Crores)	As % of total comprehensive income	Amount (Rs. in Crores)		
Parent												
Indiabulls Housing Finance Limited	55.48%	9,599.46	49.40%	8,209.11	9.00%	105.95	98.77%	10.43	100.07%	120.46	17.44%	226.41
Subsidiaries												
Indian												
1. Indiabulls Collection Agency Limited	0.14%	24.22	0.14%	23.35	0.04%	0.50	0.00%	-	0.00%	-	0.08%	0.86
2. Ibulls Saes Limited	0.06%	10.27	0.06%	10.03	-0.03%	(0.37)	0.00%	-	0.07%	0.08	0.02%	0.25
3. Indiabulls Insurance Advisors Limited	0.03%	5.76	0.03%	5.58	0.01%	0.09	0.00%	-	0.00%	-	0.02%	0.18
4. Nigiri investmart Services Limited (Previously known as Nigiri Financial Consultants Limited)	0.13%	22.80	0.14%	22.63	0.00%	(0.05)	0.00%	-	0.00%	-	0.01%	0.16
5. Indiabulls Capital Services Limited	0.08%	13.41	0.08%	13.20	0.01%	0.06	0.00%	-	0.00%	-	0.02%	0.20
6. Indiabulls Commercial Credit Limited	46.06%	7,969.20	51.44%	8,547.17	93.78%	1,104.53	1.61%	0.17	-0.12%	(0.14)	80.26%	915.16
7. Indiabulls Advisory Services Limited	0.05%	8.26	0.05%	7.97	0.01%	0.16	0.00%	-	0.00%	-	0.03%	0.30
8. Indiabulls Asset Holding Company Limited	0.00%	0.05	0.00%	0.04	0.00%	-	0.00%	-	0.00%	-	0.00%	-
9. Indiabulls Asset Management Company Limited	-0.04%	(6.82)	1.41%	234.20	0.98%	11.54	-0.66%	(0.07)	-0.02%	(0.02)	-0.16%	(1.81)
10. Indiabulls Trustee Company Limited	0.00%	0.30	0.00%	0.50	0.00%	(0.01)	0.00%	-	0.00%	-	-0.02%	(0.21)
11. Indiabulls Holdings Limited	0.00%	-	0.00%	0.10	0.00%	-	0.00%	-	0.00%	-	0.00%	(0.01)
12. Indiabulls Investment Management Limited (Previously known as Indiabulls Venture Capital Management Company Limited)	1.03%	178.29	0.04%	7.02	0.00%	0.03	0.28%	0.03	0.00%	-	3.14%	35.84
13. Pragati Employees Welfare Trust (Previously known as Indiabulls Housing Finance Limited - Employees Welfare Trust)	-3.02%	(521.78)	-2.80%	(464.67)	-3.79%	(44.68)	0.00%	-	0.00%	-	-4.24%	(48.31)
14. Indiabulls Asset Management Mauritius	0.00%	-	0.00%	-	0.00%	(0.01)	0.00%	-	0.00%	-	0.00%	(0.01)
Total	100.00%	17,303.42	100.00%	16,616.23	100.00%	1,177.74	100.00%	10.56	100.00%	120.38	100.00%	1,140.25
												1,298.12

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

38. (1) Earnings Per Equity Share (For Continuing Operations)

Earnings Per Equity Share (EPS) as per Indian Accounting Standard (IndAS)-33 "Earnings Per Share",:

The basic earnings per share is computed by dividing the net profit attributable to Equity Shareholders for the year by the weighted average number of Equity Shares outstanding during the year. Diluted earnings per share are computed using the weighted average number of Equity Shares and also the weighted average number of Equity Shares that could have been issued on the conversion of all dilutive potential Equity Shares. The dilutive potential Equity Shares are adjusted for the proceeds receivable, had the shares been actually issued at fair value.

Dilutive potential Equity Shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The number of Equity Shares and potential diluted Equity Shares are adjusted for potential dilutive effect of Employee Stock Option Plan as appropriate.

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Profit available for Equity Shareholders (Rs.)	1,127.68	1,177.74
Weighted average number of Shares used in computing Basic Earnings per Equity Share (Nos.)	448,455,734	445,822,725
Add: Potential number of Equity share that could arise on exercise of Employee Stock Options (Nos.)	2,503,078	1,253,208
Weighted average number of shares used in computing Diluted Earnings per Equity Share (Nos.)	450,958,811	447,075,934
Face Value of Equity Shares - (Rs.)	2.00	2.00
Basic Earnings Per Equity Share - (Rs.)	25.15	26.42
Diluted Earnings Per Equity Share - (Rs.)	25.01	26.34

(2) Earnings Per Equity Share (For Discontinued Operations)

Earnings Per Equity Share (EPS) as per Indian Accounting Standard (IndAS)-33 "Earnings Per Share",:

The basic earnings per share is computed by dividing the net profit attributable to Equity Shareholders for the year by the weighted average number of Equity Shares outstanding during the year. Diluted earnings per share are computed using the weighted average number of Equity Shares and also the weighted average number of Equity Shares that could have been issued on the conversion of all dilutive potential Equity Shares. The dilutive potential Equity Shares are adjusted for the proceeds receivable, had the shares been actually issued at fair value.

Dilutive potential Equity Shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The number of Equity Shares and potential diluted Equity Shares are adjusted for potential dilutive effect of Employee Stock Option Plan as appropriate.

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Profit available for Equity Shareholders (Rs.)	2.01	N.A.
Weighted average number of Shares used in computing Basic Earnings per Equity Share (Nos.)	448,455,734	N.A.
Add: Potential number of Equity share that could arise on exercise of Employee Stock Options (Nos.)	2,503,078	N.A.
Weighted average number of shares used in computing Diluted Earnings per Equity Share (Nos.)	450,958,811	N.A.
Face Value of Equity Shares - (Rs.)	2.00	N.A.
Basic Earnings Per Equity Share - (Rs.)	0.04	N.A.
Diluted Earnings Per Equity Share - (Rs.)	0.04	N.A.



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

39. Fair value measurement

39.1 Valuation principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions, regardless of whether that price is directly observable or estimated using a valuation technique.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques.

39.2 Valuation governance

The Group's process to determine fair values is part of its periodic financial close process. The Audit Committee exercises the overall supervision over the methodology and models to determine the fair value as part of its overall monitoring of financial close process and controls. The responsibility of ongoing measurement resides with business units. Once submitted, fair value estimates are also reviewed and challenged by the Risk and Finance functions.

39.3 Assets and liabilities by fair value hierarchy

The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy:

	As at March 31, 2023			
	Level 1	Level 2	Level 3	Total
Assets measured at fair value on a recurring basis				
<i>Derivative financial instruments</i>				
Forward contracts	-	2.41	-	2.41
Interest rate swaps	-	20.31	-	20.31
Currency swaps	-	143.60	-	143.60
Currency options	-	-	-	-
Total derivative financial instruments	-	166.32	-	166.32
<i>Financial investment measured at FVTPL</i>				
Government Debt Securities	-	-	-	-
Debt Securities	-	919.41	-	919.41
Mutual Funds	141.02	3,883.52	-	4,024.54
Commercial Papers	-	123.39	-	123.39
Total Financial investment measured at FVTPL	141.02	4,926.32	-	5,067.34
<i>Financial investments measured at FVOCI</i>				
Mutual Funds	-	302.89	-	302.89
Total Financial investments measured at FVOCI	-	302.89	-	302.89
Total assets measured at fair value on a recurring basis	141.02	5,395.53	-	5,536.55
Liabilities measured at fair value on a recurring basis				
<i>Derivative financial instruments</i>				
Forward contracts		14.82		14.82
Interest rate swaps		-		-
Currency swaps		-		-
Total derivative financial instruments	-	14.82	-	14.82
Total financial liabilities measured at fair value	-	14.82	-	14.82

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022			
	Level 1	Level 2	Level 3	Total
Assets measured at fair value on a recurring basis				
<i>Derivative financial instruments</i>				
Forward contracts	-	2.93	-	2.93
Interest rate swaps	-	-	-	-
Currency swaps	-	146.19	-	146.19
Currency options	-	-	-	-
Total derivative financial instruments	-	149.12	-	149.12
Financial investment measured at FVTPL				
Government Debt Securities	-	508.65	-	508.65
Debt Securities	-	584.20	-	584.20
Mutual Funds	327.12	4,024.67	-	4,351.79
Commercial Papers	-	98.84	-	98.84
Total Financial investment measured at FVTPL	327.12	5,216.36	-	5,543.48
Financial investments measured at FVOCI				
Equities	-	2.14	-	2.14
Total Financial investments measured at FVOCI	-	2.14	-	2.14
Total assets measured at fair value on a recurring basis	327.12	5,367.62	-	5,694.74
Liabilities measured at fair value on a recurring basis				
<i>Derivative financial instruments</i>				
Forward contracts	-	101.60	-	101.60
Interest rate swaps	-	21.11	-	21.11
Currency swaps	-	-	-	-
Total derivative financial instruments	-	122.71	-	122.71
Total financial liabilities measured at fair value	-	122.71	-	122.71

39.4 Valuation techniques

Debt securities, Commercial papers and government debt securities

Fair value of these instruments is derived based on the indicative quotes of price and yields prevailing in the market as at reporting date and are classified as Level 2.

Equity instruments

Equity instruments in non-listed entities are initially recognised at transaction price and re-measured and valued on a case-by-case and classified as Level 2. Fair value is the price of recent transaction as there has not been a significant lapse of time since the last transaction took place.

Mutual Funds

Open ended mutual funds are valued at NAV declared by respective fund house and are classified under Level 1.

Interest rate swaps, Currency swaps and Forward rate contracts

The fair value of Interest rate swaps is calculated as the present value of estimated cash flows based on observable yield curves. The fair value of Forward foreign exchange contracts and currency swaps is determined using observable foreign exchange rates and yield curves at the balance sheet date.



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

39.5 There have been no transfers between Level 1, Level 2 and Level 3 for the year ended March 31, 2023 and March 31, 2022.

39.6 Fair value of financial instruments not measured at fair value

Set out below is a comparison, by class, of the carrying amounts and fair values of the Group's financial instruments that are not carried at fair value in the financial statements. This table does not include the fair values of non-financial assets and non-financial liabilities.

	March 31, 2023				
	Carrying Value	Fair Value			Total
		Level 1	Level 2	Level 3	
Financial Assets:					
Cash and cash equivalent	3,697.64	-	-	-	*
Bank balances other than cash and cash equivalent	1,534.59	-	-	-	*
Trade Receivables	28.42	-	-	-	*
Loans and advances:	55,831.30	-	-	-	*
Investments – at amortised cost:	-	-	-	-	-
Other Financial assets:	2,998.27	-	-	-	*
Total financial assets	64,090.22	-	-	-	-
Financial Liabilities:					
Trade payables	3.53	-	-	-	*
Debt securities	18,837.07	-	18,422.16	-	18,422.16
Borrowing other than debt securities	29,169.46	-	-	-	*
Subordinated Liabilities	4,396.94	-	4,474.42	-	4,474.42
Other financial liabilities	4,705.75	-	-	-	*
Total financial liabilities	57,112.75	-	22,896.58	-	22,896.58

	March 31, 2022				
	Carrying Value	Fair Value			Total
		Level 1	Level 2	Level 3	
Financial Assets:					
Cash and cash equivalent	7,986.04	-	-	-	*
Bank balances other than cash and cash equivalent	1,666.81	-	-	-	*
Trade Receivables	9.26	-	-	-	*
Loans and advances:	59,950.19	-	-	-	*
Investments – at amortised cost:	-	-	-	-	-
Other Financial assets:	1,034.27	-	-	-	*
Total financial assets	70,646.57	-	-	-	-
Financial Liabilities:					
Trade payables	0.66	-	-	-	*
Debt securities	23,665.34	-	24,393.03	-	24,393.03
Borrowing other than debt securities	33,067.99	-	-	-	*
Subordinated Liabilities	4,626.03	-	4,977.00	-	4,977.00
Other financial liabilities	2,880.22	-	-	-	*
Total financial liabilities	64,240.24	-	29,370.03	-	29,370.03

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

39.7 Valuation methodologies of financial instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Group's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables.

Debt Securities & Subordinated liabilities

These includes Subordinated debt, Secured debentures, Unsecured debentures. The fair values of such liabilities are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields and discounting by yields incorporating the credit risk. These instrument are classified in Level 2.

Investments - at amortised cost

These includes Government Securities and Corporate Bonds which are held for maturity. Fair value of these instruments is derived based on the indicative quotes of price and are classified under level 2.

*Assets and Liabilities other than above

The carrying value of assets and liabilities other than investments at amortised cost, debt securities and subordinated liabilities represents a reasonable approximation of fair value.

40. Transfers of financial assets

Transfers of financial assets that are not derecognised in their entirety

Securitisations: The Group uses securitisations as a source of finance. Such transaction resulted in the transfer of contractual cash flows from portfolios of financial assets to holders of issued debt securities. Such deals resulted in continued recognition of the securitised assets since the Group retains substantial risks and rewards.

The table below outlines the carrying amounts and fair values of all financial assets transferred that are not derecognised in their entirety and associated liabilities.

	As at March 31, 2023	As at March 31, 2022
	INR (in crores)	INR (in crores)
Securitisations		
Carrying amount of transferred assets measured at amortised cost	23,250.72	20,293.34
Carrying amount of associated liabilities	(8,114.20)	(7,291.05)

The carrying amount of above assets and liabilities is a reasonable approximation of fair value

Transfers of financial assets that are derecognised in their entirety

The Group has elected to apply the de-recognition provisions of Ind AS 109 prospectively from the date of transition to Ind AS. Thus, Pre-transition securitisation deals continues to be de-recognised in their entirety.

The table below outlines details for each type of continued involvement relating to transferred assets derecognised in their entirety.

Type of continuing involvement	Carrying amount of continuing involvement in statement of financial position		Fair value of continuing involvement		Maximum exposure to loss
	Balance with banks	Liabilities	Balance with banks	Liabilities	
Securitisation					
March 31, 2023	NIL	-	NIL	-	NIL
March 31, 2022	281.64	-	281.64	-	281.64



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Assignment Deals

During the year ended 31st March 2023, the Group has sold some loans and advances measured at amortised cost as per assignment deals, as a source of finance. As per the terms of deal, since the derecognition criteria as per IND AS 109, including transfer of substantially all the risks and rewards relating to assets being transferred to the buyer being met, the assets have been derecognised.

The management has evaluated the impact of the assignment transactions done during the year for its business model. Based on the future business plans, the Group's business model remains to hold the assets for collecting contractual cash flows.

The table below summarises the carrying amount of the derecognised financial assets measured at amortised cost and the gain/(loss) on derecognition, per type of asset.

Loans and advances measured at amortised cost	For the year ended March 31, 2023	For the year ended March 31, 2022
Carrying amount of derecognised financial assets	4,118.55	2,627.79
Gain/(loss) from derecognition (for the respective financial year)	472.42	148.78

Since the group transferred the above financial asset in a transfer that qualified for derecognition in its entirety therefore the whole of the interest spread (over the expected life of the asset) is recognised on the date of derecognition itself as interest-only strip receivable ("Receivables on assignment of loan") and correspondingly recognised as profit on derecognition of financial asset.

Transfers of financial assets that are not derecognised in their entirety

During the year ended 31st March 2022, the Group has sold some loans and advances measured at amortised cost as per assignment deals, as a source of finance. As per the terms of the respective deals, since the derecognition criteria as per IND AS 109, including transfer of substantially all the risks and rewards relating to assets being transferred to the buyer not being met, the assets have not been derecognised in their entirety.

The table below summarises the carrying amount of such financial assets and their associated liabilities.

Loans and advances measured at amortised cost	For the year ended March 2023	For the year ended March 2022
Carrying amount of transferred assets measured at amortised cost	720.04	1,003.74
Carrying amount of associated liabilities	(899.88)	(1,038.99)

The carrying amount of above assets and liabilities is a reasonable approximation of fair value.

41. Capital management-

For the purpose of the Group's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Group. The primary objective of the Group's capital management is to maximise the shareholder value. The Holding Company monitors capital using a capital adequacy ratio as prescribed by the NHB guidelines and ICCL monitors capital using a capital adequacy ratio as prescribed by the RBI guidelines.

42. Risk Management

Introduction and risk profile

Indiabulls Housing Finance Limited (IBHFL) is a housing finance company in India and is regulated by the National Housing Bank (NHB) and Indiabulls Commercial Credit Limited (ICCL) (wholly owned subsidiary of IBHFL) is a non banking finance company in India and is regulated by the Reserve Bank of India (RBI). In view of the intrinsic nature of operations, the Group is exposed to a variety of risks, which can be broadly classified as credit risk, market risk, liquidity risk and operational risk. It is also subject to various regulatory risks.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Risk management structure and policies

As a lending institution, Group is exposed to various risks that are related to lending business and operating environment. The Principal Objective in Group 's risk management processes is to measure and monitor the various risks that Group is subject to and to follow policies and procedures to address such risks. Group 's risk management framework is driven by Board and its subcommittees including the Audit Committee, the Asset Liability Management Committee and the Risk Management Committee. Group gives due importance to prudent lending practices and have implemented suitable measures for risk mitigation, which include verification of credit history from credit information bureaus, personal verification of a customer's business and residence, technical and legal verifications, conservative loan to value, and required term cover for insurance. The major types of risk Group face in businesses are liquidity risk, credit risk, interest rate risk and equity price risk.

(A) Liquidity risk

Liquidity risk is the potential for loss to the Group arising from either its inability to meet its obligations or to fund increases in assets as they fall due without incurring unacceptable cost or losses.

The Group manages liquidity risk by maintaining sufficient cash and cash equivalents (including marketable securities) to meet its obligations at all times. It also ensures having access to funding through an adequate amount of committed credit lines. The Group's treasury department is responsible for liquidity and funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management and the management regularly monitors the position of cash and cash equivalents vis-à-vis projections. Assessment of maturity profiles of financial assets and financial liabilities including debt financing plans and maintenance of Balance Sheet liquidity ratios are considered while reviewing the liquidity position.

The table below summarises the maturity profile of the undiscounted cash flows of the Group's financial liabilities. In FY2022-23 'Upto one month borrowings from banks and others' includes repo borrowings of Rs. Nil (Previous Year Rs. 522.52 Crore) with specific collateral of investments in government securities:

March 31, 2023	Upto One month	Over one months to 2 years	2 years to 5 years	more than 5 years	Total
Borrowings from Banks & Others	5,501.79	24,704.86	24,580.21	6,517.68	61,304.54
Lease liability recognised under Ind AS 116	11.09	93.71	143.93	56.86	305.59
Trade Payables	3.53	-	-	-	3.53
Amount payable on Assigned Loans	2,080.78	-	-	-	2,080.78
Other liabilities	581.48	449.19	16.35	-	1,047.02
Temporary Overdrawn Balances as per books	1.91	-	-	-	1.91
Unclaimed Dividends	3.39	-	-	-	3.39
Derivatives	0.27	14.55	-	-	14.82
Foreign Currency Forward payable	-	269.16	321.24	-	590.40
Undrawn Loan Commitments	30.00	1,055.54	-	-	1,085.54
Servicing liability on assigned loans	1.45	28.10	19.53	4.00	53.08
	8,215.69	26,615.11	25,081.26	6,578.54	66,490.60



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

March 31, 2022	Upto One month	Over one months to 2 years	2 years to 5 years	more than 5 years	Total
Borrowings from Banks & Others	4,750.46	34,256.02	19,167.77	17,705.89	75,880.14
Lease liability recognised under Ind AS 116	2.49	54.12	103.40	37.99	198.00
Trade Payables	-	0.44	0.22	-	0.66
Amount payable on Assigned Loans	902.65	-	-	-	902.65
Other liabilities	216.18	47.42	-	-	263.60
Temporary Overdrawn Balances as per books	0.04	-	-	-	0.04
Unclaimed Dividends	4.03	-	-	-	4.03
Derivatives	(0.49)	97.85	-	-	97.36
Foreign Currency Forward payable	-	410.31	128.66	-	538.97
Undrawn Loan Commitments	90.00	1,560.86	-	-	1,650.86
Servicing liability on assigned loans	3.00	50.24	32.01	3.19	88.44
	5,968.36	36,477.26	19,432.05	17,747.07	79,624.75

(B) Credit Risk

Credit Risk arises from the potential that an obligor is either unwilling to perform on an obligation or its ability to perform such obligation is impaired resulting in economic loss to the Group. Group's Credit Risk Management framework is categorized into following main components:

- Board and senior management oversight
- Organization structure
- Systems and procedures for identification, acceptance, measurement, monitoring and controlling risks.

It is the overall responsibility of the board appointed Risk Management Committee to approve the Group's credit risk strategy and lending policies relating to credit risk and its management. The policies are based on the Group's overall business strategy and the same is reviewed periodically.

The Board of Directors constituted Risk Management Committee keeps an active watch on emerging risks the Group is exposed to. The Risk Management Committee defines loan sanctioning authorities, including process of vetting by credit committees for various types/values of loans. The RMC approves credit policies, reviews regulatory requirements, and also periodically reviews large ticket loans and overdue accounts from this pool.

The Risk Management Committee approves the 'Credit Authority Matrix' that defines the credit approval hierarchy and the approving authority for each group of approving managers/ committees in the hierarchy.

To maintain credit discipline and to enunciate credit risk management and control process there is a separate Risk Management department independent of loan origination function. The Risk Management department performs the function of Credit policy formulation, credit limit setting, monitoring of credit exceptions / exposures and review / monitoring of documentation.

Derivative financial Instruments

Credit risk arising from derivative financial instruments is, at any time, limited to those with positive fair values, as recorded on the balance sheet. With gross-settled derivatives, the Group is also exposed to a settlement risk, being the risk that the Group honours its obligation, but the counterparty fails to deliver the counter value.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Analysis of risk concentration

The Group's concentrations of risk for loans are managed by counterparty and type of loan (i.e. Housing and Non-Housing as defined by NHB). Housing and Non housing loans are given to both individual and corporate borrowers. The table below shows the concentration of risk by type of loan.

	March 31, 2023	March 31, 2022
Housing	28,548.72	33,383.71
Non Housing	27,282.58	26,566.48

The Group's concentrations of risk (for financial assets other than loans and advances) are managed by industry sector.

The following table shows the risk concentration by industry for the financial assets (other than loans) of the Group:-

March 31, 2023	Financial services	Government*	Others	Total
Financial asset				
Cash and cash equivalents	3,697.64	-	-	3,697.64
Bank balance other than Cash and cash equivalents	1,534.59	-	-	1,534.59
Derivative financial instruments	166.32	-	-	166.32
Receivables	28.42	-	-	28.42
Investments	5,360.23	-	10.00	5,370.23
Other financial assets	2,998.27	-	-	2,998.27

* Government sector includes exposure to Central Government, State Governments, Government Corporations and Government Companies.

March 31, 2022	Financial services	Government	Others	Total
Financial asset				
Cash and cash equivalents	7,986.04	-	-	7,986.04
Bank balance other than Cash and cash equivalents	1,666.81	-	-	1,666.81
Derivative financial instruments	149.12	-	-	149.12
Receivables	9.26	-	-	9.26
Investments	4,880.01	508.65	156.96	5,545.62
Other financial assets	1,034.27	-	-	1,034.27

(C) Market Risk

Market Risk is the risk that the value of on and off-balance sheet positions of a financial institution will be adversely affected by movements in market rates or prices such as interest rates, foreign exchange rates, equity prices, credit spreads and/or commodity prices resulting in a loss to earnings and capital.

Financial institutions may be exposed to Market Risk in variety of ways. Market risk exposure may be explicit in portfolios of securities / equities and instruments that are actively traded. Conversely it may be implicit such as interest rate risk due to mismatch of loans and deposits. Besides, market risk may also arise from activities categorized as off-balance sheet item. Therefore market risk is potential for loss resulting from adverse movement in market risk factors such as interest rates, forex rates, equity and commodity prices.



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

The Group's exposure to market risk is primarily on account of interest rate risk and Foreign exchange risk.

(i) Interest Rate Risk:-

Interest rate risk arises when there is a mismatch between positions, which are subject to interest rate adjustment within a specified period. The Group's lending, funding and investment activities give rise to interest rate risk. The immediate impact of variation in interest rate is on the Group's net interest income, while a long term impact is on the Group's net worth since the economic value of the assets, liabilities and off-balance sheet exposures are affected. While assessing interest rate risks, signals given to the market by RBI and government departments from time to time and the financial industry's reaction to them shall be continuously monitored.

Due to the very nature of housing finance, the Group is exposed to moderate to higher Interest Rate Risk. This risk has a major impact on the balance sheet as well as the income statement of the Group. Interest Rate Risk arises due to:

- i) Changes in Regulatory or Market Conditions affecting the interest rates;
- ii) Short term volatility;
- iii) Prepayment risk translating into a reinvestment risk;
- iv) Real interest rate risk.

In short run, change in interest rate affects Group's earnings (measured by NII or NIM) and in long run it affects Market Value of Equity (MVE) or net worth. It is essential for the Group to not only quantify the interest rate risk but also to manage it proactively. The Group mitigates its interest rate risk by keeping a balanced portfolio of fixed and variable rate loans and borrowings. Further Group carries out Earnings at risk analysis and maturity gap analysis at quarterly intervals to quantify the risk.

Interest Rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates (all other variables being constant) of the Group's statement of profit and loss:

Particulars	Basis Points	Effect on Profit / Loss and Equity for the year 2022-23	Effect on Profit / Loss and Equity for the year 2021-22
Borrowings*			
Increase in basis points	+25	112.30	88.89
Decrease in basis points	-25	(112.30)	(88.89)
Advances			
Increase in basis points	+25	142.01	154.56
Decrease in basis points	-25	(142.01)	(154.56)
Investments			
Increase in basis points	+25	0.03	0.03
Decrease in basis points	-25	(0.03)	(0.03)

*The impact of borrowings is after considering the impact on derivatives contracts entered to hedge the interest rate fluctuation on borrowings.

(ii) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. The Group's exposure to the risk of changes in foreign exchange rates relates primary to the foreign currency borrowings taken from banks through the FCNR route and External Commercial Borrowings (ECB).

The Group follows a conservative policy of hedging its foreign currency exposure through Forwards and / or Currency Swaps in such a manner that it has fixed determinate outflows in its function currency and as such there would be no significant impact of movement in foreign currency rates on the Group's profit before tax (PBT) and equity.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(iii) Equity Price Risk

Equity price risk is the risk that the fair value of equities decreases as the result of changes in the level of equity indices and individual stocks. The non-trading equity price risk exposure arises from equity securities classified as FVOCI. A 10 per cent increase in the value of the company's FVOCI equities at March 31, 2023 would have increased equity by Rs. Nil (Previous Year Rs. 0.46 Crore). An equivalent decrease would have resulted in an equivalent but opposite impact.

(D) Operational Risk

Operational risk is the risk of loss resulting from inadequate or failed internal processes, people and system or from external events. Operational risk is associated with human error, system failures and inadequate procedures and controls. It is the risk of loss arising from the potential that inadequate information system; technology failures, breaches in internal controls, fraud, unforeseen catastrophes, or other operational problems may result in unexpected losses or reputation problems. Operational risk exists in all products and business activities.

The Group recognizes that operational risk event types that have the potential to result in substantial losses includes Internal fraud, External fraud, employment practices and workplace safety, clients, products and business practices, business disruption and system failures, damage to physical assets, and finally execution, delivery and process management.

The Group cannot expect to eliminate all operational risks, but it endeavours to manage these risks through a control framework and by monitoring and responding to potential risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes, such as the use of internal audit.

43. Leases

Company is a Lessee

- (a) The Group has lease contracts for various office premises used in its operations. Leases of office premises generally have lease terms between 1 to 12 years. The Group's obligations under its leases are secured by the lessor's title to the leased assets. Generally, the Group is restricted from assigning and subleasing the leased assets.

The Group also has certain leases of office premises with lease terms of 12 months or less. The Group applies the 'short-term lease' recognition exemptions for these leases.

- (b) Leases are shown as follows in the Group balance sheet and profit & loss account

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period:

Particulars	Building - Office Premises	Total
Opening balance as at 1 April 2021	118.64	118.64
Additions	92.62	92.62
Deletion (Termination/Modification during the period)	(2.32)	(2.32)
Depreciation expense	34.95	34.95
Closing net carrying balance 31 March 2022	173.99	173.99
Additions	154.38	154.38
Deletion (Termination/Modification during the period)	(10.19)	(10.19)
Depreciation expense	49.38	49.38
Closing net carrying balance 31 March 2023	268.80	268.80



NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Set out below are the carrying amounts of lease liabilities (included under Borrowings (Other than Debt Securities)) and the movements during the period:

Particulars	Amount Rs. In Crore
Opening balance as at 1 April 2021	139.85
Additions	92.62
Deletion (Termination/Modification during the period)	(1.90)
Accretion of interest	14.37
Payments	(46.94)
Amount recognised in Consolidated Statement of Profit & Loss for changes in lease payments on account of rent concession	-
As at 31 March 2022	198.00
Additions	154.37
Deletion (Termination/Modification during the period)	(11.08)
Accretion of interest	25.58
Payments	(61.28)
Amount recognised in Consolidated Statement of Profit & Loss for changes in lease payments on account of rent concession	-
As at 31 March 2023	305.59
Current	42.89
Non-current	262.70

(c) Amounts recognised in the Statement of Profit and Loss

Particulars	For the year ended FY 2022-23 Amount Rs. In Crore	For the year ended FY 2021-22 Amount Rs. In Crore
Depreciation expense of right-of-use assets	49.38	34.95
Interest expense on lease liabilities	25.58	14.37
Gain on termination/modification of leases	(0.89)	0.42
Amount recognised in Consolidated Statement of Profit & Loss for changes in lease payments on account of rent concession	(0.40)	-
Expense relating to short-term leases (included in other expenses)	14.13	5.41
Total amount recognised in Statement of profit and loss	87.80	55.15

The Group had total cash outflows for leases of Rs. 61.28 crores in FY 2021-22 (Previous Year Rs. 46.94 crores).

44. The Group has not entered into any transactions with companies struck off under Section 248 of the Companies Act, 2013 or Section 560 of the Companies Act, 1956 during the year ended March 31, 2023 and March 31, 2022.
45. The Group has not been declared a wilful defaulter by any bank or financial institution or other lender during the year ended March 31, 2023 and year ended March 31, 2022.
46. The Group has not traded or invested in crypto currency or virtual currency during the financial years ended March 31, 2023 and March 31, 2022.

NOTES

Forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

47. During the year ended March 31, 2023, the Holding Company has withdrawn additional special reserve created under section 29C of the National Housing Bank Act 1987 / the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 [earlier: NHB circular no. NHB (ND)/DRS/Pol-No.03/2004-05 dated August 26, 2004] for an amount of Rs. 525 crores in respect of impairment of financial instruments net off related tax impact.
48. The Group has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediaries shall;
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
- (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
49. The Group has not received any funds from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall;
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
- (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
50. The Group did not enter into any transactions which are not recorded in the books of accounts and has been surrendered or disclosed as income during the year ended March 31, 2023 in the tax assessments under the Income Tax Act, 1961 (Previous year Rs. Nil).
51. There are no proceedings initiated or pending against the Group for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) during the years ended March 31, 2023 and March 31, 2022.
52. Previous Year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosures.

The accompanying Notes are integral part of the consolidated financial statements

For and on behalf of the Board of Directors

Gagan Banga

Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Sachin Chaudhary

Whole Time Director
DIN : 02016992
Gurugram

Mukesh Garg

Chief Financial Officer
New Delhi

Amit Jain

Company Secretary
Gurugram

Pinank Shah

Deputy Chief Financial Officer
Mumbai

May 22, 2023



INDEPENDENT AUDITOR'S REPORT

To the Members of Indiabulls Housing Finance Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of Indiabulls Housing Finance Limited ("the Company"), which comprise the Standalone Balance Sheet as at 31 March 2023, the Standalone Statement of Profit and Loss (including other comprehensive income), Standalone Statement of Changes in Equity and Standalone Statement of Cash Flows for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information ("the Standalone Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2023, and its profit including other comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Standalone Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

1. We draw attention to note no. 39(3)(xxi) to the accompanying Standalone Financial Statements which states that as at 31 March 2023, the Company is unable

to meet its Principal Business Criteria ("PBC") pursuant to the requirements of para 5.3 of the Master Direction – Non Banking Financial Company – Housing Finance Company ("NBFC-HFC") (Reserve Bank) Directions, 2021 ("Master Directions"). The Company has submitted a plan for reorganisation approved by its Board of Directors to the Reserve Bank of India ("RBI") on April 28, 2023 for conversion into an NBFC-ICC and has been granted timeline upto September 30, 2023 by the RBI to implement such plan.

2. We draw attention to Note 52 of the accompanying Standalone Financial Statements which states that the Company has withdrawn an amount of Rs. 525 Crore net of related tax impact towards the impairment allowance on financial instruments, from the additional special reserve created under Section 29 C of the National Housing Bank Act, 1987 in accordance with the Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 ("Master Directions") issued by the Reserve Bank of India [read with erstwhile NHB circular no NHB(ND)/DRS/Pol-o.03/2004-05 dated August 26, 2004].

Our opinion is not modified in respect of these matters.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Standalone Financial Statements for the financial year ended 31 March 2023. These matters were addressed in the context of our audit of the Standalone Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the Standalone Financial Statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the Standalone Financial Statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying Standalone Financial Statements.

Independent Auditor's Report

(Contd.)

Key audit matters	How our audit addressed the key audit matter
<p>Impairment of financial instruments (including provision for expected credit losses) (as described in Note 8 of the Standalone Financial Statements)</p> <p>Ind AS 109 requires the Company to provide for impairment of its financial assets using the expected credit loss ('ECL') approach involving an estimation of probability of loss on the financial assets over their life, considering reasonable and supportable information about past events, current conditions and forecasts of future economic conditions which could impact the credit quality of the Company's loans and advances. In the process, a significant degree of judgement has been applied by the management in respect of following matters:</p> <ul style="list-style-type: none"> The Company has various loan products divided into Corporate loan portfolio and Retail loan portfolio. Retail loans are grouped into different categories on the basis of homogeneity and thereby expected to demonstrate similar credit characteristics. Corporate loan portfolio is assessed on a case-to-case basis. Estimation of losses in respect of loans or groups of loans which had no/ minimal defaults in the past. Staging of loans and estimation of behavioral life. Management overlay for macro-economic factors and estimation of their impact on the credit quality. The Company has developed models that derive key assumption used within the provision calculation such as probability of default (PD). The company has used the LGD rates based on past experience and industry practice. The output of these models is then applied to the provision calculation with other information including the exposure at default (EAD). 	<ul style="list-style-type: none"> Our audit procedures included considering the company's accounting policies for impairment of loan receivables and assessing compliance with the policies in terms of Ind AS 109. Tested the assumptions used by the Company for grouping and staging of loan portfolio into various categories and default buckets for determining the PD Tested the operating effectiveness of the controls for staging of loans based on their past-due status. Tested a sample of performing (stage 1) loans to assess whether any loss indicators were present requiring them to be classified under stage 2 or 3. Performed inquiries with the Company's management and its risk management function. Tested the arithmetical accuracy of computation of ECL provision performed by the company in spreadsheets. Compared the disclosures included in the standalone financial statements in respect of expected credit losses with the requirements of Ind AS 107 and 109.

Information Other than the Standalone Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's report, Management Discussion & Analysis Report and Business Responsibility & Sustainability Report but does not include the Standalone Financial Statements and our auditor's report thereon. The Board's report, Management Discussion & Analysis Report and Business Responsibility & Sustainability Report are expected to be made available to us after the date of this auditor's report.

Our opinion on the Standalone Financial Statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the Standalone Financial Statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the Standalone Financial Statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. When we read the above reports, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Standalone Financial Statements that



Independent Auditor's Report

(Contd.)

give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Standalone Financial Statements, the Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone Financial Statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The

risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system with reference to standalone financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law

Independent Auditor's Report

(Contd.)

or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the Annexure 1 a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid Standalone Financial Statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
 - (e) On the basis of the written representations received from the directors as on 31 March 2023 taken on record by the Board of Directors, none of the directors of the Company is disqualified as on 31 March 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) With respect to the adequacy of the internal financial controls with reference to standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2."
 - (g) In our opinion, the managerial remuneration paid by the Company to its directors during the year is in accordance with the provisions of Section 197 read with Schedule V of the Act.
 - (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its Standalone Financial Statements – Refer Note 33(a)&(b) to the Standalone Financial Statements.
 - ii. The Company has made provision, as required under the applicable law or Indian Accounting Standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts – Refer Note 6 and 27 to the Standalone Financial Statements.
 - iii. There are no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company – Refer Note 38 to the Standalone Financial Statements.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief that, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (b) The Management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing



Independent Auditor's Report

(Contd.)

has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) contain any material misstatement.

- v. The Company has not declared or paid any interim or final dividend during the year.

- vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 as amended is applicable for the Company only w.e.f 1 April 2023, therefore, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 as amended, is not applicable.

For **S.N. Dhawan & CO LLP**

Chartered Accountants

Firm's Registration No.: 000050N/ N500045

For **Arora & Choudhary Associates**

Chartered Accountants

Firm's Registration No. 003870N

Rahul Singhal

Partner

Membership No.: 096570

UDIN: 23096570BGZGOZ3887

Place: Gurugram

Date: May 22, 2023

Vijay Kumar Choudhary

Partner

Membership No.: 081843

UDIN: 23081843BGSNZM9555

Place: New Delhi

Date: May 22, 2023

Independent Auditor's Report

(Contd.)

Annexure 1 to the Independent Auditor's Report of even date of Standalone Financial Statements of Indiabulls Housing Finance Limited as at and for the year ended 31 March 2023

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Indiabulls Housing Finance Limited of even date)

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and assets held for sale.
- (B) The Company has maintained proper records showing full particulars of intangible assets recognized in the Standalone Financial Statements.

