

**Listing Department**  
**BSE Limited**  
**Phiroze Jeejeebhoy Towers**  
**Dalal Street**  
**Mumbai- 400001**  
**Scrip Code- 540530**

**Listing Department**  
**National Stock Exchange of India Ltd.**  
**Exchange Plaza, C-1, Block G,**  
**Bandra Kurla Complex, Bandra (E)**  
**Mumbai - 400051**  
**NSE Symbol- HUDCO**

**Sub: Submission of Audited Financial Results (Standalone and Consolidated) of the Company for the quarter & year ended 31<sup>st</sup> March, 2023.**

Dear Sir/ Ma'am

The Board of Directors in their meeting held on Friday, 26<sup>th</sup> May, 2023, considered and approved the Audited Financial Results (Standalone and Consolidated) for the quarter & year ended 31<sup>st</sup> March, 2023 and recommended the final dividend of Rs. 3.10 /- per equity share (@ 31 %) for the financial year 2022-23, subject to the approval of the shareholders in the Annual General Meeting.

Pursuant to Regulation 33 and Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Audited Financial Results (Standalone and Consolidated) for the quarter & year ended 31<sup>st</sup> March, 2023, Statement of Assets & Liabilities as on 31<sup>st</sup> March, 2023 are enclosed herewith.

Further, it is declared that the Statutory Auditors have not expressed any modified opinion(s) in their Audit Report with respect to the said financials.

Presentation on the financial results is being made available on HUDCO website i.e., [www.hudco.org.in](http://www.hudco.org.in) (Home>>Investors>>Financial Results>>Investors Presentation) and also on the websites of BSE Ltd. and National Stock Exchange of India Ltd (NSE).

The Board meeting commenced at 12.45 pm and concluded at 3.55 p.m.

धन्यवाद

भवदीय  
 फॉर हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड

*(Handwritten Signature)*

हरीश कुमार शर्मा  
 कंपनी सेक्रेटरी एंड कंप्लायंस ऑफिसर

Encl. as above



हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड ( भारत सरकार का उपक्रम )  
 कोर 7ए, हडको भवन, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली-110003  
 दूरभाष : 011-24648160 फैक्स : (011) 24625308, आई.एस.ओ. 9001:2015 प्रमाणित कम्पनी  
 वेबसाईट : [www.hudco.org](http://www.hudco.org), सी आई एन : L74899DL1970GOI005276, GST : 07AAACH0632A1ZF

**Housing & Urban Development Corporation Ltd., (A Govt. of India Enterprise)**  
 Core-7'A', HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110 003  
 Tel : 011-24648160, Fax : 011-24625308 AN ISO 9001:2015 Certified Company  
 website : [www.hudco.org](http://www.hudco.org) CIN : L74899DL1970GOI005276 GST : 07AAACH0632A1ZF





**Independent Auditor's Report on the quarterly and year to date standalone financial results of Housing and Urban Development Corporation Limited (HUDCO) Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

To

The Board of Directors of Housing and Urban Development Corporation Limited

We have audited the accompanying standalone quarterly and year to date financial results of Housing and Urban Development Corporation Limited ("the Company") for the quarter and year to date ended March 31, 2023 (hereinafter referred to as "Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

In our opinion and to the best of our information and according to the explanations given to us these standalone financial results;

- (i) are presented in accordance with the requirements of Regulation 33 and Regulation 52 of the Listing Regulations in this regard; and
- (ii) give a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under section 133 of the Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting standards) Rules 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India of the net profit and other comprehensive income and other financial information for the quarter ended and year to date ended 31" March 2023.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Results 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 ("ICAI") together with the ethical requirement that are relevant to our audit of the financial results under the provision of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Delhi Office : 379, Aggarwal Millenium Tower - II, Netaji Subhash Place, Pitam Pura, New Delhi-110034  
Phone : 011 - 42263358, 47292280 - 81, Mob.: 9810380377  
Gurgaon Off. : Plot No. 9, C - Block, Sushant Lok, Phase - I, Sector - 43, Gurugram - 122002 (Haryana)  
Phone : 0124 - 4477824 - 25 Mobile : 9810103611, 9871001555  
E-mail : atul.gupta@aprafirm.com, anmol.gupta@aprafirm.com, caarun@rediffmail.com  
Website : www.servicetax.net, www.aprafirm.com, www.gstgst.in

### **Emphasis of matter**

We draw attention to Note 7 of the standalone audited financial results statement for the following matter:

- i. The company has recognized interest income on "No lien AGP Account" amounting to Rs. 28.51 Crore. (Rs. 28.02 crore for the previous year ended 31<sup>st</sup> March 2022) for the year ended 31<sup>st</sup> March 2023.
- ii. The balance outstanding at the end of the year is Rs.558.97 Crore (debit) (Rs. 526.27 crore for the previous year ended 31<sup>st</sup> March 2022) in "No lien AGP Account". The company is in discussion with MoHUA for recover/reimbursement of outstanding amount (including interest) as well as booking of expenses.

Our opinion is not modified in respect of these matters.

### **Management's Responsibilities for the Standalone Financial Results**

These quarterly financial results as well as the year to date standalone financial results have been prepared on the basis of the annual financial statements. The Company's management and Board of Directors are responsible for the preparation of these financial results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, 'Interim Financial Reporting' prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. 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 results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial results, the Board of Directors are 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 Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.



The management and Board of Directors are also responsible for overseeing the Company's financial reporting process.

#### **Auditor's Responsibilities for the Audit of the Standalone Financial Results**

Our objectives are to obtain reasonable assurance about whether the standalone financial results 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 results.

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 results, 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, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' 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 financial results 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 results, including the disclosures, and whether the financial results 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.

#### **Other Matters**

The statement includes the results for the quarter ended March 31, 2023 being the balancing figure between audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

Our opinion is not modified in respect of these matters.

**For APRA & Associates, LLP  
Chartered Accountants  
FRN - 011078N / N500064**



**(Arun Kumar Gupta)  
Partner**



**Place: New Delhi**

**Date: 26/05/2023**

**M. No. 089657**

**UDIN No. 230 89657 BGVFRU 1213**



HOUSING AND URBAN DEVELOPMENT CORPORATION LTD.(HUDCO)

(A GOVT. OF INDIA UNDERTAKING) CIN: L74899DL1970GO1005276 GSTIN: 07AAACH0632A1ZF website: www.hudco.org.in  
Registered Office: CORE 7A, HUDCO BHAWAN, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003



(₹ in crore)

S. No.	Particulars	Quarter Ended			Year Ended		
		31/03/23		31/03/22	31/03/22		31/03/22
		(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)	
I	Income						
	Revenue from operations						
	1. Interest Income	1,831.62	1,692.66	1,703.84	6,983.44	6,888.05	
	2. Dividend Income	0.06	0.00	0.06	0.06	0.08	
	3. Rental Income	14.17	13.84	12.31	54.18	49.04	
	4. Fees and Commission Income	0.03	0.47	0.83	2.66	2.57	
	5. Net Gain on Fair Value Changes	6.12	1.72	8.32	7.46	12.31	
	6. Sale of Services	0.38	0.89	1.57	1.66	2.03	
	<b>Total revenue from Operations</b>	<b>1,852.38</b>	<b>1,709.58</b>	<b>1,726.93</b>	<b>7,049.46</b>	<b>6,954.08</b>	
II	Other Income	10.03	10.38	17.35	36.72	43.58	
III	<b>Total Income (I + II)</b>	<b>1,862.41</b>	<b>1,719.96</b>	<b>1,744.28</b>	<b>7,086.18</b>	<b>6,997.66</b>	
IV	Expenses						
	1. Finance Costs	1,150.14	1,131.51	1,096.53	4,507.08	4,532.53	
	2. Fees and Commission Expense	0.42	0.05	0.24	2.13	2.24	
	3. Net Loss on Fair Value Changes	-	0.00	-	-	0.00	
	4. Impairment on Financial Instrument and written offs	(276.38)	178.58	(468.14)	(73.69)	(245.66)	
	5. Employee Benefit Expenses	53.14	39.46	38.03	186.62	218.09	
	6. Depreciation and Amortization	2.81	2.89	3.32	11.31	7.90	
	7. Corporate Social Responsibilities (CSR)	11.24	11.25	10.49	44.98	46.95	
	8. Other Expenses	56.73	15.90	20.57	118.34	89.67	
	<b>Total expenses</b>	<b>998.10</b>	<b>1,379.64</b>	<b>701.04</b>	<b>4,796.77</b>	<b>4,651.72</b>	
V	<b>Profit/(loss) before Tax (III-IV)</b>	<b>864.31</b>	<b>340.32</b>	<b>1,043.24</b>	<b>2,289.41</b>	<b>2,345.94</b>	
VI	Tax Expense						
	1. Current Tax Expense	114.00	100.84	108.10	435.00	418.76	
	2. Deferred Tax Expense/ (Credit)	111.12	(14.84)	188.24	152.79	210.58	
	<b>Total Tax Expense</b>	<b>225.12</b>	<b>86.00</b>	<b>296.34</b>	<b>587.79</b>	<b>629.34</b>	
VII	<b>Profit / (loss) for the Period / Year (V-VI)</b>	<b>639.19</b>	<b>254.32</b>	<b>746.90</b>	<b>1,701.62</b>	<b>1,716.60</b>	
	Other Comprehensive Income						
	Items that will not be reclassified to profit or loss						
	1. Re-measurement gains/losses on defined benefit plans	25.40	(3.13)	(24.70)	33.06	(2.57)	
	2. Income tax relating to items that will not be reclassified to profit or loss	(6.39)	0.79	6.22	(8.32)	0.65	
VIII	Other Comprehensive Income	19.01	(2.34)	(18.48)	24.74	(1.92)	
IX	<b>Total Comprehensive Income for the Period (VII + VIII)</b>	<b>658.20</b>	<b>251.98</b>	<b>728.42</b>	<b>1,726.36</b>	<b>1,714.68</b>	
X	<b>Paid-up Equity Share Capital (Face Value of ₹ 10 each)</b>	<b>2,001.90</b>	<b>2,001.90</b>	<b>2,001.90</b>	<b>2,001.90</b>	<b>2,001.90</b>	
XI	<b>Other Equity (Reserves excluding revaluation reserve) (As per audited financial accounts as at 31st March)</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>13,443.35</b>	<b>12,466.42</b>	
XII	Net worth	N.A.	N.A.	N.A.	15,445.25	14,468.32	
XIII	Earnings Per Share (Face Value of ₹10 each) (The EPS for quarters is not annualised)						
	Basic (₹)	3.19	1.27	3.73	8.50	8.57	
	Diluted (₹)	3.19	1.27	3.73	8.50	8.57	