- (b) The Property, Plant and Equipment and assets held for sale have been physically verified by the management in the year in accordance with a planned phased programme of verifying them over a period of three years and no material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us and based on the test check examination of the registered sale deed / transfer deed / conveyance deed / property tax receipts and such other documents provided to us, we report that, the title deeds of all the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) are held in the name of the Company, except for the following:-

Description of property	Gross carrying value	Held in name of	Whether promoter, director or their relative or employee	Period held	Reason for not being held in name of Company
Freehold Land located at Lal Dora village of Bijwasan, New Delhi	Rs. 0.11 Crore	Indiabulls Financial Services Limited	Erstwhile Holding Company	Since June 30, 2009	Merged with the Company under section 391 and 394 of the Companies Act, 1956 in terms of the approval of the Honorable High Court of judicature
Freehold Land located at District Mehsana, Ahmedabad Dora village of Bijwasan, New Delhi	Rs. 0.09 Crore	Indiabulls Financial Services Limited	Erstwhile Holding Company	Since June 24, 2011	Merged with the Company under section 391 and 394 of the Companies Act, 1956 in terms of the approval of the Honorable High Court of judicature

Further, based on the information and explanation given to us, immovable property consisting of a freehold land and a flat (building) whose title deeds have been mortgaged as security towards Secured Non-Convertible Debentures issued by the Company and are held in the name of the Company.

- (d) The Company has not revalued its Property, Plant and Equipment including Right of Use assets and intangible assets during the year, being under the cost model. Accordingly, the provisions of clause 3(i)(d) of the Order are not applicable.
- (e) There are no proceedings initiated during the year which are pending against the Company as at 31 March 2023 for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) (as amended in 2016) and rules made thereunder. Accordingly, the provisions of clause 3(i)(e) of the Order are not applicable (Refer note 56 of the Standalone Financial Statements).

- (ii) (a) The Company is engaged in the business of providing loans and does not hold any physical inventories. Accordingly, the provisions of clause 3(ii)(a) of the Order is not applicable.
- (b) The Company has been sanctioned working capital limits in excess of Rupees five Crore in aggregate by banks or financial institutions. However, such loans are secured by way of negative lien over assets of the Company. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable.
- (iii) (a) The Company is engaged in the business of providing loans. Accordingly, the provisions of clause 3(iii)(a) of the Order are not applicable.
- (b) During the year the investments made, guarantees provided, security given and the terms and conditions of grant of all loans and advances in the nature of loans and guarantees provided are not, *prima facie*, prejudicial to the Company's interest.



Independent Auditor's Report

(Contd.)

- (c) In respect of loans and advances in the nature of loans, granted by the Company as part of its business of providing housing finance and loans against property to individual customers as well as providing builder finance, corporate finance, etc. to non-individual customers, the schedule of repayment of principal and payment of interest has been stipulated by the Company. Having regard to the voluminous nature of loan transactions, it is not practicable to furnish entity-wise details of amount, due date for repayment or receipt and the extent of delay in this report (as suggested in the Guidance Note on CARO 2020, issued by the Institute of Chartered Accountants of India for reporting under this clause), in respect of loans and advances which were not repaid / paid when they were due or were repaid / paid with a delay, in the normal course of lending business. Further, except for loans where there are delays or defaults in repayment of principal and / or payment of interest as at the balance sheet date, in respect of which the Company has disclosed asset classification / staging in note 8 to the Standalone Financial Statements in accordance with Indian Accounting Standards (Ind AS) and the relevant, applicable guidelines issued by the Reserve Bank of India, the parties are repaying the principal amounts, as stipulated, and are also regular in payment of interest, as applicable.
- (d) The Company, being a Housing Finance Company, is registered with the National Housing Bank and the applicable directives issued by Reserve Bank of India, and in pursuance of its compliance with provisions of the said National Housing Bank Act, 1987, Rules thereunder and applicable RBI Directives, particularly, the Income Recognition, Asset Classification and Provisioning Norms, monitors and reports the total amounts overdue including principal and/or payment of interest by its customers for more than 90 days. In cases where repayment of principal and payment of interest is not received as stipulated, the cognizance thereof is taken by the Company in course of its periodic regulatory reporting. Refer note 8 to the Standalone Financial Statements for summarised details of such loans/advances which are not repaid by borrowers as per stipulations. However, reasonable steps are taken by the Company for recovery thereof.
- (e) The Company is in the business of providing loans. Accordingly, the provisions of clause 3(iii)(e) of the Order are not applicable.
- (f) The Company has not granted any loans or advances in the nature of loans which are either repayable on demand or without specifying any terms or period of repayment. Accordingly, the provisions of clause 3(iii)(f) of the Order are not applicable.
- (iv) In our opinion and according to the information and explanations given to us, the Company has not granted any loans, made investments or provided guarantees in contravention of provisions of Section 185 of the Act. The Company has complied with the provisions of Section 186(1) of the Act; the other provisions of Section 186 of the Act are not applicable to the Company.
- (v) The Company has not accepted any deposits or the amounts which are deemed to be deposits during the year. Accordingly, the provisions of clause 3(v) of the Order are not applicable. We are informed by the Management that no order has been passed by the Company Law Board, National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal on the Company in respect of the aforesaid deposits.
- (vi) The Central Government has not specified maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's products/ services. Accordingly, the provisions of clause 3(vi) of the Order are not applicable.
- (vii) (a) The Company is generally regular in depositing undisputed statutory dues including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and other material statutory dues, as applicable, to the appropriate authorities.
- There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Duty of Custom, Duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at 31 March 2023 for a period of more than six months from the date they became payable.

Independent Auditor's Report

(Contd.)

- (b) There are no statutory dues referred to in sub-clause (a) that have not been deposited with the appropriate authorities on account of any dispute except for the following cases:

Name of the statute	Nature of dues	Amount (₹ in Crore)	Amount paid under Protest (₹ in Crore)	Period to which the amount relates (FY)	Forum where dispute is pending	Remarks, if any
Income Tax Act,1961	Income Tax	1.23	Nil	2008-09	Hon'ble Supreme Court	-
Income Tax Act,1961	Income Tax	1.27	Nil	2010-11	Hon'ble High Court of Delhi	-
Income Tax Act,1961	Income Tax	14.16	Nil	2013-14	ITAT	-
Income Tax Act,1961	Income Tax	13.81	Nil	2014-15	ITAT	-
Income Tax Act,1961	Income Tax	20.54	Nil	2015-16	ITAT	-
Income Tax Act,1961	Income Tax	48.66	Nil	2016-17	ITAT	-
Income Tax Act,1961	Income Tax	9.65	Nil	2017-18	ITAT	-
Income Tax Act,1961	Income Tax	1.30	Nil	2017-18	CIT (A)	-
Income Tax Act,1961	Income Tax	64.15	Nil	2018-19	CIT (A)	-
Income Tax Act,1961	Income Tax	28.04	Nil	2019-20	CIT (A)	-
Income Tax Act,1961	Income Tax	0.23	Nil	2020-21	CIT (A)	-
Income Tax Act,1961	Income Tax	0.58	Nil	2020-21	CIT (A)	-
CGST Act, 2017	Central Goods & Services Tax	0.08	0.004	2018-19	Appellate Authority	-
Finance Act, 1994	Service Tax	0.51	0.04	October 2016 to June 2017	Commissioner (Appeals II)	-

- (viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Accordingly, the provisions of clause 3(viii) of the Order are not applicable.
- (ix) (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or any other lender during the year.
- (c) The term loans were applied for the purposes for which the loans were obtained other than temporary deployment pending application of proceeds.
- (d) No funds raised on short-term basis have been used for long-term purposes by the Company.
- (e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.
- (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- (x) (a) The moneys raised during the year by way of public issue of non-convertible debentures were applied by the Company for the purpose for which those funds were raised, though idle/surplus funds which were not required for immediate utilization were gainfully invested in liquid investments payable on demand.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally). Accordingly, provisions of clause 3 (x)(b) of the order are not applicable.
- (xi) (a) Considering the principles of materiality outlined in the Standards on Auditing, we report that no material fraud by the Company or on the Company has been noticed or reported during the course of the audit.
- (b) During the year and upto the date of this report, no report under sub-section (12) of Section 143 of the



Independent Auditor's Report

(Contd.)

- Act has been filed in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 (as amended) with the Central Government.
- (c) Considering the principles of materiality outlined in the Standards on Auditing, we have taken into consideration the whistle blower complaints received by the Company during the year while determining the nature, timing and extent of audit procedures.
- (xii) The Company is not a Nidhi Company. Accordingly, the provisions of clause 3(xii)(a)-(c) of the Order are not applicable.
- (xiii) The transactions with the related parties are in compliance with Sections 177 and 188 of Act, where applicable, and the requisite details have been disclosed in the Standalone Financial Statements as required by the applicable accounting standards.
- (xiv) (a) The Company has an internal audit system commensurate with the size and nature of its business.
- (b) The internal audit is performed as per a planned program approved by the Audit Committee of the Board of Directors of the Company. We have considered, the internal audit reports for the year under audit, issued to the Company during the year.
- (xv) The Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act. Accordingly, provisions of clause 3 (xv) of the order are not applicable.
- (xvi) (a) Pending the outcome of the matter as described in Note 39(3)(xxi) to the Standalone Financial Statements, the Company is not required to be registered under Section 45-IA of the RBI Act, 1934.
- (b) The Company is a Housing Finance Company registered with the National Housing Bank and is not required to obtain a Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.
- (c) The Company is not a Core Investment Company ('CIC') as defined under the regulations by the Reserve Bank of India.
- (d) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.
- (xvii) The Company has not incurred any cash losses in the financial year and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year.
- (xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities along with details provided in Note 39(1) to the Standalone Financial Statements which describe the maturity analysis of assets & liabilities, other information accompanying the Standalone Financial Statements, based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) There is no unspent amount under sub-section (5) of section 135 of the Act pursuant to any project. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For **S.N. Dhawan & CO LLP**

Chartered Accountants

Firm's Registration No.: 000050N/ N500045

Rahul Singhal

Partner

Membership No.: 096570

UDIN: 23096570BGZGOZ3887

Place: Gurugram

Date: May 22, 2023

For **Arora & Choudhary Associates**

Chartered Accountants

Firm's Registration No. 003870N

Vijay Kumar Choudhary

Partner

Membership No.: 081843

UDIN: 23081843BGSN2M9555

Place: New Delhi

Date: May 22, 2023

Independent Auditor's Report

(Contd.)

Annexure 2 to the Independent Auditor's Report of even date of Standalone Financial Statements of Indiabulls Housing Finance Limited

(Referred to in paragraph 2(g) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Indiabulls Housing Finance Limited of even date)

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 (the "Act")

We have audited the internal financial controls with reference to the Standalone Financial Statements of Indiabulls Housing Finance Limited ("the Company") as at 31 March 2023 in conjunction with our audit of the Standalone Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal financial control with reference to financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to Standalone Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by the Institute of Chartered Accountants of India ("the ICAI") and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to Standalone Financial Statements were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to standalone financial statements and

their operating effectiveness. Our audit of internal financial controls with reference to standalone financial statements included obtaining an understanding of internal financial controls with reference to standalone financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system with reference to the Standalone Financial Statements.

Meaning of Internal Financial Controls with reference to Financial Statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of Management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Standalone Financial Statements

Because of the inherent limitations of internal financial controls with reference to Standalone Financial Statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to Standalone Financial Statements to future periods are subject to the risk that the internal financial controls with reference to Standalone Financial Statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.



Independent Auditor's Report

(Contd.)

Opinion

In our opinion, and to the best of our information and according to the explanations given to us the Company has, in all material respects, adequate internal financial controls system with reference to Standalone Financial Statements and such internal financial controls with reference to Standalone Financial Statements were operating effectively as at 31 March

2023, based on the internal financial control with reference to financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **S.N. Dhawan & CO LLP**

Chartered Accountants

Firm's Registration No.: 000050N/ N500045

For **Arora & Choudhary Associates**

Chartered Accountants

Firm's Registration No. 003870N

Rahul Singhal

Partner

Membership No.: 096570

UDIN: 23096570BGZGOZ3887

Place: Gurugram

Date: May 22, 2023

Vijay Kumar Choudhary

Partner

Membership No.: 081843

UDIN: 23081843BGSNZM9555

Place: New Delhi

Date: May 22, 2023

Standalone Balance Sheet

of Indiabulls Housing Finance Limited as at 31 March 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
ASSETS			
Financial Assets			
Cash and cash equivalents	4	2,837.83	7,605.90
Bank balance other than Cash and cash equivalents	5	1,401.70	1,644.96
Derivative financial instruments	6	166.32	149.12
Receivables			
i) Trade Receivables	7	1.19	1.20
ii) Other Receivables		-	-
Loans	8	47,658.76	50,757.18
Investments	9	9,913.00	10,222.64
Other Financial Assets	10	2,875.89	1,078.25
Total Financial assets		64,854.69	71,459.25
Non-Financial Assets			
Current tax assets (net)		1,234.99	918.59
Deferred tax assets (net)	31	425.80	536.36
Property, plant and equipment	11.1	75.80	64.80
Right-of-use Assets	46	261.56	171.00
Other Intangible assets	11.2	27.87	27.41
Other Non- Financial Assets	12	560.27	592.94
Assets held for sale	32(ix)	700.08	2,308.73
Total Non-Financial assets		3,286.37	4,619.83
Total Assets		68,141.06	76,079.08
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
Derivative financial instruments	6	14.82	122.71
Payables			
Trade Payables	13	-	-
i) total outstanding dues of micro enterprises and small enterprises		-	-
ii) total outstanding dues of creditors other than micro enterprises and small enterprises		3.48	0.63
Debt Securities	14	17,833.88	23,555.93
Borrowings (Other than Debt Securities)	15	25,572.95	29,045.49
Subordinated liabilities	16	4,066.28	4,296.03
Other Financial Liabilities	17	4,273.64	2,705.02
Total Financial Liabilities		51,765.05	59,725.81
Non Financial Liabilities			
Current tax liabilities (net)		0.02	92.19
Provisions	18	71.67	129.16
Other Non-Financial Liabilities	19	275.39	479.59
Total Non Financial Liabilities		347.08	700.94
Equity			
Equity share capital	20	94.32	93.71
Other equity	21	15,934.61	15,558.62
Total Equity		16,028.93	15,652.33
Total Liabilities and Equity		68,141.06	76,079.08

The accompanying notes are integral part of the financial statements

In terms of our report of even date attached

For **S. N. Dhawan & CO LLP**
Chartered Accountants
Firm registration No. 000050N/N500045

For **Arora & Choudhary Associates**
Chartered Accountants
Firm Registration No. 003870N

For and on behalf of the Board of Directors

Rahul Singh
Partner
Membership Number: 096570
Gurugram

Vijay Kumar Choudhary
Partner
Membership No. 081843
New Delhi

Gagan Banga
Vice Chairman /
Managing Director & CEO
DIN : 00010894
Mumbai

Sachin Chaudhary
Whole Time Director
DIN : 02016992
Gurugram

Mukesh Garg
Chief Financial Officer
New Delhi
May 22, 2023

Pinank Shah
Deputy Chief Financial Officer
Mumbai

Amit Jain
Company Secretary
Gurugram

May 22, 2023

May 22, 2023

May 22, 2023



Standalone Statement of Profit and Loss

of Indiabulls Housing Finance Limited for the year ended 31 March 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Note No.	Year ended March 31, 2023	Year ended March 31, 2022
Revenue from operations			
Interest Income	22	6,563.09	7,586.00
Dividend Income	23	204.43	-
Fees and commission Income	24	81.78	51.84
Net gain on fair value changes	25	91.74	-
Net gain on derecognition of financial instruments under amortised cost category		422.72	127.55
Total revenue from operations		7,363.76	7,765.39
Other Income	26	17.02	12.31
Total Income		7,380.78	7,777.70
Expenses			
Finance Costs	27	5,131.09	5,864.66
Net loss on fair value changes	25	-	66.02
Impairment on financial instruments	28	385.15	214.64
Employee Benefits Expense	29	477.29	435.15
Depreciation, amortization and impairment	11 & 46(c)	82.65	74.40
Other expenses	30	198.79	166.93
Total Expenses		6,274.97	6,821.80
Profit before tax		1,105.81	955.90
Tax Expense:			
(1) Current Tax	31	-	-
(2) Deferred Tax Charge	31	286.64	259.79
Profit for the Year		819.17	696.11
Other Comprehensive Income			
A (i) Items that will not be reclassified to statement of profit or loss			
(a) Remeasurement (loss)/gain on defined benefit plan		(1.08)	1.61
(b) Gain on equity instrument designated at FVOCI <small>Refer Note 9(3)&(4)</small>		2.89	66.25
(ii) Income tax impact on above		1.80	(11.85)
B (i) Items that will be reclassified to statement of profit or loss			
(a) Derivative instruments in Cash flow hedge relationship		9.11	80.99
(ii) Income tax impact on above		(2.29)	(20.38)
Other Comprehensive Income (A+B)		10.43	116.62
Total Comprehensive Income for the Year		829.60	812.73
Earnings per equity share			
Basic (Rs.)	37	17.38	15.02
Diluted (Rs.)	37	17.28	14.98
Nominal value per share (Rs.)		2.00	2.00

The accompanying notes are integral part of the financial statements

In terms of our report of even date attached

For **S. N. Dhawan & CO LLP**
Chartered Accountants
Firm registration No. 000050N/N500045

For **Arora & Choudhary Associates**
Chartered Accountants
Firm Registration No. 003870N

For and on behalf of the Board of Directors

Rahul Singhal
Partner
Membership Number: 096570
Gurugram

Vijay Kumar Choudhary
Partner
Membership No. 081843
New Delhi

Gagan Banga
Vice Chairman /
Managing Director & CEO
DIN : 00010894
Mumbai

Sachin Chaudhary
Whole Time Director
DIN : 02016992
Gurugram

Mukesh Garg
Chief Financial Officer
New Delhi

Pinank Shah
Deputy Chief Financial Officer
Mumbai

Amit Jain
Company Secretary
Gurugram

May 22, 2023

May 22, 2023

May 22, 2023

Standalone Statement of Cash Flows

of Indiabulls Housing Finance Limited for the Year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	Year ended March 31, 2023	Year ended March 31, 2022
A Cash flows from operating activities :		
Profit before tax	1,105.81	955.90
Adjustments to reconcile profit before tax to net cash flows:		
Employee Stock Compensation Expense	(1.53)	(8.50)
Change in Provision for Gratuity, Compensated Absences and Superannuation Expense	(56.59)	9.75
Impairment on Financial Instruments (Including Bad debt)	902.12	597.70
Interest Expense	4,898.18	5,602.18
Interest Income	(6,563.09)	(7,586.00)
Dividend Received	(204.43)	-
Profit / (loss) on Lease termination	(0.89)	0.42
Other Provisions	0.15	-
Depreciation and Amortisation	82.65	74.39
Guarantee Income	(10.87)	(10.53)
Lease Security Deposit Income	(0.31)	-
Profit on sale of Property, plant and equipment	(3.06)	(0.99)
Unrealised loss on valuation of Investments	78.92	29.60
Operating Profit/(Loss) before working capital changes	227.06	(336.08)
Working Capital Changes		
Trade Receivable, Other Financial and non Financial Assets	(737.03)	11.38
Loans	1,423.37	2,563.27
Trade Payables, other financial and non Financial Liabilities	888.09	(955.00)
Cash generated from operations	1,801.49	1,283.57
Interest received on loans	5,798.10	6,573.85
Interest paid on borrowings	(5,424.11)	(5,882.89)
Income taxes paid (Net)	(408.57)	(526.82)
Net cash flow from operating activities	1,766.91	1,447.71
B Cash flows from investing activities		
Purchase of Property, plant and equipment and other intangible assets	(48.33)	(19.86)
Sale of Property, plant and equipment	5.57	2.24
Movement in Capital Advances (net)	2.72	(9.75)
Dividend Received	204.43	-
Redemption proceeds from/(Investment in) deposit accounts(net)	243.27	2,196.59
Redemption proceeds from/(Investments in) Subsidiary / Associate / Other Investments	1,842.12	(1,476.35)
Interest received on Investments	333.09	590.77
Net cash flow from investing activities	2,582.87	1,283.64



Standalone Statement of Cash Flows

of Indiabulls Housing Finance Limited for the Year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	Year ended March 31, 2023	Year ended March 31, 2022
C Cash flows from financing activities		
Net Proceeds from Issue of Equity Share (Including Securities Premium)	-	0.22
Distribution of Equity Dividends	(0.63)	(0.14)
Repayment received from / (Loans given to) Subsidiary Companies (Net)	491.00	(190.00)
(Repayment of)/Proceeds from Term loans (Net)	(3,210.41)	(197.29)
(Repayment of)/Proceeds from Secured Debentures (including Conversion) (Net)	(5,728.26)	(5,529.51)
Repayment of Subordinate Debt(Net)	(241.10)	(64.09)
Payment of Lease Liability	(57.45)	(46.06)
(Repayment of)/Proceeds from Working capital loans (Net)	(371.00)	(344.00)
Net cash (used in) / from financing activities	(9,117.85)	(6,370.87)
D Net Decrease in cash and cash equivalents (A+B+C)	(4,768.07)	(3,639.52)
E Cash and cash equivalents at the beginning of the year	7,605.90	11,245.42
F Cash and cash equivalents at the end of the year (D + E) ^(Refer Note 4)	2,837.83	7,605.90

The accompanying notes are integral part of the financial statements

Notes:

- The above Standalone Statement of Cash Flows has been prepared under the "Indirect Method" as set out in Indian Accounting Standard (IndAS) - 7 on 'Statement of Cash Flows'.
- For disclosure of investing and financing activity that do not require cash and cash equivalent, refer note 32(iv).

In terms of our report of even date attached

For **S. N. Dhawan & CO LLP**
Chartered Accountants
Firm registration No. 000050N/N500045

For **Arora & Choudhary Associates**
Chartered Accountants
Firm Registration No. 003870N

For and on behalf of the Board of Directors

Rahul Singhal
Partner
Membership Number: 096570
Gurugram

Vijay Kumar Choudhary
Partner
Membership No. 081843
New Delhi

Gagan Banga
Vice Chairman /
Managing Director & CEO
DIN : 00010894
Mumbai

Sachin Chaudhary
Whole Time Director
DIN : 02016992
Gurugram

May 22, 2023

May 22, 2023

May 22, 2023

Mukesh Garg
Chief Financial Officer
New Delhi

Pinank Shah
Deputy Chief Financial Officer
Mumbai

Amit Jain
Company Secretary
Gurugram

Standalone Statement of Changes in Equity

of Indiabulls Housing Finance Limited for the year ended March 31, 2023
(All amount in ₹ in Crore, except for share data unless stated otherwise)

a. Equity Share Capital:	Numbers	Amount
Equity shares of INR 2 each issued, subscribed and fully paid		
At April 1, 2021	462,348,902	92.47
Changes in Equity Share Capital due to prior period errors	-	-
Restated balance as at April 1, 2021	462,348,902	92.47
Add: issued during the FY 2021-22	6,222,602	1.24
At 31 March, 2022	468,571,504	93.71
Changes in Equity Share Capital due to prior period errors	-	-
Restated balance as at April 1, 2022	468,571,504	93.71
Add: issued during the FY 2022-23	3,025,126	0.61
At 31 March, 2023	471,596,630	94.32

b. Other Equity*	Reserve & Surplus										Total					
	Capital reserve	Capital Redemption Reserve	Securities premium Account	Stock Compensation Adjustment Reserve	General reserve U/s 36((viii)) of the Income tax Act, 1961 ^{(Refer-21(f))}	Special Reserve U/s 36((viii)) of the Income tax Act, 1961 ^{(Refer-21(f))}	Reserve (I) As per section 29C of the Housing Bank Act, 1987 ^{(Refer-Note 21(f))}	Reserve (II) ^{(Refer-Note 21(f))}	Reserve (III) ^{(Refer-Note 21(f))}	Additional Reserve Fund (U/s 29C of the National Housing Bank Act, 1987)	Debt Redemption Reserve	Debt Premium Account	Retained earnings	Other Comprehensive Income	Cash flow hedge reserve	Total
As at April 1, 2021	13.75	0.36	8,152.36	178.76	1,105.99	89.00	1,991.73	505.48	2,178.00	825.00	974.14	1.28	2.08	(167.32)	(420.87)	15,429.74
Profit for the year	-	-	-	-	-	-	-	-	-	-	-	-	696.11	-	-	696.11
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-	5.03	60.61	60.61	116.62
Total comprehensive income	-	-	-	-	-	-	-	-	-	-	-	-	701.14	50.98	60.61	812.73
Add: Transferred / Addition during the year	-	-	0.22	(8.50)	827.74	-	139.22	-	-	525.00	-	-	-	-	-	1,483.68
Add: during the year on account of conversion of FCCB	-	-	149.43	-	-	-	-	-	-	-	-	-	-	-	-	149.43
Add: Transfer from Stock Compensation Adjustment Reserve	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	-	0.13
Less: Transferred to Securities Premium Account	-	-	-	0.13	-	-	-	-	-	-	-	-	-	-	-	0.13
Less: Adjusted / Utilised during the year ^(Refer-Note 32)	-	-	-	-	-	-	-	-	-	825.00	-	-	-	-	-	825.00
Appropriations:-																
Transferred to Reserve I (Special Reserve U/s 29C of the NHB Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	139.22	-	-	139.22
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	525.00
Transferred to General Reserve ^{(Refer-Note 21(f))}	-	-	-	-	-	-	-	-	-	-	827.74	-	-	-	-	827.74
Total Appropriations	-	-	-	-	-	-	-	-	-	-	827.74	-	664.22	-	-	1,491.96
At 31 March 2022	13.75	0.36	8,302.14	170.13	1,933.73	89.00	2,130.95	505.48	2,178.00	525.00	146.40	1.28	39.00	(116.34)	(360.26)	15,558.62
Profit for the year	-	-	-	-	-	-	-	-	-	-	-	-	819.17	-	-	819.17

b. Other Equity*	Reserve & Surplus										Other Comprehensive Income			Total	
	Capital reserve	Capital Redemption Reserve	Securities premium Account	Stock Compensation Adjustment Reserve	General reserve U/s 36((viii)) of the Income Tax Act, 1961 ^{(Refer Note 21(f))}	Special Reserve U/s 36((viii)) of the Income Tax Act, 1961 ^{(Refer Note 21(f))}	Reserve (I) As per section 29C of the Housing Bank Act, 1987 ^{(Refer Note 21(f))}	Reserve (II) ^{(Refer Note 21(f))}	Reserve (III) ^{(Refer Note 21(f))}	Additional Reserve Fund (U/s 29C of the National Housing Bank Act, 1987)	Debt Redemption Reserve	Debt Premium Account	Retained earnings		Equity instruments through other comprehensive income
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-	4.42	6.82	10.43
Total comprehensive income	-	-	-	(1.53)	-	-	-	-	-	-	-	-	4.42	6.82	829.60
Add: Transferred / Addition during the year	-	-	-	-	-	163.83	-	-	610.00	-	-	-	-	-	-
Add: during the year on account of conversion of FCCB	-	-	72.92	-	-	-	-	-	-	-	-	-	-	-	72.92
Add: Transfer from Stock Compensation Adjustment Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Transferred to Securities Premium Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Adjusted / Utilised during the year ^(Refer Note 52)	-	-	-	-	-	-	-	-	525.00	-	-	-	-	-	525.00
Appropriations:-															
Transferred to Reserve III (Reserve U/s 36(1)(viii)), Considered as eligible transfer to Special Reserve U/s 29C of the NHB Act, 1987	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transferred to Reserve I (Special Reserve U/s 29C of the NHB Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	163.83	-	-	163.83
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	-	-	-	-	-	-	-	-	-	-	-	610.00	-	-	610.00
Transferred to General Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transferred to General Reserve ^{(Refer Note 21(f))}	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Appropriations	13.75	0.36	8,375.06	168.60	89.00	2,294.78	505.48	2,178.00	610.00	146.40	1.28	83.53	(111.92)	(353.44)	15,934.61
At 31 March 2023	13.75	0.36	8,375.06	168.60	89.00	2,294.78	505.48	2,178.00	610.00	146.40	1.28	83.53	(111.92)	(353.44)	15,934.61

*There are no changes in accounting policy/prior period errors in other equity during the year and previous year

For S. N. Dhawan & CO LLP
Chartered Accountants
Firm registration No. 000050N/N500045

Rahul Singhal
Partner
Membership Number: 0966570
Gurugram

May 22, 2023

For Arora & Choudhary Associates
Chartered Accountants
Firm Registration No. 003870N

Vijay Kumar Choudhary
Partner
Membership No. 081843
New Delhi

May 22, 2023

For and on behalf of the Board of Directors

Gagan Banga
Vice Chairman /
Managing Director & CEO
DIN : 00010894
Mumbai

Mukesh Garg
Chief Financial Officer
New Delhi
May 22, 2023

Sachin Chaudhary
Whole Time Director
DIN : 02016992
Gurugram

Pinank Shah
Deputy Chief Financial Officer
Mumbai

Armit Jain
Company Secretary
Gurugram

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

1 Corporate information

Indiabulls Housing Finance Limited ("the Company") ("IBHFL") ("IHFL") is a public limited Company domiciled in India with its registered office at Building No. 27, 5th Floor, KG Marg, New Delhi-110001. The Company is engaged in the business to provide finance and to undertake all lending and finance to any person or persons, co-operative society, association of persons, body of individuals, companies, institutions, firms, builders, developers, contractors, tenants and others either at interest or without and/or with or without any security for construction, erection, building, repair, remodelling, development, improvement, purchase of houses, apartments, flats, bungalows, rooms, huts, townships and/or other buildings and real estate of all descriptions or convenience there on and to equip the same or part thereof with all or any amenities or conveniences, drainage facility, electric, telephonic, television, and other installations, either in total or part thereof and /or to purchase any free hold or lease hold lands, estate or interest in any property and such other activities as may be permitted under the Main Objects of the Memorandum of Association of the Company.

The Board of Directors of Indiabulls Housing Finance Limited (100% subsidiary of "IBFSL") and Indiabulls Financial Services Limited ("IBFSL", "Erstwhile Holding Company") at their meeting held on April 27, 2012 had approved the Scheme of Arrangement involving the reverse merger of IBFSL with the Company in terms of the provisions of Sections 391 to 394 of the Companies Act, 1956 (the "Scheme of Arrangement"). The Appointed Date of the proposed merger fixed under the Scheme of Arrangement was April 1, 2012. The Hon'ble High Court of Delhi, vide its Order dated December 12, 2012, received by the Company on February 8, 2013, approved the Scheme of Arrangement. In terms of the Court approved Scheme of Arrangement, with the filing of the copy of the Order, on March 8, 2013, with the office of ROC, NCT of Delhi & Haryana (the Effective Date), IBFSL, as a going concern, stands amalgamated with IBHFL with effect from the Appointed Date, being April 1, 2012.

Indiabulls Financial Services Limited ("IBFSL") was incorporated on January 10, 2000 as a Private Limited Company. On March 30, 2001, the Company was registered under Section 45-IA of the Reserve Bank of India (RBI) Act, 1934 to carry on the business of a Non-Banking Financial Company. The Company was converted into a public limited Company pursuant to Section 44 of the Companies Act, 1956 on February 03, 2004.

The Company was incorporated on May 10, 2005. On December 28, 2005 the Company was registered under Section 29A of the National Housing Bank Act, 1987 to commence / carry on the business of a Housing Finance

Institution without accepting public deposits. The Company is required to comply with provisions of the National Housing Bank Act, 1987, the Housing Finance Companies (NHB) Directions, 2010 (as amended from time to time), Master Direction – Non Banking Financial Company – Housing Finance Company ("NBFC-HFC") (Reserve Bank) Directions, 2021 ("Master Directions") and other guidelines / instructions / circulars issued by the National Housing Bank from time to time.

2 (i) Basis of preparation

The standalone financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) along with other relevant provisions of the Act, the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 ('the RBI Master Directions') and notification for Implementation of Indian Accounting Standard vide circular RBI/2019-20/170 DOR(NBFC). CC.PD.No.109/22.10.106/2019-20 dated 13 March 2020 ('RBI Notification for Implementation of Ind AS') issued by Reserve Bank of India (RBI). These standalone financial statements have been approved by the Board of Directors and authorized for issue on 22 May 2023.

The standalone financial statements have been prepared on a historical cost basis, except for fair value through other comprehensive income (FVOCI) instruments, derivative financial instruments, other financial assets held for trading and financial assets and liabilities designated at fair value through profit or loss (FVTPL), all of which have been measured at fair value. Further the carrying values of recognised assets and liabilities that are hedged items in fair value hedges, and otherwise carried at amortised cost, are adjusted to record changes in fair value attributable to the risks that are being hedged. The standalone financial statements are presented in Indian Rupees (INR). The figures are rounded off to the nearest crore.

(ii) Presentation of financial statements

The Company presents its balance sheet in order of liquidity. Financial assets and financial liabilities are generally reported gross in the balance sheet. They are only offset and reported net when, in addition to having an unconditional legally enforceable right to offset the recognised amounts without being contingent on a future event, the parties also



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

intend to settle on a net basis in all of the following circumstances:

- A. The normal course of business
- B. The event of default
- C. The event of insolvency or bankruptcy of the Company and/or its counterparties

3 Significant accounting policies

3.1 Significant accounting Judgements, estimates and assumptions

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

A. Impairment loss on financial assets

The measurement of impairment losses across all categories of financial assets except assets valued at FVTPL, enquires judgment, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Company's expected credit loss (ECL) calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgments and estimates include:

- The Company's model, which assigns Probability of Defaults (PDs)
- The Company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a Long Term ECL (LTECL) basis
- The segmentation of financial assets when their ECL is assessed on a collective basis

- Development of ECL models, including the various formulas and the choice of inputs
- Determination of associations between macroeconomic scenarios and, economic inputs, and the effect on PDs, Exposure at Default (EADs) and Loss Given Default (LGDs)
- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models

B. Business Model Assumption

Classification and measurement of financial assets depends on the results of the Solely Payments of Principal and Interest (SPPI) and the business model test. The Company determines the business model at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgment reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised cost that are de-recognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

C. Defined employee benefit assets and liabilities

The cost of the defined benefit gratuity plan and other post-employment benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

D. Share Based Payments

Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them.

E. Fair value measurement

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

F. Effective interest rate method

The Company's EIR methodology, recognises interest income using a rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans and recognises the effect of potentially different interest rates charged at various stages and other characteristics of the product life cycle. This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments, as well expected changes to the Company's base rate and other fee income/expense that are integral parts of the instrument.

3.2 Cash and cash equivalents

Cash and cash equivalent comprises cash in hand, demand deposits and time deposits held with bank, debit balance in cash credit account.

3.3 Recognition of income and expense

a) Interest income

The Company earns revenue primarily from giving loans. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably

measured. Interest revenue is recognized using the effective interest method (EIR). The effective interest method calculates the amortized cost of a financial instrument and allocates the interest income. The effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the gross carrying amount of the financial asset or liability. The calculation takes into account all contractual terms of the financial instrument (for example, prepayment options) and includes any fees or incremental costs that are directly attributable to the instrument and are an integral part of the EIR, but not future credit losses.

The Company recognises interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets. When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company recognises the interest to the extent recoverable. If the financial assets cures and is no longer credit-impaired, the Company reverts to recognising interest income.

b) Interest expense

Interest expense includes issue costs that are initially recognized as part of the carrying value of the financial liability and amortized over the expected life using the effective interest method. These include fees and commissions payable to arrangers and other expenses such as external legal costs, provided these are incremental costs that are directly related to the issue of a financial liability.

c) Other charges and other interest

Additional interest and Overdue interest is recognised on realization basis.

d) Commission on Insurance Policies

Commission on insurance policies sold is recognised when the Company under its agency code sells the insurance policies and when the same is accepted by the principal insurance Company.

e) Dividend income

Dividend income is recognized when the Company's right to receive the payment is established, it is probable that the economic



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

benefits associated with the dividend will flow to the entity and the amount of the dividend can be measured reliably. This is generally when shareholders approve the dividend.

3.4 Foreign currency

The Company's financial statements are presented in Indian Rupees (INR) which is also the Company's functional currency.

Transactions in foreign currencies are initially recorded by the Company at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Foreign currency denominated monetary assets and liabilities are translated at the functional currency spot rates of exchange at the reporting date and exchange gains and losses arising on settlement and restatement are recognized in the statement of profit and loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

3.5 Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the

underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

- **Office Premises – 1-12 Years**

The right-of-use assets are also subject to impairment. Refer to the accounting policies in note 3.8 Impairment of non-financial assets.

Lease Liability

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable. The lease payments also include payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option).

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Determining the lease term of contracts with renewal and termination options – Company as lessee

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

Leases - Estimating the incremental borrowing rate

The Company cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Company 'would have to pay', which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease.

3.6 Property, plant and equipment (PPE) and Intangible assets

PPE

PPE are stated at cost (including incidental expenses directly attributable to bringing the asset to its working condition for its intended use) less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure related to PPE is capitalized only when it is probable that future economic benefits associated with these will flow to the Company and the cost of item can be measured reliably. Other repairs and maintenance costs are expensed off as and when incurred.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

3.7 Depreciation and amortization

Depreciation

Depreciation on PPE is provided on straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013, except for Vehicles.

Vehicles are amortised on a straight line basis over a period of five years from the date when the assets are available for use. The life has been assessed based on past usage experience and considering the change in technology.

Depreciation on additions to PPE is provided on a pro-rata basis from the date the asset is put to use. Leasehold improvements are amortised over the period of Lease. Depreciation on sale / deduction from PPE is provided for up to the date of sale / deduction, as the case may be.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate

Amortization

Intangible assets consisting of Software are amortised on a straight line basis over a period of four years from the date when the assets are available for use. The amortisation period and the amortisation method for these softwares with a finite useful life are reviewed at least at each financial year-end.

3.8 Impairment of non-financial assets

The carrying amount of assets is reviewed at each balance sheet date if there is any indication of impairment based on internal/external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the assets, net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

3.9 Provisions, Contingent Liability and Contingent Assets

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions are determined based on the best estimate required to settle the obligation at the balance sheet date. Contingent liability is disclosed for (1) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or (2) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made. Contingent Assets are not recognised in the financial statements.

3.10 Retirement and other employee benefits

Retirement benefit in the form of provident fund and Employee State Insurance Scheme is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund and Employee State Insurance scheme. The Company recognizes contribution payable to the provident fund and Employee State Insurance scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

The Company has unfunded defined benefit plans Gratuity plan and Compensated absences plan for all eligible employees, the liability for which is determined on the basis of actuarial valuation at each year end. Separate actuarial valuation is carried out for each plan using the projected unit credit method. Superannuation (Pension & Medical coverage) payable to a Director on retirement is also actuarially valued at the end of the year using the Projected Unit Credit Method.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding

amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

3.11 Taxes

Tax expense comprises current and deferred tax.

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with Income tax Act, 1961, Income Computation and Disclosure Standards and other applicable tax laws. The tax rates and tax laws used to compute the amount are those that are enacted at the reporting date.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

3.12 Earning per share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting year.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

3.13 Share based payments

Equity-settled share based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled share based payments is expensed on a straight line basis over the vesting period, based on the Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in Statement of Profit and Loss such that the cumulative expenses reflects the revised estimate, with a corresponding adjustment to the Stock Compensation Adjustment Reserve.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

3.14 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

3.14.1 Financial Assets

3.14.1.1 Initial recognition and measurement

Financial assets, with the exception of loans and advances to customers, are initially recognised on the trade date, i.e., the date that the Company becomes a party to the contractual provisions of the instrument. Loans and advances to customers are recognised when funds are disbursed to the customers. The classification of financial instruments at initial recognition depends on their purpose and characteristics and the management's intention when acquiring them. All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

3.14.1.2 Classification and Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through other comprehensive income (FVTOCI)
- Debt instruments and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

3.14.1.3 Debt instruments at amortised costs

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

Business model: The business model reflects how the Company manages the assets in order to generate cash flows. That is, where the Company's objective is solely to collect the contractual cash flows from the assets, the same is measured at amortized cost or where the Company's objective is to collect both the contractual cash flows and cash flows arising from the sale of assets, the same is measured at fair value through other comprehensive income (FVTOCI). If neither of these is applicable (e.g. financial assets are held for trading purposes), then the financial assets are classified as part of 'other' business model and measured at FVPL.

SPPI: Where the business model is to hold assets to collect and earn contractual cash flows (i.e. measured at amortized cost), the Company assesses whether the financial instruments' cash flows represent solely payments of principal and interest (the 'SPPI test'). In making this assessment, the Company considers whether the contractual cash flows are consistent with a basic lending arrangement i.e. interest includes only consideration for the time value of money, credit risk, other

basic lending risks and a profit margin that is consistent with a basic lending arrangement. Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial asset is classified and measured at fair value through profit or loss. The amortized cost, as mentioned above, is computed using the effective interest rate method.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method less impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in interest income in the statement of profit or loss. The losses arising from impairment are recognised in the statement of profit and loss.

3.14.1.4 Debt instruments at FVOCI

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Company recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the Statement of Profit and Loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to Statement of

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Profit and Loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

3.14.1.5 Debt instruments at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

3.14.1.6 Equity Investments

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from Other Comprehensive Income to Statement of Profit and Loss, even on sale of investment. However, the Company may transfer the cumulative gain or loss within

equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

3.14.2 Financial Liabilities

3.14.2.1 Initial recognition and measurement

Financial liabilities are classified and measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for trading or it is designated as on initial recognition. All financial liabilities are recognised initially at fair value and, in the case of borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and derivative financial instruments.

3.14.2.2 Borrowings

After initial recognition, interest - bearing borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in Statement of Profit and Loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss. This category generally applies to borrowings.

3.14.3 Derivative financial instruments

The Company holds derivatives to mitigate the risk of changes in exchange rates on foreign currency exposures as well as



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

interest fluctuations. The counterparty for these contracts is generally a bank. Derivatives that are not designated a hedge are categorized as financial assets or financial liabilities, at fair value through profit or loss. Such derivatives are recognized initially at fair value and attributable transaction costs are recognized in the Statement of Profit and Loss when incurred. Subsequent to initial recognition, these derivatives are measured at fair value through profit or loss and the resulting gains or losses are included in Statement of Profit and Loss.

3.14.4 Reclassification of financial assets and liabilities

The Company doesn't reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Company acquires, disposes of, or terminates a business line. Financial liabilities are never reclassified.

3.14.5 De recognition of financial assets and liabilities

3.14.5.1 Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is de-recognised when the rights to receive cash flows from the financial asset have expired. The Company also de-recognised the financial asset if it has transferred the financial asset and the transfer qualifies for de recognition.

The Company has transferred the financial asset if, and only if, either:

- It has transferred its contractual rights to receive cash flows from the financial asset, or
- It retains the rights to the cash flows, but has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement

Pass-through arrangements are transactions whereby the Company retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following three conditions are met:

- The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates.
- The Company cannot sell or pledge the original asset other than as security to the eventual recipients.
- The Company has to remit any cash flows it collects on behalf of the eventual recipients without material delay.

In addition, the Company is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- The Company has transferred substantially all the risks and rewards of the asset, Or
- The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

The Company considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Company has neither transferred nor retained substantially all the risks and rewards and has retained control of the

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

asset, the asset continues to be recognised only to the extent of the Company's continuing involvement, in which case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration the Company could be required to pay.

If continuing involvement takes the form of a written or purchased option (or both) on the transferred asset, the continuing involvement is measured at the value the Company would be required to pay upon repurchase. In the case of a written put option on an asset that is measured at fair value, the extent of the entity's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price. The profit or loss on derecognition is recognized in the Statement of profit and loss.

Derecognition due to modification of terms and conditions

The Company de-recognizes a financial asset, when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new loan, with the difference recognised as a derecognition gain or loss, to the extent that an impairment loss has not already been recorded. The newly recognised loans are classified as Stage 1 for ECL measurement purposes, unless the new loan is deemed to be Purchase Oriented Credit Impaired ("POCI")

If the modification does not result in cash flows that are substantially different, the modification does not result in derecognition. Based on the change in cash flows discounted at the original EIR, the Group records a modification gain or loss, to the extent that an impairment loss has not already been recorded.

3.14.5.2 Financial Liabilities

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid is recognised in profit or loss.

3.15 Impairment of financial assets

3.15.1 Overview of the Expected Credit Loss (ECL) principles

The Company is recording the allowance for expected credit losses for all loans and other debt financial assets not held at FVTPL, together with loan commitments and financial guarantee contracts, (in this section all referred to as 'financial instruments'). Equity instruments are not subject to impairment under IND AS 109.

The ECL allowance is based on:

- a) 12 months' expected credit loss (12mECL) where there is no significant increase in credit risk since origination and
- b) on the the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL)

The 12mECL is the portion of LTECL that represents the ECL that results from default events on a financial instrument that are possible within the 12 months after the reporting date.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Both LTECL and 12mECL are calculated on individual and collective basis, depending on the nature of the underlying portfolio of financial instruments. The Company has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition.

Based on the above process, the Company groups its loans into Stage 1, Stage 2, Stage 3, as described below:

Stage 1: When loans are first recognised, the Company recognises an allowance based on 12mECL. Stage 1 loans also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2 or Stage 3.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECL. Stage 2 loans also include facilities, where the credit risk has improved and the loan has been reclassified from Stage 3.

Stage 3: Loans considered credit-impaired. The Company records an allowance for the LTECL.

3.15.2 The calculation of ECL

The Company calculates ECL based on a probability-weighted scenarios and historical data to measure the expected cash shortfalls, discounted at an approximation to the EIR. A cash shortfall is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive.

The mechanics of the ECL calculations are outlined below and the key elements are, as follows:

- **PD - The Probability of Default** is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.
- **EAD - The Exposure at Default** is an exposure at a default date.
- **LGD - The Loss Given Default** is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

The maximum period for which the credit losses are determined is the expected life of a financial instrument.

The mechanics of the ECL method are summarised below:

Stage 1: The 12mECL is calculated as the portion of LTECL that represent the ECL that result from default events on a financial instrument that are possible within the 12 months after the reporting date. The Company calculates the 12mECL allowance based on the expectation of a default occurring in the 12 months following the reporting date. These expected 12-month default probabilities are applied to an EAD and multiplied by the expected LGD.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECL. The mechanics are similar to those explained above, but PDs and LGDs

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

are estimated over the lifetime of the instrument.

Stage 3: For loans considered credit-impaired, the Company recognizes the lifetime expected credit losses for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

Loan commitments: When estimating LTECL for undrawn loan commitments, the Company estimates the expected portion of the loan commitment that will be drawn down over its expected life. The ECL is then based on the present value of the expected shortfalls in cash flows if the loan is drawn down. The expected cash shortfalls are discounted at an approximation to the expected EIR on the loan.

For loan commitments, the ECL is recognised within Provisions.

3.15.3 Forward looking information

While estimating the expected credit losses, the Company reviews macro-economic developments occurring in the economy and market it operates in. On a periodic basis, the Company analyses if there is any relationship between key economic trends like GDP, Property Price Index, Unemployment rates, Benchmark rates set by the Reserve Bank of India, inflation etc. with the estimate of PD, LGD determined by the Company based on its internal data. While the internal estimates of PD, LGD rates by the Company may not be always reflective of such relationships, temporary overlays are embedded in the methodology to reflect such macro-economic trends reasonably.

3.15.4 Write-offs

Financial assets are written off partially or in their entirety when the recovery of amounts due is considered unlikely. If the amount

to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to Statement of Profit and Loss.

3.16 Fair value measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date using valuation techniques.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

3.17 Dividend

The Company recognises a liability to make cash distributions to equity holders when the distribution is authorised and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

3.18 Hedging

The Company makes use of derivative instruments to manage exposures to interest rate and foreign currency. In order to manage particular risks, the Company applies hedge accounting for transactions that meet specified criteria.

At the inception of a hedge relationship, the Company formally designates and documents the hedge relationship to which the Company wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes the

Company's risk management objective and strategy for undertaking hedge, the hedging/economic relationship, the hedged item or transaction, the nature of the risk being hedged, hedge ratio and how the entity will assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedged item's fair value or cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair value or cash flows and are assessed on an ongoing basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

Hedges that meet the strict criteria for hedge accounting are accounted for, as described below:

3.18.1 Fair value hedges

Fair value hedges hedge the exposure to changes in the fair value of a recognised asset or liability or an unrecognised firm commitment, or an identified portion of such an asset, liability or firm commitment, that is attributable to a particular risk and could affect profit or loss.

For designated and qualifying fair value hedges, the cumulative change in the fair value of a hedging derivative is recognised in the statement of profit and loss in net gain on fair value changes. Meanwhile, the cumulative change in the fair value of the hedged item attributable to the risk hedged is recorded as part of the carrying value of the hedged item in the balance sheet and is also recognised in the statement of profit and loss in net gain on fair value changes.

The Company classifies a fair value hedge relationship when the hedged item (or group of items) is a distinctively identifiable asset or liability hedged by one or a few hedging instruments. The financial instruments hedged for interest

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

rate risk in a fair value hedge relationships fixed rate debt issued and other borrowed funds.

If the hedging instrument expires or is sold, terminated or exercised, or where the hedge no longer meets the criteria for hedge accounting, the hedge relationship is discontinued prospectively. If the relationship does not meet hedge effectiveness criteria, the Company discontinues hedge accounting from the date on which the qualifying criteria are no longer met. For hedged items recorded at amortised cost, the accumulated fair value hedge adjustment to the carrying amount of the hedged item on termination of the hedge accounting relationship is amortised over the remaining term of the original hedge using the recalculated EIR method by recalculating the EIR at the date when the amortisation begins. If the hedged item is derecognised, the unamortised fair value adjustment is recognised immediately in the statement of profit and loss.

3.18.2 Cash flow hedges

A cash flow hedge is a hedge of the exposure to variability in cash flows that is attributable to a particular risk associated with a recognised asset or liability (such as all or some future interest payments on variable rate debt) or a highly probable forecast transaction and could affect profit or loss.

For designated and qualifying cash flow hedges, the effective portion of the cumulative gain or loss on the hedging instrument is initially recognised directly in OCI within equity (cash flow hedge reserve). The ineffective portion of the gain or loss on the hedging instrument is recognised immediately in net gain/loss on fair value changes in the profit and loss statement.

When the hedged cash flow affects the statement of profit and loss, the effective portion of the gain or loss on the hedging instrument is recorded in the corresponding income or expense line of the statement of profit and loss. When the forecast transaction subsequently results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously recognised in OCI are reversed and included in the initial cost of the asset or liability.

When a hedging instrument expires, is sold, terminated, exercised, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss that has been recognised in OCI at that time re-mains in OCI and is recognised when the hedged forecast transaction is ultimately recognised in the statement of profit and loss. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in OCI is immediately transferred to the statement of profit and loss.

3.18.3 Cost of hedging

The Company may separate forward element and the spot element of a forward contract and designate as the hedging instrument only the change in the value of the spot element of a forward contract. Similarly currency basis spread may be separated and excluded from the designation of a financial instrument as the hedging instrument.

When an entity separates the forward element and the spot element of a forward contract and designates as the hedging instrument only the change in the value of the spot element of the forward contract, or when an entity separates the foreign currency basis spread



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

from a financial instrument and excludes it from the designation of that financial instrument as the hedging instrument, such amount is recognised in Other Comprehensive Income and accumulated as a separate component of equity under Cost of hedging reserve. These amounts are reclassified to the statement of profit or loss account as a reclassification adjustment in the same period or periods during which the hedged cash flows affect profit or loss.

3.19 Assets held for Sale

In the course of its business activities, the Company acquires and holds certain assets (residential / commercial) for sale. The Company is committed to sell these assets and such assets and the carrying amounts of such assets will be recovered principally through the sale of these assets.

In accordance with Ind AS 105, assets held for sale are measured on the reporting date at the lower of carrying value or fair value less costs to sell. The Company does not charge depreciation on such assets. Fair value of such assets is determined based on independent valuations conducted by specialists.

3.20 Recent accounting pronouncements

The Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Rules, 2015 by issuing the Companies (Indian Accounting Standards) Amendment Rules, 2023, applicable from April 1, 2023, as below:

Ind AS 1 – Presentation of Financial Statements

The amendments require companies to disclose their material accounting policies rather than their significant accounting policies. Accounting policy information, together with other information, is material when it can reasonably be expected to influence decisions of primary users of general purpose financial statements. The Company does not expect this amendment to have any significant impact in its financial statements.

Ind AS 12 – Income Taxes

The amendments clarify how companies account for deferred tax on transactions such as leases and decommissioning obligations. The amendments narrowed the scope of the recognition exemption in paragraphs 15 and 24 of Ind AS 12 (recognition exemption) so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. The Company is evaluating the impact, if any, in its financial statements.

Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors

The amendments will help entities to distinguish between accounting policies and accounting estimates. The definition of a change in accounting estimates has been replaced with a definition of accounting estimates. Under the new definition, accounting estimates are "monetary amounts in financial statements that are subject to measurement uncertainty". Entities develop accounting estimates if accounting policies require items in financial statements to be measured in a way that involves measurement uncertainty. The Company does not expect this amendment to have any significant impact in its financial statements.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(4) Cash and cash equivalents

	As at March 31, 2023	As at March 31, 2022
Cash-on-Hand	4.49	3.65
Balance with banks		
In Current accounts [#]	1,259.10	4,064.70
Bank Deposits	1,246.86	3,537.55
Cheques on hand	327.38	-
Total	2,837.83	7,605.90

includes Rs. 3.39 crore (Previous Year Rs. 4.03 crore) in designated unclaimed dividend accounts.

(5) Bank Balance other than cash and cash equivalents

	As at March 31, 2023	As at March 31, 2022
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments ⁽¹⁾	1,401.70	1,644.96
Total	1,401.70	1,644.96

(1) Deposits accounts with bank are held as Margin Money/ are under lien / in the name of respective counterparties with whom the Company has entered into assignment deals. The Company has the complete beneficial interest on the income earned from these deposits.

(6) Derivative financial instruments

	As at March 31, 2023			
	Notional amounts	Fair value assets	Notional amounts	Fair value liabilities
Part I				
Currency Derivatives:				
- Forward Contracts	1,442.55	2.41	2,003.73	14.82
- Currency swaps	1,343.73	143.60	-	-
- Currency options	-	-	-	-
(i)	2,786.28	146.01	2,003.73	14.82
Interest rate derivatives - Interest Rate Swaps	1,859.73	20.31	-	-
(ii)	1,859.73	20.31	-	-
Total derivative financial instruments (i)+(ii)	4,646.01	166.32	2,003.73	14.82
Part II				
Included in above are derivatives held for hedging and risk management purposes as follows:				
Fair value hedging:				
Interest rate derivatives	-	-	-	-
(i)	-	-	-	-
Cash flow hedging:				
- Forward Contracts	1,442.55	2.41	2,003.73	14.82
- Currency swaps	1,343.73	143.60	-	-
- Currency options	-	-	-	-
-Interest rate derivatives	1,859.73	20.31	-	-
(ii)	4,646.01	166.32	2,003.73	14.82
Undesignated derivatives	-	-	-	-
(iii)	-	-	-	-
Total derivative financial instruments (i)+(ii)+(iii)	4,646.01	166.32	2,003.73	14.82



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022			
	Notional amounts	Fair value assets	Notional amounts	Fair value liabilities
Part I				
Currency Derivatives:				
- Forward Contracts	726.24	2.93	4,693.05	101.60
- Currency swaps	1,516.73	146.19	-	-
- Currency options	-	-	-	-
	(i) 2,242.97	149.12	4,693.05	101.60
Interest rate derivatives - Interest Rate Swaps	-	-	2,182.90	21.11
	(ii) -	-	2,182.90	21.11
Total derivative financial instruments (i)+(ii)	2,242.97	149.12	6,875.95	122.71
Part II				
Included in above are derivatives held for hedging and risk management purposes as follows:				
Fair value hedging:				
Interest rate derivatives	-	-	-	-
	(i) -	-	-	-
Cash flow hedging:				
- Forward Contracts	726.24	2.93	4,693.05	101.60
- Currency swaps	1,516.73	146.19	-	-
- Currency options	-	-	-	-
- Interest rate derivatives	-	-	2,182.90	21.11
	(ii) 2,242.97	149.12	6,875.95	122.71
Undesignated derivatives	(iii) -	-	-	-
Total derivative financial instruments (i)+(ii)+(iii)	2,242.97	149.12	6,875.95	122.71

6.1 Hedging activities and derivatives

The Company is exposed to certain risks relating to its ongoing business operations. The primary risks managed using derivative instruments are interest rate risk and foreign currency risk.

6.1.1 Derivatives not designated as hedging instruments

The Company uses interest rate swaps to manage its interest rate risk arising from Rs. denominated borrowings. The interest rate swaps are not designated in a hedging relationship and are entered into for periods consistent with exposure of the underlying transactions.

6.1.2 Derivatives designated as hedging instruments

a. Cash flow hedges

The foreign currency and interest rate risk on borrowings have been actively hedged through a combination of forward contracts, principal only swaps and interest rate swaps.

The Company is exposed to interest rate risk arising from its foreign currency borrowings amounting to \$ 27,00,00,000 (Previous Year \$ 320,000,000). Interest on the borrowing is payable at a floating rate linked to USD LIBOR. The Company economically hedged the interest rate risk arising from the debt with a 'receive floating pay fixed' interest rate swap ('swap').

The Company uses Interest Rate Swaps (IRS) Contracts (Floating to Fixed) to hedge its risks associated with interest rate fluctuations relating interest rate risk arising from foreign currency loans / external commercial borrowings. The Company designates such IRS contracts in a cash flow hedging relationship by applying the hedge accounting principles as per IND AS 109. These IRS contracts are stated at fair value at each reporting date. Changes in the fair value of these IRS contracts that are designated and effective as hedges of future cash flows are recognised directly in "Cash Flow Hedge Reserve" under Reserves and surplus and the ineffective portion is recognised immediately in the Statement of Profit and Loss. Hedge accounting is discontinued when the hedging instrument expires or is sold, terminated, or exercised, or no longer qualifies for hedge accounting.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

The Company also hedges foreign currency risk arising from its fixed rate foreign currency bond by entering into the Forward Contracts and Principal Only Swaps. There is an economic relationship between the hedged item and the hedging instrument as the terms of the Forward contracts/Principal Only Swaps match that of the foreign currency borrowing (notional amount, interest payment dates, principal repayment date etc.). The Company has established a hedge ratio of 1:1 for the hedging relationships as the underlying risk of the Forward contracts/Cross currency swap are identical to the hedged risk components.

	As At March 31, 2023			
	Notional amount	Carrying amount	Line item in the statement of financial position	Change in fair value
The impact of hedging instruments(Net)	6,649.74	151.50	Derivative Financial Asset/(Liability)	9.11

	As At March 31, 2022			
	Notional amount	Carrying amount	Line item in the statement of financial position	Change in fair value
The impact of hedging instruments(Net)	9,118.92	26.41	Derivative Financial Asset/(Liability)	80.99

	Change in fair value	Cash flow hedge reserve as at March 31, 2023	Cost of hedging as at March 31, 2023	Cash flow hedge reserve as at March 31, 2022	Cost of hedging as at March 31, 2022
The impact of hedged item	9.11	(477.45)	-	(486.56)	-

March, 31, 2023	Total hedging gain / (loss) recognised in OCI	Ineffective-ness recognised in profit or (loss)	Line item in the statement of profit or loss
Effect of Cash flow hedge	9.11	0.16	Finance cost

March, 31, 2022	Total hedging gain / (loss) recognised in OCI	Ineffective-ness recognised in profit or (loss)	Line item in the statement of profit or loss
Effect of Cash flow hedge	80.99	0.25	Finance cost

b. Fair value hedge

The Company uses IRS instruments to convert a proportion of its fixed rate debt to floating rates in order to hedge the interest rate risk arising, principally, from issue of non-convertible debentures. Company designates these as fair value hedges of interest rate risk. Changes in the fair values of derivatives designated as fair value hedges and changes in fair value of the related hedged item are recognised directly in Statement of Profit and Loss thus ineffective portion being recognised in the Statement of Profit and Loss.

(7) Trade Receivables

	As at March 31, 2023	As at March 31, 2022
Receivables considered good - Unsecured	1.19	1.20
Receivables which have significant increase in credit risk	-	-
Receivables – credit impaired	-	-
	1.19	1.20



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Trade Receivables ageing schedule as at March 31, 2023

Particulars	Less than 6 Months	6 months to 1 Year	1-2 Year	2-3 Year	>3 Year	Total
(i) Undisputed Trade receivables considered good	0.11	0.70	0.22	0.10	0.06	1.19
(ii) Undisputed Trade receivables considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade receivables considered good	-	-	-	-	-	-
(iv) Disputed Trade receivables considered doubtful	-	-	-	-	-	-

Trade Receivables ageing schedule as at March 31, 2022

Particulars	Less than 6 Months	6 months to 1 Year	1-2 Year	2-3 Year	>3 Year	Total
(i) Undisputed Trade receivables considered good	0.95	0.06	0.13	0.02	0.04	1.20
(ii) Undisputed Trade receivables considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade receivables considered good	-	-	-	-	-	-
(iv) Disputed Trade receivables considered doubtful	-	-	-	-	-	-

(8) Loans

	As at March 31, 2023	As at March 31, 2022
	Amortised Cost	
Term Loans (Net of Assignment) ^{(1) to (4)*}	48,702.73	52,225.86
Less: Impairment loss allowance	1,043.97	1,468.68
Total (A) Net	47,658.76	50,757.18
Secured by tangible assets and intangible assets ^{(2),(3)(a) & (4)}	48,376.73	51,855.54
Unsecured ^{(3)(b)}	326.00	370.32
Less: Impairment loss allowance	1,043.97	1,468.68
Total (B) Net	47,658.76	50,757.18
(C) (I) Loans in India		
Others	48,702.73	52,225.86
Less: Impairment loss allowance	1,043.97	1,468.68
Total (C) (I) Net	47,658.76	50,757.18
(C) (II) Loans outside India	-	-
Less: Impairment loss allowance	-	-
Total (C) (II) Net	-	-
Total C (I) and C (II)	47,658.76	50,757.18
(1) Term Loans (Net of Assignment):	As at March 31, 2023	As at March 31, 2022
Total Term Loans	57,286.16	62,232.74
Less: Loans Assigned	10,990.09	11,995.31
	46,296.07	50,237.43
Add: Interest Accrued on Loans ^{#@}	2,406.66	1,988.43
Term Loans (Net of Assignment)	48,702.73	52,225.86

*Includes credit substitutes

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

includes redemption premium accrued on zero coupon bond for Rs 1,722.31 crore (Previous year Rs. 1,154.10 crore), which will become due and payable upon maturity only. The accounting of the redemption premium shall in no way whatsoever, be considered as the credit of the premium to the account of the Company nor create an enforceable right in favour of the Company on any date prior to redemption.

@ includes interest accrued on units of AIF amounting to Rs. 147.32 crore (Previous year Rs. 317.80 crore), which will become due and payable upon maturity only.

(2) Secured Loans and Other Credit Facilities given to customers are secured / partly secured by :

- (a) Equitable mortgage of property and / or,
- (b) Pledge of shares / debentures, units, other securities, assignment of life insurance policies and / or,
- (c) Hypothecation of assets and / or,
- (d) Company guarantees and / or,
- (e) Personal guarantees and / or,
- (f) Negative lien and / or Undertaking to create a security.

(3) (a) Includes Loan to Subsidiary for Rs. 995 crore (March 31, 2022 Rs. 1,486 crore).

(b) Includes Loan to Subsidiary for Rs. 67.30 crore (March 31, 2022 Rs. 67.30 crore).

(4) Impairment allowance for loans and advances to customers

IHFL's Analytics Department has designed and operates its Internal Rating Model. The model is tested and calibrated periodically. The model grades loans on a four-point grading scale, and incorporates both quantitative as well as qualitative information on the loans and the borrowers. The model uses historical empirical data to arrive at factors that are indicative of future credit risk and segments the portfolio on the basis of combinations of these parameters into smaller homogenous portfolios from the perspective of credit behaviour. Some of the factors that the internal risk based model may consider are:

- a) Loan to value
- b) Type of collateral
- c) Cash-flow and income assessment of the borrower
- d) Interest and debt service cover
- e) Repayment track record of the borrower
- f) Vintage i.e. months on books and number of paid EMIs
- g) Project progress in case of project finance

In addition to information specific to the borrower and the performance of the loan, the model may also utilise supplemental external information that could affect the borrower's behaviour. The model is also calibrated to incorporate external inputs such as GDP growth rate, unemployment rate and factors specific to the sector/industry of the borrower.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

The table below shows the credit quality and the maximum exposure to credit risk based on the Company's internal credit rating system and year-end stage classification. *

Risk Categorization	As at March 31, 2023			
	Stage 1	Stage 2	Stage 3	Total
Very Good	37,844.68	-	-	37,844.68
Good	1,857.08	1,821.47	-	3,678.55
Average	-	3,056.35	-	3,056.35
Non-performing	-	-	1,716.49	1,716.49
Grand Total	39,701.76	4,877.82	1,716.49	46,296.07

Risk Categorization	As at March 31, 2022			
	Stage 1	Stage 2	Stage 3	Total
Very Good	25,325.55	270.27	-	25,595.82
Good	7,721.54	11,571.47	-	19,293.01
Average	-	3,290.87	-	3,290.87
Non-performing	-	-	2,057.73	2,057.73
Grand Total	33,047.09	15,132.61	2,057.73	50,237.43

*The above table does not include the amount of interest accrued but not due in all the years

An analysis of changes in the ECL allowances in relation to Loans & advances is, as follows ^{Refer note 52:}

Particulars	As at March 31, 2023			
	Stage 1	Stage 2	Stage 3	Total
ECL allowance opening balance	283.72	301.55	889.11	1,474.38
ECL on assets added/ change in ECL estimates	246.14	946.26	560.49	1,752.89
Assets derecognised or repaid(including write offs/ Write back)	(80.71)	(1,053.13)	(1,045.73)	(2,179.57)
Transfers from Stage 1	(92.10)	36.82	55.28	-
Transfers from Stage 2	20.51	(129.85)	109.34	-
Transfers from Stage 3	0.08	0.04	(0.12)	-
ECL allowance closing balance [#]	377.64	101.69	568.37	1,047.70

The decrease in total ECL during the year is due to overall decrease in loan portfolio and certain loans which became non-performing and were written off

[#]Includes ECL on undrawn loan commitments for Rs. 3.73 crore

Particulars	As at March 31, 2022			
	Stage 1	Stage 2	Stage 3	Total
ECL allowance opening balance	474.95	999.43	644.38	2,118.76
ECL on assets added/ change in ECL estimates	446.72	1,297.04	1,154.35	2,898.11
Assets derecognised or repaid(including write offs/ Write back)	(572.66)	(1,787.96)	(1,181.87)	(3,542.49)
Transfers from Stage 1	(75.45)	65.37	10.08	-
Transfers from Stage 2	10.03	(272.62)	262.59	-
Transfers from Stage 3	0.13	0.29	(0.42)	-
ECL allowance closing balance [#]	283.72	301.55	889.11	1,474.38

The decrease in total ECL during the year is due to overall decrease in loan portfolio and certain loans which became non-performing and were written off.

[#]Includes ECL on undrawn loan commitments for Rs. 5.70 crore.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

5. Impairment assessment

The Company's impairment assessment and measurement approach is set out in the notes below. It should be read in conjunction with the Summary of significant accounting policies.

(i) Probability of default

The Company considers a loan as defaulted and classified it as Stage 3 (credit-impaired) for ECL calculations typically when the borrowers become 90 days past due on contract payments.

Classification of loans into Stage 2 is done on a conservative basis and typically accounts where contractual repayments are more than 30 days past due are classified in Stage 2. Accounts typically go over 30 days past due owing to temporary mismatch in timing of borrower's or his/her business' underlying cashflows, and are usually quickly resolved. The Company may also classify a loan in Stage 2 if there is significant deterioration in the loans collateral, deterioration in the financial condition of the borrower or an assessment that adverse market conditions may have a disproportionately detrimental effect on loan repayment. Thus as a part of the qualitative assessment of whether an instrument is in default, the Company also considers a variety of instances that may indicate delay in or non-repayment of the loan. When such event occurs, the Company carefully considers whether the event should result in treating the borrower as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate.

It is the Company's policy to consider a financial instrument as 'cured' and therefore re-classified out of Stage 3 when none of the default criteria are present. The decision whether to classify an asset as Stage 2 or Stage 1 once cured depends on the updated credit grade once the account is cured, and whether this indicates there has been a significant reduction in credit risk.

(ii) Internal rating model and PD Estimation process

IHFL's Analytics Department has designed and operates its Internal Rating Model which factors in both quantitative as well as qualitative information about the loans and the borrowers. Both Lifetime ECL and 12 months ECL are calculated either on individual basis or a collective basis, depending on the nature of the underlying loan portfolio. In addition to information specific to the borrower and the performance of the loan, the model may also utilise supplemental external information that could affect the borrower's behaviour. The model is also calibrated to incorporate external inputs such as GDP growth rate, unemployment rate and factors specific to the sector/industry of the borrower.

(iii) Exposure at default

The outstanding balance as at the reporting date is considered as EAD by the Company. Considering that PD determined above factors in amount at default, there is no separate requirement to estimate EAD.

(iv) Loss given default

The Company uses historical loss data for identified homogenous pools for the purpose of calculating LGD. The estimated recovery cash flows are discounted such that the LGD calculation factors in the NPV of the recoveries.

(v) Significant increase in credit risk

The internal rating model evaluates the loans on an ongoing basis. The rating model also assesses if there has been a significant increase in credit risk since the previously assigned risk grade. One key factor that indicates significant increase in credit risk is when contractual payments are more than 30 days past due.

6. Inputs to the ECL model for forward looking economic scenarios

The internal rating model also provides for calibration to reflect changes in macroeconomic parameters and industry specific factors.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

7. Collateral

The Company is in the business of extending secured loans mainly backed by mortgage of property (residential or commercial).

In addition to the above mentioned collateral, the Company holds other types of collateral and credit enhancements, such as cross-collateralisation on other assets of the borrower, share pledge, guarantees of parent/holding companies, personal guarantees of promoters/proprietors, hypothecation of receivables via escrow account, hypothecation of receivables in other bank accounts etc.

In its normal course of business, the Company does not physically repossess properties or other assets, but recovery efforts are made on delinquent loans through on-rolls collection executives, along with legal means to recover due loan repayments. Once contractual loan repayments are more than 90 days past due, repossession of property may be initiated under the provisions of the SARFAESI Act 2002. Re-possessed property is disposed of in the manner prescribed in the SARFAESI Act to recover outstanding debt.

The Company did not hold any financial instrument for which no loss allowance is recognised because of collateral at March 31, 2023. There was no change in the Company's collateral policy during the year.

8. As at the year end the Company has undrawn loan commitments (after applying credit conversion factor) of Rs. 984.25 crore (Previous Year Rs. 729.62 crore).

(9) Investments

	As at March 31, 2023				Total
	Amortised Cost	At fair value		Others*	
		Through other comprehensive income	Through profit or loss		
Mutual funds and Debt Funds	-	302.89	3,079.81	-	3,382.70
Government Securities	-	-	-	-	-
Debt Securities	-	-	2,548.88	-	2,548.88
Equity Instruments	-	-	-	-	-
Subsidiaries	-	-	-	3,863.23	3,863.23
Commercial Papers	-	-	123.39	-	123.39
Total gross (A)	-	302.89	5,752.08	3,863.23	9,918.20
Investments Outside India	-	-	-	-	-
Investments in India	-	302.89	5,752.08	3,863.23	9,918.20
Total (B)	-	302.89	5,752.08	3,863.23	9,918.20
Total (A) to tally with (B)	-	-	-	-	-
Less: Allowance for Impairment loss (C)	-	-	-	5.20	5.20
Total Net D = (A) - (C)	-	302.89	5,752.08	3,858.03	9,913.00

*At Cost (Includes Rs. 59.84 crore of deemed cost in respect of Corporate guarantees issued on behalf of a Subsidiary Company)

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Investments

	As at March 31, 2022				Total
	Amortised Cost	At fair value		Others*	
		Through other comprehensive income	Through profit or loss		
Mutual funds and Debt Funds	-	-	3,300.09	-	3,300.09
Government Securities	-	-	508.65	-	508.65
Debt Securities	-	-	2,455.03	-	2,455.03
Equity Instruments	-	1.85	-	-	1.85
Subsidiaries	-	-	-	3,863.23	3,863.23
Commercial Papers	-	-	98.84	-	98.84
Total gross (A)	-	1.85	6,362.61	3,863.23	10,227.69
Investments Outside India	-	-	-	-	-
Investments in India	-	1.85	6,362.61	3,863.23	10,227.69
Total (B)	-	1.85	6,362.61	3,863.23	10,227.69
Total (A) to tally with (B)	-	-	-	-	-
Less: Allowance for Impairment loss (C)	-	-	-	5.05	5.05
Total Net D = (A) - (C)	-	1.85	6,362.61	3,858.18	10,222.64

*At Cost (Includes Rs. 59.84 crore of deemed cost in respect of Corporate guarantees issued on behalf of a Subsidiary Company)

- The Company's investments in the Equity Share capital of Indiabulls Insurance Advisors Limited, Indiabulls Holdings Limited and Indiabulls Capital Services Limited, being its wholly owned subsidiaries, are considered as strategic and long term in nature and are held at a cost of Rs. 0.05 crore, Rs. 0.15 crore and Rs. 5.00 crore respectively. Based on the audited financial statements as at and for the year ended March 31, 2023 of these subsidiary companies, the value of investments held in these companies has been eroded as the operations in these subsidiary companies have not yet commenced / are in the process of being set up. Accordingly, the Company has provided for Rs. 5.20 crore in respect of diminution in the carrying value of such investments.
- On December 13, 2010 the Erstwhile Holding Company (IBFSL) had sold 26% shares held by it in Indian Commodity Exchange Limited (ICEX) to Reliance Exchange Next Limited (R-Next) for a total consideration of Rs. 47.35 crore against a proportionate cost of Rs. 26.00 crore. As a result thereof, the stake of IBFSL in ICEX reduced from 40% to 14% and the same was reclassified as a long term investment from the earlier classification of being an Associate. MMTC Limited (MMTC) filed a petition before the National Company Law Tribunal (NCLT) (Earlier known as Company Law Board) against ICEX, R-Next and IBFSL alleging that the transfer is null and void in terms of the Shareholders Agreement in view of the Forward Markets Commission (FMC) guidelines. IBFSL contends that such view of MMTC is based on the old FMC guidelines and without considering the amended FMC Guidelines dated June 17, 2010 wherein the transfer norms were relaxed. IBFSL had filed its objections on maintainability of the petition which is pending adjudication before the NCLT.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- (3) During the financial year ended March 31, 2022, the Company has sold 11,500,000 Equity Shares of Indian Commodity Exchange Limited for a total consideration of Rs. 2.85 crore at a loss of Rs. 4.05 crore. During the year ended March 31, 2023, the Company has sold 18,500,000 Equity Shares of Indian Commodity Exchange Limited for a total consideration of Rs. 1.85 crore. With this, the Company had sold its entire stake in Indian Commodity Exchange Limited.
- (4) During the financial year ended March 31, 2022 the Company has sold 4,985,000 nos. of Equity shares held of Oaknorth Holdings Limited for a consideration of Rs. 293.42 crore and realised a gain of Rs. 253.03 crore. With this, the Company has sold its entire stake in Oaknorth Holdings Limited.
- (5) During the financial year ended March 31, 2022, the Company has subscribed 6,950,000 Equity Shares of face value Rs. 10/- per share for a total consideration of Rs. 6.95 crore, issued by wholly owned subsidiary namely Indiabulls Investment Management Limited (Formerly Indiabulls Venture Capital Management Company Limited).
- (6) The Company along with its wholly owned subsidiary companies Indiabulls Asset Management Company Limited (IAMCL) and Indiabulls Trustee Company Limited, Trustee of IAMCL, (ITCL) had executed definitive transaction document with Nextbillion Technology Private Limited (hereinafter referred to as "Nextbillion"), to divest its entire stake in the business of managing mutual fund, being carried out by IAMCL & ITCL to Nextbillion. subject to necessary approvals, as may be required in this regard. The Company has received all necessary approvals in relation to the transaction and the Company has received the entire consideration of Rs.175.62 crore on May 02, 2023 (the "Closing Date"). Consequent to the above, the Company does not have any control or shareholding in IAMCL and ITCL subsequent to the Closing Date.
- (7) Investment in mutual funds of Rs. 88.62 crore (March 31, 2022 Rs. 179.01 crore) under lien / provided as credit enhancement in respect of assignment deal for loans.
- (8) On January 27, 2023, Indiabulls Holdings Limited, a wholly owned subsidiary of the Company had suo-moto filed application under Section 248(2) of the Companies Act 2013, for striking off the name of the Company from the Register of Companies maintained by the RoC.