**Notes to the Financial Results:**

1	The above Standalone audited financial results for the quarter/year ended 31 <sup>st</sup> March, 2023 have been reviewed by the Audit Committee and subsequently approved by the Board of Directors in their meeting held on 26 <sup>th</sup> May, 2023. These financial results for the quarter/year ended 31 <sup>st</sup> March, 2023 have also been audited by the Statutory Auditors of the Company in compliance with the requirements of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The Statutory Auditors have issued unmodified opinion on the financial results for the quarter/year ended 31 <sup>st</sup> March, 2023.
2	The company does not have separate reportable segments in terms of Indian Accounting Standard (Ind AS-108) on "Operating Segments".
3	The company has provision on loans (impairment) as per Expected credit Loss (ECL) method amounting to ₹ 2,431.06 crore (Previous year ₹ 2,504.23 crore) as on 31 <sup>st</sup> March, 2023.
4	During the FY 2022-23, the company has implemented restructuring plan in case of one agency in March 2023 from the date of order of NCLT, Hyderabad, dated 16 <sup>th</sup> March 2021, with principal outstanding of ₹ 78.75 crore. As per the restructuring plan, ₹ 30.14 crore of the principal outstanding will be paid by agency to HUDCO, out of the same ₹ 2.66 crore as upfront and remaining ₹ 27.48 crore is to be repaid as Term loan repayable over 5 years. The balance principal amount of ₹ 48.61 crore to be written off with the reversal of the corresponding ECL allowance thereof. As per NHB norms, the same will be kept as NPA under watch period for next one year. The Principal Outstanding as on 31 <sup>st</sup> March, 2023 is ₹ 20.61 crore
5	As per RBI notification no. RBI/2019-20/170 DOR (NBFC).CC.PD.No.109/ 22.10.106/2019-20 dated 13th March, 2020 on implementation of Indian Accounting Standards, Housing Finance Companies are required to create an Impairment Reserve for any shortfall in impairment allowances under Ind-AS 109 and IRAC norms (including provision on standard assets). The impairment allowance under Ind-AS 109 made by the company is lower than the total provision required under IRAC as at 31 <sup>st</sup> March, 2023 and accordingly, impairment reserve as on 31 <sup>st</sup> March, 2023 is ₹ 289.87 crore (Previous year ₹ 221.99 crore).
6	The Company continues to create Deferred Tax Liability (DTL) on Special Reserve created and maintained u/s 36 (1)(viii) of Income Tax Act, 1961 & u/s 29C of National Housing Bank Act, 1987.
7	In respect of Andrews Ganj Project (AGP) being executed by HUDCO as an agent on behalf of MoJUD (now MoHUA), HUDCO does not have any right or interest in the property leased to it. Expenditure and liability, if any, on account of this project is paid out of No Lien AGP Account maintained with HUDCO. The company continues to book the interest income & expenditure incurred as per past practice. Interest income of ₹ 28.51 crore (Previous year Rs.28.02 crore) on the amount of deficit (recoverable) from MoHUA has been booked for the year ended 31 <sup>st</sup> March, 2023. As on 31 <sup>st</sup> March, 2023, No Lien AGP account is in deficit (recoverable) to the extent of ₹ 558.97 crore (Previous year Rs.526.27 crore), which includes amounts paid by HUDCO on behalf of MoHUA and interest as on 31 <sup>st</sup> March, 2023
8	During the FY 2022-23, one loan account became NPA, having an outstanding loan amount of ₹ 64.83 crore and the company made additional ECL Provision of ₹ 20.75 crore and the same has been resolved as on date and the agency is out of NPA.
9	There was Nil investor complaint pending with HUDCO as on 31 <sup>st</sup> March, 2023.
10	During the quarter ended 31 <sup>st</sup> March, 2023 there were no transactions in the nature of exceptional or extraordinary items.
11	The Company has sufficient liquidity as well as adequate undrawn lines of credits from various banks to take care of its operational requirements. Considering high credit worthiness and well-established relationship of the Company with lenders, it can continue to mobilise sufficient funds from domestic & international markets to meet contingencies, if any. Further, there has been no default in repayment of debt securities, borrowings and other liabilities and the Company has met all its debt servicing obligations, both towards principal and interest, during the quarter/year in a timely manner.
12	The additional information as required under Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached as <b>Annexure A.</b>
13	The company has maintained 100% security cover by way of charge on the receivables of the company for all the secured bonds/ debentures issued by the company and outstanding as on 31 <sup>st</sup> March, 2023. In compliance to clause 54(3) of SEBI (Listing Obligations and Disclosure Requirements Regulations), 2015, as amended, a statement of Security Coverage Ratio, in respect of listed non-convertible debt securities, in the format as specified in SEBI circular no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19 <sup>th</sup> , 2022, is attached as <b>Annexure-B.</b>
14	"During the quarter ended March 31, 2023, the Company has raised funds through issue of listed non-convertible debt securities of different tenor on private placement basis. The amounts raised during the period have been utilized for the purpose stated in the Offer document(s). Information Memorandum and there has been no deviation/ variation in the use of proceeds of non-convertible debt securities from the objects stated in the offer document(s)/ Information memorandum. Accordingly, in compliance to the regulation 52(7) & (7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with SEBI Operational circular No. SEBI/HO/DDHS/DDHS_Div1/P/CIR/2022/0000000103 dated July 29, 2022, a copy of statement filed with Stock Exchange(s) is attached as <b>Annexure-C.</b> "
15	The Company is a 'Large Corporate' in terms of the 'Framework for fund raising by Large entities' laid under SEBI operational circular No. SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021. Accordingly, the company has made Initial/ Annual disclosures to the stock exchanges in prescribed format. Copies of the said disclosures are attached as <b>Annexure- D.</b>



16	Rating assigned to the Company by Credit Rating Agencies:	CARE Ratings Limited (CARE)	India rating and Research Private Limited (IRRPL)	ICRA Limited (ICRA)
	<b>Instrument/ Facilities</b>			
	Long-term borrowing Programme	CARE AAA; Stable [Triple A; Outlook: Stable]	IND AAA/Stable	[ICRA] AAA (Stable)
	Commercial Paper	CARE A1+ (A-One Plus)	IND A1+	[ICRA] A1+
	Fixed Deposit Programme	CARE AAA; Stable [Triple A; Outlook: Stable]	IND AAA/Stable	[ICRA] AAA (Stable)
	Long Term/Short Term Bank Facilities (including non-fund-based facilities)	CARE AAA; Stable/ CARE A1+ (Triple-A; Outlook: Stable/A One Plus)	IND AAA/Stable / IND A1+	[ICRA] AAA (Stable)/ [ICRA]A1+
17	During the year 2022-2023, the company paid interim dividend @ ₹0.75 per equity share of ₹10 each after the approval of the Board in its meeting held on 14th March 2023.			
18	The Board in its meeting held on 26th May,2023 has recommended a final dividend @ ₹3.10 per equity share of ₹10 each which is subject to approval of shareholders at the ensuing AGM.			
19	In line with the requirements of Regulation 33 and 52(4) read with regulation 63(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the results for the quarter/year ended 31 <sup>st</sup> March, 2023 are available on the website of BSE Limited (URL: www.bseindia.com/corporates), National Stock Exchange of India Limited (URL: www.nseindia.com/corporates) and on company's website (URL: www.hudco.org.in)			
20	Figures of corresponding period have been regrouped, wherever necessary. The figures for the quarters ended 31st March, 2023 & 31st March,2022 are the balancing figures between the audited figures for the year ended 31st March,2023 & 31st March,2022 and reviewed figures for the nine months ended 31st December, 2022 & 31st December, 2021 respectively.			

For and on behalf of the Board of Directors



*(Handwritten Signature)*



*(Handwritten Signature)*  
26/05/2023

D Guhan  
Director Finance

Place: New Delhi  
Date: 26<sup>th</sup> May, 2023





## HOUSING &amp; URBAN DEVELOPMENT CORPORATION LIMITED



## Statement of Assets and Liabilities (Standalone)

		(₹ in crore)	
	Particulars	31 <sup>st</sup> March, 2023	31 <sup>st</sup> March, 2022
1	<b>ASSETS</b>		
	<b>Financial Assets</b>		
(a)	Cash and Cash Equivalents	47.83	559.99
(b)	Bank Balance other than (a) above	21.02	83.94
(c)	Derivative Financial Instruments	0.02	0.32
(d)	Receivables	-	-
	(i) Trade Receivables	1.38	7.16
	(ii) Other Receivables	0.53	1.92
(e)	Loans	79,236.97	76,989.92
(f)	Investments	631.37	258.71
(g)	Other Financial Assets	587.20	534.96
	<b>Sub Total (1)</b>	<b>80,526.32</b>	<b>78,436.92</b>
2	<b>Non-Financial Assets</b>		
(a)	Current Tax Assets (Net)	-	-
(b)	Investment Property	20.47	17.65
(c)	Property, Plant and Equipment	61.92	74.38
(d)	Capital Work-in-Progress	17.48	17.26
(e)	Intangible Assets under development	2.01	8.14
(f)	Other Intangible Assets	7.48	1.09
(g)	Other Non-Financial Assets	335.28	339.73
	<b>Sub Total (2)</b>	<b>444.64</b>	<b>458.25</b>
	<b>TOTAL ASSETS (1+2)</b>	<b>80,970.96</b>	<b>78,895.17</b>
	<b>LIABILITIES AND EQUITY</b>		
	<b>Liabilities</b>		
1	<b>Financial Liabilities</b>		
(a)	Derivative Financial Instruments	-	-
(b)	Payables		
	1. Trade Payable		
	(i) Total outstanding dues of MSME	-	-
	(ii) Total outstanding dues of creditors other than MSME	0.05	0.09
	2. Other Payables		
	(i) Total outstanding dues of MSME	0.20	0.29
	(ii) Total outstanding dues of creditors other than MSME	7.69	9.26
(c)	Debt Securities	48,192.09	54,450.18
(d)	Borrowings	14,711.28	7,048.96
(e)	Deposits	1.71	3.90
(f)	Other Financial Liabilities	1,203.75	1,643.91
	<b>Sub Total (A-1)</b>	<b>64,116.77</b>	<b>63,156.59</b>
2	<b>Non-Financial Liabilities</b>		
(a)	Current Tax Liabilities (Net)	14.56	7.51
(b)	Provisions	342.52	339.44
(c)	Deferred Tax Liabilities (Net)	1,006.12	843.61
(d)	Other Non-Financial Liabilities	45.74	79.70
	<b>Sub Total (A-2)</b>	<b>1,408.94</b>	<b>1,270.26</b>
	<b>Sub Total (A)</b>	<b>65,525.71</b>	<b>64,426.85</b>
3	<b>Equity</b>		
(a)	Equity Share Capital	2,001.90	2,001.90
(b)	Other Equity	13,443.35	12,466.42
	<b>Sub Total (B)</b>	<b>15,445.25</b>	<b>14,468.32</b>
	<b>TOTAL LIABILITIES AND EQUITY (A+B)</b>	<b>80,970.96</b>	<b>78,895.17</b>





**HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED**  
**CASH FLOW STATEMENT FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2023**



(Rs. In Crores)

S. No.	Particulars	STANDALONE	
		Period ended 31st March, 2023	Period ended 31st March, 2022
<b>A</b>	<b>Operating activities</b>		
	Profit before tax	2,289.41	2,345.94
	<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
(i)	Depreciation & amortisation	11.31	7.90
(ii)	Impairment on financial instruments	-73.69	(245.66)
(iii)	Unrealised foreign exchange gain/loss and EIR on borrowings	10.45	8.93
(iv)	Unrealised loss/ (gain) on investment held for trading & derivatives	-7.75	(12.65)
(v)	Change in the fair value of hedged item	0.29	0.34
(vi)	Dividend income	-0.06	(0.08)
(vii)	Interest on investments	-14.34	(0.24)
(viii)	Provision for employee benefits and CSR	36.14	4.04
(ix)	Provision for Interest under Income Tax Act	0.60	0.50
(x)	Loss/ (Profit) on sale of Fixed Assets (Net)	-0.07	(0.01)
(xi)	EIR on Advances	5.49	7.16
(xii)	Discounting of security deposit and deposit for services	-0.02	(0.01)
(xiii)	Discounting of Interest Income on Staff Advances	-2.13	(2.61)
(xiv)	Discounting of Employee cost of Staff advances	1.93	2.35
	<b>Operating Profit before Working capital changes</b>	<b>2,257.56</b>	<b>2,115.90</b>
	<b>Working capital changes</b>		
(i)	Loans	-2,228.13	(2455.65)
(ii)	Trade receivables, financial and non-financial assets	23.07	38.03
(iii)	Trade Payables and financial liability	-481.94	(92.03)
	<b>Sub Total</b>	<b>(2687.00)</b>	<b>(2509.65)</b>
	Income tax paid (Net of refunds)	-421.04	(411.99)
	<b>Net cash flows from/(used in) operating activities -A</b>	<b>(850.48)</b>	<b>(805.74)</b>
<b>B</b>	<b>Investing activities</b>		
(i)	Purchase of fixed and intangible assets	-2.27	(6.41)
(ii)	Proceeds from sale of property and equipment	0.18	0.16
(iii)	Investments at fair value through Profit and Loss	-350.57	5.05
(iv)	Dividend received	0.06	0.08
	<b>Net cash flows from/(used in) investing activities - B</b>	<b>(352.60)</b>	<b>(1.12)</b>
<b>C</b>	<b>Financing activities</b>		
(i)	Change in borrowings	1,391.59	516.15
(ii)	Dividends paid including DDT	-700.67	(435.42)
	<b>Net cash flows from financing activities - C</b>	<b>690.92</b>	<b>80.73</b>
<b>D</b>	<b>Net increase in cash and cash equivalents A+B+C</b>	<b>(512.16)</b>	<b>(726.13)</b>
	Cash and cash equivalents at Beginning of year	559.99	1,286.12
	<b>Cash and cash equivalents at the end of year</b>	<b>47.83</b>	<b>559.99</b>
<b>Components of Cash &amp; Cash Equivalents</b>			
<b>A</b>	<b>Cash &amp; Cash Equivalents</b>		
(i)	Cash & Revenue Stamps in hand	-	-
(ii)	Imprest	-	-
(iii)	Bank Deposits (3 months and less than 3 months)*	5.12	333.73
(iv)	<b>Balances in Current Account with</b>		
	- Reserve Bank of India	0.02	0.02
	- Scheduled Banks*	42.69	226.24
	- Demand Drafts in hand	-	-
	<b>Total</b>	<b>47.83</b>	<b>559.99</b>





**Independent Auditor's Report on the quarterly and year to date consolidated financial results of Housing and Urban Development Corporation Limited (HUDCO) pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

To

The Board of Directors of Housing and Urban Development Corporation Limited

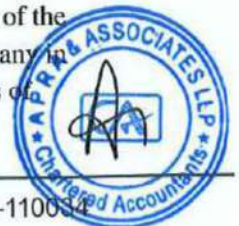
We have audited the accompanying consolidated quarterly and year to date financial results of Housing and Urban Development Corporation Limited ("the Company") and of its associate (collective known as "consolidated company"), for the quarter and year to date ended March 31, 2023 (hereinafter referred to as "Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

In our opinion and to the best of our information and according to the explanations given to us and based on consideration of the unaudited separate financial statement as signed by the management of associates these consolidated financial results ;

- i. Include the unaudited annual financial result of Shrishti Urban Infrastructure Development Limited;
- ii. are presented in accordance with the requirements of Regulation 33 and 52 of the SEBI Regulations 2015, as amended in this regard and
- iii. give a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under section 133 of the Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting standards) Rules 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India of the net profit and other comprehensive income and other financial information for the quarter ended and year to date ended 31" March 2023.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Results 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



Delhi Office : 379, Aggarwal Millenium Tower - II, Netaji Subhash Place, Pitam Pura, New Delhi-110034  
Phone : 011 - 42263358, 47292280 - 81, Mob.: 9810380377  
Gurgaon Off. : Plot No. 9, C - Block, Sushant Lok, Phase - I, Sector - 43, Gurugram - 122002 (Haryana)  
Phone : 0124 - 4477824 - 25 Mobile : 9810103611, 9871001555  
E-mail : atul.gupta@aprafirm.com, anmol.gupta@aprafirm.com, caarun@rediffmail.com  
Website : www.servicetax.net, www.aprafirm.com, www.gstgst.in

India ("ICAI") together with the ethical requirement that are relevant to our audit of the financial results under the provision of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the 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**

We draw attention to Note 8 of the audited consolidated financial results statement for the following matter:

- I. The company has recognized interest income on "No lien AGP Account" amounting to Rs. 28.51 Crore (Rs. 28.02 crores for the previous year ended 31<sup>st</sup> March 2022) for the year ended 31<sup>st</sup> March 2023.
- II. The balance outstanding at the end of the year is Rs. 558.97 Crore (debit) (Previous year Rs. 526.27 crore(debit)) in "No lien AGP Account". The company is in discussion with MoHUA for recover/reimbursement of outstanding amount (including interest) as well as booking of expenses.

Our opinion is not modified in respect of these matters.

#### **Management's Responsibilities for the Consolidated Financial Results**

These quarterly financial results as well as the year to date consolidated financial results have been prepared on the basis of the annual financial statements. The company's management and Board of Directors are responsible for the preparation of these financial results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, 'Interim Financial Reporting' prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. 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 results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial results, the Board of Directors are 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



Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The management and Board of Directors of the companies are also responsible for overseeing the Company's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Consolidated Financial Results**

Our objectives are to obtain reasonable assurance about whether the consolidated financial results 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 results.

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 results, 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, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' 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 financial results 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 results, including the disclosures, and whether the financial results 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.

#### **Other Matters**

The consolidated financial statement also include unaudited financial result of Shrishti Urban Infrastructure Development Limited an associate, whose financial statements reflect Group's share ( i.e 40% share held by company as on 31/03/2023) of total net loss after tax of Rs. 0.19 crore for the year ended March 31, 2023, as considered in the unaudited consolidated financial results. These unaudited financial statements are certified by the management and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of these associates in based solely on such unaudited financial statements. In our opinion and according to the information and explanations given to us by the management, these financial statements are not material to the Group.

Our opinion on the consolidated Financial Results 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 Results/financial information certified by the Board of Directors.

The statement includes the results for the quarter ended 31st march 2023 being the balancing figure between audited figures in respect of the full financial year and the published year to the date figures up to the third quarter of the current financial year which were subject to limited review by us.

Our opinion on the consolidated Financial Results is not modified in respect of these matters with respect to our reliance on the work done and the reports of the other auditors and the Financial Results/financial information certified by the Board of Directors.

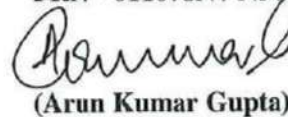
Place: New Delhi

Date: 26/05/2023

**For APRA & Associates, LLP**

**Chartered Accountants**

**FRN - 011078N / N500064**

  
(Arun Kumar Gupta)

**Partner**

**M. No. 089657**

**UDIN No.**

230 89657 B9 UF RV 2481.