(10) Other financial assets

	As at March 31, 2023	As at March 31, 2022
Security Deposit	36.71	48.08
Interest only Strip receivable	850.53	694.24
Interest Accrued on Deposit accounts / Margin Money	1,261.97	221.03
Margin Money on Derivative Contracts	89.13	86.11
Other Receivable	637.55	28.79
Total	2,875.89	1,078.25

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

11. Property, plant and equipment and intangible assets

Note 11.1 Property, plant and equipment

	Leasehold Improvements	Computers and printers	Furniture and fixtures	Motor vehicles	Office equipment	Land*	Building ⁽¹⁾	Total
Cost								
At April 1, 2021	58.77	62.61	29.63	84.91	23.21	0.32	14.60	274.05
Additions	2.31	0.47	1.45	8.46	0.55	-	-	13.24
Disposals	0.70	0.45	0.31	7.30	0.32	-	-	9.08
At March 31, 2022	60.38	62.63	30.77	86.07	23.44	0.32	14.60	278.21
Additions	11.64	6.07	3.42	9.62	2.68	-	-	33.43
Disposals	14.58	6.01	4.71	14.97	2.39	-	-	42.66
At March 31, 2023	57.44	62.69	29.48	80.72	23.73	0.32	14.60	268.98
Depreciation								
At April 1, 2021	30.38	58.73	17.77	68.31	18.62	-	0.91	194.72
Charge for the year	9.22	3.42	2.23	9.31	2.08	-	0.24	26.50
Disposals	0.38	0.45	0.17	6.53	0.28	-	-	7.81
At March 31, 2022	39.22	61.70	19.83	71.09	20.42	-	1.15	213.41
Charge for the year	6.06	1.54	2.44	7.67	1.97	-	0.24	19.92
Disposals	14.05	5.97	4.46	13.29	2.38	-	-	40.15
At March 31, 2023	31.23	57.27	17.81	65.47	20.01	-	1.39	193.18
Net Block								
At March 31, 2022	21.16	0.93	10.94	14.98	3.02	0.32	13.45	64.80
At March 31, 2023	26.21	5.42	11.67	15.25	3.72	0.32	13.21	75.80

Note 11.2 Other Intangible assets

	Software	Total
Gross block		
At April 1, 2021	75.79	75.79
Purchase	6.64	6.64
Disposals	-	-
At March 31, 2022	82.43	82.43
Purchase	14.90	14.90
Disposals	-	-
At March 31, 2023	97.33	97.33
Amortization		
At April 1, 2021	41.34	41.34
Charge for the year	13.68	13.68
At April 1, 2022	55.02	55.02
Charge for the year	14.44	14.44
At March 31, 2023	69.46	69.46
Net block		
At March 31, 2022	27.41	27.41
At March 31, 2023	27.87	27.87

*Mortgaged as Security against Secured Non Convertible Debentures^(Refer Note 14)

(1) Flat costing Rs. 0.31 Crore Mortgaged as Security against Secured Non Convertible Debentures^(Refer Note 14)



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(12) Other non financial assets

	As at March 31, 2023	As at March 31, 2022
Capital Advance Tangible Assets	5.31	10.65
Capital Advance Intangible Assets	5.33	2.72
Others including Prepaid Expenses, GST input Credit and Employee advances	549.63	579.57
Total	560.27	592.94

(13) Trade Payables

	As at March 31, 2023	As at March 31, 2022
(a) Total outstanding dues of micro enterprises and small enterprises*; and	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3.48	0.63
	3.48	0.63

* Disclosures under the Micro, Small and Medium Enterprises Development Act, 2006:

- No amount was due and outstanding to suppliers as at the end of the accounting year on account of Principal and Interest respectively.
- No interest was paid during the year in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 and no amount was paid to the supplier beyond the appointed day.
- No amount of interest is due and payable for the period of delay in making payment but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006
- No interest was accrued and unpaid at the end of the accounting year.
- No further interest remaining due and payable even in the succeeding years for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the Auditors.

Trade Payables ageing schedule as at March 31, 2023

Particulars	<1 Year	1-2 Year	2-3 Year	>3 Year	Total
(i) MSME	-	-	-	-	-
(ii) Others	2.92	0.30	0.03	0.23	3.48
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

Trade Payables ageing schedule as at March 31, 2022

Particulars	<1 Year	1-2 Year	2-3 Year	>3 Year	Total
(i) MSME	-	-	-	-	-
(ii) Others	0.37	0.04	-	0.22	0.63
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(14) Debt Securities

	As at March 31, 2023	As at March 31, 2022
	At Amortised Cost	
Secured		
Liability Component of Compound Financial Instrument ^{*(Refer Note 32(ii))}	2,324.22	2,205.23
Debentures ^{*(Refer Note 32(ii))}	15,509.66	21,350.70
Total gross (A)	17,833.88	23,555.93
Debt securities in India	15,509.66	18,698.97
Debt securities outside India	2,324.22	4,856.96
Total (B) to tally with (A)	17,833.88	23,555.93

*Secured against Immovable Property / Other financial Assets and pool of Current and Future Loan Receivables of the Company, Including Investments.

(15) Borrowings other than debt securities^{*(1)}

	As at March 31, 2023	As at March 31, 2022
	At Amortised Cost	
Secured		
Term Loans from bank and others ^{*(Refer Note 32(ii))}	9,366.82	13,233.44
External Commercial borrowings(ECB) ^{*(Refer Note 32(ii))}	3,032.20	2,416.33
Repo Borrowing [@]	-	515.79
From banks- Cash Credit Facility*	1,253.22	1,111.17
From banks- Working Capital Loan*	4,458.00	4,829.00
Securitisation Liability*	7,164.91	6,745.10
Unsecured		
Lease Liability ^{(At Fair Value)(Refer Note 46)}	297.80	194.66
Total gross (A)	25,572.95	29,045.49
Borrowings in India	22,540.75	26,629.16
Borrowings outside India (ECB)	3,032.20	2,416.33
Total (B) to tally with (A)	25,572.95	29,045.49

*Secured by hypothecation of Loan Receivables(Current and Future) / Other financial Assets / Cash and Cash Equivalents of the Company(including investments).

(1) There is no continuing default in the repayment of the aforesaid loans or interest as at the balance sheet date.

@ Secured against Government Securities



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(16) Subordinated Liabilities

	As at March 31, 2023	As at March 31, 2022
	At Amortised Cost	
-10.60% Non convertible Subordinated Perpetual Debentures*	100.00	100.00
-Subordinate Debt ^{(Refer Note 32(iii))}	3,966.28	4,196.03
Total gross (A)	4,066.28	4,296.03
Subordinated Liabilities in India	4,066.28	4,296.03
Subordinated Liabilities outside India	-	-
Total (B) to tally with (A)	4,066.28	4,296.03

*Call Option exercisable at the end of 10 years from the date of allotment only with the prior approval of the concerned regulatory authority

(17) Other financial liabilities (at amortised cost)

	As at March 31, 2023	As at March 31, 2022
Interest accrued but not due on borrowings	840.08	1,056.41
Foreign Currency Forward premium payable	590.40	538.97
Amount payable on Assigned/Securitized Loans	1,865.22	814.01
Other liabilities	926.53	206.36
Unclaimed Dividends ^(Refer Note 38)	3.39	4.03
Servicing liability on assigned loans	48.02	85.24
Total	4,273.64	2,705.02

(18) Provisions

	As at March 31, 2023	As at March 31, 2022
Provision for employee benefits^(Refer Note 29)		
Provision for Compensated absences	16.39	15.30
Provision for Gratuity	51.55	47.24
Provision for Superannuation	-	60.92
Provisions for Loan Commitments	3.73	5.70
Total	71.67	129.16

(19) Other Non-financial liabilities

	As at March 31, 2023	As at March 31, 2022
Statutory Dues Payable and other non financial liabilities	275.39	479.59
Total	275.39	479.59

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(20) Equity share capital

Details of authorized, issued, subscribed and paid up share capital

	As at March 31, 2023	As at March 31, 2022
Authorised share Capital		
3,000,000,000 (Previous Year 3,000,000,000) Equity Shares of face value Rs. 2 each	600.00	600.00
1,000,000,000 (Previous Year 1,000,000,000) Preference Shares of face value Rs.10 each	1,000.00	1,000.00
	1,600.00	1,600.00
Issued, Subscribed & Paid up capital		
Issued and Subscribed Capital		
471,596,630 (Previous Year 468,571,504) Equity Shares of Rs. 2/- each	94.32	93.71
Called-Up and Paid Up Capital		
Fully Paid-Up		
471,596,630 (Previous Year 468,571,504) Equity Shares of Rs. 2/- each		
Terms/Rights attached to Shares		
The Company has only one class of Equity Shares of face value Rs. 2 each (Previous Year Rs. 2 each) fully paid up. Each holder of Equity Shares is entitled to one vote per share. The final dividend proposed by the Board of Directors, if any, is subject to the approval of the Shareholders in the ensuing Annual General Meeting, if applicable.		
In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.		
Total	94.32	93.71

- (i) (a) As at March 31, 2023 542,505 (Previous Year 567,505) GDR's were outstanding and were eligible for conversion into Equity Shares. The Company does not have information with respect to holders of these GDR's. Holders of Global Depository Receipts (GDRs) will be entitled to receive dividends, subject to the terms of the Deposit Agreement, to the same extent as the holders of Equity Shares, less the fees and expenses payable under such Deposit Agreement and any Indian tax applicable to such dividends. Holders of GDRs will not have voting rights with respect to the Deposited Shares. The GDRs may not be transferred to any person located in India including Indian residents or ineligible investors except as permitted by Indian laws and regulations.
- (b) As at March 31, 2023 23,000,000 (Previous Year 23,000,000) shares were held by the Pragati Employee Welfare Trust (PEWT). PEWT will be entitled to receive dividends, as the holders of Equity Shares but will not be having voting rights with respect to the Shares held by it.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

The reconciliation of equity shares outstanding at the beginning and at the end of the reporting year.

Name of the shareholder	As at March 31, 2023		As at March 31, 2022	
	No. of shares	Amount	No. of shares	Amount
Equity Share at the beginning of year	468,571,504	93.71	462,348,902	92.47
Add:				
Equity Share Allotted during the year				
ESOP exercised during the year ^{(Refer note (iv))}	-	-	14,650	0.00
Issue during the year ^(Refer note vii)	3,025,126	0.61	6,207,952	1.24
Equity share at the end of year	471,596,630	94.32	468,571,504	93.71

Details of shareholders holding more than 5% shares in the Company

Particulars	As at March 31, 2023	
	No. of shares	% of holding
Non - Promoters		
Inuus Infrastructure Private Limited*	27,943,325	5.93%
Life Insurance Corporation of India	39,793,468	8.44%
Total	67,736,793	14.36%

*Pursuant to and in terms of BSE & NSE approvals dated February 22, 2023, the erstwhile promoters of the Company, namely, Mr. Sameer Gehlaut, Inuus Infrastructure Private Limited and Sameer Gehlaut IBH Trust, have been reclassified as Non-Promoter Shareholders/ Public Shareholders. Therefore, effective from February 22, 2023, the shareholding of Promoters and Promoter Group is appropriately included as part of Non-Promoters shareholding.

Details of shareholders holding more than 5% shares in the Company

Particulars	As at March 31, 2022	
	No. of shares	% of holding
Promoter		
Inuus Infrastructure Private Limited	27,943,325	5.96%
Non - Promoters		
Life Insurance Corporation of India	41,451,766	8.85%
Total	69,395,091	14.81%

As per records of the Company, including its register of shareholders/ members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

Shares held by promoters at the end of the financial year 2023:

Pursuant to and in terms of BSE & NSE approvals dated February 22, 2023, the erstwhile promoters of the Company, namely, Mr. Sameer Gehlaut, Inuus Infrastructure Private Limited and Sameer Gehlaut IBH Trust, have been reclassified as Public Shareholders. Therefore, effective from February 22, 2023, the shareholding of Promoters and Promoter Group is shown as NIL and their existing shareholding has been added to the Public shareholder.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Shares held by promoters at the end of the financial year 2022

Promoter Name	No of Shares		% of total shares		% Change during the year
	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	
Sameer Gehlaut	17,251,482	500,000	3.73	0.11	-3.62
Inuus Infrastructure Private Limited	82,943,325	27,943,325	17.94	5.96	-11.98
Sameer Gehlaut IBH Trust	N.A. (Ref Note 1)	16,751,482	N.A. (Ref Note 1)	3.58	3.58
Total	100,194,807	45,194,807	21.67	9.65	-12.03

Note 1: Became part of Promoter Group during the FY 2021-22

*During the financial year 2021-22, Mr. Sameer Gehlaut (the Promoter) resigned from the office of Non-Executive Director of the Company. The Company also received requests from currently belonging to the 'Promoter and Promoter Group' category of the Company ("Outgoing Promoters"), for their reclassification from 'Promoter and Promoter Group' to 'Public' category, which shall be subject to all requisite approvals.

(ii) Employees Stock Options Schemes:

Grants During the Year:

- The Nomination and Remuneration Committee of the Company has, at its meeting held on April 26, 2022, granted under the "Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013 or IHFL ESOS - 2013", 10,800,000 Stock Options representing an equal number of equity shares of face value of Rs. 2 each at an exercise price of Rs. 152.85 per share, which is the latest available closing market price on the National Stock Exchange of India Limited, as on April 25, 2022. The Stock Options so granted, shall vest within 1 year beginning from April 27, 2023 or thereafter, as may be decided by Nomination and Remuneration Committee of the Company.
- The Nomination and Remuneration Committee of the Company has, at its meeting held on July 19, 2022, granted under the "Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013 or IHFL ESOS - 2013", 15,500,000 Stock Options representing an equal number of equity shares of face value of Rs. 2 each at an exercise price of Rs. 96 per share (against Rs. 95.70, which is the latest available closing market price on the National Stock Exchange of India Limited, as on July 18, 2022). These options shall vest on July 20, 2023 or thereafter, as may be decided by Nomination and Remuneration Committee of the Company.
- The Nomination and Remuneration Committee of the Company has, at its meeting held on October 13, 2022, granted under the "Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013 or IHFL ESOS - 2013", 6,400,000 Stock Options representing an equal number of equity shares of face value of Rs. 2 each at an exercise price of Rs. 130 per share (against Rs. 129.70, which is the latest available closing market price on the National Stock Exchange of India Limited, as on October 12, 2022). These options shall vest on October 14, 2023 or thereafter, as may be decided by Nomination and Remuneration Committee of the Company.

(iii) Employee Stock Benefit Scheme 2019 ("Scheme").

The Scheme has been adopted and approved pursuant to: (a) a resolution of the Board of Directors of INDIABULLS HOUSING FINANCE LIMITED at its meeting held on November 6, 2019; and (b) a special resolution of the shareholders' of the Company passed through postal ballot on December 23, 2019, result of which were declared on December 24, 2019.

This Scheme comprises:

- INDIABULLS HOUSING FINANCE LIMITED Employees Stock Option Plan 2019 ("ESOP Plan 2019")
- INDIABULLS HOUSING FINANCE LIMITED Employees Stock Purchase Plan 2019 ("ESP Plan 2019")
- INDIABULLS HOUSING FINANCE LIMITED Stock Appreciation Rights Plan 2019 ("SARs Plan 2019")



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

In accordance with the ESOP Regulations, the Company had set up Pragati Employee Welfare Trust (formerly known as Indiabulls Housing Finance Limited Employee Welfare Trust) (Trust) for the purpose of implementation of ESOP Scheme. The Scheme is administered through ESOP Trust, whereby shares held by the ESOP Trust are transferred to the employees, upon exercise of stock options as per the terms of the Scheme

(iv) (a) Relevant disclosures in respect of the ESOS / ESOP Schemes are as under:-

Particulars	IHFL-IBFSL Employees Stock Option – 2008	IHFL ESOS - 2013	IHFL ESOS - 2013	IHFL ESOS - 2013
Total Options under the Scheme	7,500,000	39,000,000	39,000,000	39,000,000
Total Options issued under the Scheme	7,500,000	10,500,000	10,500,000	12,500,000
Vesting Period and Percentage	Ten years, 15% First year, 10% for next eight years and 5% in last year	Five years, 20% each year	Five years, 20% each year	Three years, 33.33% each year
First Vesting Date	8th December, 2009	12th October, 2015	12th August, 2018	5th October, 2021
Revised Vesting Period & Percentage	N.A.	N.A.	N.A.	N.A.
Exercise Price (Rs.)	95.95	394.75	1,156.50	200.00
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year (Nos.)	14,332	3,324,556	3,418,000	12,087,358
Options vested during the year (Nos.)	-	-	-	-
Exercised during the year (Nos.)	-	-	-	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	3,375	3,324,556	3,418,000	12,087,358
Re-granted during the year	N.A.	N.A.	N.A.	N.A.
Outstanding at the end of the year (Nos.)	10,957	-	-	-
Exercisable at the end of the year (Nos.)	10,957	-	-	-
Remaining contractual Life (Weighted Months)	7	-	-	-

N.A - Not Applicable

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	IHFL ESOS - 2013	IHFL-IBFSL Employees Stock Option – 2008 -Regrant	IHFL-IBFSL Employees Stock Option – 2008-Regrant	IHFL-IBFSL Employees Stock Option Plan – 2006 - Regrant
Total Options under the Scheme	39,000,000	N.A.	N.A.	N.A.
Total Options issued under the Scheme	10,000,000	N.A.	N.A.	N.A.
Vesting Period and Percentage	Five years, 20% each year	N.A.	N.A.	N.A.
First Vesting Date	10th March, 2020	31st December, 2010	16th July, 2011	27th August, 2010
Revised Vesting Period & Percentage	N.A.	Ten years, 10% for every year	Ten years, 10% for every year	Ten years, 10% for every year
Exercise Price (Rs.)	702.00	125.90	158.50	95.95
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	3,064,800	7,290	30,880	39,500
Options vested during the year (Nos.)	-	-	-	-
Exercised during the year (Nos.)	-	-	-	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	3,064,800	6,750	-	-
Re-granted during the year	N.A.	N.A.	N.A.	N.A.
Outstanding at the end of the year (Nos.)	-	540	30,880	39,500
Exercisable at the end of the year (Nos.)	-	540	30,880	39,500
Remaining contractual Life (Weighted Months)	-	9	22	17

N.A - Not Applicable



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	IHFL-IBFSL Employees Stock Option Plan II – 2006 -Regrant	IHFL ESOS - 2013	IHFL ESOS - 2013	IHFL ESOS - 2013
Total Options under the Scheme	N.A.	39,000,000	39,000,000	39,000,000
Total Options issued under the Scheme	N.A.	10,800,000	15,500,000	6,400,000
Vesting Period and Percentage	N.A.	One year, 100% in first year	One year, 100% in first year	One year, 100% in first year
First Vesting Date	27th August, 2010	27th April, 2023	20th July, 2023	14th October, 2023
Revised Vesting Period & Percentage	Ten years, 10% for every year	N.A.	N.A.	N.A.
Exercise Price (Rs.)	100.00	152.85	96.00	130.00
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year (Nos.)	21,900	10,800,000	15,500,000	6,400,000
Options vested during the year (Nos.)	-	-	-	-
Exercised during the year (Nos.)	-	-	-	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	-	700,000	350,000	-
Re-granted during the year	N.A.	N.A.	N.A.	N.A.
Outstanding at the end of the year (Nos.)	21,900	10,100,000	15,150,000	6,400,000
Exercisable at the end of the year (Nos.)	21,900	-	-	-
Remaining contractual Life (Weighted Months)	17	61	64	66

N.A - Not Applicable

The details of the Fair value of the options as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

Particulars	IHFL - IBFSL Employees Stock Option – 2008 Regrant	IHFL - IBFSL Employees Stock Option – 2008 Regrant	IHFL - IBFSL Employees Stock Option – 2006- Regrant	IHFL - IBFSL Employees Stock Option Plan II – 2006- Regrant	IHFL - IBFSL Employees Stock Option – 2008 Regrant
Exercise price (Rs.)	125.90	158.50	95.95	100.00	153.65
Expected volatility*	99.61%	99.60%	75.57%	75.57%	99.60%
Option Life (Weighted Average)	9.80 Years	9.80 Years	9.80 Years	9.80 Years	9.80 Years
Expected Dividends yield	3.19%	2.89%	4.69%	4.50%	2.98%
Weighted Average Fair Value (Rs.)	83.48	90.24	106.3	108.06	84.93
Risk Free Interest rate	7.59%	7.63%	7.50%	7.50%	7.63%

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	IHFL - IBFSL Employees Stock Option – 2008	IHFL ESOS - 2013 (Grant 1)	IHFL ESOS - 2013 (Grant 2)	IHFL ESOS - 2013 (Grant 4)	IHFL - IBFSL Employees Stock Option – 2013
Exercise price (Rs.)	95.95	394.75	1,156.50	702.00	200.00
Expected volatility*	97.00%	46.30%	27.50%	33.90%	39.95%
Option Life (Weighted Average)	11 Years	5 Years	3 Years	3 Years	2 Years
Expected Dividends yield	4.62%	10.00%	5.28%	7.65%	0.00%
Weighted Average Fair Value (Rs.)	52.02	89.76	200.42	126.96	27.4
Risk Free Interest rate	6.50%	8.57%	6.51%	7.37%	5.92%

Particulars	IHFL - IBFSL Employees Stock Option – 2013	IHFL - IBFSL Employees Stock Option – 2013	IHFL - IBFSL Employees Stock Option – 2013
Exercise price (Rs.)	152.85	96.00	130.00
Expected volatility*	53.00%	53.00%	53.00%
Expected forfeiture percentage on each vesting date	Nil	Nil	Nil
Option Life (Weighted Average)	1 Year	1 Year	1 Year
Expected Dividends yield	0.00%	0.00%	0.00%
Weighted Average Fair Value (Rs.)	35.3	22.5	30
Risk Free Interest rate	5.47%	6.25%	6.25%

*The expected volatility was determined based on historical volatility data.

- (b) The Company has established the “Pragati Employee Welfare Trust” (“Pragati – EWT”) (earlier known as Indiabulls Housing Finance Limited - Employees Welfare Trust” (IBH – EWT) (“Trust”) for the implementation and management of its employees benefit scheme viz. the “Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme – 2019” (Scheme), for the benefit of the employees of the Company and its subsidiaries.

Pursuant to Regulation 3(12) of the SEBI (Share Based Employee Benefits) Regulations, 2014, the shares in Trust have been appropriated towards the Scheme for grant of Share Appreciations Rights (SARs) to the employees of the Company and its subsidiaries as permitted by SEBI. The Company will treat these SARs as equity and accounting has been done accordingly. The other disclosures in respect of the SARs are as under:-

Particulars	IHFL ESOS - 2019
Total Options under the Scheme	17,000,000
Total Options issued under the Scheme	17,000,000
Vesting Period and Percentage	Three years, 33.33% each year
First Vesting Date	10th October, 2021
Exercise Price (Rs.)	Rs. 225 First Year, Rs. 275 Second Year, Rs. 300 Third Year
Exercisable Period	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	17,000,000



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	IHFL ESOS - 2019
Options vested during the year (Nos.)	5,666,667
Exercised during the year (Nos.)	-
Expired during the year (Nos.)	-
Cancelled during the year	-
Lapsed during the year	-
Re-granted during the year	-
Outstanding at the end of the year (Nos.)	17,000,000
Exercisable at the end of the year (Nos.)	11,333,333
Remaining contractual Life (Weighted Months)	54

The details of the Fair value of the options as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

Particulars	IHFL ESOS - 2019
Exercise price (Rs.)	Rs. 225 First Year, Rs. 275 Second Year, Rs. 300 Third Year
Expected volatility*	39.95%
Expected forfeiture percentage on each vesting date	Nil
Option Life (Weighted Average)	1 Year for first Vesting, 2 years for second Vesting and 3 years for third Vesting.
Expected Dividends yield	0.00%
Weighted Average Fair Value (Rs.)	9.25 for First Year, 13.20 for Second Year and 19.40 for third year
Risk Free Interest rate	5.92%

*The expected volatility was determined based on historical volatility data.

- (v) 31,753,777 Equity Shares of Rs. 2 each (Previous Year : 22,008,616) are reserved for issuance towards Employees Stock options as granted.
- (vi) The weighted average share price at the date of exercise of these options was Rs. N.A. per share (Previous Year Rs. 215.82 per share).
- (vii) (a) During the year 2020-21, the Company has issued 4.50% secured foreign currency convertible bonds due 2026 ('FCCBs') of USD 150 Million at par, convertible into fully paid-up equity shares of face value of 2/- each of the Company at an initial conversion price of Rs. 242 per equity share ("conversion price"), on or after April 21, 2021 and up to the close of business hours on February 20, 2026, at the option of the FCCB holders. FCCBs, which are not converted to equity shares during such specified period, will be redeemable on March 4, 2026. The Conversion price is subject to adjustment w.r.t issuance of bonus share, free issuance of shares, division, consolidation and reclassification of shares, declaration of dividend or any other condition as mentioned in offering circular, but cannot be below the floor price which is Rs. 227.09.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Pursuant to the applicable provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, and pursuant to receipt of notice for conversion of FCCBs, for a principle value USD 20,500,000, the Company during the year 2021-22, issued and allotted 6,207,952 (Sixty Two Lakh Seven Thousand Nine Hundred and Fifty Two) Fully Paid Equity shares of face value Rs. 2/- each, (a) at a conversion price of Rs. 230.14 (including a premium of Rs. 228.14) per Equity Share for 157,700 Equity Shares under FCCB1, and (b) at a conversion price of Rs. 243.05 (including a premium of Rs. 241.05) per Equity Share for 60,50,252 Equity Shares under FCCB2, to the holder of such FCCBs. Consequent to the said allotment, the paid-up Equity Share Capital of the Company stands increased to Rs. 937,143,008 divided into 468,571,504 Fully Paid Equity Shares of face value Rs. 2/- each and outstanding principal value of FCCBs, as listed at Singapore Exchange Securities Trading Limited under (a) FCCB1, ISIN XS2301133943, stands reduced from USD 150,000,000 to USD 149,500,000 and (b) FCCB2, ISIN XS2377720839, stands reduced from USD 165,000,000 to USD 145,000,000.

- (b) Pursuant to the applicable provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, and on receipt of notice for conversion of FCCBs, for a principal value USD 10,000,000, the Company during the current financial year, issued and allotted 3,025,126 (Thirty Lakh Twenty Five Thousand One Hundred and Twenty Six) Fully Paid Equity shares of face value Rs. 2/- each, at a conversion price of Rs. 243.05 (including a premium of Rs. 241.05) per Equity Share, to the holder of such FCCBs. Consequent to the said allotment, the paid-up Equity Share Capital of the Company stands increased to Rs. 943,193,260 divided into 471,596,630 Fully Paid Equity Shares of face value Rs. 2/- each and outstanding principal value of FCCBs, as listed at Singapore Exchange Securities Trading Limited under ISIN XS2377720839 stands reduced from USD 145,000,000 to USD 135,000,000.

(21) Other equity

Particulars	As at March 31, 2023	As at March 31, 2022
Capital Reserve⁽¹⁾		
Balance as per last Balance Sheet	13.75	13.75
Add: Additions during the year	-	-
Closing Balance	13.75	13.75
Capital Redemption Reserve⁽²⁾		
Balance as per last Balance Sheet	0.36	0.36
Add: Additions during the year	-	-
Closing Balance	0.36	0.36
Securities Premium Account⁽³⁾		
Balance as per last Balance Sheet	8,302.14	8,152.36
Add: Additions during the year on account of Esops	-	0.22
Add: Additions during the year on account of FCCB Conversion/QIP Issue	72.92	149.43
Add: Transfer from Stock compensation	-	0.13
Closing Balance	8,375.06	8,302.14
Debenture Premium Account⁽¹⁴⁾		
Balance as per last Balance Sheet	1.28	1.28
Add: Additions during the year on account	-	-
Closing Balance	1.28	1.28



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	As at March 31, 2023	As at March 31, 2022
Stock Compensation Adjustment⁽⁵⁾		
Balance as per last Balance Sheet	170.13	178.76
Add: Additions during the year	(1.53)	(8.50)
Less: Transferred to Share Premium account	-	0.13
Closing Balance	168.60	170.13
Special Reserve u/s 36(1)(viii) of I Tax Act, 1961⁽⁶⁾		
Balance as per last Balance Sheet	89.00	89.00
Add: Additions during the year	-	-
Closing Balance	89.00	89.00
General Reserve⁽⁷⁾		
Balance as per last Balance Sheet	1,933.73	1,105.99
Add: Amount Transferred during the year ⁽¹¹⁾	-	827.74
Closing Balance	1,933.73	1,933.73
Reserve Fund		
Reserve (I)(As per Section 29C of the Housing Bank Act, 1987) ^{(8) & (9)}		
Balance As per last Balance Sheet	2,130.95	1,991.73
Add: Amount Transferred during the year	163.83	139.22
Closing Balance	2,294.78	2,130.95
Reserve Fund		
Reserve (II)⁽¹⁰⁾		
Balance As per last Balance Sheet	505.48	505.48
Add: Amount Transferred during the year	-	-
Closing Balance	505.48	505.48
Reserve Fund		
Reserve (III) ^{(8) & (9)}		
Balance As per last Balance Sheet	2,178.00	2,178.00
Add: Amount Transferred during the year	-	-
Closing Balance	2,178.00	2,178.00
Additional Reserve⁽⁸⁾		
(U/s 29C of the National Housing Bank Act, 1987)		
Balance As per last Balance Sheet	525.00	825.00
Add: Additions during the year	610.00	525.00
Less: Amount withdrawn during the year ^{Refer Note 52}	525.00	825.00
Closing Balance	610.00	525.00

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	As at March 31, 2023	As at March 31, 2022
Debenture Redemption Reserve⁽⁴⁾		
Balance As per last Balance Sheet	146.40	974.14
Add: Additions during the year	-	-
Less: Transfer to General Reserve ⁽¹¹⁾	-	827.74
Closing Balance	146.40	146.40
Other Comprehensive Income⁽¹²⁾		
Balance As per last Balance Sheet	(476.60)	(588.19)
Less: Amount utilised during the year	11.24	111.59
Closing Balance	(465.36)	(476.60)
Retained Earnings⁽¹³⁾		
Balance at the beginning of the year	39.00	2.08
Add: Additions during the year (including transfer from OCI to be recognised directly in retained earnings)	818.36	701.14
Less: Amount utilised during the year	773.83	664.22
Closing Balance	83.53	39.00
	15,934.61	15,558.62

- (1) Capital reserve is created on receipt of non refundable debenture warrants exercise price.
- (2) Capital redemption reserve is created on redemption of preference shares.
- (3) Securities premium reserve is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.
- (4) The Companies Act, 2013 requires that where a Company issues debentures, it shall create a debenture redemption reserve out of profits of the Company available for payment of dividend. The Company is required to maintain a Debenture Redemption Reserve of 25% of the value of debentures issued by a public issue. The amounts credited to the debenture redemption reserve may not be utilised by the Company except to redeem debentures.
- (5) Stock Compensation Adjustment is created as required by Ind AS 102 'Share Based Payments' on the Employee Stock Option Scheme operated by the Company for employees of the Group.
- (6) This pertains to reserve created under section 36(1)(viii) of the Income Tax Act, 1961, by the Erstwhile Holding Company Indiabulls Financial Services Limited, which has been transferred to the Company under the Scheme of Arrangement during the year ended March 31, 2013.
- (7) Under the erstwhile Companies Act 1956, general reserve was created through an annual transfer of net income at a specified percentage in accordance with applicable regulations. The purpose of these transfers was to ensure that if a dividend distribution in a given year is more than 10% of the paid-up capital of the Company for that year, then the total dividend distribution is less than the total distributable results for that year. Consequent to introduction of Companies Act 2013, the requirement to mandatorily transfer a specified percentage of the net profit to general reserve has been withdrawn. However, the amount previously transferred to the general reserve can be utilised in accordance with the requirements of Companies Act, 2013.
- (8) In terms of Section 29C of the National Housing Bank ("NHB") Act, 1987, the Company is required to transfer at least 20% of its Profit after tax to a Reserve Fund before any dividend is declared. Transfer to a Reserve Fund in terms of Section 36(1)(viii) of the Income Tax Act, 1961 is also considered as an eligible transfer as transfer to Special Reserve



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

under Section 29C of the National Housing Bank ("NHB") Act, 1987. The Company has transferred an amount of Rs. Nil crore (Previous Year Rs. Nil crore) to reserve created in terms of Section 36(1)(viii) of the Income Tax Act, 1961 termed as "Reserve (III)" and also transferred an amount of Rs. 163.83 crore (Previous Year Rs. 139.22 crore) to the Reserve in terms of Section 29C of the National Housing Bank ("NHB") Act, 1987 as at the year end. Further an additional amount of Rs. 610 crore (Previous Year Rs. 525 crore) has been set apart by way of transfer to Additional Reserve Fund in excess of the statutory minimum requirement as specified under Section 29C pursuant to Circular no. NHB(ND)/DRS/Pol-No. 03/2004-05 dated August 26, 2004 issued by the National Housing Bank. The additional amount so transferred may be utilised in the future for any business purpose.

- (9) Disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 for clause 3.2 is as follows:-

Particulars	As at March 31, 2023	As at March 31, 2022
Balance at the beginning of the year		
a) Statutory Reserve U/s 29C of the National Housing Bank Act, 1987	2,130.95	1,991.73
b) Amount of Reserve U/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	2,178.00	2,178.00
c) Total	4,308.95	4,169.73
Addition / Appropriation / Withdrawal during the year		
Add:		
a) Amount transferred U/s 29C of the NHB Act, 1987	163.83	139.22
b) Amount of Reserve U/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
Less:		
a) Amount appropriated from the Statutory Reserve U/s 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from the Reserve U/s 36(1)(viii) of Income Tax Act, 1961 which has been taken into account for the purpose of provision U/s 29C of the NHB Act, 1987	-	-
Balance at the end of the year		
a) Statutory Reserve U/s 29C of the National Housing Bank Act, 1987	2,294.78	2,130.95
b) Amount of Reserve U/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	2,178.00	2,178.00
c) Total	4,472.78	4,308.95

- (10) This pertains to reserve created under section 45-IC of the Reserve Bank of India Act 1934, by the Erstwhile Holding Company Indiabulls Financial Services Limited, which has been transferred to the Company under the Scheme of Arrangement during the year ended March 31, 2013.
- (11) The Companies Act 2013 till August, 2019 required companies that issued debentures to create a debenture redemption reserve from annual profits until such debentures are redeemed. The Company was required to transfer a specified percentage (as provided in the Companies Act, 2013) of the outstanding redeemable debentures to debenture redemption reserve. The amounts credited to the debenture redemption reserve may not be utilised except to redeem debentures. On redemption of debentures, the amount may be transferred from debenture redemption reserve to General Reserve. The Ministry of Corporate Affairs (MCA) has amended the Companies (Share Capital and Debenture) Rules, 2014, doing away with creation of debenture redemption reserve by NBFCs/HFCs with respect to issue of non convertible debentures

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(NCDs). Vide the said amendment, now NBFCs/HFCs are required on or before 30 April of each year to invest or deposit in prescribed securities, a sum not less than 15 per cent of the debentures maturing during the year ending on 31 March of the next year. Accordingly, during the year ended March 31, 2022, the Company has transferred Rs. 827.74 crore to the General Reserve in respect of Debenture Redemption Reserve no longer required.

(12) Other comprehensive income includes fair value gain/(loss) on equity instruments and Derivative instruments in Cash flow hedge relationship.

(13) Retained earnings represents the surplus in Profit and Loss Account and appropriations.

(14) Debenture premium account is used to record the premium on issue of debenture.

(22) Interest Income

	Year ended March 31, 2023		
	Interest income on securities classified at fair value through profit and loss	On financial assets measured at Amortised cost	Total
Interest on Loans	-	6,219.72	6,219.72
Interest on Pass Through Certificates / Bonds	200.55	-	200.55
Interest on deposits with Banks	-	142.82	142.82
Total	200.55	6,362.54	6,563.09

Interest Income	Year ended March 31, 2022		
	Interest income on securities classified at fair value through profit and loss	On financial assets measured at Amortised cost	Total
Interest on Loans	-	6,929.60	6,929.60
Interest on Pass Through Certificates / Bonds	483.57	-	483.57
Interest on deposits with Banks	-	172.83	172.83
Total	483.57	7,102.43	7,586.00

(23) Dividend Income

	Year ended March 31, 2023	Year ended March 31, 2022
Dividend Income from Subsidiaries	204.43	-
	204.43	-

(24) Fee and Commission Income

	Year ended March 31, 2023	Year ended March 31, 2022
Commission on Insurance	10.70	2.50
Other Operating Income	30.32	18.37
Income from Service Fee	40.76	30.97
	81.78	51.84



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(25) Net Gain/ (loss) on fair value changes

	Year ended March 31, 2023	Year ended March 31, 2022
Net loss on financial instruments at fair value through profit or loss		
(i) On trading portfolio		
- Investments	(114.55)	(61.17)
- Assets Held for Sale	206.29	(4.85)
Total Net gain/(loss) on fair value changes (A)	91.74	(66.02)
Fair Value changes:		
-Realised	170.66	(36.42)
-Unrealised	(78.92)	(29.60)
Total Net gain/(loss) on fair value changes (B)	91.74	(66.02)

(26) Other Income

	Year ended March 31, 2023	Year ended March 31, 2022
Miscellaneous Income	15.43	11.14
Sundry Credit balances written back	1.59	1.17
	17.02	12.31

(27) Finance Costs

	Year ended March 31, 2023 On financial liabilities measured at Amortised cost	Year ended March 31, 2022 On financial liabilities measured at Amortised cost
Debt Securities	1,709.73	2,229.03
Borrowings (Other than Debt Securities) ⁽¹⁾	2,695.20	2,740.28
Subordinated Liabilities	372.37	387.57
Processing and other Fee	214.47	242.92
Bank Charges	18.44	19.56
FCNR Hedge Premium	120.88	245.30
Total	5,131.09	5,864.66

1) Includes premium on principal only swaps on foreign currency loans amounting to Rs. 88.91 crore (Previous Year Rs. 63.06 crore).