**HOUSING AND URBAN DEVELOPMENT CORPORATION LTD. (HUDCO)**

(A GOVT. OF INDIA UNDERTAKING) CIN: L74899DL1970G01005276 GSTIN: 07AAACH0632A12F website: www.hudco.org.in  
Registered Office: CORE 7A, HUDCO BHAWAN, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003



(₹ in crore)

S. No.	Particulars	Quarter Ended			Year Ended	
		31/03/23	31/12/22	31/03/22	31/03/23	31/03/22
		(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
<b>I</b>	<b>Income</b>					
1	Revenue from operations	1,831.62	1,692.66	1,703.84	6,983.44	6,888.05
2	Interest Income	0.06	0.00	0.06	0.06	0.08
3	Dividend Income	14.17	13.84	12.31	54.18	49.04
4	Rental Income	0.03	0.47	0.83	2.66	2.57
5	Fees and Commission Income	6.12	1.72	8.32	7.46	12.31
6	Net gain on Fair value changes	0.38	0.89	1.57	1.66	2.03
	6 Sale of services					
	<b>Total revenue from Operations</b>	<b>1,852.38</b>	<b>1,709.58</b>	<b>1,726.93</b>	<b>7,049.46</b>	<b>6,954.08</b>
<b>II</b>	<b>Other Income</b>	<b>10.03</b>	<b>10.38</b>	<b>17.35</b>	<b>36.72</b>	<b>43.58</b>
<b>III</b>	<b>Total Income (I + II)</b>	<b>1,862.41</b>	<b>1,719.96</b>	<b>1,744.28</b>	<b>7,086.18</b>	<b>6,997.66</b>
<b>IV</b>	<b>Expenses</b>					
1	Finance costs	1,150.14	1,131.51	1,096.53	4,507.08	4,532.53
2	Fees and Commission expense	0.42	0.05	0.24	2.13	2.24
3	Net Loss on Fair Value Changes	-	-	-	-	-
4	Impairment on financial instrument and written offs	(276.38)	178.58	(468.14)	(73.69)	(245.66)
5	Employee Benefit Expenses	53.14	39.46	38.03	186.62	218.09
6	Depreciation and Amortization	2.81	2.89	3.32	11.31	7.90
7	Corporate Social Responsibilities (CSR)	11.24	11.25	10.49	44.98	46.95
8	Other expenses	56.73	15.90	20.57	118.34	89.67
	<b>Total expenses</b>	<b>998.10</b>	<b>1,379.64</b>	<b>701.04</b>	<b>4,796.77</b>	<b>4,651.72</b>
<b>V</b>	<b>Profit/(loss) before Tax and before share of associate</b>	<b>864.31</b>	<b>340.32</b>	<b>1,043.24</b>	<b>2,289.41</b>	<b>2,345.94</b>
	Share in profit/(Loss) of Associate	(0.05)	(0.05)	(0.05)	(0.19)	(0.19)
	<b>Profit/(loss) before Tax</b>	<b>864.26</b>	<b>340.27</b>	<b>1,043.19</b>	<b>2,289.22</b>	<b>2,345.75</b>
<b>VI</b>	<b>Tax Expense</b>					
1	Current tax expense	114.00	100.84	108.10	435.00	418.76
2	Deferred Tax Expense/ (credit)	111.12	(14.84)	188.24	152.79	210.58
	<b>Total Tax Expense</b>	<b>225.12</b>	<b>86.00</b>	<b>296.34</b>	<b>587.79</b>	<b>629.34</b>
<b>VII</b>	<b>Profit/(loss) for the Period / Year (V-VI)</b>	<b>639.14</b>	<b>254.27</b>	<b>746.85</b>	<b>1,701.43</b>	<b>1,716.41</b>
	<b>Other Comprehensive Income</b>					
	Items that will not be reclassified to profit or loss					
1	Re-measurement gains/losses on defined benefit plans	25.40	(3.13)	(24.70)	33.06	(2.57)
2	Income tax relating to items that will not be reclassified to profit or loss	(6.39)	0.79	6.22	(8.32)	0.65
	<b>Other Comprehensive Income</b>	<b>19.01</b>	<b>(2.34)</b>	<b>(18.48)</b>	<b>24.74</b>	<b>(1.92)</b>
<b>VIII</b>	<b>Total Comprehensive Income for the Period (VII+VIII)</b>	<b>658.15</b>	<b>251.93</b>	<b>728.37</b>	<b>1,726.17</b>	<b>1,714.49</b>
<b>IX</b>	<b>Total Comprehensive Income for the Period (VII+VIII)</b>	<b>658.15</b>	<b>251.93</b>	<b>728.37</b>	<b>1,726.17</b>	<b>1,714.49</b>
<b>X</b>	<b>Paid-up Equity Share Capital (Face Value of ₹ 10 each)</b>	<b>2,001.90</b>	<b>2,001.90</b>	<b>2,001.90</b>	<b>2,001.90</b>	<b>2,001.90</b>
<b>XI</b>	<b>Other Equity (Reserves excluding revaluation reserve) (As per audited financial accounts as at 31st March)</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>13441.66</b>	<b>12464.92</b>
<b>XII</b>	<b>Net worth</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>15443.56</b>	<b>14466.82</b>
<b>XIII</b>	<b>Earnings Per Share (Face Value of ₹10 each) (The EPS for quarters is not annualised)</b>	<b>3.19</b>	<b>1.27</b>	<b>3.73</b>	<b>8.50</b>	<b>8.50</b>
	Basic (₹)	3.19	1.27	3.73	8.50	8.50
	Diluted (₹)	3.19	1.27	3.73	8.50	8.50



Notes to the Financial Results:	
1	The above Consolidated audited financial results for the quarter/year ended 31 <sup>st</sup> March, 2023 have been reviewed by the Audit Committee and subsequently approved by the Board of Directors in their meeting held on 26 <sup>th</sup> May, 2023. These consolidated financial results for the quarter/year ended 31 <sup>st</sup> March, 2023, have also been audited by the Statutory Auditors of the Company in compliance with the requirements of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2	The Consolidated Financial Results comprises of the financial results of the company and an associate company M/s Shristi Urban Infrastructure Development Ltd. (SUIDL). Investments in associate company is accounted as per equity method of accounting as per Ind AS-28. The accounts of the associate are unaudited. The Company has decided to exit from the associate company M/s Shristi Urban Infrastructure Development Ltd. (SUIDL) as per the Board Approval dated 9th November, 2015. In pursuance of Board Approval, the valuation of Associate Company was carried out. However, after due consideration, it was decided to get the valuation done again.
3	The company does not have separate reportable segments in terms of Indian Accounting Standard (Ind AS-108) on "Operating Segments".
4	The company has provision on loans (impairment) as per Expected credit Loss (ECL) method amounting to ₹ 2,431.06 crore (Previous year ₹ 2,504.23 crore) as on 31st March, 2023.
5	During the FY 2022-23, the company has implemented restructuring plan in case of one agency in March 2023 from the date of order of NCLT, Hyderabad, dated 16th March 2021, with principal outstanding of ₹ 78.75 crore. As per the restructuring plan, ₹ 30.14 crore of the principal outstanding will be paid by agency to HUDCO, out of the same ₹ 2.66 crore as upfront and remaining ₹ 27.48 crore is to be repaid as Term loan repayable over 5 years. The balance principal amount of ₹ 48.61 crore to be written off with the reversal of the corresponding ECL allowance thereof. As per NHB norms, the same will kept as NPA under watch period for next one year. The Principal Outstanding as on 31st March, 2023 is ₹ 20.61 crore
6	As per RBI notification no. RBI/2019-20/170 DOR (NBFC).CC.PD.No.109/ 22.10.106/2019-20 dated 13th March, 2020 on implementation of Indian Accounting Standards, Housing Finance Companies are required to create an Impairment Reserve for any shortfall in impairment allowances under Ind-AS 109 and IRAC norms (including provision on standard assets). The impairment allowance under Ind-AS 109 made by the company is lower than the total provision required under IRAC as at 31st March, 2023 and accordingly, impairment reserve as on 31st March, 2023 is ₹ 289.87 crore (Previous year ₹ 221.99 crore).
7	The Company continues to create Deferred Tax Liability (DTL) on Special Reserve created and maintained u/s 36 (1)(viii) of Income Tax Act, 1961 & u/s 29C of National Housing Bank Act, 1987.
8	In respect of Andrews Ganj Project (AGP) being executed by HUDCO as an agent on behalf of MoHUA, HUDCO does not have any right or interest in the property leased to it. Expenditure and liability, if any, on account of this project is paid out of No Lien AGP Account maintained with HUDCO. The company continues to book the interest income & expenditure incurred as per past practice. Interest income of ₹ 28.51 crore (Previous year Rs.28.02 crore) on the amount of deficit (recoverable) from MoHUA has been booked for the year ended 31st March, 2023. As on 31st March, 2023, No Lien AGP account is in deficit (recoverable) to the extent of ₹ 558.97 crore (Previous year Rs.526.27 crore), which includes amounts paid by HUDCO on behalf of MoHUA and interest as on 31st March, 2023
9	During the FY 2022-23, one loan account became NPA, having an outstanding loan amount of ₹ 64.83 crore and the company made additional ECL Provision of ₹ 20.75 crore and the same has been resolved as on date and the agency is out of NPA.
10	There was Nil investor complaint pending with HUDCO as on 31st March, 2023.
11	During the quarter ended 31st March, 2023 there were no transactions in the nature of exceptional or extraordinary items.
12	The Company has sufficient liquidity as well as adequate undrawn lines of credits from various banks to take care of its operational requirements. Considering high credit worthiness and well-established relationship of the Company with lenders, it can continue to mobilise sufficient funds from domestic & international markets to meet contingencies, if any. Further, there has been no default in repayment of debt securities, borrowings and other liabilities and the Company has met all its debt servicing obligations, both towards principal and interest, during the quarter/year in a timely manner.
13	The additional information as required under Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached as Annexure A.
14	The company has maintained 100% security cover by way of charge on the receivables of the company for all the secured bonds/ debentures issued by the company and outstanding as on 31st March, 2023. In compliance to clause 54(3) of SEBI (Listing Obligations and Disclosure Requirements Regulations), 2015, as amended, a statement of Security Coverage Ratio, in respect of listed non-convertible debt securities, in the format as specified in SEBI circular no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19th, 2022, is attached as Annexure-B.
15	"During the quarter ended March 31, 2023, the Company has raised funds through issue of listed non-convertible debt securities of different tenor on private placement basis. The amounts raised during the period have been utilized for the purpose stated in the Offer document(s)/ Information Memorandum and there has been no deviation/ variation in the use of proceeds of non-convertible debt securities from the objects stated in the offer document(s)/ Information memorandum. Accordingly, in compliance to the regulation 52(7) & (7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with SEBI Operational circular No. SEBI/HO/DBHS/DDHS_Div1/P/CIR/2022/0000000103 dated July 29, 2022, a copy of statement filed with Stock Exchange(s) is attached as Annexure-C."