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(2) Disclosure of Foreign Currency Exposures:-

Particulars	Foreign Currency	Year Ended March 31, 2023		
		Exchange Rate	Amount in Foreign Currency	Amount
I. Assets				
Receivables (trade & other)	N.A.	-	-	-
Other Monetary assets	N.A.	-	-	-
Total Receivables (A)	N.A.	-	-	-
Hedges by derivative contracts (B)	N.A.	-	-	-
Unhedged receivables (C=A-B)	N.A.	-	-	-
II. Liabilities				
Payables (trade & other)				
Borrowings (ECB and Others)	USD	82.2169	65.45	5,381.10
Total Payables (D)	USD	82.2169	65.45	5,381.10
Hedges by derivative contracts (E)	USD	82.2169	65.45	5,381.10
Unhedged Payables F=D-E)	USD	82.2169	-	-
III. Contingent Liabilities and Commitments				
Contingent Liabilities	N.A.	-	-	-
Commitments	N.A.	-	-	-
Total (G)	N.A.	-	-	-
Hedges by derivative contracts(H)	N.A.	-	-	-
Unhedged Payables (I=G-H)	N.A.	-	-	-
Total unhedged FC Exposures (J=C+F+I)	N.A.	-	-	-

Note: For the above disclosure, Interest accrued on borrowings at year end has not been considered



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Foreign Currency	Year Ended March 31, 2022		
		Exchange Rate	Amount in Foreign Currency	Amount
I. Assets				
Receivables (trade & other)	N.A.	-	-	-
Other Monetary assets	N.A.	-	-	-
Total Receivables (A)	N.A.	-	-	-
Hedges by derivative contracts (B)	N.A.	-	-	-
Unhedged receivables (C=A-B)	N.A.	-	-	-
II. Liabilities				
Payables (trade & other)				
Borrowings (ECB and Others)	USD	75.8071	96.45	7,311.59
Total Payables (D)	USD	75.8071	96.45	7,311.59
Hedges by derivative contracts (E)	USD	75.8071	96.45	7,311.59
Unhedged Payables F=D-E)	USD	75.8071	-	-
III. Contingent Liabilities and Commitments				
Contingent Liabilities	N.A.	-	-	-
Commitments	N.A.	-	-	-
Total (G)	N.A.	-	-	-
Hedges by derivative contracts(H)	N.A.	-	-	-
Unhedged Payables (I=G-H)	N.A.	-	-	-
Total unhedged FC Exposures (J=C+F+I)	N.A.	-	-	-

Note: For the above disclosure, Interest accrued on borrowings at year end has not been considered

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- (3) Additional Disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 for Clause 3.4 for Derivatives are as follows:-

3.4.1. Forward Rate Agreement (FRA) / Interest Rate Swap (IRS):-

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
(i) The notional principal of swap agreements	1,859.73	2,182.90
(ii) Losses which would be incurred if counterparties failed to fulfill their obligations under the agreements	20.31	-
(iii) Collateral required by the FC upon entering into swaps	Nil	Nil
(iv) Concentration of credit risk arising from the swaps	Counterparty for all Swaps entered into by the Company are Scheduled Commercial Banks	
(v) The fair value of the swap book Receivable/(Payable)	20.31	(21.11)

3.4.2 Exchange Traded Interest Rate (IR) Derivative:-

Particulars	Currency Derivatives	Interest Rate Derivatives
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year	N.A.	N.A.
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31 st March 2023	N.A.	N.A.
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective"	N.A.	N.A.
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective"	N.A.	N.A.

3.4.3. (A) Qualitative Disclosure:-

The Company's activities expose it to the financial risks of changes in foreign exchange rates and interest rates. The Company uses derivative contracts such as foreign exchange forward, cross currency contracts, interest rate swaps, foreign currency futures, options and swaps to hedge its exposure to movements in foreign exchange and interest rates. The use of these derivative contracts reduce the risk or cost to the Company and the Company does not use those for trading or speculation purposes.

The Company uses hedging instruments that are governed by the policies of the Company which are approved by the Board of Directors, which provide written principles on the use of such financial derivatives consistent with the risk management strategy of the Company. The Board constituted Risk Management Committee (RMC) of the Company manages risk on the Company's derivative portfolio. The officials authorized by the board to enter into derivative transactions for the Company are kept separate from the authorized signatories to confirm the derivative transactions. All derivative transactions that are entered into by the Company are reported to the board, and the mark-to-market on its portfolio is monitored regularly by the senior management. The Company uses Bloomberg to monitor and value its derivative portfolio to ascertain its hedge effectiveness vis-à-vis the underlying.

To hedge its risks on the principal and/ or interest amount for foreign currency borrowings on its balance sheet, the Company has currently used cross currency derivatives, forwards and principal only swaps. Additionally, the Company has entered into Interest Rate Swaps (IRS) to hedge its basis risk on fixed rate borrowings and LIBOR risk on its foreign currency borrowings.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Derivative financial instruments are initially measured at fair value on the contract date and are subsequently re-measured to fair value at each reporting date. Derivatives are classified as assets when the fair value is positive (positive marked to market value) or as liabilities when the fair value is negative (negative marked to market value). Derivative assets and liabilities are recognized on the balance sheet at fair value. Fair value of derivatives is ascertained from the mark to market and accrual values received from the counterparty banks. These values are cross checked against the valuations done internally on Bloomberg. Changes in the fair value of derivatives other than those designated as hedges are recognized in the Statement of Profit and Loss.

Hedge accounting is discontinued when the hedging instrument expires or is sold, terminated or exercised, no longer qualifies for hedge accounting or the Company chooses to end the hedging relationship.

3.4.3. (B)

Particulars	Currency Derivatives	Interest Rate Derivatives
(i) Derivatives (Notional Principal Amount)	4,790.01	1,859.73
(ii) Marked to Market Positions	131.19	20.31
(a) Assets (+)	146.01	20.31
(b) Liabilities (-)	(14.82)	-
(iii) Credit Exposure	Nil	Nil
(iv) Unhedged Exposures	Nil	Nil

(28) Impairment on financial instruments

	Year ended March 31, 2023	Year ended March 31, 2022
	On financial assets measured at Amortised cost	
ECL on Loans / Bad Debts Written Off (Net of Recoveries) ⁽¹⁾	385.15	214.64
Total	385.15	214.64

(1) ECL on loans / Bad Debts Written Off (Net of Recoveries) includes;

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
ECL on Loan Assets	473.75	285.22
Bad Debt /advances written off*	(88.60)	(70.58)
	385.15	214.64

*Net of Bad Debt recovery of Rs. 516.97 crore (Previous Year Net of Bad Debt recovery Rs. 383.06 crore). Read with Note 8

(29) Employee Benefits Expenses

	Year ended March 31, 2023	Year ended March 31, 2022
Salaries and wages	515.84	421.01
Contribution to provident and other funds	6.25	4.89
Share Based Payments to employees	(1.53)	(8.50)
Staff welfare expenses	6.91	3.78
Provision for Gratuity, Compensated Absences and Superannuation Expense ⁽¹⁾	(50.18)	13.97
Total	477.29	435.15

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- (1) Employee Benefits – Provident Fund, ESIC, Gratuity and Compensated Absences disclosures as per Indian Accounting Standard (IndAS) 19 – Employee Benefits:

Contributions are made to Government Provident Fund and Family Pension Fund, ESIC and other statutory funds which cover all eligible employees under applicable Acts. Both the employees and the Company make predetermined contributions to the Provident Fund and ESIC. The contributions are normally based on a certain proportion of the employee's salary. The Company has recognised an amount of Rs. 6.25 crore (Previous year Rs. 4.89 crore) in the Statement of Profit and Loss towards Employers contribution for the above mentioned funds.

Provision for unfunded Gratuity and Compensated Absences for all employees is based upon actuarial valuations carried out at the end of every financial year. Major drivers in actuarial assumptions, typically, are years of service and employee compensation. Pursuant to the issuance of the Indian Accounting Standard (IndAS) 19 on 'Employee Benefits', commitments are actuarially determined using the 'Projected Unit Credit' Method. Gains and losses on changes in actuarial assumptions are accounted for in Statement of Profit and Loss for Compensated absences and for Gratuity in Other Comprehensive Income.

Disclosure in respect of Gratuity, Compensated Absences and Superannuation:

Particulars	Gratuity (Unfunded)		Compensated Absences (Unfunded)	
	2022-2023	2021-2022	2022-2023	2021-2022
<u>Reconciliation of liability recognised in the Balance Sheet:</u>				
Present Value of commitments (as per Actuarial valuation)	51.55	47.24	16.39	15.30
Fair value of plan assets	-	-	-	-
Net liability in the Balance sheet (as per Actuarial valuation)	51.55	47.24	16.39	15.30
<u>Movement in net liability recognised in the Balance Sheet:</u>				
Net liability as at the beginning of the year	47.24	41.73	15.30	14.00
Amount (paid) during the year/Transfer adjustment	(6.41)	(4.22)	-	-
Net expenses recognised / (reversed) in the Statement of Profit and Loss	9.64	8.51	1.09	1.30
Actuarial changes arising from changes in Demographic assumptions	-	-	-	-
Actuarial changes arising from changes in financial assumptions	(0.84)	(2.21)	-	-
Experience adjustments	1.92	3.43	-	-
Net liability as at the end of the year	51.55	47.24	16.39	15.30
<u>Expenses recognised in the Statement of Profit and Loss:</u>				
Current service cost	6.07	5.46	3.01	2.46
Past service cost	-	-	-	-
Interest Cost	3.57	3.05	1.16	1.03
Actuarial (gains) / losses	-	-	(3.08)	(2.19)
Expenses charged / (reversal) to the Statement of Profit and Loss	9.64	8.51	1.09	1.30



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Gratuity (Unfunded)		Compensated Absences (Unfunded)	
	2022-2023	2021-2022	2022-2023	2021-2022
Return on Plan assets:				
Actuarial (gains) / losses	N.A.	N.A.	N.A.	N.A.
Actual return on plan assets	N.A.	N.A.	N.A.	N.A.
Reconciliation of defined-benefit commitments:				
Commitments as at the beginning of the year	47.24	41.73	15.30	14.00
Current service cost	6.07	5.46	3.01	2.46
Past service cost	-	-	-	-
Interest cost	3.57	3.05	1.16	1.03
(Paid benefits)	(6.41)	(4.22)	-	-
Actuarial (gains) / losses	-	-	(3.08)	(2.19)
Actuarial changes arising from changes in Demographic assumptions	-	-	-	-
Actuarial changes arising from changes in financial assumptions	(0.84)	(2.21)	-	-
Experience adjustments	1.92	3.43	-	-
Commitments as at the end of the year	51.55	47.24	16.39	15.30
Reconciliation of Plan assets:				
Plan assets as at the beginning of the year	N.A.	N.A.	N.A.	N.A.
Expected return on plan assets	N.A.	N.A.	N.A.	N.A.
Contributions during the year	N.A.	N.A.	N.A.	N.A.
Paid benefits	N.A.	N.A.	N.A.	N.A.
Actuarial (gains) / losses	N.A.	N.A.	N.A.	N.A.
Plan assets as at the end of the year	N.A.	N.A.	N.A.	N.A.

N.A - not applicable

Particulars	Superannuation (Unfunded)	
	2022-2023	2021-2022
Reconciliation of liability recognised in the Balance Sheet:		
Present Value of commitments (as per Actuarial valuation)	-	60.92
Fair value of plan assets	-	-
Net liability in the Balance sheet (as per Actuarial valuation)	-	60.92
Movement in net liability recognised in the Balance Sheet:		
Net liability as at the beginning of the year	60.92	59.59
Amount (paid) during the year/Transfer adjustment	-	-
Net expenses recognised / (reversed) in the Statement of Profit and Loss	(60.92)	4.17
Actuarial changes arising from changes in financial assumptions	-	(1.18)
Experience adjustments	-	(1.66)
Net liability as at the end of the year	-	60.92

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Superannuation (Unfunded)	
	2022-2023	2021-2022
Expenses recognised in the Statement of Profit and Loss:		
Current service cost	-	-
Past service cost	(60.92)	-
Interest Cost	-	4.17
Actuarial (gains) / losses	-	-
Expenses charged / (reversal) to the Statement of Profit and Loss	(60.92)	4.17
Return on Plan assets:		
Actuarial (gains) / losses	N.A.	N.A.
Actual return on plan assets	N.A.	N.A.
Reconciliation of defined-benefit commitments:		
Commitments as at the beginning of the year	60.92	59.59
Current service cost	-	-
Past service cost	(60.92)	-
Interest cost	-	4.17
(Paid benefits)	-	-
Actuarial (gains) / losses	-	-
Actuarial changes arising from changes in financial assumptions	-	(1.18)
Experience adjustments	-	(1.66)
Commitments as at the end of the year	-	60.92
Reconciliation of Plan assets:		
Plan assets as at the beginning of the year	N.A.	N.A.
Expected return on plan assets	N.A.	N.A.
Contributions during the year	N.A.	N.A.
Paid benefits	N.A.	N.A.
Actuarial (gains) / losses	N.A.	N.A.
Plan assets as at the end of the year	N.A.	N.A.

N.A - not applicable



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

The actuarial calculations used to estimate commitments and expenses in respect of unfunded Gratuity, Compensated absences and Superannuation (Pension & Medical coverage) are based on the following assumptions which if changed, would affect the commitment's size, funding requirements and expenses:

Particulars	Gratuity (Unfunded)		Compensated Absences (Unfunded)	
	2022-2023	2021-2022	2022-2023	2021-2022
Discount Rate	7.38%	7.18%	7.38%	7.18%
Expected Return on plan assets	N.A.	N.A.	N.A.	N.A.
Expected rate of salary increase	5.00%	5.00%	5.00%	5.00%
Mortality	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)
Retirement Age (Years)	60	60	60	60

N.A - not applicable

Particulars	Superannuation (Unfunded)	
	2022-2023	2021-2022
Discount Rate	N.A.	7.18%
Expected Return on plan assets	N.A.	N.A.
Expected rate of salary increase	0.00%	0.00%
Mortality	IALM (2012-14)	IALM (2012-14)
Retirement Age (Years)	60	60

N.A - not applicable

The employer's best estimate of contributions expected to be paid during the annual period beginning after the Balance Sheet date, towards Gratuity, Compensated Absences and Superannuation is Rs. 11.82 crore (Previous Year Rs. 10.39 crore), Rs. 4.89 crore (Previous Year Rs. 4.12 crore) and Rs. Nil crore (Previous Year Rs.4.37 crore) respectively.

A quantitative sensitivity analysis for significant assumption is as shown below:

Gratuity

Assumptions	March 31, 2023		March 31, 2022	
	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(3.22)	3.08	(3.06)	2.92

Gratuity

Assumptions	March 31, 2023		March 31, 2022	
	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	3.14	(3.30)	2.97	(3.13)

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Compensated Absences

	March 31, 2023		March 31, 2022	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(0.99)	1.05	(0.93)	1.04

Compensated Absences

	March 31, 2023		March 31, 2022	
Assumptions	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	1.08	(1.00)	1.06	(0.94)

Superannuation

	March 31, 2023		March 31, 2022	
Assumptions	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	-	-	(4.08)	4.02

Superannuation

	March 31, 2023		March 31, 2022	
Assumptions	Future salary increases			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	-	-	-	-

The following payments are expected contributions to the defined benefit plan in future years:

Expected payment for future years	Gratuity		Compensated Absences	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Within the next 12 months (next annual reporting period)	2.56	2.54	0.98	0.89
Between 1 and 2 years	0.91	0.90	0.30	0.30
Between 2 and 5 years	3.61	3.04	1.05	1.03
Between 5 and 6 years	1.16	1.13	0.31	0.36
Beyond 6 years	43.31	39.63	13.75	12.72
Total expected payments	51.55	47.24	16.39	15.30



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	Superannuation	
	March 31, 2023	March 31, 2022
Expected payment for future years		
Within the next 12 months (next annual reporting period)	-	-
Between 1 and 2 years	-	-
Between 2 and 5 years	-	-
Between 5 and 6 years	-	-
Beyond 6 years	-	60.92
Total expected payments	-	60.92

(30) Other expenses

	Year ended March 31, 2023	Year ended March 31, 2022
Rent	13.90	5.39
Rates & Taxes Expenses	1.14	2.05
Repairs and maintenance	24.56	18.24
Communication Costs	6.46	4.97
Printing and stationery	2.76	1.63
Advertisement and publicity	10.42	9.67
Auditor's remuneration		
Audit Fee ⁽¹⁾	2.52	3.13
Legal and Professional charges ⁽¹⁾	68.16	42.04
CSR expenses ⁽²⁾	34.56	57.88
Travelling and Conveyance	11.10	5.65
Stamp Duty	0.55	0.81
Recruitment Expenses	0.79	0.53
Business Promotion	0.67	0.79
Loss on sale of Fixed Assets	-	-
Electricity and water	6.61	5.05
Brokerage Expenses	1.73	1.66
Director's fees, allowances and expenses	5.09	4.92
Miscellaneous Expenses	7.77	2.52
Total	198.79	166.93

(1) Fees paid to the auditors include:

	Year ended March 31, 2023	Year ended March 31, 2022
As auditor		
Audit Fee	2.52	3.13
Certification fee*	1.00	0.55
Others**	2.05	1.91
Total	5.57	5.59

*Included in Legal and Professional Charges

**Fee paid in relation to public issue of Non-convertible Debentures has been amortised as per EIR method for calculation of Interest cost on Non-Convertible Debentures and included under Finance Cost

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(2) Corporate Social Responsibility:-

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Gross amount required to be spent by the Company during the year	34.56	57.88
Amount spent during the year	34.56	57.88
Shortfall at the end of the year	-	-
Nature of CSR activities:	Promoting education, including special education and employment enhancing vocational skills especially among children, women, elderly (Saakshar Project)	Jan Swasthya Kalyan Vahika (JSK)- Mobile Medical Vans
	Ensuring environmental sustainability, ecological balance, Protection for Flora & Fauna, Animal Welfare etc. (Sankalp Project)	Indiabulls Foundation Charitable Clinics
	Maintaining quality of Soil, Air and Water (Clean Ganga project)	Community Health Check-up Camps
	Planting more than 10 Lakh trees across India with the support of community based organisations, Municipal Corporation and GMDA	IBF Scholarship Programme
	Integrated village development by ensuring inclusive community participation, Developing more than 200 villages PAN India, Development to happen which includes Health, Education, Livelihood, Environment (Sarvoday project)	COVID Care Relief Programme



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(31) Tax Expenses

The Company has elected to exercise the option permitted under 115BAA of the Income Tax Act, 1961, as introduced by the Taxation Laws (Amendment) Ordinance, 2019. The effective applicable corporate tax rate for the Company is now 25.168%. Accordingly, the Company has recognized provision for Income Tax for year ended March 31, 2023 and re-measured its Deferred Tax asset/liability basis the rate prescribed in the aforesaid section. The major components of income tax expense for the year ended March 31, 2023 and March 31, 2022 are:

Profit or loss section	Year ended March 31, 2023	Year ended March 31, 2022
Current income tax:		
Current income tax charge	-	-
Adjustments in respect of current income tax of previous year	-	-
Deferred tax:		
Relating to origination and reversal of temporary differences	286.64	259.79
Income tax expense reported in the statement of profit or loss	286.64	259.79

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2023:

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Accounting profit before tax from continuing operations	1,105.81	955.90
Profit/(loss) before tax from a discontinued operation	-	-
Accounting profit before income tax	1,105.81	955.90
Tax at statutory Income Tax rate of 25.168%(Previous Year 25.168%)-(i)	278.31	240.58
Tax on Expenses / deductions Allowed/Disallowed in Income tax Act-(ii)	8.33	19.21
Tax on Expenses allowed/disallowed in income Tax Act	5.70	(5.78)
Net Addition/deduction u/s 36(i)(viia)	-	16.55
Income Exempt for Tax Purpose	-	(0.04)
Long Term Capital Gain on Sale of Investments	2.63	8.47
Others	-	0.01
Tax expenses related to the profit for the year (a)= (i)+(ii)	286.64	259.79
Tax on Other comprehensive income (b)	0.49	32.23
Total tax expenses for the comprehensive income (a+b)	287.13	292.02

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Deferred Tax

The following table shows deferred tax recorded in the balance sheet and changes recorded in the Statement of Profit and Loss and Other Comprehensive Income

Particulars	Deferred tax assets	Deferred tax liabilities	Statement of Profit and Loss	OCI	Others
	March 31, 2023	March 31, 2023	Year ended March 31, 2023	Year ended March 31, 2023	Year ended March 31, 2023
Depreciation/Amortisation on PPE	61.60	-	11.98	-	-
Impairment allowance for financial assets	420.42	-	(283.92)	-	176.57
Fair value of financial instruments held for trading	16.17	-	15.23	-	-
Remeasurement gain / (loss) on defined benefit plan	17.10	-	(14.24)	0.27	-
Impact on Borrowings using effective rate of Interest	-	21.05	6.05	-	-
Gain / loss on equity instrument designated at FVOCI	43.05	-	-	1.53	-
Derivative instruments in Cash flow hedge relationship	120.16	-	-	(2.29)	-
Share based Payments	28.02	-	-	-	-
Impact on Loans using effective rate of Interest	1.28	-	(0.64)	-	-
Impact on account of EIS and Servicing assets/ liability	-	201.98	(48.70)	-	-
Other temporary differences	-	58.97	27.60	-	-
Total	707.80	282.00	(286.64)	(0.49)	176.57

Particulars	Deferred tax assets	Deferred tax liabilities	Statement of Profit and Loss	OCI	Others
	March 31, 2022	March 31, 2022	Year ended March 31, 2022	Year ended March 31, 2022	Year ended March 31, 2022
Depreciation/Amortisation on PPE	49.62	-	12.46	-	-
Impairment allowance for financial assets	527.77	-	(423.10)	-	260.92
Fair value of financial instruments held for trading	1.60	-	8.14	-	-
Remeasurement gain / (loss) on defined benefit plan	31.07	-	2.46	(0.41)	-
Impact on Borrowings using effective rate of Interest	-	27.10	7.64	-	-
Gain / loss on equity instrument designated at FVOCI	45.17	-	-	(11.44)	53.25
Derivative instruments in Cash flow hedge relationship	122.46	-	-	(20.38)	-
Share based Payments	28.02	-	-	-	-
Impact on Loans using effective rate of Interest	1.92	-	(1.98)	-	-
Impact on account of EIS and Servicing assets/ liability	-	153.27	25.92	-	-
Other temporary differences	-	90.90	108.67	-	(80.81)
Total	807.63	271.27	(259.79)	(32.23)	233.36



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(32) Explanatory Notes

(i) Debentures (payable at par unless otherwise stated) (Secured unless otherwise stated) includes:*

	As at March 31, 2023
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 15, 2029	699.55
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2028	999.06
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 4, 2028	1,024.03
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2028	0.05
9.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2028	22.59
9.71 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2028	12.03
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2028	9.83
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2028	24.98
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 22, 2028	3,059.05
8.94 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2027	0.16
9.39 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2027	16.27
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2027	9.77
8.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2027	0.01
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2027	5.82
9.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2027	6.19
8.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2027	0.33
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2027	0.05
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2027	12.88
9.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2027	11.12
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	1,448.89

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2027	0.25
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2027	0.02
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2027	10.84
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2027	10.32
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	0.01
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	0.25
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	9.39
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	9.52
4.50 % Foreign Currency Convertible Debentures of Face value \$ 1,000 each Redeemable on September 28, 2026	1,100.10
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	13.56
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	980.37
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	369.26
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026 ⁽¹⁾	42.35
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2026	121.08
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2026	10.35
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2026	13.85
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 22, 2026	24.81
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2026	197.65
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2026	24.85
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2026	24.76
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 8, 2026	24.77



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 29, 2026	205.39
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 11, 2026	34.83
9.48 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2026	5.23
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2026	6.69
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2026 ⁽¹⁾	6.44
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2026	24.85
4.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 4, 2026	1,224.12
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 7, 2026	49.86
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2025	9.95
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2025	94.72
8.70% Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2025	0.01
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2025	0.33
9.16 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2025	7.21
9.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2025	11.48
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2025 ⁽¹⁾	8.26
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2025	169.23
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2025	13.55
8.94 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2025	4.93
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2025	6.93
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2025 ⁽¹⁾	3.82
8.47 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2025	0.05

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2025	0.02
8.94 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2025	12.74
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2025	15.84
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2025 ⁽¹⁾	7.55
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 26, 2025	999.21
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 19, 2025	24.88
8.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2025	0.30
8.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2025	0.17
8.66 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2025	10.10
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2025	21.87
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2025 ⁽¹⁾	6.76
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2025	7.70
9.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2025	8.03
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 23, 2025 ⁽¹⁾	6.35
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 24, 2025	224.17
8.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	0.10
8.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	0.19
8.66 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	8.70
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	65.21
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025 ⁽¹⁾	6.55
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2024	24.89



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
8.57 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2024	0.05
8.94 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2024	12.24
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2024	2.99
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2024	12.35
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 28, 2024 ⁽¹⁾	6.55
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	24.89
8.33 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2024	0.05
8.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2024	4.97
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2024	6.33
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 3, 2024 ⁽¹⁾	5.22
8.33 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2024	0.10
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2024	3.81
8.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2024	11.00
9.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2024	13.92
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 28, 2024 ⁽¹⁾	10.62
8.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	0.10
8.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	138.34
8.66 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	10.01
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	20.23
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024 ⁽¹⁾	10.15
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2024	24.86

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2024	24.88
8.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2024	0.00
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2024	16.30
8.42 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2024	9.08
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2024	31.80
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on April 28, 2024 ⁽¹⁾	14.18
8.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 5, 2024	0.00
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 5, 2024	219.86
8.42 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 5, 2024	7.51
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 5, 2024	15.38
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 5, 2024 ⁽¹⁾	5.62
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023	24.84
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 21, 2023	399.52
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 8, 2023	24.91
8.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	0.10
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	278.64
8.42 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	9.29
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	157.10
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023 ⁽¹⁾	8.35
11.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	997.46
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 28, 2023	203.64



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2023	49.96
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 30, 2023	99.92
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 18, 2023	1,026.59
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 28, 2023	199.94
	17,833.88

(1) Redeemable at premium

*Debentures are secured against Immovable Property / Other financial Assets and pool of Current and Future Loan Receivables of the Company (Including Investments).

(i) Debentures (payable at par unless otherwise stated) (Secured unless otherwise stated) includes:*

	As at March 31, 2022
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 15, 2029	699.55
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2028	999.06
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 4, 2028	1,024.02
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2028	24.98
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 22, 2028	3,058.25
8.03 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	1,448.89
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	0.24
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	9.38
8.43 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	0.01
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2027	9.25
4.50 % Foreign Currency Convertible Debentures of Face value \$ 1,000 each Redeemable on September 28, 2026	1,082.04
8.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	13.53
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	978.16

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	399.33
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026 ⁽¹⁾	38.77
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2026	120.17
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2026	13.74
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2026	10.27
8.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 22, 2026	24.77
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2026	197.10
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2026	24.81
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2026	24.71
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 8, 2026	24.71
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 29, 2026	204.97
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 11, 2026	34.78
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 13, 2026	24.81
4.50 % Foreign Currency Convertible Debentures of Face value \$ 1,000 each Redeemable on March 4, 2026	1,123.19
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 7, 2026	49.82
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2025	9.93
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2025	94.65
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2025	169.03
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 26, 2025	999.21
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 19, 2025	24.83
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 24, 2025	223.82



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
8.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	0.19
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	64.14
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025 ⁽¹⁾	5.91
8.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	0.10
8.66 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2025	8.56
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2024	24.84
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	24.84
8.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	137.21
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	20.07
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024 ⁽¹⁾	9.24
8.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	0.10
8.66 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2024	9.93
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2024	24.78
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2024	24.79
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2024	407.90
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2024	15.11
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2024 ⁽¹⁾	5.08
8.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2024	0.00
8.42 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on January 6, 2024	7.38
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023	24.67
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 21, 2023	399.52

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 8, 2023	24.80
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	276.28
8.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	155.77
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023 ⁽¹⁾	7.61
8.05 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	0.10
8.42 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 24, 2023	9.21
11.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	998.60
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 28, 2023	203.02
8.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2023	49.88
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 30, 2023	99.79
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 18, 2023	1,006.39
9.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 28, 2023	199.94
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2023	4.98
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2023	99.11
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 26, 2023	24.89
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2023	34.73
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2022	49.76
8.12 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 29, 2022	997.10
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 18, 2022	14.94
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 20, 2022	9.98
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 19, 2022	14.94



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
7.77 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 7, 2022	289.26
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 6, 2022	14.94
7.82 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 25, 2022	99.88
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 6, 2022	19.98
10.95 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2022	799.19
6.38 % Redeemable Non convertible Debentures of Face value \$ 1,000 each Redeemable on May 28, 2022	2,651.75
9.07 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2022	999.97
	23,555.93

(1) Redeemable at premium

*Debentures are secured against Immovable Property / Other financial Assets and pool of Current and Future Loan Receivables of the Company (Including Investments).

(ii) Term Loan from banks includes as at March 31, 2023 include*:

	As at March 31, 2023
Term Loan taken from Bank(s). These loans are repayable in monthly installment with moratorium period of 12 month from the date of disbursement. The balance tenure for these loans is 43 months (average) from the Balance Sheet. ⁽¹⁾	788.21
Term Loan taken from Bank. This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loan is 12 months from the Balance Sheet. ⁽¹⁾	99.19
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 3 months from the date of disbursement. The balance tenure for these loans is 48 months (average) from the Balance Sheet. ⁽¹⁾	1,338.94
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 6 month from the date of disbursement. The balance tenure for these loan sis 61 months (average) from the Balance Sheet. ⁽¹⁾	2,013.09
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 2 years from the date of disbursement. The balance tenure for these loans is 39 months (average) from the Balance Sheet. ⁽¹⁾	497.74
Term Loan taken from Bank(s). These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 16 months (average) from the Balance Sheet. ⁽¹⁾	3,080.36
Term Loan taken from Bank(s). These loans are repayable in quarterly installment from the date of disbursement. The balance tenure for these loans is 38 months (average) from the Balance Sheet. ^{(1),(2) & (3)}	3,060.19

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
Term Loan taken from Bank. This loan is repayable in yearly installment with the moratorium period of 4 years from the date of disbursement. The balance tenure for this loan is 30 months from the Balance Sheet. ⁽¹⁾	337.98
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 3 years from the date of disbursement. The balance tenure for these loans is 4 months (average) from the Balance Sheet. ⁽¹⁾	437.44
Term Loan taken from Bank. This loan is repayable in half yearly installment with the moratorium period of 1 years from the date of disbursement. The balance tenure for this loan is 3 months from the Balance Sheet. ⁽¹⁾	124.99
Term Loan taken from Bank. This loans is repayable in half yearly installment with the moratorium period of 6 months from the date of disbursement. The balance tenure for this loan is 36 months from the Balance Sheet. ⁽¹⁾	112.23
Term Loan taken from Bank. This loan is repayable in 6 monthly installment and thereafter quarterly installment from the date of disbursement. The balance tenure for this loan is 82 months from the Balance Sheet. ⁽¹⁾	508.66
	12,399.02

(1) Linked to base rate / MCLR of respective lenders

(2) Linked to Libor

(3) Includes External commercial borrowings from banks.

*Secured by hypothecation of Loan Receivables (Current and Future) / Other financial Assets / Cash and Cash Equivalents of the Company (including investments).

(ii) Term Loan from banks includes as at March 31, 2022 include*:

	As at March 31, 2022
Term Loan taken from Bank(s). These loans are repayable in monthly installment with moratorium period of 12 month from the date of disbursement. The balance tenure for these loan is 50 months (average) from the Balance Sheet. ⁽¹⁾	624.55
Term Loan taken from Bank. This loan is repayable in half yearly installment after the moratorium of 3 years from the date of disbursement. The balance tenure for this loan is 9 months from the Balance Sheet. ⁽¹⁾	499.97
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 3 months from the date of disbursement. The balance tenure for these loan is 57 months (average) from the Balance Sheet. ⁽¹⁾	1,328.23
Term Loan taken from Bank. This loan is repayable in quarterly installment with moratorium period of 1 years from the date of disbursement. The balance tenure for this loan is 9 months from the Balance Sheet. ⁽¹⁾	312.38
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 6 month from the date of disbursement. The balance tenure for these loan is 66 months (average) from the Balance Sheet. ⁽¹⁾	2,327.26
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 2 years from the date of disbursement. The balance tenure for these loan is 29 months (average) from the Balance Sheet. ⁽¹⁾	930.02



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
Term Loan taken from Bank(s). These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loan is 12 months (average) from the Balance Sheet. ^{(2)&(3)}	2,563.88
Term Loan taken from Bank. This loan is repayable in yearly installment after the moratorium period of 1 years from the date of disbursement. The balance tenure for this loan is 5 months from the Balance Sheet. ⁽¹⁾	333.33
Term Loan taken from Bank. This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loan is 3 months from the Balance Sheet. ⁽¹⁾	14.99
Term Loan taken from Bank(s). These loans are repayable in quarterly installment from the date of disbursement. The balance tenure for these loan is 47 months (average) from the Balance Sheet. ⁽¹⁾	3,415.43
Term Loan taken from Bank. This loan is repayable in half yearly installment from the date of disbursement. The balance tenure for this loan is 3 months from the Balance Sheet. ⁽¹⁾	65.62
Term Loan taken from Bank. This loan is repayable in yearly installment with the moratorium period of 4 years from the date of disbursement. The balance tenure for this loan is 42 months from the Balance Sheet. ⁽¹⁾	399.98
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 3 years from the date of disbursement. The balance tenure for these loan is 12 months (average) from the Balance Sheet. ⁽¹⁾	2,059.67
Term Loan taken from Bank(s). These loans are repayable in half yearly installment with the moratorium period of 1 years from the date of disbursement. The balance tenure for these loan is 13 months (average) from the Balance Sheet. ⁽¹⁾	624.82
Term Loan taken from Bank. This loan is repayable in half yearly installment with the moratorium period of 6 months from the date of disbursement. The balance tenure for this loan is 49 months from the Balance Sheet. ⁽¹⁾	149.64
	15,649.77

(1) Linked to base rate / MCLR of respective lenders

(2) Linked to Libor

(3) Includes External commercial borrowings from banks.

*Secured by hypothecation of Loan Receivables (Current and Future) / Other financial Assets / Cash and Cash Equivalents of the Company (including investments).

(iii) Subordinated Debt

	As at March 31, 2023
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 24, 2028	0.00
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2028	4.02
9.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 24, 2028	2.73
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on March 27, 2028	1,474.51
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on November 15, 2027	31.60

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2023
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	890.43
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on June 30, 2027	48.23
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2027	99.90
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2027	107.01
8.79 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026	2.39
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026	193.27
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 26, 2026	0.15
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	1.66
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on June 29, 2026	603.95
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 3, 2025	164.02
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 21, 2025	8.14
9.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 17, 2025	4.98
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 6, 2024	99.92
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 17, 2024	9.95
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 23, 2023	19.88
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 24, 2023	4.98
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 27, 2023	24.89
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 23, 2023	24.90
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 3, 2023	124.81
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 23, 2023	19.96
	3,966.28

(1) Redeemable at premium



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(iii) Subordinated Debt

	As at March 31, 2022
8.89 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 24, 2028	0.00
9.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 24, 2028	0.00
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 24, 2028	3.99
9.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on December 24, 2028	2.71
8.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 27, 2028	1,470.44
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 15, 2027	31.45
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 8, 2027	888.86
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2027	47.99
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2027	99.90
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2027	106.48
8.79 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	2.39
9.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	192.84
9.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026	0.15
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000 each Redeemable on September 26, 2026 ⁽¹⁾	1.52
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 29, 2026	602.62
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 3, 2025	163.73
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 21, 2025	8.14
9.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 17, 2025	4.97
8.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 6, 2024	99.92
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 17, 2024	9.92
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 23, 2023	19.77
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 24, 2023	4.97

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022
10.85 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 27, 2023	24.76
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 23, 2023	24.77
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 3, 2023	124.24
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 23, 2023	19.79
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 28, 2023	24.88
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 6, 2023	19.81
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 18, 2023	24.79
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 30, 2023	9.96
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 14, 2023	24.80
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 4, 2022	19.94
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 15, 2022	1.09
10.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 31, 2022	24.87
10.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 22, 2022	39.80
10.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 9, 2022	34.82
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2022	14.95
	4,196.03

(1) Redeemable at premium



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(iv) Disclosure of investing and financing activity that do not require cash and cash equivalent*:

Particulars	Year Ended March 31, 2023	Year Ended March 31, 2022
Property, plant and equipment and intangible assets	(31.30)	(39.18)
Investments in subsidiaries and other long-term Investments	(78.92)	36.64
Right-of-use assets	90.57	56.01
Equity share capital including securities premium	-	-
Borrowings**	183.89	6.32

* Includes non cash movements such as effective interest rate on borrowings and investment, fair value adjustment on investment etc.

** Represents debt securities, borrowings (other than debt securities) and subordinated liabilities.

(v) Additional disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 :-

Clause 3.3

Particulars	Year Ended March 31, 2023	Year Ended March 31, 2022
Value of Investments		
(i) Gross value of Investments		
(a) In India	9,918.20	10,227.69
(b) Outside India	-	-
(ii) Provisions for Depreciation*		
(a) In India	5.20	5.05
(b) Outside India	-	-
(iii) Net value of Investments		
(a) In India	9,913.00	10,222.64
(b) Outside India	-	-
Movement of provisions held towards depreciation on investments		
(i) Opening balance	5.05	5.05
(ii) Add: Provisions made during the year	0.15	-
(iii) Less: Write-off / Written-back of excess provisions during the year		
(iv) Closing balance	5.20	5.05

*Does not include Investments which are measured at fair value for the year ended March 31, 2023.