## HOUSING &amp; URBAN DEVELOPMENT CORPORATION LIMITED



## Statement of Assets and Liabilities (Consolidated)

		(₹ in crore)	
Particulars		31 <sup>st</sup> March, 2023	31 <sup>st</sup> March, 2022
<b>1</b>	<b>ASSETS</b>		
	<b>Financial Assets</b>		
(a)	Cash and Cash Equivalents	47.83	559.99
(b)	Bank Balance other than (a) above	21.02	83.94
(c)	Derivative Financial Instruments	0.02	0.32
(d)	Receivables	-	-
	(i) Trade Receivables	1.38	7.16
	(ii) Other Receivables	0.53	1.92
(e)	Loans	79,236.97	76,989.92
(f)	Investments	629.37	256.71
(g)	Investment in Associate	0.31	0.50
(h)	Other Financial Assets	587.20	534.96
	<b>Sub Total (1)</b>	<b>80,524.63</b>	<b>78,435.42</b>
<b>2</b>	<b>Non-Financial Assets</b>		
(a)	Current Tax Assets (Net)	-	-
(b)	Investment Property	20.47	17.65
(c)	Property, Plant and Equipment	61.92	74.38
(d)	Capital Work-in-Progress	17.48	17.26
	Intangible Assets under development	2.01	8.14
(e)	Other Intangible Assets	7.48	1.09
(f)	Other Non-Financial Assets	335.28	339.73
	<b>Sub Total (2)</b>	<b>444.64</b>	<b>458.25</b>
	<b>TOTAL ASSETS (1+2)</b>	<b>80,969.27</b>	<b>78,893.67</b>
	<b>LIABILITIES AND EQUITY</b>		
	<b>Liabilities</b>		
<b>1</b>	<b>Financial Liabilities</b>		
(a)	Derivative Financial Instruments	-	-
(b)	Payables		
	1. Trade Payable		
	(i) Total outstanding dues of MSME	-	-
	(ii) Total outstanding dues of creditors other than MSME	0.05	0.09
	2. Other Payables		
	(i) Total outstanding dues of MSME	0.20	0.29
	(ii) Total outstanding dues of creditors other than MSME	7.69	9.26
(c)	Debt Securities	48,192.09	54,450.18
(d)	Borrowings	14,711.28	7,048.96
(e)	Deposits	1.71	3.90
(f)	Other Financial Liabilities	1,203.75	1,643.91
	<b>Sub Total (A-1)</b>	<b>64,116.77</b>	<b>63,156.59</b>
<b>2</b>	<b>Non-Financial Liabilities</b>		
(a)	Current Tax Liabilities (Net)	14.56	7.51
(b)	Provisions	342.52	339.44
(c)	Deferred Tax Liabilities (Net)	1,006.12	843.61
(d)	Other Non-Financial Liabilities	45.74	79.70
	<b>Sub Total (A-2)</b>	<b>1,408.94</b>	<b>1,270.26</b>
	<b>Sub Total (A)</b>	<b>65,525.71</b>	<b>64,426.85</b>
<b>3</b>	<b>Equity</b>		
(a)	Equity Share Capital	2,001.90	2,001.90
(b)	Other Equity	13,441.66	12,464.92
	<b>Sub Total (B)</b>	<b>15,443.56</b>	<b>14,466.82</b>
	<b>TOTAL LIABILITIES AND EQUITY (A+B)</b>	<b>80,969.27</b>	<b>78,893.67</b>





**HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED**  
**CASH FLOW STATEMENT FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2023**



(₹ in crore)

S. No.	Particulars	CONSOLIDATED	
		Period ended 31st March, 2023	Period ended 31st March, 2022
<b>A</b>	<b>Operating activities</b>		
	Profit before tax	2,289.22	2,345.75
	<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
(i)	Depreciation & amortisation	11.31	7.90
(ii)	Impairment on financial instruments	(73.69)	(245.66)
(iii)	Unrealised foreign exchange gain/loss and EIR on borrowings	10.45	8.93
(iv)	Unrealised loss/ (gain) on investment held for trading & derivatives	(7.75)	(12.65)
(v)	Change in the fair value of hedged item	0.29	0.34
(vi)	Dividend income	(0.06)	(0.08)
(vii)	Interest on investments	(14.34)	(0.24)
(viii)	Provision for employee benefits and CSR	36.14	4.04
(ix)	Provision for Interest under Income Tax Act	0.60	0.50
(x)	Loss/ (Profit) on sale of Fixed Assets (Net)	(0.07)	(0.01)
(xi)	EIR on Advances	5.49	7.16
(xii)	Discounting of security deposit and deposit for services	(0.02)	(0.01)
(xiii)	Discounting of Interest Income on Staff Advances	(2.13)	(2.61)
(xiv)	Discounting of Employee cost of Staff advances	1.93	2.35
	<b>Operating Profit before Working capital changes</b>	<b>2,257.37</b>	<b>2,115.71</b>
	<b>Working capital changes</b>		
(i)	Loans	(2228.13)	(2455.65)
(ii)	Trade receivables, financial and non-financial assets	23.07	38.03
(iii)	Trade Payables and financial liability	(481.94)	(92.03)
	<b>Sub Total</b>	<b>(2687.00)</b>	<b>(2509.65)</b>
	Income tax paid (Net of refunds)	(421.04)	(411.99)
	<b>Net cash flows from/(used in) operating activities - A</b>	<b>(850.67)</b>	<b>(805.93)</b>
<b>B</b>	<b>Investing activities</b>		
(i)	Purchase of fixed and intangible assets	(2.27)	(6.41)
(ii)	Proceeds from sale of property and equipment	0.18	0.16
(iii)	Investments at fair value through Profit and Loss	(350.38)	5.24
(iv)	Dividend received	0.06	0.08
	<b>Net cash flows from/(used in) investing activities - B</b>	<b>(352.41)</b>	<b>(0.93)</b>
<b>C</b>	<b>Financing activities</b>		
(i)	Change in borrowings	1391.59	516.15
(ii)	Dividends paid including DDT	(700.67)	(435.42)
	<b>Net cash flows from financing activities - C</b>	<b>690.92</b>	<b>80.73</b>
<b>D</b>	<b>Net increase in cash and cash equivalents A+B+C</b>	<b>(512.16)</b>	<b>(726.13)</b>
	Cash and cash equivalents at Beginning of year	559.99	1,286.12
	<b>Cash and cash equivalents at the end of year</b>	<b>47.83</b>	<b>559.99</b>
<b>Components of Cash &amp; Cash Equivalents</b>			
<b>A</b>	<b>Cash &amp; Cash Equivalents</b>		
(i)	Cash & Revenue Stamps in hand	-	-
(ii)	Imprest	-	-
(iii)	Bank Deposits (3 months and less than 3 months)*	5.12	333.73
(iv)	<b>Balances in Current Account with</b>		
	- Reserve Bank of India	0.02	0.02
	- Scheduled Banks*	42.69	226.24
	- Demand Drafts in hand	-	-
	<b>Total</b>	<b>47.83</b>	<b>559.99</b>



**Disclosure in compliance with Regulations 52(4) of Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the Financial Year ended 31<sup>st</sup> March, 2023 on standalone basis**

S. No.	Particulars	Unit	As at/ For the period ended 31.03.2023
1	Debt Equity Ratio <sup>1</sup>	times	3.96
2	Debt service coverage ratio <sup>4</sup>	times	Not Applicable
3	Interest service coverage ratio <sup>4</sup>	times	Not Applicable
4	Outstanding Redeemable preference shares	INR in Crores	Nil
5	Debenture Redemption Reserve (as on 31st March, 2023)	INR in Crores	2896.95
6	Net Worth <sup>2</sup>	INR in Crores	15445.25
7	Profit After Tax	INR in Crores	1701.62
8	Earnings Per Share <sup>3</sup> (Face Value of ₹10 each)		
	a) Basic (₹)	INR	8.50
	b) Diluted (₹)	INR	8.50
9	Current Ratio <sup>4</sup>	times	Not Applicable
10	Long term debt to working capital <sup>4</sup>	times	Not Applicable
11	Bad debts to accounts receivable ratio <sup>4</sup>	times	Not Applicable
12	Current liability ratio <sup>4</sup>	times	Not Applicable
13	Total debts to total assets <sup>5</sup>	times	0.78
14	Debtors turnover <sup>4</sup>	times	Not Applicable
15	Inventory turnover <sup>4</sup>	times	Not Applicable
16	Operating Margin <sup>6</sup>	%	32.48
17	Net profit Margin <sup>7</sup>	%	24.01
18	Sector specific equivalent ratios		
	(a) CRAR <sup>8</sup> as at 31/03/2023	%	73.79
	(b) Provision Coverage Ratio <sup>9</sup>	%	85.24
	(c) Gross Credit Impaired Assets Ratio <sup>10</sup>	%	3.42
	(d) Net Credit Impaired Assets Ratio <sup>11</sup>	%	0.52

**Notes:**

- 1 Debt/Equity Ratio = Total Debt/Net Worth
- 2 Net Worth is calculated as defined in section 2(57) of Companies Act, 2013
- 3 Earning per share is calculated as Profit after tax by number of shares.
- 4 The Company is registered as Housing Finance Company, hence these ratios are generally not applicable
- 5 Total debts to total assets = Total Debts/Total Assets
- 6 Operating Margin = Net Operating Profit Before Tax/ Total Revenue from Operation
- 7 Net Profit Margin = Net Profit After Tax/ Total Income
- 8 CRAR = Adjusted Net Worth/ Risk Weighted Assets, calculated as per applicable RBI guidelines
- 9 Provision Coverage Ratio = Impairment Loss allowance on Stage 3 Loans/ Loan outstanding of Stage 3 Loans
- 10 Gross Credit Impaired Asset Ratio = Gross Credit Impaired Assets/ Gross Loan Assets
- 11 Net Credit Impaired Asset Ratio = Net Credit Impaired Assets/ Gross Loan Assets





**Certificate for Security Cover**  
**in respect of listed debt securities of the listed entity**

Based on our examination of books of Accounts and other relevant records/ documents, we certify as under:

- (a) The listed entity has vide its Resolution(s) and information memorandum(s)/ offer document(s) and under various Debenture Trust Deeds, has issued/ allotted the following listed debt securities as on 31<sup>st</sup> March, 2023:

Sr. No.	Name of Bond Series	ISIN	Private Placement/ Public Issue	Secured/ Unsecured	Sanctioned Amount (Rs. in crore)
<b>A.</b>	<b>Secured Listed Debt Securities:</b>				
1	7.75% Tax free 2011 Series A	INE031A09FB7	Private Placement	Secured	10.81
2	7.83% Tax free 2011 Series B	INE031A09FD3	Private Placement	Secured	66.51
3	8.16% Tax free 2011 Series C	INE031A09FG6	Private Placement	Secured	47.67
4	8.20% Tax free 2011 Tranche I	INE031A07840	Public Issue	Secured	2,518.30
5	7.51% Tax free 2012 Tranche I	INE031A07865	Public Issue	Secured	1,274.24
6	7.19% Tax free 2012 Tranche II	INE031A07881	Public Issue	Secured	109.40
7	8.56% Tax free 2013 Series A	INE031A07899	Private Placement	Secured	190.80
8	8.14% Tax free 2013 Tranche I	INE031A07907	Public Issue	Secured	269.58
9	8.51% Tax free 2013 Tranche I	INE031A07915	Public Issue	Secured	799.27
10	8.49% Tax free 2013 Tranche I	INE031A07923	Public Issue	Secured	35.51
11	8.39% Tax free 2013 Tranche I	INE031A07931	Public Issue	Secured	361.79
12	8.76% Tax free 2013 Tranche I	INE031A07949	Public Issue	Secured	815.00
13	8.74% Tax free 2013 Tranche I	INE031A07956	Public Issue	Secured	88.85
14	8.51% Tax free 2013 Tranche II	INE031A07964	Public Issue	Secured	504.93
15	8.58% Tax free 2013 Tranche II	INE031A07972	Public Issue	Secured	127.38
16	8.76% Tax free 2013 Tranche II	INE031A07980	Public Issue	Secured	286.54
17	8.76% Tax free 2013 Tranche II	INE031A07998	Public Issue	Secured	439.63
18	8.83% Tax free 2013 Tranche II	INE031A07AA4	Public Issue	Secured	123.75
19	9.01% Tax free 2013 Tranche II	INE031A07AB2	Public Issue	Secured	671.16
20	8.29% Tax free 2013 Tranche III	INE031A07AC0	Public Issue	Secured	18.37
21	8.73% Tax free 2013 Tranche III	INE031A07AD8	Public Issue	Secured	28.47
22	8.71% Tax free 2013 Tranche III	INE031A07AE6	Public Issue	Secured	8.76
23	8.54% Tax free 2013 Tranche III	INE031A07AF3	Public Issue	Secured	47.36
24	8.98% Tax free 2013 Tranche III	INE031A07AG1	Public Issue	Secured	128.42
25	8.96% Tax free 2013 Tranche III	INE031A07AH9	Public Issue	Secured	41.54
26	7.19% Tax Free 2015 Series A	INE031A07AI7	Private Placement	Secured	151.00
27	7.07% Tax Free 2015 Series B	INE031A07AJ5	Private Placement	Secured	1,029.00
28	7.00% Tax Free 2015 Series C	INE031A07AK3	Private Placement	Secured	108.50
29	7.02% Tax free 2015 Tranche I	INE031A07AL1	Public Issue	Secured	117.21
30	7.39% Tax free 2015 Tranche I	INE031A07AM9	Public Issue	Secured	909.69
31	7.27% Tax free 2015 Tranche I	INE031A07AN7	Public Issue	Secured	128.45
32	7.64% Tax free 2015 Tranche I	INE031A07AO5	Public Issue	Secured	556.15

**Delhi Office** : 379, Aggarwal Millenium Tower-II, Netaji Subhash Place, Pitam Pura, Delhi-110034  
Phone: 011-47292280, 47292281, Mob; 9810380377

**Gurgaon Office** : Plot No. 9, Block- C, Sushant Lok, Phase- 1, Sector- 43, Gurgaon-122002  
Phone: 0124-4477824, 4477825 Mobile: 9810103611, 9871001555

E-mail : [atul.gupta@aprafirm.com](mailto:atul.gupta@aprafirm.com), [anmol.gupta@aprafirm.com](mailto:anmol.gupta@aprafirm.com), [caarun@rediffmail.com](mailto:caarun@rediffmail.com)  
Website : [www.aprafirm.com](http://www.aprafirm.com), [www.servicetax.net](http://www.servicetax.net), [www.gstgst.in](http://www.gstgst.in)

**DELHI HARYANA HIMACHAL PRADESH**



33	7.39% Tax Free 2015 Series D	INE031A07AP2	Private Placement	Secured	211.50
34	7.04% Tax free 2015 Tranche II	INE031A07AQ0	Public Issue	Secured	48.16
35	7.39% Tax free 2015 Tranche II	INE031A07AR8	Public Issue	Secured	1,024.94
36	7.29% Tax free 2015 Tranche II	INE031A07AS6	Public Issue	Secured	105.35
37	7.69% Tax free 2015 Tranche II	INE031A07AT4	Public Issue	Secured	610.05
	<b>Sub Total (A)</b>				<b>14,014.04</b>
<b>B.</b>	<b>Unsecured Listed debt securities</b>				
38	8.60% S. A. HUDCO GOI Fully Serviced Bond Series-I 2018 (Taxable)	INE031A08616	Private Placement	Unsecured	3,000.00
39	8.52% S.A HUDCO GOI Fully Serviced Bond Series-I   2018 (Taxable)	INE031A08624	Private Placement	Unsecured	2,050.00
40	8.38% S.A HUDCO GOI Fully Serviced Bond Series-I   I 2018 (Taxable)	INE031A08673	Private Placement	Unsecured	2,066.90
41	8.58% S.A HUDCO GOI Fully Serviced Bond Series-IV 2018 (Taxable)	INE031A08681	Private Placement	Unsecured	2,563.10
42	8.41% S.A HUDCO GOI Fully Serviced Bond Series-V 2018 (Taxable)	INE031A08699	Private Placement	Unsecured	5,320.00
43	8.37% S.A HUDCO GOI Fully Serviced Bond Series-VI 2018 (Taxable)	INE031A08707	Private Placement	Unsecured	5,000.00
44	6.79% P.A. HUDCO Taxable Bonds 2019 Series -F	INE031A08764	Private Placement	Unsecured	1,400.00
45	6.65% P.A. HUDCO Taxable Bonds 2020 Series -A	INE031A08772	Private Placement	Unsecured	600.00
46	6.09% P.A. HUDCO Taxable Bonds 2020 Series -B	INE031A08780	Private Placement	Unsecured	1,500.00
47	5.95% P.A. HUDCO Taxable Bonds 2020 Series -C	INE031A08798	Private Placement	Unsecured	1,470.00
48	6.75% P.A. HUDCO Taxable Bonds 2020 Series -D	INE031A08806	Private Placement	Unsecured	1,040.00
49	5.35% P.A. HUDCO Taxable Bonds 2020 Series -E	INE031A08814	Private Placement	Unsecured	800.00
50	4.78% P.A. HUDCO Taxable Bonds 2020 Series -F	INE031A08822	Private Placement	Unsecured	940.00
51	5.59% P.A. HUDCO Taxable Bonds 2021 Series-A	INE031A08830	Private Placement	Unsecured	1,000.00
52	5.62% P.A. HUDCO Taxable Bonds 2021 Series-A	INE031A08848	Private Placement	Unsecured	1,500.00
53	7.54% P.A. HUDCO Taxable Bonds 2022 Series-A	INE031A08855	Private Placement	Unsecured	1,500.00
54	7.52% P.A. HUDCO Taxable Bonds 2022 Series-B	INE031A08863	Private Placement	Unsecured	470.00
55	7.68% P.A. HUDCO Taxable Bonds 2022 Series -C	INE031A08871	Private Placement	Unsecured	2,000.00
	Sub Total (B)				<b>34,220.00</b>
		<b>Total (A+B)</b>			<b>48,234.04</b>

**(b) Security Cover for listed debt securities:**

- i. The financial information as on 31.03.2023 has been extracted from the audited standalone books of accounts for the period ended 31.03.2023 and other relevant records of the listed entity.



- ii. The assets of the listed entity provide coverage of 1 time (100%) of the interest and principal amount, which is in accordance with the terms of issue/ debenture trust deed (calculation as per attached statement of Security/ asset coverage ratio for the Secured debt securities - Annexure - I).

ISIN Wise detail of Outstanding amount and the interest accrued (as on 31.03.2023) in respect of secured listed debt securities is attached as Annexure-II.

**(c) Compliance of all the covenants/ terms of the issue in respect of listed debt securities of the listed entity**

We have prima facie examined the compliances made by the listed entity in respect of the covenants/ terms of the issue of the listed debt securities (NCD's), as informed and explained to us and certify that the covenants/ terms of the issue have been complied by the listed entity

For A P R A & Associates LLP  
Chartered Accountants  
(Firm Registration No. 011078N / N500064)

  
Arun Kumar Gupta  
(Partner)  
M. No. 089657



Place: New Delhi  
Date: May 26, 2023

UDIN: 23089657 BGVFRW7182.

Statement of Security Coverage Ratio														
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of Asset for which this Certificate relate	Exclusive Charge		Debt for which this certificate being issued	Par- Passu Charge		Assets not offered as Security	Elimination on (amount in negative)	(Total C to H)	Market Value for charged on Exclusive Basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA, market value is not applicable)	Market Value for Par passu Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value=(K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt		Debt for which this certificate being issued	Assets shared by debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge								
Assets		Book Value	Book Value	Yes/No	Book Value	Book Value								
Property, Plant and Equipment		-	-		-	-	61.92	-	61.92	-	-	-	-	-
Capital Work-In- Progress		-	-		-	-	17.48	-	17.48	-	-	-	-	-
Right of Use Assets		-	-		-	-	-	-	-	-	-	-	-	-
Goodwill		-	-		-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-		-	-	7.48	-	7.48	-	-	-	-	-
Intangible Assets under Development		-	-		-	-	2.01	-	2.01	-	-	-	-	-
Investments		-	-		-	-	631.37	-	631.37	-	-	-	-	-
Loans (Refer Note - 9)	√	-	-		14,299.94	-	64,937.03	-	79,236.97	-	-	-	14,299.94	14,299.94
Trade Receivables (Refer Note - 9)		-	-		-	-	1.38	-	1.38	-	-	-	-	-
Inventories		-	-		-	-	-	-	-	-	-	-	-	-
Cash and Cash Equivalents		-	-		-	-	47.83	-	47.83	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents		-	-		-	-	21.02	-	21.02	-	-	-	-	-
Others		-	-		-	-	943.50	-	943.50	-	-	-	-	-
Total		-	-		14,299.94	-	66,671.02	-	80,970.95	-	-	-	14,299.94	14,299.94
Liabilities														
Debt securities to which Certificate pertains (Refer Note-10)		-	-	Yes	14,299.94	-	-	-	14,299.94	-	-	-	-	-
Other debt sharing pari-passu charge with above debt		-	-		-	-	-	-	-	-	-	-	-	-
other debt		-	-		-	-	-	-	-	-	-	-	-	-
Subordinated debt		-	-		-	-	-	-	-	-	-	-	-	-
Borrowings		-	-		-	-	855.34	-	855.34	-	-	-	-	-
Bank		-	-		-	-	13,857.65	-	13,857.65	-	-	-	-	-
Debt Securities		-	-		-	-	34,214.28	-	34,214.28	-	-	-	-	-
Others		-	-		-	-	-	-	-	-	-	-	-	-
Trade Payables		-	-		-	-	0.05	-	0.05	-	-	-	-	-





Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of Asset for which this Certificate relate	Exclusive Charge		Pari-Passu Charge			Assets not offered as Security	Elimination on (amount in negative)	(Total C to H)	Related to only those items covered by this Certificate				Total Value=(K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is Pari-Passu charge (excluding items covered in column F)				Market Value for Assets charged on Exclusive Basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	
Lease Liabilities		-	-	-	-	-	342.52	-	342.52	-	-	-	-	-
Provisions		-	-	-	-	-	17,401.18	-	17,401.18	-	-	-	-	-
Others (Refer Note-11)		-	-	-	14,299.94	-	66,671.02	-	80,970.96	-	-	-	-	-
<b>Total</b>		-	-	-	-	-	-	-	-	-	-	-	-	1.00
Cover on Book Value		-	-	-	-	-	-	-	-	-	-	-	-	-
Cover on Market Value (Refer Note - 12)		-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	1.00	-	-	-	-	-	-	-	-	-

**Notes**

- Column C - includes book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.
- Column D - includes book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.
- Column E - includes debt for which this certificate is issued having any pari passu charge
- Column F - includes : a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c) outstanding pari-passu charge along with debt for which certificate is issued.
- Column G - includes book value of all other assets having pari passu charge and outstanding book value of corresponding debt.
- Column H - includes all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.
- Column I - includes the debt which has been counted more than once (included under exclusive charge column as also under pari passu). In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be eliminated as they do overlap.
- Column N - Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/ Carrying Value.
- The secured debt securities issued by the company are secured by pari-passu charge on present and future receivables of the company. The Company is in business of financing housing and urban infrastructure projects across the country. Accordingly, Receivables of the Company includes Loans and Advances of the Company. For the purpose of calculation of security cover available for secured listed debt securities, receivables amounting to Rs.14259.94 Crore (comprising of Principal (i.e. Rs. 14,014.04 Crore) and interest accrued but not due (i.e., Rs.285.90 Crore as on 31.03.2023) in respect of secured listed debt securities have been considered as available, out of total receivables of Rs.79236.97 crore of the company. The total Loan receivables represents the net realisable value of the asset and excludes the the provision made in respect of non-performing assets.
- ISIN Wise detail of Outstanding amount and the interest accrued (as on 31-03-2023) in respect of above secured listed debt securities is attached as Annexure-II.
- Other Liabilities include the Current Tax Liabilities, Deferred Tax Liabilities, other financial and Non-financial liabilities, equity share capital and other equity of the company.
- Cover on Market Value - The market value shall be calculated as per the total value of assets mentioned in Column O.
- The above financial information as on 31-03-2023 has been extracted from the audited standalone books of accounts for the period ended 31-03-2023 and other relevant records of the listed entity.



**Annexure-II**

**ISIN Wise details:**

ISIN Wise detail of Outstanding amount and the interest accrued (as on 31.03.2023) in respect of secured listed debt securities is as under:

Sr. No	Name of Bond Series	ISIN	Facility	Type of Charge	Sanctioned Amount (Rs.)	Outstanding Amount as on 31.03.2023 (Amt. in Rs. Crore)	Interest accrued but not due as on 31.03.2023 (Amt. in Rs. Crore)	Cover Required	Assets Required
1	7.75% Tax free 2011 Series A	INE031A09FB7	Non-Convertible Debt Securities	Floating first pari-passu	10.81	10.81	0.37	11.18	Present and Future Receivables*
2	7.83% Tax free 2011 Series B	INE031A09FD3	Non-Convertible Debt Securities	Floating first pari-passu	66.51	66.51	2.01	68.52	Present and Future Receivables*
3	8.16% Tax free 2011 Series C	INE031A09FG6	Non-Convertible Debt Securities	Floating first pari-passu	47.67	47.67	1.95	49.62	Present and Future Receivables*
4	8.20% Tax free 2011 Tranche I	INE031A07840	Non-Convertible Debt Securities	Floating first pari-passu	2,518.30	2,518.30	15.30	2,533.60	Present and Future Receivables*
5	7.51% Tax free 2012 Tranche I	INE031A07865	Non-Convertible Debt Securities	Floating first pari-passu	1,274.24	1,274.24	11.79	1,286.03	Present and Future Receivables*
6	7.19% Tax free 2012 Tranche II	INE031A07881	Non-Convertible Debt Securities	Floating first pari-passu	109.40	109.40	0.09	109.49	Present and Future Receivables*
7	8.56% Tax free 2013 Series A	INE031A07899	Non-Convertible Debt Securities	Floating first pari-passu	190.80	190.80	9.44	200.24	Present and Future Receivables*
8	8.14% Tax free 2013 Tranche I	INE031A07907	Non-Convertible Debt Securities	Floating first pari-passu	269.58	269.58	9.50	279.08	Present and Future Receivables*
9	8.51% Tax free 2013 Tranche I	INE031A07915	Non-Convertible Debt Securities	Floating first pari-passu	799.27	799.27	29.44	828.71	Present and Future Receivables*
10	8.49% Tax free 2013 Tranche I	INE031A07923	Non-Convertible Debt Securities	Floating first pari-passu	35.51	35.51	1.31	36.82	Present and Future Receivables*
11	8.39% Tax free 2013 Tranche I	INE031A07931	Non-Convertible Debt Securities	Floating first pari-passu	361.79	361.79	13.10	374.89	Present and Future Receivables*
12	8.76% Tax free 2013 Tranche I	INE031A07949	Non-Convertible Debt Securities	Floating first pari-passu	815.00	815.00	30.78	845.78	Present and Future Receivables*
13	8.74% Tax free 2013 Tranche I	INE031A07956	Non-Convertible Debt Securities	Floating first pari-passu	88.85	88.85	3.35	92.20	Present and Future Receivables*



14	8.51% Tax free 2013 Tranche II	INE031A07964	Non-Convertible Debt Securities	Floating first pari-passu	504.93	504.93	9.18	514.11	Present and Future Receivables*
15	8.58% Tax free 2013 Tranche II	INE031A07972	Non-Convertible Debt Securities	Floating first pari-passu	127.38	127.38	2.34	129.72	Present and Future Receivables*
16	8.76% Tax free 2013 Tranche II	INE031A07980	Non-Convertible Debt Securities	Floating first pari-passu	286.54	286.54	5.36	291.90	Present and Future Receivables*
17	8.76% Tax free 2013 Tranche II	INE031A07998	Non-Convertible Debt Securities	Floating first pari-passu	439.63	439.63	8.21	447.84	Present and Future Receivables*
18	8.83% Tax free 2013 Tranche II	INE031A07AA4	Non-Convertible Debt Securities	Floating first pari-passu	123.75	123.75	2.33	126.08	Present and Future Receivables*
19	9.01% Tax free 2013 Tranche II	INE031A07AB2	Non-Convertible Debt Securities	Floating first pari-passu	671.16	671.16	12.87	684.03	Present and Future Receivables*
20	8.29% Tax free 2013 Tranche III	INE031A07AC0	Non-Convertible Debt Securities	Floating first pari-passu	18.37	18.37	0.51	18.88	Present and Future Receivables*
21	8.73% Tax free 2013 Tranche III	INE031A07AD8	Non-Convertible Debt Securities	Floating first pari-passu	28.47	28.47	0.82	29.29	Present and Future Receivables*
22	8.71% Tax free 2013 Tranche III	INE031A07AE6	Non-Convertible Debt Securities	Floating first pari-passu	8.76	8.76	0.25	9.01	Present and Future Receivables*
23	8.54% Tax free 2013 Tranche III	INE031A07AF3	Non-Convertible Debt Securities	Floating first pari-passu	47.36	47.36	1.34	48.70	Present and Future Receivables*
24	8.98% Tax free 2013 Tranche III	INE031A07AG1	Non-Convertible Debt Securities	Floating first pari-passu	128.42	128.42	3.81	132.23	Present and Future Receivables*
25	8.96% Tax free 2013 Tranche III	INE031A07AH9	Non-Convertible Debt Securities	Floating first pari-passu	41.54	41.54	1.23	42.77	Present and Future Receivables*
26	7.19% Tax Free 2015 Series A	INE031A07A17	Non-Convertible Debt Securities	First Pari-passu	151.00	151.00	7.23	158.23	Present and Future Receivables*
27	7.07% Tax Free 2015 Series B	INE031A07A15	Non-Convertible Debt Securities	First Pari-passu	1,029.00	1,029.00	36.28	1065.28	Present and Future Receivables*
28	7.00% Tax Free 2015 Series C	INE031A07AK3	Non-Convertible Debt Securities	First Pari-passu	108.50	108.50	3.60	112.10	Present and Future Receivables*



29	7.02% Tax free 2015 Tranche I	INE031A07AL1	Non-Convertible Debt Securities	First Pari-passu	117.21	117.21	1.17	118.38	Present and Future Receivables*
30	7.39% Tax free 2015 Tranche I	INE031A07AM9	Non-Convertible Debt Securities	First Pari-passu	909.69	909.69	9.58	919.27	Present and Future Receivables*
31	7.27% Tax free 2015 Tranche I	INE031A07AN7	Non-Convertible Debt Securities	First Pari-passu	128.45	128.45	1.33	129.78	Present and Future Receivables*
32	7.64% Tax free 2015 Tranche I	INE031A07AO5	Non-Convertible Debt Securities	First Pari-passu	556.15	556.15	6.04	562.19	Present and Future Receivables*
33	7.39% Tax Free 2015 Series D	INE031A07AP2	Non-Convertible Debt Securities	First Pari-passu	211.50	211.50	4.92	216.42	Present and Future Receivables*
34	7.04% Tax free 2015 Tranche II	INE031A07AQ0	Non-Convertible Debt Securities	First Pari-passu	48.16	48.16	1.00	49.16	Present and Future Receivables*
35	7.39% Tax free 2015 Tranche II	INE031A07AR8	Non-Convertible Debt Securities	First Pari-passu	1,024.94	1,024.94	22.20	1047.14	Present and Future Receivables*
36	7.29% Tax free 2015 Tranche II	INE031A07AS6	Non-Convertible Debt Securities	First Pari-passu	105.35	105.35	2.25	107.6	Present and Future Receivables*
37	7.69% Tax free 2015 Tranche II	INE031A07AT4	Non-Convertible Debt Securities	First Pari-passu	610.05	610.05	13.62	623.67	Present and Future Receivables*
					14,014.04	14,014.04	285.90	14299.94	