Clause 5.5 Overseas Assets

Particulars	Year Ended March 31, 2023	Year Ended March 31, 2022
Bank Balances	0.03	0.09

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Clause 5.6 Off-balance Sheet SPVs sponsored (which are required to be consolidated as per accounting Norms) as at March 31, 2023 and March 31, 2022

Name of the SPV sponsored

Domestic	Overseas
None	None

- (vi) During the year, the Company has bought back non-convertible debenture having face value of Rs. 1,269.60 crore (Previous Year Rs.182.70 crore), thereby earning a loss of Rs. 0.001 crore (Previous Year profit Rs.1.59 crore) which is clubbed under net gain on derecognition of financial instruments under amortized cost category.
- (vii) The Citizens Whistle Blower Forum has filed a Public Interest Litigation (“PIL”) before the Delhi High Court wherein certain allegations have been made against the Indiabulls group. The Company has vehemently denied the frivolous allegations that have been made without basic research or inquiry. The Company has also filed a perjury application wherein notice has been issued. The Management has concluded that the allegations made in the Writ Petition has no merit and no impact on the financial statements. The matter is sub judice and pending with the Delhi High Court.
- (viii) The Company does not have any charges which are yet to be registered with the Registrar of Companies beyond the statutory period. In some cases, the Company has fully redeemed certain secured debentures and External Commercial Borrowing aggregating to Rs. 7,671.93 crore in respect of which the Company is in the process of preparation and submission of necessary forms for satisfaction of such charges and expects to complete the process in due course.
- (ix) Major classes of assets held for sale as at March 31, 2023 are as below:

Description	As at March 31, 2023	As at March 31, 2022
Residential	421.37	1,474.70
Commercial	278.71	834.03
Total	700.08	2,308.73

(33) Contingent Liabilities and Commitments:

The Company is involved in certain appellate and judicial proceedings (including those described below) concerning matters arising in the normal course of business including claims from revenue authorities, customers. The proceedings in respect of these matters are in various stages. Management has assessed the possible obligations arising from such claims against the Company, in accordance with the requirements of Indian Accounting Standard (Ind AS) 37 and based on judicial precedents, consultation with lawyers or based on its historical experiences. Accordingly, Management is of the view that based on currently available information no provision in addition to that already recognised in its financial statements is considered necessary in respect of the above.

Given below are amounts in respect of claims asserted by revenue authorities and others

a) Demand pending under the Income Tax Act, 1961

- (i) For Rs. 1.23 crore with respect to FY 2008-09 (Previous Year Rs. 1.23 crore) against disallowances under Income Tax Act, 1961, against which appeal is pending before The Supreme Court.
- (ii) For Rs. 1.27 crore with respect to FY 2010-11 (Previous Year Rs. 1.27 crore) against disallowances under Income Tax Act, 1961, against which the department has filed appeal before The High Court.
- (iii) For Rs. NIL with respect to FY 2010-11 (Previous Year Rs. 0.05 crore) against disallowances under Income Tax Act, 1961 against which appeal is pending before CIT (Appeal).
- (iv) For Rs. NIL with respect to FY 2011-12 (Previous Year Rs. 0.00 crore) against disallowances under Income Tax Act, 1961 against which appeal is pending before ITAT.
- (v) For Rs. NIL with respect to FY 2012-13 (Previous Year Rs. 0.11 crore) against disallowances under Income Tax Act, 1961 against which departmental appeal is pending before ITAT.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- (vi) For Rs. 14.16 crore with respect to FY 2013-14 (Previous Year Rs. 14.16 crore) against disallowances under Income Tax Act, 1961 against which departmental appeal is pending before ITAT.
 - (vii) For Rs. 13.81 crore with respect to FY 2014-15 (Previous Year Rs. 13.81 crore) against disallowances under Income Tax Act, 1961 against which departmental appeal is pending before ITAT.
 - (viii) For Rs. 20.54 crore with respect to FY 2015-16 (Previous Year Rs. 20.54 crore) against disallowances under Income Tax Act, 1961 against which departmental appeal is pending before ITAT.
 - (ix) For Rs. 48.66 crore with respect to FY 2016-17 (Previous Year Rs. 48.66 crore) against disallowances under Income Tax Act, 1961 against which departmental appeal is pending before ITAT.
 - (x) For Rs. NIL with respect to FY 2010-11 (Previous Year Rs. 0.05 crore) against disallowances under Income Tax Act, 1961 against which appeal is pending before ITAT.
 - (xi) For Rs. NIL with respect to FY 2011-12 (Previous Year Rs. 0.00 crore) against disallowances under Income Tax Act, 1961 against which departmental appeal is pending before ITAT.
 - (xii) For Rs. 9.65 crore with respect to FY 2017-18 (Previous Year Rs. 166.75 crore) against disallowances under Income Tax Act, 1961 against which appeal is pending before ITAT.
 - (xiii) For Rs. 1.30 crore with respect to FY 2017-18 (Previous Year Rs. 1.30 crore) against disallowances under Income Tax Act, 1961 against which appeal is pending before CIT (Appeal).
 - (xiv) For Rs. 64.15 crore with respect to FY 2018-19 (Previous Year Rs. 57.24 crore) against disallowances under Income Tax Act, 1961 against which appeal is pending before CIT (Appeal).
 - (xv) For Rs. 28.04 crore with respect to FY 2019-20 (Previous Year Rs. 28.04 crore) against disallowances under Income Tax Act, 1961 against which appeal is pending before CIT (Appeal).
 - (xvi) For Rs. 0.23 crore with respect to FY 2020-21 (Previous Year Rs. 0.23 crore) against disallowances under Income Tax Act, 1961 against which appeal is pending before CIT (Appeal).
 - (xvii) For Rs. 0.58 crore with respect to FY 2020-21 (Previous Year Rs. NIL) against disallowances under Income Tax Act, 1961 against which appeal is pending before CIT (Appeal).
- (b)**
- (i) Demand pending u/s of 25, 55, 56 & 61 of The Rajasthan Value Added Tax Act, 2003 (Including interest & Penalty) has been waived in favour of the Company with respect to FY 2007-08 to FY 2012-13 (Previous Year Rs. 1.45 crore) under the Amnesty Scheme-2022 brought by Commercial Tax Department, Rajasthan opted by the Company with the non-refund of tax, interest and penalty for Rs. (0.62+0.21) crore (Previous Year Rs. 0.62+0.21 crore) which were paid under protest by the Company and appeal pending before Rajasthan High Court has been withdrawn by the Company to comply with the conditions of Amnesty Scheme-22
 - (ii) Demand pending u/s 73 of CGST Act, 2017 for Rs.0.08 crore (Previous year Rs. Nil) (including Interest & Penalty) with respect to FY 2018-19 against which appeal has been filed before Joint Commissioner (Appeals). The Company has paid tax as a pre-deposit of Rs. 0.00 crore (Previous Year N.A.) required for the purpose of filing an appeal under GST law. The appeal is pending before the Appellate Authority.
 - (iii) The Company has filed an appeal before the Commissioner (Appeals-II) under section 85 of the Finance Act, 1994 (32 of 1994), against the order in original no. 08/Vs/JC/CGST/DSC/2022-23 dated 15.11.2022 passed by Joint Commissioner, CGST, Delhi South Commissionerate, Bhikaji Cama Place, New Delhi-110066 for disputed amount w.r.t. penalty u/s 78 for Rs. 0.51 crore (Previous Year N.A.) and penalty u/s 77 for Rs. 0.00 crore (Previous Year N.A.). In compliance of section 35F of Central Excise Act, 1944, the Company has paid an amount of Rs.0.04 crore (Previous Year N.A.) as pre-deposit amount for filing an appeal. The appeal has since been decided in favour of Company with Nil Demand after balance sheet date vide order no 01/2023-24 dated 11th April 2023 of Commissioner (Appeals-II). However, statutory period for filing the appeal by the Service Tax department against the order of Commissioner (Appeals-II) has not yet expired.
- (c)** Capital commitments for acquisition of fixed assets at various branches as at the year end (net of capital advances paid) Rs. 23.44 crore (Previous Year Rs. 32.63 crore).

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- (d) Corporate guarantees provided to Unique Identification Authority of India for Aadhaar verification of loan applications for Rs. 0.25 crore (Previous Year Rs. 0.25 crore).
- (e) Bank guarantees provided against court case for Rs. 0.05 crore (Previous Year Rs. 0.05 crore).
- (f) Corporate guarantees provided to NABARD for loan taken by Indiabulls Commercial Credit Limited for Rs. 381.07 crore (Previous Year Rs. 561.50 crore)

(34) Segment Reporting:

The Company is mainly engaged in the housing finance and mortgage-backed lending business, and all other activities revolve around this main business of the Company. Further, all activities are conducted within India and as such there is no separate reportable segment, as per the Ind AS 108 - "Operating Segments" specified under Section 133 of the Act.

(35) Disclosures in respect of Related Parties-

(a) Detail of related party

Nature of relationship Subsidiary Companies

Related party

Indiabulls Commercial Credit Limited
Indiabulls Insurance Advisors Limited
Indiabulls Capital Services Limited
Indiabulls Collection Agency Limited
Ibolls Sales Limited
Indiabulls Advisory Services Limited
Indiabulls Asset Holding Company Limited
Indiabulls Asset Management Company Limited^{till May 2, 2023}
Indiabulls Trustee Company Limited^{till May 2, 2023}
Indiabulls Holdings Limited
Indiabulls Investment Management Limited
(Previously known as Indiabulls Venture Capital Management Company Limited)
Indiabulls Asset Management (Mauritius)^{Defunct w.e.f. July 18, 2022}
(Subsidiary of Indiabulls Commercial Credit Limited)

(a) Detail of related party

Nature of relationship

Related party

Nilgiri Investmart Services Limited
(formerly known as Nilgiri Financial Consultants Limited)
(Subsidiary of Indiabulls Insurance Advisors Limited)
Pragati Employee Welfare Trust
(Formerly known as Indiabulls Housing Finance Limited- Employee Welfare Trust)

Key Management Personnel

Mr. Subhash Sheoratan Mundra, Non Executive Chairman, Independent Director
Mr. Sameer Gehlaut, Non - Executive Director^{till March 14, 2022}
Mr. Gagan Banga, Vice Chairman/ Managing Director & CEO
Mr. Ashwini Omprakash Kumar, Non -Executive Non-independent Director^{from December 31, 2022 till March 31, 2023}



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Nature of relationship	Related party
	Mr. Ajit Kumar Mittal, Non -Executive Non-independent Director ^{from April 26, 2022 till May 22, 2023} , Executive Director ^{till April 26, 2022}
	Mr. Sachin Chaudhary, Executive Director
	Mr. Shamsheer Singh Ahlawat, Independent Director ^{till September 28, 2021}
	Mr. Prem Prakash Mirdha, Independent Director ^{till September 28, 2021}
	Justice Gyan Sudha Misra, Independent Director
	Mr. Achutan Siddharth, Independent Director
	Mr. Dinabandhu Mohapatra, Independent Director
	Mr. Satish Chand Mathur, Independent Director
	Mr. Bishnu Charan Patnaik, Non - Executive Director ^{from April 26, 2022}
	Mr. Mukesh Garg, Chief Financial Officer
	Mr. Amit Jain, Company Secretary

(b) Significant transactions with related parties:

Nature of Transactions	Year ended March 31, 2023	Year ended March 31, 2022
Finance		
Secured Loans given (Maximum balance outstanding during the year)*		
-Subsidiary Companies	3,240.00	5,745.56
Total	3,240.00	5,745.56
Unsecured Loans given (Maximum balance outstanding during the year)*		
-Subsidiary Companies	67.30	67.30
Total	67.30	67.30
Unsecured Loans Taken (Maximum balance outstanding during the year)*		
-Subsidiary Companies	105.85	-
Total	105.85	-
Other receipts and payments		
Sale of Investment to:		
-Subsidiary Companies	69.40	-
Total	69.40	-
Purchase of Investment from:		
-Subsidiary Companies	-	48.40
Total	-	48.40
Payment received for Subscription of Bonds from:		
-Subsidiary Companies	14.00	-
Total	14.00	-

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Nature of Transactions	Year ended March 31, 2023	Year ended March 31, 2022
Payment received on Redemption of Bonds from:		
-Subsidiary Companies	-	1,990.84
Total	-	1,990.84
Payment made for purchase of Investment in:		
-Subsidiary Companies	-	0.05
Total	-	0.05
Corporate counter guarantees given to third parties for:⁽¹⁾		
-Subsidiary Companies	-	200.00
Total	-	200.00
Investment in equity Shares		
-Subsidiary Companies	-	6.95
Total	-	6.95
Investment in Bonds		
-Subsidiary Companies	-	2,000.00
Total	-	2,000.00
Assignment of Loans from		
-Subsidiary Companies	2,388.30	1,196.58
Total	2,388.30	1,196.58
Income from Service Fee		
-Subsidiary Companies	0.02	0.06
Total	0.02	0.06
Income from Support Services		
-Subsidiary Companies	0.06	-
Total	0.06	-
Interest expenses on loans taken		
-Subsidiary Companies	0.09	-
Total	0.09	-
Expenses on Service Fee		
-Subsidiary Companies	0.05	0.10
Total	0.05	0.10
Interest Income on Loan		
-Subsidiary Companies	229.69	424.66
Total	229.69	424.66
Interest Income on Bonds		
-Subsidiary Companies	137.86	180.02
Total	137.86	180.02



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Nature of Transactions	Year ended March 31, 2023	Year ended March 31, 2022
Interest Expense on Bonds		
-Subsidiary Companies	9.95	2.65
Total	9.95	2.65
Dividend Income		
-Subsidiary Companies	204.43	-
Total	204.43	-
Payment of Dividend		
-Subsidiary Companies	-	15.30
-Key Management Personnel	-	3.81
Total	-	19.11
Other receipts and payments		
Salary / Remuneration (Consolidated)		
-Key Management Personnel	32.50	31.09
Total	32.50	31.09
Salary / Remuneration (Short-term employee benefits)		
-Key Management Personnel	27.67	27.43
Total	27.67	27.43
Salary / Remuneration (Share-based payments)		
-Key Management Personnel	(0.61)	(2.23)
Total	(0.61)	(2.23)
Salary / Remuneration (Post-employment benefits)		
-Key Management Personnel	0.77	1.38
Total	0.77	1.38
Salary / Remuneration (Others)		
-Key Management Personnel	4.67	4.51
Total	4.67	4.51

* Represents Maximum balance of loan outstanding during the year

(c) **Outstanding balance:**

Nature of Transactions	As at March 31, 2023	As at March 31, 2022
Secured Loans given:		
-Subsidiary Companies	995.00	1,486.00
Total	995.00	1,486.00
Unsecured Loans given:		
-Subsidiary Companies	67.30	67.30
Total	67.30	67.30

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Nature of Transactions	As at March 31, 2023	As at March 31, 2022
Unsecured Loans Taken:		
-Subsidiary Companies	-	-
Total	-	-
Investment in Bonds of:		
-Subsidiary Companies	1,629.46	2,020.83
Total	1,629.46	2,020.83
Investment in Shares of:		
-Subsidiary Companies	3,863.23	3,863.23
Total	3,863.23	3,863.23
Outstanding Balance of Borrowings in Bonds held by (at fair value):		
-Subsidiary Companies	129.87	49.88
Total	129.87	49.88
Corporate counter guarantees given to third parties for:		
-Subsidiary Companies	381.07	561.50
Total	381.07	561.50
Assignment (Payable)/ Receivable (Net)		
-Subsidiary Companies	28.12	5.99
Total	28.12	5.99

(d) Statement of Partywise transactions during the Year:

Particulars	For the Year ended March 31, 2023	For the Year ended March 31, 2022
Secured Loans Given*		
Subsidiaries		
– Indiabulls Commercial Credit Limited	3,240.00	5,745.56
Total	3,240.00	5,745.56
Unsecured Loans Given*		
Subsidiaries		
– Pragati Employee Welfare Trust	67.30	67.30
Total	67.30	67.30
Unsecured Loans Taken*		
Subsidiaries		
– Indiabulls Advisory Services Limited	7.90	-
– Indiabulls Asset Management Company Limited	23.00	-
– Indiabulls Collection Agency Limited	42.30	-
– Nilgiri Investmart Services Limited	23.05	-
– Ibulls Sales Limited	9.60	-
Total	105.85	-



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	For the Year ended March 31, 2023	For the Year ended March 31, 2022
Sale of Investment to:		
Subsidiaries		
– Indiabulls Asset Management Company Limited	69.40	-
Total	69.40	-
Purchase of Investment from:		
Subsidiaries		
– Indiabulls Asset Management Company Limited	-	48.40
Total	-	48.40
Payment received for Subscription of Bonds from:		
Subsidiaries		
– Indiabulls Asset Management Company Limited	14.00	-
Total	14.00	-
Payment received for Redemption Investment:		
Subsidiaries		
– Indiabulls Commercial Credit Limited	-	1,990.84
Total	-	1,990.84
Corporate counter guarantees given to third parties for:		
Subsidiaries		
– Indiabulls Commercial Credit Limited	-	200.00
Total	-	200.00
Investment in equity Shares		
Subsidiary Companies		
– Indiabulls Investment Management Limited	-	6.95
Total	-	6.95
Investment in Bonds		
Subsidiaries		
– Indiabulls Commercial Credit Limited	-	2,000.00
Total	-	2,000.00
Assignment of Loans from		
Subsidiaries		
– Indiabulls Commercial Credit Limited	2,388.30	1,196.58
Total	2,388.30	1,196.58
Income from Service Fee		
Subsidiaries		
– Indiabulls Commercial Credit Limited	0.02	0.06
Total	0.02	0.06

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	For the Year ended March 31, 2023	For the Year ended March 31, 2022
Income from Support Services		
Subsidiaries		
– Ibulls Sales Limited	0.01	-
– Indiabulls Advisory Services Limited	0.01	-
– Indiabulls Capital Services Limited	0.01	-
– Indiabulls Collection Agency Limited	0.01	-
– Indiabulls Insurance Advisors Limited	0.01	-
– Indiabulls Investment Management Limited	0.00	-
– Nilgiri Investmart Services Limited	0.01	-
Total	0.06	-
Interest expenses on loans taken		
Subsidiaries		
– Indiabulls Advisory Services Limited	0.01	-
– Indiabulls Asset Management Company Limited	0.02	-
– Indiabulls Collection Agency Limited	0.03	-
– Nilgiri Investmart Services Limited	0.02	-
– Ibulls Sales Limited	0.01	-
Total	0.09	-
Expenses on Service Fee		
Subsidiaries		
– Indiabulls Commercial Credit Limited	0.05	0.10
Total	0.05	0.10
Interest Income on Loan		
Subsidiaries		
– Indiabulls Commercial Credit Limited	222.92	417.97
– Pragati Employee Welfare Trust	6.77	6.69
Total	229.69	424.66
Interest Income on Bonds		
Subsidiaries		
– Indiabulls Commercial Credit Limited	137.86	180.02
Total	137.86	180.02
Interest Expense on Bonds		
Subsidiaries		
– Indiabulls Commercial Credit Limited	4.44	-
– Indiabulls Asset Management Company Limited	5.51	2.65
Total	9.95	2.65



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	For the Year ended March 31, 2023	For the Year ended March 31, 2022
Dividend Income		
Subsidiaries		
– Indiabulls Commercial Credit Limited	204.43	-
Total	204.43	-
Payment of Dividend		
Subsidiaries		
-Pragati Employee Welfare Trust	-	15.30
-Key Managerial Personnel		
– Sameer Gehlaut	-	0.45
– Gagan Banga	-	3.19
– Ashwini Omprakash Kumar	-	0.02
– Sachin Chaudhary	-	0.11
– Ajit Kumar Mittal	-	0.04
– Prem Prakash Mirdha	-	0.00
Total	-	19.11
Salary / Remuneration (Short-term employee benefits)		
Remuneration		
– Gagan Banga	10.51	10.55
– Ajit Kumar Mittal	-	1.34
– Ashwini Omprakash Kumar	3.59	4.87
– Sachin Chaudhary	6.61	4.92
– Mukesh Kumar Garg	6.18	4.86
– Amit Jain	0.78	0.89
Total	27.67	27.43
Salary / Remuneration (Share-based payments)		
– Gagan Banga	1.15	0.21
– Ajit Kumar Mittal	(0.15)	(0.06)
– Ashwini Omprakash Kumar	(3.66)	(1.13)
– Sachin Chaudhary	1.17	(0.89)
– Mukesh Kumar Garg	0.75	(0.39)
– Amit Jain	0.13	0.03
Total	(0.61)	(2.23)
Salary / Remuneration (Post-employment benefits)		
– Sameer Gehlaut	-	1.33
– Gagan Banga	0.08	0.01
– Ajit Kumar Mittal	-	(0.07)
– Ashwini Omprakash Kumar	0.08	-

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	For the Year ended March 31, 2023	For the Year ended March 31, 2022
– Sachin Chaudhary	0.45	0.09
– Mukesh Kumar Garg	0.08	0.00
– Amit Jain	0.08	0.02
Total	0.77	1.38
Salary / Remuneration (Others)		
– Shamsheer Singh Ahlawat	-	0.03
– Prem Prakash Mirdha	-	0.03
– Justice Gyan Sudha Misra	0.60	0.57
– Subhash Sheoratan Mundra	2.10	2.07
– Satish Chand Mathur	0.35	0.32
– Achutan Siddharth	0.85	0.82
– Dinabandhu Mohapatra	0.70	0.67
– Bishnu Charan Patnaik	0.07	-
Total	4.67	4.51

* Represents Maximum balance of loan outstanding during the year

(e) Breakup of outstanding Balances

Particulars	As at March 31, 2023	As at March 31, 2022
Secured Loan given		
Subsidiaries		
– Indiabulls Commercial Credit Limited	995.00	1,486.00
Unsecured Loan given		
Subsidiaries		
– Pragati Employee welfare Trust	67.30	67.30
Unsecured Loan Taken		
Subsidiaries		
– Indiabulls Advisory Services Limited	-	-
– Indiabulls Asset Management Company Limited	-	-
– Indiabulls Collection Agency Limited	-	-
– Nilgiri Investmart Services Limited	-	-
– Ibulls Sales Limited	-	-
Investment in Bonds of:		
Subsidiaries		
– Indiabulls Commercial Credit Limited	1,629.46	2,020.83
Investment in Shares of:		
Subsidiaries		
– Indiabulls Insurance Advisors Limited	0.05	0.05



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	As at March 31, 2023	As at March 31, 2022
– Indiabulls Capital Services Limited	5.00	5.00
– Indiabulls Commercial Credit Limited	3,667.83	3,667.83
– Indiabulls Advisory Services Limited	2.55	2.55
– Indiabulls Asset Holding Company Limited	0.05	0.05
– Indiabulls Collection Agency Limited	10.05	10.05
– Ibulls Sales Limited	0.05	0.05
– Indiabulls Asset Management Company Limited	100.00	170.00
– Indiabulls Trustee Company Limited	0.50	0.50
– Indiabulls Holdings Limited	0.15	0.15
– Indiabulls Investment Management Limited	77.00	7.00
Outstanding Balance of Borrowings in Bonds held by (at fair value):		
Subsidiaries		
– Indiabulls Commercial Credit Limited	50.00	49.88
– Indiabulls Asset Management Company Limited	79.87	-
Assignment Receivable / (Payable)		
Subsidiaries		
- Indiabulls Commercial Credit Limited	28.12	5.99
Corporate counter guarantees given to third parties for the Company		
- Indiabulls Commercial Credit Limited	381.07	561.50

Related Party relationships as given above are as identified by the Company.

(1) Disclosure related to Fair value of Corporate Guarantee given to Subsidiary as per IND As 109, "Financial Instruments":

Particulars	March 31, 2023	March 31, 2022
Fair Value Income on Corporate Guarantee		
Subsidiaries		
– Indiabulls Commercial Credit Limited	10.87	10.53
Total	10.87	10.53
Investment in		
Subsidiaries		
– Indiabulls Commercial Credit Limited	-	4.18
Total	-	4.18
Outstanding Balance of Unamortised Corporate Guarantee Income		
– Indiabulls Commercial Credit Limited	15.21	26.08
Total	15.21	26.08

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(36) Remittances during the year in foreign currency on account of dividends:

Remittance during the Financial Year 2022-23 : NIL

Remittance during the Financial Year 2021-22 :

Pertains to Financial Year	Interim/Final	No of Shareholders	No. of Shares	Amount
2020-21	1st Interim 2020-21	1	5,67,505	0.51
Total			5,67,505	0.51

(37) Earnings Per Equity Share

Earnings Per Equity Share (EPS) as per Indian Accounting Standard (IndAS)-33 "Earnings Per Share",:

The basic earnings per share is computed by dividing the net profit attributable to Equity Shareholders for the year by the weighted average number of Equity Shares outstanding during the year. Diluted earnings per share are computed using the weighted average number of Equity Shares and also the weighted average number of Equity Shares that could have been issued on the conversion of all dilutive potential Equity Shares. The dilutive potential Equity Shares are adjusted for the proceeds receivable, had the shares been actually issued at fair value.

Dilutive potential Equity Shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The number of Equity Shares and potential diluted Equity Shares are adjusted for potential dilutive effect of Employee Stock Option Plan as appropriate.

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Profit available for Equity Shareholders (Amount)	819.17	696.11
Weighted average number of Shares used in computing Basic Earnings per Equity Share (Nos.)	471,455,734	463,406,287
Add: Potential number of Equity share that could arise on exercise of Employee Stock Options (Nos.)	2,503,078	1,253,208
Weighted average number of shares used in computing Diluted Earnings per Equity Share (Nos.)	473,958,811	464,659,495
Face Value of Equity Shares - (Rs.)	2.00	2.00
Basic Earnings Per Equity Share - (Rs.)	17.38	15.02
Diluted Earnings Per Equity Share - (Rs.)	17.28	14.98

(38) In respect of amounts as mentioned under Section 124 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as on March 31, 2023. (With respect to year ended March 31, 2022 an amount of Rs. 2,280(Rupees Two thousand two hundred Eighty only) which were issued to certain shareholders against revalidation cases for the payment of unpaid/unclaimed interim dividend could not be encashed by them and were again credited back to Company's unpaid dividend account. The same was deposited subsequent to the year ended March 31, 2022 to Investor Education and Protection fund).



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(39) (1) Disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021:

(i) Disclosure for Capital to Risk Assets Ratio (CRAR) :-

CRAR	As at March 31, 2023	As at March 31, 2022
Items		
i) CRAR (%)	23.01%	22.49%
ii) CRAR - Tier I capital (%)	18.39%	16.59%
iii) CRAR - Tier II Capital (%)	4.62%	5.90%
iv) Amount of subordinated debt raised as Tier- II Capital	3,966.28	4,196.03
v) Amount raised by issue of Perpetual Debt Instruments	100.00	100.00

(ii) Exposure to Real Estate Sector:-

Category	As at March 31, 2023	As at March 31, 2022
a) Direct exposure		
(i) Residential Mortgages -		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Individual housing loans up to Rs. 15 lakh Rs. 1,138.44 crore (Previous Year Rs. 1,314.34 crore)	20,356.74	21,598.00
(ii) Commercial Real Estate -		
Lending secured by mortgages on commercial real estates	17,376.57	16,921.77
(iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
a. Residential	-	-
b. Commercial Real Estate	692.08	299.09
b) Indirect Exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs).	-	-

Note: The above computation is based on management's estimates, assumptions and adjustments / Borrower's confirmation which have been relied upon by the auditors.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(iii) Exposure to Capital Market

Particulars	As at March 31, 2023	As at March 31, 2022
(i) direct investment in equity shares, convertible bonds, convertible debentures and units of equity oriented mutual funds the corpus of which is not exclusively invested in corporate debt;	-	1.85
(ii) advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	-	-
(iii) advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	-	-
(iv) advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances;	-	-
(v) secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;	-	-
(vi) loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	-	-
(vii) bridge loans to companies against expected equity flows / issues;	-	-
(viii) Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	-
(ix) Financing to stockbrokers for margin trading	-	-
(x) All exposures to Alternative Investment Funds:		
(i) Category I	-	-
(ii) Category II	3,294.09	3,099.06
(iii) Category III	-	-
Total Exposure to Capital Market	3,294.09	3,100.91

Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management which have been relied upon by the auditors.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023
(All amount in ₹ in Crore, except for share data unless stated otherwise)

(iv) Asset Liability Management

Maturity Pattern of Assets and Liabilities as at March 31, 2023*:-

	1 to 7 Days	8 to 14 Days	15 days to 30/31 days	Over 1 month & up to 2 months
Liabilities				
Borrowing from banks**	1.30	1.65	115.91	135.92
Market borrowings	38.71	0.79	280.53	1,287.80
Foreign Currency Liabilities	-	-	-	-
Assets				
Advances	531.38	217.09	1,041.25	1,300.73
Investments***	219.70	582.50	221.56	210.54
Foreign Currency Assets	-	-	-	-

Maturity Pattern of Assets and Liabilities as at March 31, 2023*:-

	Over 2 month & up to 3 months	Over 3 months & up to 6 months	Over 6 months & up to 1 year	Over 1 year & up to 3 Years
Liabilities				
Borrowing from banks**	835.78	2,850.39	1,410.83	8,101.61
Market borrowings	481.97	2,280.38	2,500.81	6,346.10
Foreign Currency Liabilities	-	269.16	-	155.92
Assets				
Advances	1,138.05	3,526.94	3,491.30	18,118.62
Investments***	114.70	1,307.89	638.82	4,593.02
Foreign Currency Assets	65.70	68.87	0.34	31.41

Maturity Pattern of Assets and Liabilities as at March 31, 2023*:-

	Over 3 Years & up to 5 Years	Over 5 Years	Grand Total
Liabilities			
Borrowing from banks**	4,587.68	1,130.07	19,171.14
Market borrowings	12,239.08	3,388.09	28,844.26
Foreign Currency Liabilities	165.32	-	590.40
Assets			
Advances	14,887.10	8,543.60	52,796.06
Investments***	1,445.20	3,927.71	13,261.64
Foreign Currency Assets	-	-	166.32

*In addition to the investments shown in the table above, the Company also had cash, cash equivalents and bank balances of Rs. 1,590.97 crore as at March 31, 2023.

** Net of lease liability recognized under Ind AS 116 in respect of leases (other than short-term leases) aggregating to Rs. 297.8 crore.

*** Investments includes Assets held for sale amounting to Rs. 700.08 crore and Fixed deposit with bank amounting to Rs. 2,648.56 crore as at March 31, 2023.

Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the auditors.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Maturity Pattern of Assets and Liabilities as at March 31, 2022*:-

	1 to 7 Days	8 to 14 Days	15 days to 30/31 days	Over 1 month & up to 2 months
Liabilities				
Borrowing from banks**	0.73	18.50	68.39	43.30
Market borrowings	1,083.84	530.10	188.63	2,870.26
Foreign Currency Liabilities	-	0.49	61.97	313.63
Assets				
Advances	383.00	47.85	1,023.14	1,435.93
Investments***	358.98	88.24	178.06	2,929.86
Foreign Currency Assets	-	-	-	0.33

Maturity Pattern of Assets and Liabilities as at March 31, 2022*:-

	Over 2 month & up to 3 months	Over 3 months & up to 6 months	Over 6 months & up to 1 year	Over 1 year & up to 3 Years
Liabilities				
Borrowing from banks**	1,658.26	1,123.94	3,260.04	9,873.80
Market borrowings	1,292.40	867.31	4,608.13	7,293.46
Foreign Currency Liabilities	80.28	0.52	6.34	47.41
Assets				
Advances	1,033.03	3,429.79	4,366.40	19,312.52
Investments***	480.37	83.75	3,422.36	4,466.05
Foreign Currency Assets	14.28	2.68	-	131.83

Maturity Pattern of Assets and Liabilities as at March 31, 2022*:-

	Over 3 Years & up to 5 Years	Over 5 Years	Grand Total
Liabilities			
Borrowing from banks**	5,566.58	1,433.39	23,046.93
Market borrowings	4,694.08	11,284.06	34,712.27
Foreign Currency Liabilities	151.03	-	661.67
Assets			
Advances	14,117.26	8,765.45	53,914.37
Investments***	1,275.51	4,430.69	17,713.87
Foreign Currency Assets	-	-	149.12

*In addition to the investments shown in the table above, the Company also had cash, cash equivalents and bank balances of Rs. 4,068.35 crore as at March 31, 2022.

** Net of lease liability recognized under Ind AS 116 in respect of leases (other than short-term leases) aggregating to Rs. 194.66 crore.

*** Investments includes Assets held for sale amounting to Rs. 2,308.73 crore and Fixed deposit with bank amounting to Rs. 5,182.51 crore as at March 31, 2022.

Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the auditors.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(2) Capital to Risk Assets Ratio (CRAR)(Proforma) as per IndAS (considering Nil risk weightage on Mutual fund investments):-

CRAR	As at March 31, 2023	As at March 31, 2022
Items		
i) Adjusted CRAR-(Total)-	23.04%	22.56%
ii) Adjusted CRAR - Tier I capital (%) -	18.42%	16.64%
iii) Adjusted CRAR - Tier II Capital (%) -	4.62%	5.92%

Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the auditors.

Additional Disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 are as follows:-

(i) Break up of 'Provisions and Contingencies'

Particulars	Year Ended March 2023	Year Ended March 2022
1. Provisions for depreciation on Investment	-	-
2. Provision made towards Income tax	286.64	259.79
3. Provision towards NPA (including Counter Cyclical provisions)	724.98	1,426.60
4. Provision for Standard Assets	177.14	(828.90)
5. Other Provision and Contingencies:-	(50.19)	10.81
i) Gratuity Expense	9.64	8.51
ii) Leave Encashment Expense	1.09	1.29
iii) Superannuation Expense	(60.92)	4.17

(ii) Break up of Loan & Advances and Provisions thereon

Particulars	Housing Loans		Non Housing Loans	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Standard Assets				
a) Total Outstanding Amount	26,598.16	31,490.08	20,388.08	18,678.05
b) Provisions made as per applicable accounting framework	254.47	341.24	221.13	238.33
c) Provision made NHB Norms	221.88	215.81	198.69	184.29
Sub-Standard Assets				
a) Total Outstanding Amount	579.23	734.36	293.08	1,226.10
b) Provisions made as per applicable accounting framework	189.22	316.81	94.84	527.65
c) Provision made NHB Norms	145.41	110.15	72.67	183.91
Doubtful Assets – Category-I				
a) Total Outstanding Amount	362.51	65.19	428.52	16.96
b) Provisions made as per applicable accounting framework	118.21	28.36	139.42	7.04

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Housing Loans		Non Housing Loans	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Standard Assets				
c) Provision made NHB Norms	90.79	16.30	107.01	4.26
Doubtful Assets – Category-II				
a) Total Outstanding Amount	35.44	6.53	15.06	7.47
b) Provisions made as per applicable accounting framework	17.08	3.84	6.95	4.29
c) Provision made NHB Norms	14.40	2.61	5.81	2.99
Doubtful Assets – Category-III				
a) Total Outstanding Amount	0.87	0.81	1.78	0.30
b) Provisions made as per applicable accounting framework	0.87	0.81	1.78	0.30
c) Provision made NHB Norms	0.87	0.81	1.78	0.30
Loss Assets				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made as per applicable accounting framework	-	-	-	-
c) Provision made NHB Norms	-	-	-	-
TOTAL				
a) Total Outstanding Amount	27,576.21	32,296.97	21,126.52	19,928.88
b) Provisions made as per applicable accounting framework	579.85	691.06	464.12	777.61
c) Provision made NHB Norms	473.35	345.68	385.96	375.75

(iii) Concentration of Public Deposits

Particulars	March 31, 2023	March 31, 2022
Total Deposits of twenty largest depositors	N.A.	N.A.
Percentage of Deposits of twenty largest depositors to Total Deposits of the HFC	N.A.	N.A.

(iv) Concentration of Loans & Advances*

Particulars	March 31, 2023	March 31, 2022
Total exposure to twenty largest borrowers/customers	11,936.07	11,821.39
Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC	25.78%	23.53%

*Does not consider credit substitutes



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(v) Concentration of all Exposure (including off-balance sheet exposure)*

Particulars	March 31, 2023	March 31, 2022
Total Exposure to twenty largest borrowers / customers	11,936.07	11,821.39
Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers	25.78%	23.53%

*Does not consider credit substitutes

(vi) Concentration of NPAs

Particulars	March 31, 2023	March 31, 2022
Total Exposure to top ten NPA accounts	824.87	967.76

(vii) Sector-wise NPAs

Sl. No	Sector	Percentage of NPAs to Total Advances in that sector as on March, 31 2023
A. Housing Loans:		
1	Individuals	5.06%
2	Builders/Project Loans	3.44%
3	Corporates	0.04%
4	Others	
B. Non-Housing Loans:		
1	Individuals	5.97%
2	Builders/Project Loans	13.09%
3	Corporates	1.01%
4	Others	

(viii) Movement of NPAs

Particulars	Year Ended March 2023	Year Ended March 2022
(I) Net NPAs to Net Advances (%)	2.41%	2.30%
(II) Movement of NPAs (Gross)		
a) Opening balance	2,057.73	1,526.54
b) Additions during the year	1,678.74	1,601.70
c) Reductions during the year	2,019.98	1,070.51
d) Closing balance	1,716.49	2,057.73
(III) Movement of Net NPAs		
a) Opening balance	1,168.62	882.14
b) Additions during the year	953.76	286.48
c) Reductions during the year	974.26	-
d) Closing balance	1,148.12	1,168.62

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Year Ended March 2023	Year Ended March 2022
(IV) Movement of provisions for NPAs (excluding provisions on standard assets)		
(excluding provisions on standard assets)		
a) Opening balance	889.11	644.38
b) Provisions made during the year	724.99	1,426.60
c) Write-off/write-back of excess provisions	1,045.73	1,181.87
d) Closing balance	568.37	889.11

(ix) Rating assigned by Credit Rating Agencies and migration of rating during the year :-

Deposits Instrument	Name of rating agency	Date of rating / revalidation	Rating assigned/ Reaffirmed	Borrowing limit or conditions imposed by rating agency, if any (Amt. in Rs. Billion)
Cash Credit	Crisil Rating	6-Feb-23	CRISIL AA	69.55
Proposed Long-Term Bank Facility	Crisil Rating	6-Feb-23	CRISIL AA	175.95
Non-Convertible Debentures	Crisil Rating	6-Feb-23	CRISIL AA	253.80
Subordinate Debt	Crisil Rating	6-Feb-23	CRISIL AA	25.00
Retail Bonds	Crisil Rating	6-Feb-23	CRISIL AA	150.00
Short Term Non-Convertible Debenture	Crisil Rating	6-Feb-23	CRISIL A1+	10.00
Short Term Commercial Paper Program	Crisil Rating	6-Feb-23	CRISIL A1+	250.00
Retail NCD	Brickwork Ratings	2-Jan-23	BWR AA+	28.00
NCD Issue	Brickwork Ratings	2-Jan-23	BWR AA+	270.00
Subordinate Debt Issue program	Brickwork Ratings	2-Jan-23	BWR AA+	30.00
Perpetual Debt Issue	Brickwork Ratings	2-Jan-23	BWR AA	1.50
Secured NCD	Brickwork Ratings	2-Jan-23	BWR AA+	68.01
Unsecured Subordinated NCD	Brickwork Ratings	2-Jan-23	BWR AA+	1.99
Short Term Commercial Paper Program	Brickwork Ratings	2-Jan-23	BWR A1+	30.00
Long Term Debt	CARE Ratings	26-Dec-22	CARE AA	135.97
Subordinate Debt	CARE Ratings	26-Dec-22	CARE AA	31.22
Perpetual Debt	CARE Ratings	26-Dec-22	CARE AA-	2.00
Cash Credit	CARE Ratings	26-Dec-22	CARE AA	80.00
Long-Term Bank Facility	CARE Ratings	26-Dec-22	CARE AA	127.48
Short Term Bank Facility	CARE Ratings	26-Dec-22	CARE A1+	-
Proposed Long-Term/Short-Term Facility	CARE Ratings	26-Dec-22	CARE AA	290.52
Public Issue of Non-Convertible Debentures	CARE Ratings	26-Dec-22	CARE AA	14.33
Public Issue of Subordinate Debt	CARE Ratings	26-Dec-22	CARE AA	1.99
Short Term Commercial Paper Program	CARE Ratings	26-Dec-22	CARE A1+	30.00
NCD Issue	ICRA Limited	10-Feb-23	ICRA AA	86.25
Subordinate Debt	ICRA Limited	10-Feb-23	ICRA AA	15.00
Retail NCD	ICRA Limited	10-Feb-23	ICRA AA	30.00
Long Term Corporate Family Rating	Moody's	17-May-22	B3	-



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(x) Customers Complaints

(i) Complaints received by the NBFC from its customers

Particulars	Year Ended March 2023	Year Ended March 2022
a) No. of complaints pending at the beginning of the year	-	27
b) No. of complaints received during the year	616	856
c) No. of complaints redressed during the year	616	883
d) No. of complaints pending at the end of the year	-	-

(ii) Maintainable complaints received by the NBFC from Office of Ombudsman

Particulars	Year Ended March 2023	Year Ended March 2022
Number of maintainable complaints received by the NBFC from Office of Ombudsman	616	856
Of 5, number of complaints resolved in favour of the NBFC by Office of Ombudsman	616	855
Of 5, number of complaints resolved through conciliation/mediation/ advisories issued by Office of Ombudsman	-	1
Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman against the NBFC	-	-
Number of Awards unimplemented within the stipulated time (other than those appealed)	-	-

(iii) Top five grounds of complaints received by the NBFCs from customers:- FY 2022-23

Description of items	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
ROI (ROI reset / Change in EMI / Change in Tenure)	-	218	10%	-	-
PMAY_CLSS	-	76	-70%	-	-
Document	-	42	-51%	-	-
CIBIL	-	41	78%	-	-
legal	-	37	76%	-	-
Others	-	202	-12%	-	1
Total	-	616	-33.00%	-	1

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(iii) Top five grounds of complaints received by the NBFCs from customers:- FY 2021-22

Description of items	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/ decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
ROI (ROI reset / Change in EMI / Change in Tenure)	2	258	17%	-	-
PMAY_CLSS	19	198	-45%	-	-
Document	-	86	32%	-	-
CIBIL	1	45	15%	-	-
legal	1	40	43%	-	-
Others	4	229	-58%	-	-
Total	27	856	-36.00%	-	-

(xi) Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the HFC

The Company has not exceeded the limits for SGL / GBL

(xii) Exposure to group companies engaged in real estate business

Description	Amount (in crore)	% of owned fund
i) Exposure to any single entity in a group engaged in real estate business	-	N.A.
ii) Exposure to all entities in a group engaged in real estate business	-	N.A.

(xiii) Disclosure of Penalties imposed by NHB and other regulators

Disclosure of Penalties imposed by NHB and other regulators [FY23]

During the financial year ended March 31, 2023, under Regulation 13(1) of SEBI(LODR)Regulations, 2015, BSE Limited had imposed penalty of Rs. 0.004 crore (including GST), on delay in processing Dividend amount to an investor's account.

An amount of Rs. 0.001 crore paid to Reserve Bank of India for delay in submission of certain return

Compounding fees of Rs. 0.01 crore paid to the Ministry of Corporate Affairs with respect to certain observations in the inspection Conducted for the financial year 2014-15 & 2016-17

Disclosure of Penalties imposed by NHB and other regulators [FY22]

Compounding fees of Rs. 0.19 crore paid to Ministry of Corporate Affairs with respect to certain observations in the inspection Conducted for the financial year 2014-15 to 2019-20.

(xiv) Gold loan

The Company has not granted any loans against collateral of gold jewellery (Previous Year: Nil).

(xv) Funding Concentration based on significant counterparty

No. of significant counterparties*	Amount as at March 31, 2023**	% of Total Deposits	% of Total Liabilities
12	29,308.54	N.A.	56.24%

*Does not include holders of Foreign currency convertible bond and Medium Term note listed on Singapore Exchange Limited since the holder-wise details are not available with the Company



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

** Represents contractual amount

Particulars	Amount as at March 31, 2023**
Top 10 borrowings (Cr₹)*	27,988.47
Top 10 borrowings [% of Total borrowings]	69.59%

*Does not include holders of Foreign currency convertible bond and Medium Term Note listed on Singapore Exchange Limited since the holder-wise details are not available with the Company.

** Represents contractual amount

(xvi) Funding Concentration based on significant instrument/product

Name of the instrument/product	Amount as at March 31, 2023	% of Total Liabilities
Secured Non Convertible Debentures*	17,833.88	34.2%
Term Loans including Securitisation and lease liability	9,366.82	18.0%
Working Capital Loans	4,458.00	8.6%
Subordinated Debt	4,066.28	7.8%
External Commercial Borrowings	3,032.20	5.8%
Cash Credit	1,253.22	2.4%

*Includes Foreign Currency Convertible Bonds

(xvii) Stock Ratios:

CP as % of total public funds	0.0%
CP as % of total liabilities	0.0%
CP as % of total assets	0.0%
NCD (original maturity of less than 1 year) as % of total public funds	0.0%
NCD (original maturity of less than 1 year) as % of total liabilities	0.0%
NCD (original maturity of less than 1 year) as % of total assets	0.0%
Other short term liabilities as % of total public funds	12.70%
Other short term liabilities as % of total liabilities	9.75%
Other short term liabilities as % of total assets	7.46%

(xviii) Institutional set-up for liquidity risk management

Liquidity Risk Management framework consists of Asset Liability Management Committee [ALCO] which is a sub-committee of the Board of Directors. The meetings of ALCO are held at periodic intervals. While the ALCO is responsible for oversight of specific risks relating to liquidity and interest rate sensitivity, the Risk Management Committee is responsible for Company-wide risk management.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(xix) Schedule to the Balance Sheet of an HFC:

Particulars	Amount as at March 31, 2023	
	Amount outstanding	Amount overdue
(1) Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:		
(a) Debentures : Secured	18,493.70	-
: Unsecured	4,225.74	-
(other than falling within the meaning of public deposits*)		
(b) Deferred Credits	-	-
(c) Term Loans*	18,131.04	-
(d) Inter-corporate loans and borrowing	-	-
(e) Commercial Paper	-	-
(f) Public Deposits	-	-
(g) Other loans (securitization liability and lease liability)	7,462.72	-
(2) Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):		
(a) In the form of Unsecured debentures	-	-
(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-
(c) Other public deposits	-	-
Assets side		
		Amount Outstanding
(3) Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:		
(a) Secured		48,376.73
(b) Unsecured		326.00
(4) Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities		
(i) Lease assets including lease rentals under sundry debtors		
(a) Finance Lease		-
(b) Operating Lease		-
(ii) Stock on hire including hire charges under sundry debtors		
(a) Assets on hire		-
(b) Repossessed Assets		-
(iii) Other loans counting towards asset financing activities		
(a) Loans where assets have been repossessed		-
(b) Loans other than (a) above		-



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Assets side	Amount Outstanding
(5) Break-up of Investments	
Current Investments	
(1) Quoted	
(i) Shares	-
(a) Equity	-
(b) Preference	-
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	88.62
(iv) Government Securities	-
(v) Others (please specify)	-
(2) Unquoted	
(i) Shares	
(a) Equity	-
(b) Preference	-
(ii) Debentures and Bonds	1,856.79
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others (Please specify) - Commercial Paper	123.39
Long Term investments	
(1) Quoted	
(i) Shares	
(a) Equity	-
(b) Preference	-
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others (please specify)	-
(2) Unquoted	
(i) Shares	
(a) Equity	3,858.03
(b) Preference	-
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others - Pass through certificate, Units of debt fund and security receipts	3,986.17

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(6) Borrower group-wise classification of assets financed as in (3) and (4) above:

Category	Amount net of provisions		
	Secured	Unsecured	Total
(1) Related Parties			
(a) Subsidiaries	995.00	67.30	1,062.30
(b) Companies in the same group	-	-	-
(c) Other related parties	-	-	-
(2) Other than related parties	47,381.73	258.70	47,640.43
Total	48,376.73	326.00	48,702.73

(7) Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :

Category	Amount net of provisions	
	Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)
(1) Related Parties		
(a) Subsidiaries	7,343.25	5,487.50
(b) Companies in the same group	-	-
(c) Other related parties	-	-
(2) Other than related parties	4,425.50	4,425.50
Total	11,768.75	9,913.00

(8) Other information

Particulars	Amount
(i) Gross Non-Performing Assets	
(a) Related parties	-
(b) Other than related parties	1,716.49
(ii) Net Non-Performing Assets	
(a) Related parties	-
(b) Other than related parties	1,148.12
(iii) Assets acquired in satisfaction of debt	-

*comprises of cash credit and working capital demand loan



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(xx) A comparison between provisions required under Income recognition, asset classification and provisioning (IRACP) and impairment allowances as per Ind AS 109 'Financial instruments':-

Asset Classification as per RBI Norms RBI Norms	Asset Classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount
		1	2	3=1-2
Performing Assets				
Standard	Stage1	41,845.08	373.90	41,471.18
	Stage2	5,141.15	101.70	5,039.45
Subtotal		46,986.23	475.60	46,510.63
Non-Performing Assets (NPA)				
Substandard	Stage3	872.32	284.06	588.26
Doubtful - up to 1 year	Stage3	791.02	257.63	533.39
1 to 3 years	Stage3	50.50	24.03	26.47
More than 3 years	Stage3	2.65	2.65	-
Subtotal for doubtful		844.17	284.31	559.86
Loss	Stage3	-	-	-
Subtotal for NPA		1,716.49	568.37	1,148.12
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage1	984.24	3.73	980.51
	Stage2	-	-	-
	Stage3	-	-	-
Subtotal		984.24	3.73	980.51
Total	Stage1	42,829.32	373.90	42,455.42
	Stage2	5,141.15	101.70	5,039.45
	Stage3	1,716.49	568.37	1,148.12
	Total	49,686.96	1,043.97	48,642.99

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Asset Classification as per RBI Norms	Asset Classification as per Ind AS 109	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
		4	5=2-4
Performing Assets			
Standard	Stage1	329.77	44.13
	Stage2	90.80	10.90
Subtotal		420.57	55.03
Non-Performing Assets (NPA)			
Substandard	Stage3	218.08	65.98
Doubtful - up to 1 year	Stage3	197.80	59.83
1 to 3 years	Stage3	20.21	3.82
More than 3 years	Stage3	2.65	-
Subtotal for doubtful		220.66	63.65
Loss	Stage3	-	-
Subtotal for NPA		438.74	129.63
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage1	-	3.73
	Stage2	-	-
	Stage3	-	-
Subtotal		-	3.73
Total	Stage1	329.77	44.13
	Stage2	90.80	10.90
	Stage3	438.74	129.63
	Total	859.31	184.66

(xxi) The Company is mainly engaged in the housing finance and mortgage-backed lending business, and all other activities revolve around this main business of the Company. Further, all activities are conducted within India and as such there is no separate reportable segment, as per the Ind AS 108 - "Operating Segments" specified under Section 133 of the Act.

As an outcome of its asset-light business model, which has gained significant traction in the last two years, the Company retains on its balance sheet only a small portion of the housing loans disbursed by it. Consequently, in its present structure, the Company does not meet the Principal Business Criteria for Housing Finance Companies as laid out in para 5.3 of the Master Direction – Non Banking Financial Company – Housing Finance Company ("NBFC-HFC") (Reserve Bank) Directions, 2021 ("Master Directions"). With its long-term commitment to the asset-light business model, the Company has confirmed to the RBI that it is working on a plan for reorganization of the Company structure, and submitted to the RBI a board-approved plan to this effect. Subject to the requisite regulatory and statutory approvals, the reorganisation plan would entail consolidation of the Company's various entities into a larger NBFC-ICC. The RBI has given the Company time till September 30, 2023, to implement the board-approved



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

plan for conversion of the Company into a Non-Banking Financial Company – Investment and Credit Company (NBFC-ICC). The Company has been advised by the National Housing Bank [NHB] to continue compliance with the Master Directions and other circulars issued by RBI as applicable to HFCs, and the Supervisory circulars issued by NHB.

(xxii) Disclosure of Unsecured Portfolio: Please refer note 8

(xxiii) Disclosure of Related party transactions and Group Structure : Please refer note 35

(xxiv) Disclosures on liquidity coverage ratio:

From	December 1, 2021	December 1, 2022	December 1, 2023	December 1, 2024	December 1, 2025
Minimum LCR	50%	60%	70%	85%	100%

	Q4 FY 2022-23		Q3 FY 2022-23	
	Total Unweighted Value(average)	Total Weighted Value(average)	Total Unweighted Value(average)	Total Weighted Value(average)
High Quality Liquid Assets				
1. Total High Quality Liquid Assets (HQLA)	1,139.60	1,139.60	1,126.77	1,126.77
Cash in Hand and Bank balance	1,139.60	1,139.60	1,126.77	1,126.77
Cash Outflow				
2. Deposit for deposit taking companies	N.A.	N.A.	N.A.	N.A.
3. Unsecured wholesale funding	-	-	-	-
4. Secured wholesale funding	2,037.57	2,343.21	1,164.16	1,338.79
5. Additional Requirements, of which				
(i) Outflow related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflow related to loss of funding on debt products	-	-	-	-
(iii) Credit and Liquidity facilities	-	-	-	-
6. Contractual funding Obligations	200.00	230.00	200.00	230.00
7. Other Contingent funding Obligations	-	-	-	-
8. Total Cash Outflow	2,237.57	2,573.21	1,364.16	1,568.79
Cash Inflows				
9. Secure Lending	374.12	280.59	625.02	468.77
10. Inflow from fully performing exposure	1,126.34	844.75	1,048.84	786.63
11. Other Cash inflows	-	-	-	-
12. Total Cash Inflows	1,500.46	1,125.34	1,673.86	1,255.40
		Total Adjusted value		Total Adjusted value
13. Total HQLA		1,139.60		1,126.77
14. Total Net cash outflow over next 30 days		1,447.87		392.20
15. Liquidity Coverage Ratio		79%		287%

Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the auditors.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	Q2 FY 2022-23		Q1 FY 2022-23	
	Total Unweighted Value(average)	Total Weighted Value(average)	Total Unweighted Value(average)	Total Weighted Value(average)
High Quality Liquid Assets				
1. Total High Quality Liquid Assets (HQLA)	776.86	776.86	1,793.99	1,793.99
Cash in Hand and Bank balance	776.86	776.86	1,793.99	1,793.99
Cash Outflow				
2. Deposit for deposit taking companies	N.A.	N.A.	N.A.	N.A.
3. Unsecured wholesale funding	-	-	-	-
4. Secured wholesale funding	373.04	429.00	2,002.34	2,302.69
5. Additional Requirements, of which				
(i) Outflow related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflow related to loss of funding on debt products	-	-	-	-
(iii) Credit and Liquidity facilities	-	-	-	-
6. Contractual funding Obligations	200.00	230.00	200.00	230.00
7. Other Contingent funding Obligations		-		-
8. Total Cash Outflow	573.04	659.00	2,202.34	2,532.69
Cash Inflows				
9. Secure Lending	143.23	107.42	1,343.94	1,007.95
10. Inflow from fully performing exposure	1,322.02	991.51	1,095.35	821.51
11. Other Cash inflows	-	-	-	-
12. Total Cash Inflows	1,465.25	1,098.93	2,439.29	1,829.46
		Total Adjusted value		Total Adjusted value
13. Total HQLA		776.86		1,793.99
14. Total Net cash outflow over next 30 days		164.75		703.23
15. Liquidity Coverage Ratio		472%		255%

(xxv) Intra group Exposure

Particulars	March 31 2023	March 31 2022
i) Total amount of intra-group exposures	6,554.99	7,437.36
ii) Total amount of top 20 intra-group exposures	6,554.99	7,437.36
iii) Percentage of intra-group exposures to total exposure of the NBFC on borrowers/customers	11.66%	12.30%

(xxvi) Unhedged foreign currency exposure - Refer Note 27(2)



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(xxvii) Corporate Governance

(a) Composition of Board as on March 31, 2023

Name of Director	Director since	DIN	Number of board meetings		No. of other directorship
			Held	Attended	
Mr. Subhash Sheoratan Mundra	August 18, 2018	00979731	9	9	5
Mr. Gagan Banga	May 10, 2005	00010894	9	9	1
Mr. Sachin Chaudhary	October 21, 2016	02016992	9	8	2
Mr. Ajit Kumar Mittal*	August 23, 2011	02698115	9	9	3
Mr. Achuthan Siddharth	July 3, 2020	00016278	9	9	9
Mr. Dinabandhu Mohapatra	November 23, 2020	07488705	9	9	1
Justice Gyan Sudha Misra (Retd.)	September 29, 2016	07577265	9	9	2
Mr. Satish Chand Mathur	March 8, 2019	03641285	9	9	7
Mr. Bishnu Charan Patnaik**	April 26, 2022	08384583	9	7	1

Name of Director	Remunerations			No. of shares held in and convertible instruments held in the NBFC
	Salary & other compensation	Sitting Fee	Commission/ Incentive	
Mr. Subhash Sheoratan Mundra	-	0.10	2.00	NIL
Mr. Gagan Banga	10.59	-	-	3,541,105 Equity Shares
Mr. Sachin Chaudhary	7.05	-	-	127,500 Equity Shares
Mr. Ajit Kumar Mittal*	-	-	-	NIL
Mr. Achuthan Siddharth	-	0.10	0.75	NIL
Mr. Dinabandhu Mohapatra	-	0.10	0.60	NIL
Justice Gyan Sudha Misra (Retd.)	-	0.10	0.50	NIL
Mr. Satish Chand Mathur	-	0.10	0.25	NIL
Mr. Bishnu Charan Patnaik**	-	0.07	-	NIL

*Resigned from the Company w.e.f. May 22, 2023

**Resigned from the Company's board w.e.f. April 29, 2023, upon his appointment by the Appointments Committee of the Cabinet to the post of Whole-Time Member (Life), Insurance Regulatory and Development Authority of India (IRDAI).

(b) Details of change in composition of the Board during the current and previous financial year-

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Name of director	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Nature of change (resignation, appointment)	Effective date
Mr. Shamsheer Singh Ahlawat	Independent Director	Resigned on completion of 2nd term	28 September 2021
Mr. Prem Prakash Mirdha	Independent Director	Resigned on completion of 2nd term	28 September 2021
Mr. Sameer Gehlaut	Non-Executive Non-Independent Director	Resigned	14 March 2022
Mr. Bishnu Charan Patnaik*	LIC Nominee Director	Appointed	26 April 2022
Mr. Ajit Kumar Mittal**	Executive Director	Relinquished the office of Executive Director, with effect from April 26, 2022 upon attaining superannuation, but continued on the Board as a Non-executive, Non-Independent Director w.e.f. April 27, 2022	26 April 2022
Mr. Ashwini Omprakash Kumar	Deputy Managing Director	Due to his health reasons and personal commitments, has relinquished the office of Deputy Managing Director of the Company, with effect from December 31, 2022, but continued on the Board as a Non-executive, Non-Independent Director w.e.f. January 1, 2023	31 December 2022
Mr. Ashwini Omprakash Kumar	Non-Executive Non-Independent Director	Resignation	31 March 2023

*Resigned from the Company's board w.e.f. April 29, 2023, upon his appointment by the Appointments Committee of the Cabinet to the post of Whole-Time Member (Life), Insurance Regulatory and Development Authority of India (IRDAI).

**Resigned from the Company's board w.e.f. May 22, 2023

(c) Committees of the Board and their composition

(i) Name of the committee of the Board : **Audit Committee**

Summarized terms of reference-

- To oversee the financial reporting process and disclosure of financial information;
- To review with management, quarterly, half yearly and annual financial statements and ensure their accuracy and correctness before submission to the Board;
- To review with management and internal auditors, the adequacy of internal control systems, approving the internal audit plans/ reports and reviewing the efficacy of their function, discussion and review of periodic audit reports including findings of internal investigations;
- To recommend the appointment of the internal and statutory auditors and their remuneration;
- To review and approve required provisions to be maintained as per IRAC norms and write off decisions;



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- To hold discussions with the Statutory and Internal Auditors;
- Review and monitoring of the auditor's independence and performance, and effectiveness of audit process;
- Examination of the auditors' report on financial statements of the Company (in addition to the financial statements) before submission to the Board;
- Approval or any subsequent modification of transactions of the Company with related parties;
- Scrutiny of inter-corporate loans and investments;
- Review of Credit Concurrent Audit Report/ Concurrent Audit Report of Treasury;
- Valuation of undertakings or assets of the Company, wherever it is necessary;
- Monitoring the end use of funds raised through public offers and related matters as and when such funds are raised and also reviewing with the management the utilization of the funds so raised, for purposes other than those stated in the relevant offer document, if any and making appropriate recommendations to the Board in this regard;
- Evaluation of the risk management systems (in addition to the internal control systems);
- Review and monitoring of the performance of the statutory auditors and effectiveness of the audit process;
- To hold post audit discussions with the auditors to ascertain any area of concern;
- To review the functioning of the whistle blower mechanism;
- Approval to the appointment of the CFO after assessing the qualifications, experience and background etc. of the candidate;
- Approval of Bad Debt Write Off in terms of the Policy;
- Review of information system audit of the internal systems and processes to assess the operational risks faced by the Company and also ensures that the information system audit of internal systems and processes is conducted periodically; and
- Reviewing the utilization of loans and/or advances and/or investment by the Company to its subsidiary companies, exceeding rupees 100 crore or 10% of the assets side of the respective subsidiary companies, whichever is lower, including existing loans / advances / investment existing as on April 1, 2019.

Composition and other details

Name of director	Member of committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)		
Mr. Achuthan Siddharth	November 11, 2020	Chairman	Independent Director	Non-Executive
Mr. Dinabandhu Mohapatra	September 30, 2021	Member	Independent Director	Non-Executive
Justice Gyan Sudha Misra (Retd.)	January 31, 2019	Member	Independent Director	Non-Executive

Name of director	Number of board committee meeting		No. of shares held in NBFC
	Held	Attended	
Mr. Achuthan Siddharth	5	5	NIL
Mr. Dinabandhu Mohapatra	5	5	NIL
Justice Gyan Sudha Misra (Retd.)	5	5	NIL

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(ii) Name of the committee of the Board : **Nomination & Remuneration Committee**

Summarised terms of reference-

- Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to, the remuneration of the directors, key managerial personnel and other employees;
- Formulation of criteria for evaluation of performance of independent directors and the board of directors;
- Devising a policy on diversity of board of directors;
- Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the board of directors their appointment and removal;
- Whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors;
- To ensure 'fit and proper' status of proposed/ existing directors;
- To recommend to the Board all remuneration, in whatever form, payable to Directors, KMPs and senior management;
- Framing suitable policies and systems to ensure that there is no violation, by an employee of any applicable laws in India or overseas, including:
 - > The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; or
 - > The Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices relating to the Securities Market) Regulations, 1995; and
- Perform such functions as are required to be performed by the Nomination & Remuneration Committee under the Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014.

Composition and other details

Name of director	Member of committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)		
Mr. Dinabandhu Mohapatra	September 30, 2021	Chairman	Independent Director	Non-Executive
Justice Gyan Sudha Misra (Retd.)	January 31, 2019	Member	Independent Director	Non-Executive
Mr. Satish Chand Mathur	September 30, 2021	Member	Independent Director	Non-Executive

Name of director	Number of board committee meeting		No. of shares held in NBFC
	Held	Attended	
Mr. Dinabandhu Mohapatra	8	8	NIL
Justice Gyan Sudha Misra (Retd.)	8	6	NIL
Mr. Satish Chand Mathur	8	8	NIL

(iii) Name of the committee of the Board : **Stakeholders Relationship Committee**

Summarised terms of reference-

- To approve requests for share transfers and transmissions;
- To approve the requests pertaining to remat of shares/sub-division/consolidation/issue of renewed and duplicate share certificates etc.;



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- To oversee all matters encompassing the shareholders' / investors' related issues;
- Resolving the grievances of the security holders of the Company, including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.
- Review of measures taken for effective exercise of voting rights by shareholders.
- Review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent.
- Review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the Company.

Composition and other details

Name of director	Member of committee since	Capacity (i.e., Executive/ Promoter nominee/ Independent)	Non-Executive/ Chairman/
Justice Gyan Sudha Misra (Retd.)	September 30, 2021	Chairman Independent Director	Non-Executive
Mr. Dinabandhu Mohapatra	September 30, 2021	Member Independent Director	Non-Executive
Mr. Sachin Chaudhary	March 31, 2023	Member Executive Director	Executive Director
Mr. Ashwini Omprakash Kumar*	September 29, 2014	Member Non-Executive Non-Independent Director*	Non-Executive

Name of director	Number of board committee meeting		No. of shares held in NBFC
	Held	Attended	
Justice Gyan Sudha Misra (Retd.)	6	6	NIL
Mr. Dinabandhu Mohapatra	6	6	NIL
Mr. Sachin Chaudhary	6	0	127,500 Equity Shares
Mr. Ashwini Omprakash Kumar*	6	6	NIL

*Resigned from the Company w.e.f. March 31, 2023 [Deputy Managing Director till December 31, 2022 & Non -Executive Non-independent Director from January 1, 2023 till March 31, 2023]

(iv) Name of the committee of the Board : **Risk Management Committee**

Summarized terms of reference-

- Approve the Credit/Operation Policy and its review/modification from time to time;
- Review of applicable regulatory requirements;
- Approve all the functional policies of the Company;
- Place appropriate mechanism in the system to cater Fraud while dealing with customers/approval of loans etc;
- Review of profile of the high loan Customers and periodical review of the same;
- Review of Branch Audit Report;
- Review Compliances of lapses;
- Review of implementation of FPCs, KYC and PMLA guidelines;
- Define loan sanctioning authorities, including process of vetting by credit committee, for various

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- types/values of loans as specified in Credit Policy approved by the BoDs;
- Review the SARFAESI cases;
 - Recommend Bad Debt Write Off in terms of the Policy, for approval to Audit Committee;
 - Ensure appropriate mechanisms to detect customer fraud and cyber security during the loan approval process etc.; and
 - Any other matter involving Risk to the asset/business of the Company.

Composition and other details

Name of director/member	Member of committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)		
Mr. Dinabandhu Mohapatra	September 30, 2021	Chairman	Independent Director	Non-Executive
Mr. Ajit Kumar Mittal*	March 31, 2023	Member	Non-Executive Non-Independent Director*	Non-Executive
Mr. Achuthan Siddharth	February 9, 2022	Member	Independent Director	Non-Executive
Mr. Satish Chand Mathur	February 9, 2022	Member	Independent Director	Non-Executive
Mr. Naveen Uppal	March 31, 2023	Member	Chief Risk Officer	N.A.
Mr. Gagan Banga**	March 9, 2016	Member	Vice-Chairman, Managing Director & CEO	Non-Executive

Name of director/member	Number of board committee meeting		No. of shares held in NBFC
	Held	Attended	
Mr. Dinabandhu Mohapatra	7	7	NIL
Mr. Ajit Kumar Mittal*	7	-	NIL
Mr. Achuthan Siddharth	7	6	NIL
Mr. Satish Chand Mathur	7	7	NIL
Mr. Naveen Uppal	7	-	26648 Equity Shares
Mr. Gagan Banga**	7	6	3,541,105 Equity Shares

*Executive Director till April 26, 2022 and Non -Executive Non-independent Director from April 27, 2022

**Ceased to be Member of the Committee w.e.f. March 31, 2023

- (v) Name of the committee of the Board : **Corporate Social Responsibility [CSR] Committee**

Summarized terms of reference-

- To recommend to the Board, the CSR activity to be undertaken by the Company;
- To approve the expenditure to be incurred on the CSR activity;
- To oversee and review the effective implementation of the CSR activity; and
- To ensure compliance of all related applicable regulatory requirements.

Composition and other details

Name of director	Member of committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)		
Justice Gyan Sudha Mishra [Retd.]	September 30, 2021	Chairman	Independent Director	Non-Executive
Mr. Ajit Kumar Mittal*	March 31, 2023	Member	Non-Executive Non-Independent Director	Non-Executive



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Mr. Sachin Chaudhary	March 31, 2023	Member	Executive Director	Non-Executive
Mr. Gagan Banga**	March 19, 2014	Member	Vice-Chairman, Managing Director & CEO	Non-Executive
Mr. Ashwini Omprakash Kumar***	March 19, 2014	Member	Non-Executive Non-Independent Director	Non-Executive

Name of director	Number of board committee meeting		No. of shares held in NBFC
	Held	Attended	
Justice Gyan Sudha Mishra [Retd.]	3	2	NIL
Mr. Ajit Kumar Mittal*	3	1	NIL
Mr. Sachin Chaudhary	3	1	1,27,500 Equity Shares
Mr. Gagan Banga**	3	2	3,541,105 Equity Shares
Mr. Ashwini Omprakash Kumar***	3	2	NIL

*Ceased to be Member of the Committee w.e.f. May 22, 2023

**Ceased to be Member of the Committee w.e.f. March 31, 2023

***Resigned from the Company w.e.f. March 31, 2023 [Deputy Managing Director till December 31, 2022 & Non -Executive Non-independent Director from January 1, 2023 till March 31, 2023]

(D) General Body Meetings FY 2022-23

Type of meeting (Annual/Extra Ordinary)	Date and Place	Special resolutions passed
Extraordinary General Meeting	April 18, 2022	1. Issue of Non-Convertible Debentures, not in nature of equity shares, of the Company, on private placement basis, upto the existing authorizations of Rs. 50,000 crore
17th Annual General Meeting	September 26, 2022	1. Re-appointment of Mr. Gagan Banga (DIN: 00010894) as a Whole-Time Director & Key Managerial Personnel and designated as Vice Chairman, Managing Director & CEO of the Company, for a further period of five years, with effect from March 19, 2023. 2. Re-appointment of Mr. Ashwini Omprakash Kumar (DIN: 03341114) as a Whole-Time Director & Key Managerial Personnel and designated as Deputy Managing Director of the Company, for a further period of five years, with effect from March 19, 2023. 3. Issuance of Non-Convertible Debentures, not in the nature of equity shares, of the Company, on private placement basis, upto the existing authorization of Rs. 50,000 crore. 4. Payment of remuneration/ commission/ incentives subject to an overall ceiling of 1% (one percent) of the net profits of the Company, to Non-Executive Directors, every year for a period of three years with effect from April 1, 2023.

(E) Details of non-compliance with requirements of Companies Act, 2013 : **None**

(F) Breach of covenant : **None**

(G) Divergence in Asset Classification and Provisioning: **N.A. for Current Year**

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(H) As per the SBR framework issued by Reserve Bank, NBFC-UL shall be mandatorily listed within three years of identification as NBFC-UL. Accordingly, upon being identified as NBFC-UL, unlisted NBFC-ULs shall draw up a Board approved roadmap for compliance with the disclosure requirements of a listed Company under the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. - NA as the Equity Shares and Non-convertible debentures of the Company are already listed at BSE Limited and National Stock Exchange of India Limited.

(xxviii) Sectoral Exposure

Sectors	March 31, 2023		
	Total Exposure (includes on balance sheet and off-balance sheet exposure) (Rs. lakhs)	Gross NPAs (Rs. lakhs)	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities	-	-	0%
2. Industry			
i)			
ii)			
Others			
Total of Industry			
3. Services			
i) Commercial Real Estate	1,737,657.27	86,314.19	5%
ii)			
Others			
Total of Services			
4. Personal loans			
i) Personal Loan	16,912.23	-	0%
ii)			
Others			
Total of Personal loan			
5. Others, if any			
Vehicle loan	-	-	0%
Other retail loan	2,875,038.04	85,335.96	3%



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Sectors	March 31, 2022		
	Total Exposure (includes on balance sheet and off-balance sheet exposure) (Rs. lakhs)	Gross NPAs (Rs. lakhs)	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities	-	-	0%
2. Industry			
i)			
ii)			
Others			
Total of Industry			
3. Services			
i) Commercial Real Estate	1,692,176.58	94,054.54	6%
ii)			
Others			
Total of Services			
4. Personal loans			
i) Personal Loan	22,687.51	-	0%
ii)			
Others			
Total of Personal loan			
5. Others, if any			
Vehicle loan	21.95	0.66	3%
Other retail loan	3,308,858.06	111,717.34	3%

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(40) (1) Detail of Loans transferred / acquired during the Year ended March 31, 2023 under the Master Direction - RBI (Transfer of Loan Exposures) Directions, 2021 Dated September 24, 2021 as given below:

(i) Details of Loans not in Default transferred / acquired through assignment :

Particulars	Year Ended March 31 2023		Year Ended March 31 2022	
	Transferred	Acquired	Transferred	Acquired
Count of Loan accounts Assigned	12,914	23	11,588	975
Amount of Loan accounts Assigned	3,533.59	2,388.30	2,512.42	1,196.58
Retention of beneficial economic interest (MRR)	643.83	-	430.71	-
Weighted Average Maturity (Residual Maturity in months)	182.98	12.70	188.27	98.43
Weighted Average Holding Period [in months]	4.58	19.71	9.60	20.92
Coverage of tangible security coverage	1.00	1.00	1.00	1.00
Rating-wise distribution of rated loans	Unrated	Unrated	Unrated	Unrated

(ii) Details of stressed loans transferred during the year

Particulars	To Asset Reconstruction Companies (ARC)		
	Year Ended March 31 2023*		
	NPA	SMA	Total
Number of accounts	44.00	-	44.00
Aggregate principal outstanding of loans transferred (Rs. in crore)	104.98	-	104.98
Weighted average residual tenor of the loans transferred (in months)	171.09		171.09
Net book value of loans transferred (at the time of transfer) (Rs. in crore)	78.73		78.73
Aggregate consideration (Rs. in crore)	89.16		89.16
Additional consideration realized in respect of accounts transferred in earlier years	-	-	-
Excess provisions reversed to the Profit and Loss Account on account of sale	-	-	-

*Apart from above Company has assigned 36 written off loans to ARCs for purchase consideration Rs. 0.14 crore during the financial year 2022-23

Particulars	To Asset Reconstruction Companies (ARC)		
	Year Ended March 31 2022*		
	NPA	SMA	Total
Number of accounts	67,183.00	10.00	67,193.00
Aggregate principal outstanding of loans transferred (Rs. in crore)	1,649.12	1,593.35	3,242.47
Weighted average residual tenor of the loans transferred (in months)	117.73	56.38	174.10
Net book value of loans transferred (at the time of transfer) (Rs. in crore)	1,236.84	1,545.06	2,781.90
Aggregate consideration (Rs. in crore)	1,409.36	1,593.35	3,002.71
Additional consideration realized in respect of accounts transferred in earlier years	-	-	-
Excess provisions reversed to the Profit and Loss Account on account of sale	-	-	-

*Apart from above Company has assigned 139 written off loans to ARCs for purchase consideration Rs. 63.31 crore during the financial year 2021-22



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(iii) The Company has not acquired any stressed loan during the year ended 31 March 2023.

(iv) Details of Security Receipts held and Credit rating during the year ended 31 Mar 2023.

Recovery Rating	Anticipated recovery as per recovery rating	Amount (Rs. In crore)
RR1+	150% and above	2.25
RR1	100% - 150%	467.75
RR4	25% - 50%	209.77
Unrated	100% - 150%	133.88
Total		813.65

* Rating in process, pursuant to regulatory norms, the ARC shall obtain initial rating of Security Receipts(SR) from an approved credit rating agency within a period of 6 months from the date of acquisition.

(2) Disclosures under Master Direction - Reserve Bank of India (Securitisation of Standard Assets) Directions , 2021 dated September 24, 2021

Particulars	As at March 31 , 2023	As at March 31 , 2022
(1) No of SPEs holding assets for securitisation transactions originated by the originator	29	29
(2) Total amount of securitised assets as per books of the SPEs	24,264.37	18,911.08
(3) Total amount of exposures retained by the originator to comply with MRR as on the date of balance sheet	565.36	887.63
a) Off-balance sheet exposures		
First loss		
Others		
b) On-balance sheet exposures	565.36	887.63
First loss	565.36	887.63
Others	-	-
(4) Amount of exposures to securitisation transactions other than MRR	-	-
a) Off-balance sheet exposures	-	-
i) Exposure to own securitisations	-	-
First loss	-	-
Others	-	-
ii) Exposure to third party securitisations	-	-
First loss	-	-
Others	-	-
b) On-balance sheet exposures	19,161.88	13,392.13
i) Exposure to own securitisations	19,161.88	13,392.13
First loss	-	-
Others	19,161.88	13,392.13
ii) Exposure to third party securitisations	-	-
First loss	-	-
Others	-	-
(5) Sale consideration received for the securitised assets	29,437.18	23,512.21
(6) Gain/loss on sale on account of securitisation	-	-

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- (41) (i) Disclosures pursuant to RBI Notification - RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated 6 August 2020 and RBI/2021- 22/31/DOR.STR.REC.11 /21.04.048/2021-22 dated 5 May 2021

Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year ended 30 September 2022(A)@	Of (A), aggregate debt that slipped into NPA during the half-year ended 31 March 2023	Of (A) amount written off during the half-year ended 31 March 2023	Of (A) amount paid by the borrowers during the half-year ended 31 March 2023	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of half-year ended 31 March 2023#
Personal Loans	39.32	0.21	-	11.45	27.76
Corporate persons*	6.62	-	-	1.32	5.30
Of which, MSMEs	4.27	-	-	(0.04)	4.31
Others	2.35	-	-	1.36	0.99
Total	45.94	0.21	-	12.77	33.06

*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

Includes restructured loans which were "substandard" in previous half-year but upgraded during the half-year ended 31 March 2023

@ Includes restructuring done in respect of resolution invoked till September 30, 2022 and processed subsequently

- (ii) Disclosure on refund of Interest on Interest amount : Pursuant to the Notification Vide: RBI/2021-22/17 DOR.STR. REC.4/21.04.048/2021-22 dated April 7, 2021, during the financial year 2020-21 the Company has refunded/adjusted amount of Rs. 75.02 Crs to its borrowers, which was initially charged as Interest on Interest amount during the moratorium Period of March 1, 2020 to August 31, 2020.
- (iii) The Company has setup an Asset Liability Management Committee (ALCO), to handle liquidity risk management. ALCO committee reviews our asset and liability positions and gives directions to our finance and treasury teams in managing the same. Our risk management committee approves, reviews, monitors and modifies our credit and operation policy from time to time, reviews regulatory requirements and implements appropriate mechanisms and guidelines related to risk Management.

(42) Fair value measurement

42.1 Valuation principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions, regardless of whether that price is directly observable or estimated using a valuation technique.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques.

42.2 Valuation governance

The Company's process to determine fair values is part of its periodic financial close process. The Audit Committee exercises the overall supervision over the methodology and models to determine the fair value as part of its overall monitoring of financial close process and controls. The responsibility of ongoing measurement resides with business units. Once submitted, fair value estimates are also reviewed and challenged by the Risk and Finance functions.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023
(All amount in ₹ in Crore, except for share data unless stated otherwise)

42.3 Assets and liabilities by fair value hierarchy

The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy:

	As at March 31, 2023			
	Level 1	Level 2	Level 3	Total
Assets measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	2.41	-	2.41
Interest rate swaps	-	20.31	-	20.31
Currency swaps	-	143.60	-	143.60
Currency options	-	-	-	-
Total derivative financial instruments	-	166.32	-	166.32
Financial investment measured at FVTPL				
Government Debt Securities	-	-	-	-
Debt Securities	-	2,548.88	-	2,548.88
Mutual Funds	88.62	2,991.19	-	3,079.81
Commercial Papers	-	123.39	-	123.39
Total financial assets measured at FVTPL	88.62	5,829.78	-	5,918.40
Financial investments measured at FVOCI				
Equities	-	-	-	-
Mutual Funds	-	302.89	-	302.89
Total financial investments measured at FVOCI	-	302.89	-	302.89
Total assets measured at fair value on a recurring basis	88.62	6,132.67	-	6,221.29
Liabilities measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	14.82	-	14.82
Interest rate swaps	-	-	-	-
Currency swaps	-	-	-	-
Total derivative financial instruments	-	14.82	-	14.82
Total financial liabilities measured at fair value	-	14.82	-	14.82

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

	As at March 31, 2022			
	Level 1	Level 2	Level 3	Total
Assets measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	2.93	-	2.93
Interest rate swaps	-	-	-	-
Currency swaps	-	146.19	-	146.19
Currency options	-	-	-	-
Total derivative financial instruments	-	149.12	-	149.12
Financial investment measured at FVTPL				
Government Debt Securities	-	508.65	-	508.65
Debt Securities	-	2,455.03	-	2,455.03
Mutual Funds	201.03	3,099.06	-	3,300.09
Commercial Papers	-	98.84	-	98.84
Total financial assets measured at FVTPL	201.03	6,310.70	-	6,511.73
Financial investments measured at FVOCI				
Equities	-	1.85	-	1.85
Total financial investments measured at FVOCI	-	1.85	-	1.85
Total assets measured at fair value on a recurring basis	201.03	6,312.55	-	6,513.58
Liabilities measured at fair value on a recurring basis				
Derivative financial instruments				
Forward contracts	-	101.60	-	101.60
Interest rate swaps	-	21.11	-	21.11
Currency swaps	-	-	-	-
Total derivative financial instruments	-	122.71	-	122.71
Total financial liabilities measured at fair value	-	122.71	-	122.71

42.4 Valuation techniques

Debt securities, Commercial papers and government debt securities

Fair value of these instruments is derived based on the indicative quotes of price and yields prevailing in the market as at reporting date and are classified as Level 2.

Equity instruments

Equity instruments in non-listed entities are initially recognised at transaction price and re-measured and valued on a case-by-case and classified as Level 2. Fair value is the price of recent transaction as there has not been a significant lapse of time since the last transaction took place.

Mutual Funds

Open ended mutual funds are valued at NAV declared by respective fund house and are classified under Level 1.

Interest rate swaps, Currency swaps and Forward rate contracts

The fair value of Interest rate swaps is calculated as the present value of estimated cash flows based on observable yield curves. The fair value of Forward foreign exchange contracts and currency swaps is determined using observable foreign exchange rates and yield curves at the balance sheet date.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

42.5 There have been no transfers between Level 1, Level 2 and Level 3 for the year ended March 31, 2023 and March 31, 2022.

42.6 Fair value of financial instruments not measured at fair value

Set out below is a comparison, by class, of the carrying amounts and fair values of the Company's financial instruments that are not carried at fair value in the financial statements. This table does not include the fair values of non-financial assets and non-financial liabilities.

	As at March 31, 2023				
	Carrying Value	Fair Value			Total
		Level 1	Level 2	Level 3	
Financial Assets:					
Cash and cash equivalent	2,837.83	-	-	-	*
Bank balances other than cash and cash equivalent	1,401.70	-	-	-	*
Trade Receivables	1.19	-	-	-	*
Loans and advances:	47,658.76	-	-	-	*
Other Financial assets:	2,875.89	-	-	-	*
Total financial assets	54,775.37	-	-	-	-
Financial Liabilities:					
Trade payables	3.48	-	-	-	*
Debt securities	17,833.88	-	17,376.30	-	17,376.30
Borrowing other than debt securities	25,572.95	-	-	-	*
Subordinated Liabilities	4,066.28	-	4,140.73	-	4,140.73
Other financial liability	4,273.64	-	-	-	*
Total financial liabilities	51,750.23	-	21,517.03	-	21,517.03

	As at March 31, 2022				
	Carrying Value	Fair Value			Total
		Level 1	Level 2	Level 3	
Financial Assets:					
Cash and cash equivalent	7,605.90	-	-	-	*
Bank balances other than cash and cash equivalent	1,644.96	-	-	-	*
Trade Receivables	1.20	-	-	-	*
Loans and advances:	50,757.18	-	-	-	*
Other Financial assets:	1,078.25	-	-	-	*
Total financial assets	61,087.49	-	-	-	-
Financial Liabilities:					
Trade payables	0.63	-	-	-	*
Debt securities	23,555.93	-	24,273.35	-	24,273.35
Borrowing other than debt securities	29,045.49	-	-	-	*
Subordinated Liabilities	4,296.03	-	4,624.18	-	4,624.18
Other financial liability	2,705.02	-	-	-	*
Total financial liabilities	59,603.10	-	28,897.53	-	28,897.53

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

42.7 Valuation methodologies of financial instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Company's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables.

Debt Securities & Subordinated liabilities

These includes Subordinated debt, secured debentures, unsecured debentures. The fair values of such liabilities are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields and discounting by yields incorporating the credit risk. These instrument are classified in Level 2.

*Assets and Liabilities other than above

The carrying value of assets and liabilities other than investments at amortised cost, debt securities and subordinated liabilities represents a reasonable approximation of fair value.

(43) Transfers of financial assets

Transfers of financial assets that are not derecognised in their entirety

Securitisations: The Company uses securitisations as a source of finance. Such transaction resulted in the transfer of contractual cash flows from portfolios of financial assets to holders of issued debt securities. Such deals resulted in continued recognition of the securitised assets since the Company retains substantial risks and rewards.

The table below outlines the carrying amounts and fair values of all financial assets transferred that are not derecognised in their entirety and associated liabilities.

	As at March 31, 2023	As at March 31, 2022
Securitisations		
Carrying amount of transferred assets measured at amortised cost	21,952.01	18,680.21
Carrying amount of associated liabilities	(6,265.04)	(5,706.12)

The carrying amount of above assets and liabilities is a reasonable approximation of fair value.

Transfers of financial assets that are derecognised in their entirety

The Company has elected to apply the de-recognition provisions of Ind AS 109 prospectively from the date of transition to Ind AS. Thus, Pre-transition securitisation deals continues to be de-recognised in their entirety.

The table below outlines details for each type of continued involvement relating to transferred assets derecognised in their entirety.

Particulars	Carrying amount of continuing involvement in statement of financial position		Fair value of continuing involvement		Maximum exposure to loss
	Balance with banks	Liabilities	Balance with banks	Liabilities	
Type of continuing involvement					
Securitisation					
March 31, 2023	-	-	-	-	-
March 31, 2022	281.64	-	281.64	-	281.64



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Assignment Deals

During the year ended March 31, 2023, the Company has sold some loans and advances measured at amortised cost as per assignment deals, as a source of finance. As per the terms of deal, since the derecognition criteria as per IND AS 109, including transfer of substantially all the risks and rewards relating to assets being transferred to the buyer being met, the assets have been derecognised.

The management has evaluated the impact of the assignment transactions done during the year for its business model. Based on the future business plans, the Company's business model remains to hold the assets for collecting contractual cash flows.

The table below summarises the carrying amount of the derecognised financial assets measured at amortised cost and the gain/(loss) on derecognition, per type of asset.

Loans and advances measured at amortised cost	Year ended March 2023	Year ended March 2022
Carrying amount of derecognised financial assets	2,889.75	2,081.71
Gain/(loss) from derecognition (for the respective financial year)	422.72	129.70

Since the Company transferred the above financial asset in a transfer that qualified for derecognition in its entirety therefore the whole of the interest spread (over the expected life of the asset) is recognised on the date of derecognition itself as interest-only strip receivable ("Receivables on assignment of loan") and correspondingly recognised as profit on derecognition of financial asset.

Transfers of financial assets that are not derecognised in their entirety

During the year ended March 31, 2021, the Company had sold some loans and advances measured at amortised cost as per assignment deals, as a source of finance. As per the terms of deal, since the derecognition criteria as per IND AS 109, including transfer of substantially all the risks and rewards relating to assets being transferred to the buyer not being met, the assets have been re-recognised.

The table below summarises the carrying amount of the re-recognised financial assets measured at amortised cost and the gain/(loss) on re-recognition, per type of asset.

Loans and advances measured at amortised cost	As at March 2023	As at March 2022
Carrying amount of transferred assets measured at amortised cost	720.04	1,003.74
Carrying amount of associated liabilities	(899.88)	(1,038.99)

The carrying amount of above assets and liabilities is a reasonable approximation of fair value

(44) Capital management-

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maximise the shareholder value. The Company monitors capital using a capital adequacy ratio as prescribed by the NHB/RBI guidelines. Refer note 39(1)(i) for details.

(45) Risk Management

Introduction and risk profile

Indiabulls Housing Finance Limited (IBHFL) is a housing finance Company in India and is regulated by the National Housing Bank (NHB) and Reserve Bank of India (RBI). In view of the intrinsic nature of operations, the Company is exposed to a variety of risks, which can be broadly classified as credit risk, market risk, liquidity risk and operational risk. It is also subject to various regulatory risks.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Risk management structure and policies

As a lending institution, Company is exposed to various risks that are related to lending business and operating environment. The Principal Objective in Company 's risk management processes is to measure and monitor the various risks that Company is subject to and to follow policies and procedures to address such risks. Company 's risk management framework is driven by Board and its subcommittees including the Audit Committee, the Asset Liability Management Committee and the Risk Management Committee. Company gives due importance to prudent lending practices and have implemented suitable measures for risk mitigation, which include verification of credit history from credit information bureaus, personal verification of a customer's business and residence, technical and legal verifications, conservative loan to value, and required term cover for insurance. The major types of risk Company face in businesses are liquidity risk, credit risk, interest rate risk and equity price risk.

(A) Liquidity risk

Liquidity risk is the potential for loss to an entity arising from either its inability to meet its obligations or to fund increases in assets as they fall due without incurring unacceptable cost or losses.

The Company manages liquidity risk by maintaining sufficient cash and cash equivalents (including marketable securities) to meet its obligations at all times. It also ensures having access to funding through an adequate amount of committed credit lines. The Company's treasury department is responsible for liquidity and funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management and the management regularly monitors the position of cash and cash equivalents vis-à-vis projections. Assessment of maturity profiles of financial assets and financial liabilities including debt financing plans and maintenance of Balance Sheet liquidity ratios are considered while reviewing the liquidity position.

The table below summarises the maturity profile of the undiscounted cash flows of the Company's financial liabilities. In FY2022-23 'Upto one month borrowings from banks and others' includes repo borrowings of Rs. Nil (Previous Year Rs. 522.52 crore) with specific collateral of investments in government securities:

Particulars	As At March 31, 2023				
	Upto One month	Over one months to 2 years	2 years to 5 years	more than 5 years	Total
Borrowings from Banks and Others	5,375.26	22,201.31	22,903.95	5,334.53	55,815.05
Lease liability recognised under Ind AS 116	10.97	90.51	139.46	56.86	297.80
Trade Payables	3.48	-	-	-	3.48
Amount payable on Assigned Loans	1,865.22	-	-	-	1,865.22
Other liabilities	506.38	420.15	-	-	926.53
Temporary Overdrawn Balances as per books	-	-	-	-	-
Unclaimed Dividends	3.39	-	-	-	3.39
Derivatives	0.26	(48.21)	(18.63)	-	(66.58)
Foreign Currency Forward payable	-	269.16	321.24	-	590.40
Undrawn Loan Commitments	30.00	954.25	-	-	984.25
Corporate Guarantee for Subsidiary	-	281.07	100.00	-	381.07
Servicing liability on assigned loans	1.24	24.34	18.43	4.00	48.01
	7,796.20	24,192.58	23,464.45	5,395.39	60,848.62



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	As At March 31, 2022				
	Upto One month	Over one months to 2 years	2 years to 5 years	more than 5 years	Total
Borrowings from Banks and Others	4,686.30	30,827.91	17,989.54	16,932.05	70,435.80
Lease liability recognised under Ind AS 116	2.44	52.93	101.30	37.99	194.66
Trade Payables	0.63	-	-	-	0.63
Amount payable on Assigned Loans	814.01	-	-	-	814.01
Other liabilities	152.29	54.08	-	-	206.37
Temporary Overdrawn Balances as per books	-	-	-	-	-
Unclaimed Dividends	4.03	-	-	-	4.03
Derivatives	(0.49)	97.85	-	-	97.36
Foreign Currency Forward payable	-	410.31	128.66	-	538.97
Undrawn Loan Commitments	90.00	1,369.24	-	-	1,459.24
Corporate Guarantee for Subsidiary	-	360.86	200.64	-	561.50
Servicing liability on assigned loans	2.73	47.84	31.48	3.19	85.24
	5,751.94	33,221.02	18,451.62	16,973.23	74,397.81

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

(B) Maturity analysis of assets and liabilities

The table below shows an analysis of assets and liabilities according to when they are expected to be recovered or settled after factoring in rollover and prepayment assumptions.

Particulars	Balance as at March 31, 2023		
	Within 12 Months	After 12 Months	Total
ASSETS			
Financial Assets			
Cash and cash equivalents	2,837.83	-	2,837.83
Bank balance other than cash and cash equivalents	781.55	620.15	1,401.70
Derivative financial instruments	134.92	31.40	166.32
Receivables			
(i) Trade Receivables	1.19	-	1.19
(ii) Other Receivables	-	-	-
Loans	9,822.72	37,836.04	47,658.76
Investments	567.21	9,345.79	9,913.00
Other Financial Assets	1,038.84	1,837.05	2,875.89
Non-financial Assets			
Current tax assets (net)	-	1,234.99	1,234.99
Deferred tax assets (net)	-	425.80	425.80
Property, Plant and Equipment	-	75.80	75.80
Rou Assets	50.88	210.68	261.56
Other Intangible assets	-	27.87	27.87
Other non-financial assets	383.98	176.29	560.27
Asset held for sale	700.08	-	700.08
Total Assets	16,319.20	51,821.86	68,141.06
LIABILITIES AND EQUITY			
Financial Liabilities			
Derivative financial instruments	2.74	12.08	14.82
Payables			
(I) Trade Payables			
(i) total outstanding dues of micro enterprises and small enterprises	-	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	3.48	-	3.48
Debt Securities	4,995.28	12,838.60	17,833.88
Borrowings (Other than Debt Securities)	6,109.55	19,463.40	25,572.95
Subordinated Liabilities	320.00	3,746.28	4,066.28
Other financial liabilities	3,918.33	355.31	4,273.64



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Balance as at March 31, 2023		
	Within 12 Months	After 12 Months	Total
Non-Financial Liabilities			
Current tax liabilities (net)	0.02	-	0.02
Provisions	-	71.67	71.67
Other non-financial liabilities	270.03	5.36	275.39
Equity			
Equity Share capital	-	94.32	94.32
Other Equity	-	15,934.61	15,934.61
Total Liabilities and Equity	15,619.43	52,521.63	68,141.06

Particulars	Balance as at March 31, 2022		
	Within 12 Months	After 12 Months	Total
ASSETS			
Financial Assets			
Cash and cash equivalents	7,605.90	-	7,605.90
Bank balance other than cash and cash equivalents	886.76	758.20	1,644.96
Derivative financial instruments	17.29	131.83	149.12
Receivables			
(i) Trade Receivables	1.20	-	1.20
(ii) Other Receivables	-	-	-
Loans	10,858.77	39,898.41	50,757.18
Investments	808.59	9,414.05	10,222.64
Other Financial Assets	465.08	613.17	1,078.25
Non-financial Assets			
Current tax assets (net)	-	918.59	918.59
Deferred tax assets (net)	-	536.36	536.36
Property, Plant and Equipment	-	64.80	64.80
Rou Assets	32.54	138.46	171.00
Other Intangible assets	-	27.41	27.41
Other non-financial assets	394.08	198.86	592.94
Asset held for sale	2,308.73	-	2,308.73
Total Assets	23,378.94	52,700.14	76,079.08

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Balance as at March 31, 2022		
	Within 12 Months	After 12 Months	Total
LIABILITIES AND EQUITY			
Financial Liabilities			
Derivative financial instruments	100.34	22.37	122.71
Payables			
(I) Trade Payables			
(i) total outstanding dues of micro enterprises and small enterprises	-	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	0.63	-	0.63
Debt Securities	6,131.74	17,424.19	23,555.93
Borrowings (Other than Debt Securities)	10,111.42	18,934.07	29,045.49
Subordinated Liabilities	341.10	3,954.93	4,296.03
Other financial liabilities	2,480.42	224.60	2,705.02
Non-Financial Liabilities			
Current tax liabilities (net)	92.19	-	92.19
Provisions	15.30	113.86	129.16
Other non-financial liabilities	464.16	15.43	479.59
Equity			
Equity Share capital	-	93.71	93.71
Other Equity	-	15,558.62	15,558.62
Total Liabilities and Equity	19,737.30	56,341.78	76,079.08

(C) Credit Risk

Credit Risk arises from the potential that an obligor is either unwilling to perform on an obligation or its ability to perform such obligation is impaired resulting in economic loss to the Company. IBHFL's Credit Risk Management framework is categorized into following main components:

- Board and senior management oversight
- Organization structure
- Systems and procedures for identification, acceptance, measurement, monitoring and controlling risks.

It is the overall responsibility of the board appointed Risk Management Committee to approve the Company's credit risk strategy and lending policies relating to credit risk and its management. The policies are based on the Company's overall business strategy and the same is reviewed periodically.

The Board of Directors constituted Risk Management Committee keeps an active watch on emerging risks the Company is exposed to. The Risk Management Committee("RMC") defines loan sanctioning authorities, including process of vetting by credit committees for various types/values of loans. The RMC approves credit policies, reviews regulatory requirements, and also periodically reviews large ticket loans and overdue accounts from this pool.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

The Risk Management Committee approves the 'Credit Authority Matrix' that defines the credit approval hierarchy and the approving authority for each group of approving managers/ committees in the hierarchy.

To maintain credit discipline and to enunciate credit risk management and control process there is a separate Risk Management department independent of loan origination function. The Risk Management department performs the function of Credit policy formulation, credit limit setting, monitoring of credit exceptions / exposures and review / monitoring of documentation.

Derivative financial Instruments

Credit risk arising from derivative financial instruments is, at any time, limited to those with positive fair values, as recorded on the balance sheet. With gross-settled derivatives, the Company is also exposed to a settlement risk, being the risk that the Company honours its obligation, but the counterparty fails to deliver the counter value.

Analysis of risk concentration

The Company's concentrations of risk for loans are managed by counterparty and type of loan (i.e. Housing and Non-Housing as defined by NHB). Housing and Non housing loans are given to both individual and corporate borrowers. The table below shows the concentration of risk by type of loan.

	March 31, 2023	March 31, 2022
Housing	26,996.36	31,605.91
Non Housing	20,662.40	19,151.27

The Company's concentrations of risk (for financial assets other than loans and advances) are managed by industry sector.

The following table shows the risk concentration by industry for the financial assets(other than loans) of the Company:-

Particulars	As At March 31, 2023			
	Financial services	Government*	Others	Total
Financial asset				
Cash and cash equivalents	2,837.83	-	-	2,837.83
Bank balance other than Cash and cash equivalents	1,401.70	-	-	1,401.70
Derivative financial instruments	166.32	-	-	166.32
Receivables	1.19	-	-	1.19
Investments	9,903.00	-	10.00	9,913.00
Other financial assets	2,875.89	-	-	2,875.89

* Government sector includes exposure to Central Government, State Governments, Government Corporations and Government Companies.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	As At March 31, 2022			
	Financial services	Government*	Others	Total
Financial asset				
Cash and cash equivalents	7,605.90	-	-	7,605.90
Bank balance other than Cash and cash equivalents	1,644.96	-	-	1,644.96
Derivative financial instruments	149.12	-	-	149.12
Receivables	1.20	-	-	1.20
Investments	9,707.03	508.65	6.96	10,222.64
Other financial assets	1,078.25	-	-	1,078.25

* Government sector includes exposure to Central Government, State Governments, Government Corporations and Government Companies.

(D) Market Risk

Market Risk is the risk that the value of on and off-balance sheet positions of a financial institution will be adversely affected by movements in market rates or prices such as interest rates, foreign exchange rates, equity prices, credit spreads and/or commodity prices resulting in a loss to earnings and capital.

Financial institutions may be exposed to Market Risk in variety of ways. Market risk exposure may be explicit in portfolios of securities / equities and instruments that are actively traded. Conversely it may be implicit such as interest rate risk due to mismatch of loans and deposits. Besides, market risk may also arise from activities categorized as off-balance sheet item. Therefore market risk is potential for loss resulting from adverse movement in market risk factors such as interest rates, forex rates, equity and commodity prices.

The Company's exposure to market risk is primarily on account of interest rate risk and Foreign exchange risk.

(i) Interest Rate Risk:-

Interest rate risk arises when there is a mismatch between positions, which are subject to interest rate adjustment within a specified period. The Company's lending, funding and investment activities give rise to interest rate risk. The immediate impact of variation in interest rate is on the Company's net interest income, while a long term impact is on the Company's net worth since the economic value of the assets, liabilities and off-balance sheet exposures are affected. While assessing interest rate risks, signals given to the market by RBI and government departments from time to time and the financial industry's reaction to them shall be continuously monitored.

Due to the nature of its business, the Company is exposed to moderate to high Interest Rate Risk. This risk has a major impact on the balance sheet as well as the Statement of profit and loss of the Company. Interest Rate Risk arises due to:

- i) Changes in Regulatory or Market Conditions affecting the interest rates
- ii) Short term volatility
- iii) Prepayment risk translating into a reinvestment risk
- iv) Real interest rate risk

In short run, change in interest rate affects Company's earnings (measured by NII or NIM) and in long run it affects Market Value of Equity (MVE) or net worth. It is essential for the Company to not only quantify the interest rate risk but also to manage it proactively. The Company mitigates its interest rate risk by keeping a balanced portfolio of fixed and variable rate loans and borrowings. Further Company carries out Earnings at risk analysis and maturity gap analysis at quarterly intervals to quantify the risk.



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Interest Rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates (all other variables being constant) of the Company's statement of profit and loss:

Particulars	Basis Points	Effect on Profit / loss and Equity for the year 2022-23	Effect on Profit / loss and Equity for the year 2021-22
Borrowings*			
Increase in basis points	+25	103.68	80.69
Decrease in basis points	-25	(103.68)	(80.69)
Advances			
Increase in basis points	+25	120.67	131.51
Decrease in basis points	-25	(120.67)	(131.51)
Investments			
Increase in basis points	+25	0.03	0.09
Decrease in basis points	-25	(0.03)	(0.09)

*The impact of borrowings is after considering the impact on derivatives contracts entered to hedge the interest rate fluctuation on borrowings

(ii) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the foreign currency borrowings taken from banks through the FCNR route and External Commercial Borrowings (ECB).

The Company follows a conservative policy of hedging its foreign currency exposure through Forwards and / or Currency Swaps in such a manner that it has fixed determinate outflows in its function currency and as such there would be no significant impact of movement in foreign currency rates on the Company's profit before tax (PBT) and equity.

(iii) Equity Price Risk

Equity price risk is the risk that the fair value of equities decreases as the result of changes in the level of equity indices and individual stocks. The non-trading equity price risk exposure arises from equity securities classified as FVOCI. A 10 per cent increase in the value of the Company's FVOCI equities at March 31, 2023 would have increased equity by Rs. Nil crore (Previous Year Rs. 0.19 crore). An equivalent decrease would have resulted in an equivalent but opposite impact.

(E) Operational Risk

Operational risk is the risk of loss resulting from inadequate or failed internal processes, people and system or from external events. Operational risk is associated with human error, system failures and inadequate procedures and controls. It is the risk of loss arising from the potential that inadequate information system; technology failures, breaches in internal controls, fraud, unforeseen catastrophes, or other operational problems may result in unexpected losses or reputation problems. Operational risk exists in all products and business activities.

IBHFL recognizes that operational risk event types that have the potential to result in substantial losses includes Internal fraud, External fraud, employment practices and workplace safety, clients, products and business practices, business disruption and system failures, damage to physical assets, and finally execution, delivery and process management.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

The Company cannot expect to eliminate all operational risks, but it endeavours to manage these risks through a control framework and by monitoring and responding to potential risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes, such as the use of internal audit.

(46) Leases

Company is a Lessee

- (a) The Company has lease contracts for various office premises used in its operations. Leases of office premises generally have lease terms between 1 to 12 years. The Company's obligations under its leases are secured by the lessor's title to the leased assets. Generally, the Company is restricted from assigning and subleasing the leased assets.

The Company also has certain leases of office premises with lease terms of 12 months or less. The Company applies the 'short-term lease' recognition exemptions for these leases.

- (b) Leases are shown as follows in the Company's balance sheet and profit & loss account

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the year:

Particulars	Building - Office Premises	Total
Opening balance as at 1 April 2021	114.99	114.99
Additions	92.55	92.55
Deletion (Terminated during the period)	(2.32)	(2.32)
Depreciation expense	34.22	34.22
Closing net carrying balance 31 March 2022	171.00	171.00
Additions	149.04	149.04
Deletion (Termination/Modification during the period)	(10.20)	(10.20)
Depreciation expense	48.28	48.28
Closing net carrying balance 31 March 2023	261.56	261.56

Set out below are the carrying amounts of lease liabilities (included under Borrowings (Other than Debt Securities)) and the movements during the year:

Particulars	Amount Rs. in crore
Opening balance as at 1 April 2021	136.02
Additions	92.55
Deletion (Terminated during the period)	(1.90)
Accretion of interest	14.05
Payments	(46.06)
Amount recognised in P/L for changes in lease payments on a/c of rent concession	-
As at 31 March 2022	194.66



NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

Particulars	Amount Rs. in crore
Additions	149.04
Deletion (Termination/Modification during the period)	(11.08)
Accretion of interest	25.13
Payments	(59.95)
Amount recognised in P/L for changes in lease payments on a/c of rent concession	-
As at 31 March 2023	297.80
Current	42.14
Non-current	255.66

(c) Amounts recognized in the Statement of Profit and Loss

Particulars	For the year ended March 31, 2023 Amount Rs. in crore	For the year ended March 31, 2022 Amount Rs. in crore
Depreciation expense of right-of-use assets	48.28	34.22
Interest expense on lease liabilities	25.13	14.05
Gain on termination/modification of leases	(0.88)	0.42
Amount recognised in P/L for changes in lease payments on a/c of rent concession	-	-
Expense relating to short-term leases (included in other expenses)	13.90	5.39
Total amount recognised in profit or loss	86.43	54.08

The Company had total cash outflows for leases of Rs. 59.95 crore during the year ended March 31, 2023 (Rs. 46.06 crore during the year ended March 31, 2022)

- (47) The Company has not entered into any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956 during the year ended March 31, 2023.
- (48) Quarterly returns or statements of current assets filed by the Company with banks or financial institutions are in agreement with the books of accounts.
- (49) The Company has not been declared a wilful defaulter by any bank or financial institution or other lender during the year.
- (50) The Company has not traded or invested in crypto currency or virtual currency during the financial year ended March 31, 2023.
- (51) From October 1, 2022, the Company is in compliance with RBI Circular No. RBI/2021-2022/125 DOR.STR.REC.68/21.04.048/2021-22 dated November 12 2021, related to classification of NPA and up-gradation of accounts classified as NPA.
- (52) During the year ended March 31, 2023, the Company has withdrawn additional special reserve created under section 29C of the National Housing Bank Act 1987 / the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 [earlier: NHB circular no. NHB (ND)/DRS/Pol-No.03/2004-05 dated August 26, 2004] for an amount of Rs. 525 crore (Previous year Rs. 825 crore) in respect of impairment of financial instruments net off related tax impact.

NOTES

Forming part of the Standalone Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2023

(All amount in ₹ in Crore, except for share data unless stated otherwise)

- (53)** The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediaries shall;
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (54)** The Company has not received any funds from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall;
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (55)** The Company did not enter into any transactions which are not recorded in the books of accounts and has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961. (Previous year Rs. Nil).
- (56)** There are no proceedings initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) during the year ended March 31, 2023 (Previous year Rs. Nil).
- (57)** The Company has complied with the NHB Directions, 2010 including Prudential Norms and as amended from time to time. Disclosures as required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, 17 February, 2021 have been prepared in compliance with Indian Accounting Standards (Ind AS).
- (58)** Previous Year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosures.

The accompanying notes are integral part of the financial statements

For and on behalf of the Board of Directors

Gagan Banga

Vice Chairman / Managing Director & CEO

DIN : 00010894

Mumbai

Sachin Chaudhary

Whole Time Director

DIN : 02016992

Gurugram

Mukesh Garg

Chief Financial Officer

New Delhi

Pinank Shah

Deputy Chief Financial Officer

Mumbai

Amit Jain

Company Secretary

Gurugram

May 22, 2023



Annexure: Statement containing the salient features of the financial statements of subsidiaries / associate companies / joint ventures
 [Pursuant to first proviso to Sub-section (3) of Section 129 of the Companies Act, 2013, read with Rule 5 of the Companies (Accounts) Rules, 2014 - AOC-1]
 Part 'A' Subsidiaries

Name of the Subsidiary Companies	Date of acquisition of Subsidiary	Year	Currency	Share Capital	Other Equity (Surplus / Deficit)	Total Assets	Total Liabilities	Details of Investments	Turnover / Revenue	Total (Loss) before Taxation	Profit / Taxation	Provision for Taxation	Profit / (Loss) after Taxation	Proposed Dividend (Including Corporate Dividend Tax)	% of Shareholding as on March 31
1. Indiabulls Collection Agency Limited	08-03-2013*	2022-23	₹	0.15	24.07	24.60	0.38	-	1.27	1.16	0.29	0.29	0.87	-	100%
		2021-22		0.15	23.20	14.05	0.19	9.49	0.73	0.69	0.19	0.19	0.50	-	
2. Ibulls Sales Limited	08-03-2013*	2022-23	₹	0.05	10.22	10.47	0.20	-	0.50	0.34	0.10	0.10	0.24	-	100%
		2021-22		0.05	9.98	6.86	0.09	3.26	0.36	(0.34)	0.04	0.04	(0.38)	-	
3. Indiabulls Insurance Advisors Limited	08-03-2013*	2022-23	₹	0.05	(101.77)	5.85	107.62	0.05	0.28	0.24	0.06	0.06	0.18	-	100%
		2021-22		0.05	(101.94)	5.63	107.57	0.05	0.16	0.12	0.03	0.03	0.09	-	
4. Nilgiri Investment Services Limited (Formerly Nilgiri Financial Consultants Limited)	08-03-2013*	2022-23	₹	0.05	22.75	23.16	0.36	-	1.14	0.28	0.11	0.11	0.17	-	100%
		2021-22		0.05	22.58	14.03	0.22	8.82	0.82	0.04	0.09	0.09	(0.05)	-	
5. Indiabulls Capital Services Limited	08-03-2013*	2022-23	₹	5.00	(11.41)	13.71	20.12	-	0.65	0.27	0.07	0.07	0.20	-	100%
		2021-22		5.00	(11.62)	9.22	19.95	4.11	0.38	0.09	0.02	0.02	0.07	-	
6. Indiabulls Commercial Credit Limited (Formerly Indiabulls Infrastructure Credit Limited)	08-03-2013*	2022-23	₹	247.80	5,143.57	12,590.15	8,142.98	944.20	1,886.64	707.55	175.65	175.65	531.90	179.65	100%
		2021-22		247.80	4,817.04	12,142.64	8,078.81	1,001.01	1,841.88	612.54	104.32	104.32	508.22	-	
7. Indiabulls Advisory Services Limited	08-03-2013*	2022-23	₹	2.55	5.71	8.36	0.10	-	0.42	0.39	0.10	0.10	0.29	-	100%
		2021-22		2.55	5.42	5.41	0.19	2.75	0.24	0.22	0.06	0.06	0.16	-	
8. Indiabulls Asset Holding Company Limited	08-03-2013*	2022-23	₹	0.05	(0.01)	0.04	-	-	-	-	-	-	-	-	100%
		2021-22		0.05	(0.01)	0.04	-	-	-	-	-	-	-	-	
9. Indiabulls Asset Management Company Limited	08-03-2013*	2022-23	₹	100.00	1.05	36.95	5.32	69.42	9.42	2.68	0.33	0.33	2.35	-	100%
		2021-22		170.00	64.20	20.88	3.88	217.20	30.91	13.81	2.38	2.38	11.43	-	
10. Indiabulls Trustee Company Limited	08-03-2013*	2022-23	₹	0.50	(0.20)	0.34	0.04	-	0.11	(0.21)	-	-	(0.21)	-	100%
		2021-22		0.50	0.01	0.52	0.01	-	0.13	(0.01)	-	-	(0.01)	-	
11. Indiabulls Holdings Limited**	08-03-2013*	2022-23	₹	0.15	(0.15)	-	-	-	-	(0.10)	-	-	(0.10)	-	100%
		2021-22		0.15	(0.05)	0.08	-	0.02	-	-	-	-	-	-	
12. Indiabulls Investment Management Limited (formerly Indiabulls Venture Capital Management Company Limited)	08-03-2013*	2022-23	₹	77.00	101.29	43.65	12.23	146.87	64.10	47.88	12.07	12.07	35.81	-	100%
		2021-22		7.00	0.02	4.04	0.03	3.01	0.15	0.05	0.02	0.02	0.03	-	
13. Indiabulls Asset Management Mauritius*	18 July 2016	2022-23	₹	-	-	-	-	-	-	-	-	-	-	-	100%
		2021-22		1.91	(1.91)	-	-	-	-	(0.01)	-	-	(0.01)	-	

*These Companies became subsidiary of Indiabulls Housing Finance Limited (IBHFL) consequent upon amalgamation of Indiabulls Financial Services Limited with IBHFL w.e.f. 8th March, 2013

**On January 27, 2023, has suo-moto filed an application under Section 248(2) of the Companies Act, 2013, for striking off the name from the register of companies maintained by the RoC.

*Declared Defunct on July 18, 2022 by respective authorities in the country of incorporation.

For and on behalf of the Board of Directors

Gagan Banga

Vice Chairman / Managing Director & CEO

DIN : 00010894

Mumbai

Sachin Chaudhary

Whole Time Director

DIN : 02016992

Gurugram

Mukesh Garg

Chief Financial Officer

New Delhi

Pinank Shah

Deputy Chief Financial Officer

Mumbai

Amit Jain

Company Secretary

Gurugram

Annexure: Statement containing the salient features of the financial statements of subsidiaries / associate companies / joint ventures

[Pursuant to first proviso to Sub-section (3) of Section 129 of the Companies Act, 2013, read with Rule 5 of the Companies (Accounts) Rules, 2014 - AOC-1]

Part "B" Associates

(Amount ₹ in Crores)

Sl No.	Name of Associate	March-23	March-22
1	Latest audited Balance Sheet date		
2	Date on which the Associate was associated or acquired	N.A.	N.A.
3	Share of Associate/Joint Venture Held by the Company on the year end		
	Number	N.A.	N.A.
	Amount of Investment in Associate/Joint Venture	N.A.	N.A.
	Extend of Holding%	N.A.	N.A.
4	Description of how there is significant influence	N.A.	N.A.
5	Reason why associate/joint venture is not consolidated	N.A.	N.A.
6	Networth attributable to shareholding as per latest audited Balance Sheet	N.A.	N.A.
7	Profit & Loss for the Year		
	i. Considered in Consolidation	N.A.	N.A.
	ii. Not Considered in Consolidation	N.A.	N.A.

Note-A: There is significant influence due to percentage (%) of share capital

Gagan Banga

Vice Chairman / Managing Director & CEO
DIN : 00010894
Mumbai

Sachin Chaudhary

Whole Time Director
DIN : 02016992
Gurugram

Mukesh Garg

Chief Financial Officer
New Delhi

Pinank Shah

Deputy Chief Financial Officer
Mumbai

Amit Jain

Company Secretary
Gurugram

May 22, 2023



One International Centre, Senapati Bapat Marg, Elphinstone Road,
Mumbai - 400 013.
www.indiabullshomeloans.com