*\* The secured debt securities issued by the company are secured by pari-passu charge on present and future receivables of the company. The Company is in business of financing housing and urban infrastructure projects across the country. Accordingly, Receivables of the Company includes Loans and Advances of the Company.*



Annexure - C

No. HUDCO/SE/2023-24

26<sup>th</sup> April, 2023

Listing Department BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai -400001 Scrip Code-540530	Listing Department National Stock Exchange of India Ltd. Exchange Plaza, C-1, Block-G, Bandra Kurla Complex, Bandra (E), Mumbai-400051 NSE Symbol-HUDCO
--	--

**Sub: Disclosure under Regulation 52(7) & (7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") – Qtr. Ended 31<sup>st</sup> March, 2023**

Dear Sir/ Ma'am,

In accordance with the captioned Regulations, the following is submitted:

Reg.	Particulars	Details
52(7)	A statement indicating the utilization of issue proceeds of non-convertible securities, which shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved.	The company has raised funds to the tune of Rs.2,000 Crore through issue of non-convertible securities during the quarter ended March 31, 2023 and the issue proceeds of non-convertible securities issued upto the period ended March 31, 2023, have been fully utilized for the purpose(s)/ objects stated in the offer documents/ Information memorandum.
52(7A)	In case of any material deviation in the use of proceeds as compared to the objects of the issue, the same shall be indicated in the format as specified by the Board.	There has been no deviation / variation in the use of proceeds of non-convertible debt securities from the objects stated in the offer documents/ Information memorandum.

We enclose herewith the statement in the format prescribed vide the above referred SEBI circular.

The above is for information and record please.

Thanking You,

Yours Sincerely

For Housing & Urban Development Corporation Ltd.

HARISH Digitally signed  
by HARISH  
KUMAR KUMAR SHARMA  
Date: 2023.04.27  
11:24:39 +05'30'

Harish Kumar Sharma  
Company Secretary & Compliance Officer



हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड (भारत सरकार का उपक्रम)  
कोर 7ए, हडको भवन, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली-110003  
दूरभाष : 011-24648160 फैक्स : (011) 24625308, आई.एस.ओ. 9001:2015 प्रमाणित कंपनी  
वेबसाईट : www.hudco.org, सी आई एन : L74899DL1970GO1005276, GST: 07AAACH0632A12F  
Housing & Urban Development Corporation Ltd., (A Govt. of India Enterprise)  
Core-7'A', HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110 003  
Tel. : 011-24648160, Fax : 011-24625308, AN ISO 9001:2015 Certified Company  
Website : www.hudco.org, CIN : L74899DL1970GO1005276, GST : 07AAACH0532A12F



**Profitability with Social Justice**

## Statement

## A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Housing and Urban Development Corporation Ltd.	INE031A08871	Private Placement	Unsecured, Redeemable, Non-cumulative, Taxable, Non-Convertible Debentures	16.02.2023	Rs.2,000.00 Crore	Rs.2,000.00 Crore	No	NA	NIL.

## B. Statement of deviation/ variation in use of Issue proceeds:

Name of listed entity	Housing and Urban Development Corporation Ltd.
Mode of Fund Raising	Public-Issue/ Private Placement
Type of instrument	Non-Convertible Debt Securities
Date of Raising Funds	Date (INR Crores)
Amount Raised	Rs.2,000.00 Crores
Report filed for quarter ended	31.03.2023
Is there a Deviation / Variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No
If yes, details of the approval so required?	NA
Date of approval	NA
Explanation for the Deviation / Variation	NA
Comments of the audit committee after review	NA
Comments of the auditors, if any	NA

FAF  
a,

Objects for which funds have been raised and where there has been a deviation, in the following table:

Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/ Variation for the half-year according to Applicable object (INR Crores and in %)	Remarks, if any
100% of the funds to be raised through the private placement are to augment long-term resources of the Issuer for the purpose of meeting business/ operational requirements viz. lending activities, repayment of existing borrowings raised to meet operational requirements towards loan disbursement and statutory payments and/or for any other purpose in the ordinary course of business of the Issuer.	NA	Rs.2,000.00 Crore	NA	Rs.2,000.00 Crore	NIL	NIL

Deviation could mean:

- (a) Deviation in the objects or purposes for which the funds have been raised  
 (b) Deviation in the amount of funds actually utilized as against what was originally disclosed.

HARISH  
 KUMAR  
 SHARMA

Digitally signed  
 by HARISH  
 KUMAR SHARMA  
 Date: 2023.04.27  
 Time: 11:35:03 +05'30'

Name of Signatory : Harish Kumar Sharma  
 Designation : Company Secretary

HRH  


No. HUDCO/SE/2023-24

26<sup>th</sup> April, 2023

Listing Department BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai -400001 Scrip Code-540530	Listing Department National Stock Exchange of India Ltd. Exchange Plaza, C-1, Block-G, Bandra Kurla Complex, Bandra (E), Mumbai-400051 NSE Symbol-HUDCO
--	--

**Sub: Initial Disclosure - in terms of "Chapter XII (Fund raising by issuance of debt securities by large corporate) of the SEBI Operational Circular No. SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021, as amended.**

Dear Sir/ Ma'am,

In accordance with the captioned SEBI Regulations, we hereby confirm that our Company has been identified as a Large Corporate (LC) entity, as per the framework provided in the aforementioned circular.

We enclose herewith the statement in the format prescribed vide the above referred SEBI circular.

The above is for information and record please.

Thanking You,

Yours Sincerely

For Housing & Urban Development Corporation Ltd.

HARISH  
KUMAR  
SHARMA  
Digitally signed  
by HARISH  
KUMAR  
SHARMA  
Date: 2023.04.26  
16:50:46 +05'30'

**Harish Kumar Sharma**  
Company Secretary & Compliance Officer

AKA Q



हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड (भारत सरकार का उपक्रम)  
कोर 7ए, हडको भवन, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली-110003  
दूरभाष : 011-24648160 फैक्स : (011) 24625308, आई.एस.ओ. 9001:2015 प्रमाणित कम्पनी  
वेबसाईट : www.hudco.org, सी आई एन : L74899DL1970GO1005276, GST: 07AAACH0632A12F  
Housing & Urban Development Corporation Ltd., (A Govt. of India Enterprise)  
Core-7'A', HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110 003  
Tel. : 011-24648160, Fax : 011-24625308, AN ISO 9001:2015 Certified Company  
Website : www.hudco.org, CIN : L74899DL1970GO1005276, GST : 07AAACH0632A12F



**Profitability with Social Justice**



**INITIAL DISCLOSURE**

Sr. No.	Particulars	Details	
1	Name of the company	Housing and Urban Development Corporation Ltd.	
2	CIN	L74899DL1970GOI005276	
3	Outstanding borrowing of company as on 31st March, 2023 (With Original Maturity of more than one year excluding ECB) (in Rs. crore)	Debt Securities	48,234.04
		Borrowings other than debt Securities	12,865.31
		Public Deposits	1.71
		Total	61,101.06
4	Highest Credit Rating during the previous FY along with name of the Credit Rating Agency	"AAA" (with Stable Outlook) by India Ratings, ICRA and CARE Ratings.	
5	Name of Stock Exchange in which the fine shall be paid, in case of shortfall in the required borrowing under the framework	BSE	

We confirm that we are a Large Corporate as per the applicability criteria given under the Chapter XII of SEBI Operational circular dated August 10, 2021.

HARISH  
KUMAR  
SHARMA

Digitally signed by HARISH KUMAR SHARMA Date: 2023.04.26 16:51:39 +05'30'

(Signature)

Name: Harish Kumar Sharma  
Designation: Company Secretary  
Contact: Tel: +91(11) 24646899

DURAI SWAMY  
GUHAN

Digitally signed by DURAI SWAMY GUHAN Date: 2023.04.26 18:07:38 +05'30'

(Signature)

Name: D. Guhan  
Designation: Chief Financial Officer  
Contact: Tel: +91 (11) 24627093

*M. Sharma* 

Listing Department BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai -400001 Scrip Code-540530	Listing Department National Stock Exchange of India Ltd. Exchange Plaza, C-1, Block-G, Bandra Kurla Complex, Bandra (E), Mumbai-400051 NSE Symbol-HUDCO
--	--

**Sub: Annual Disclosure - in terms of "Chapter XII (Fund raising by issuance of debt securities by large corporate) of the SEBI Operational Circular No. SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021, as amended**

Dear Sir/ Ma'am,

In accordance with the captioned Regulations, please find enclosed herewith Annual Disclosure, in the format prescribed, for the Financial Year 2022-23 to be made by an entity identified as a Large Corporate.

The above is for information and record please.

Thanking You,

Yours Sincerely

For Housing & Urban Development Corporation Ltd.

HARISH  
KUMAR  
SHARMA

Harish Kumar Sharma  
Company Secretary & Compliance Officer

*Harish* *Q*



हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड (भारत सरकार का उपक्रम)  
कोर 7ए, हडको भवन, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली-110003  
दूरभाष : 011-24648160 फैक्स : (011) 24625308, आई.एस.ओ. 9001:2015 प्रमाणित कम्पनी  
वेबसाईट : www.hudco.org, सी आई एन : L74899DL1970GO1005276, GST: 07AAACH0632A1ZF  
Housing & Urban Development Corporation Ltd., (A Govt. of India Enterprise)  
Core-7'A, HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110 003  
Tel. : 011-24648160, Fax : 011-24625308, AN ISO 9001:2015 Certified Company  
Website : www.hudco.org, CIN : L74899DL1970GO1005276, GST : 07AAACH0632A1ZF



**Profitability with Social Justice**

## ANNUAL DISCLOSURE

1.	Name of the Company	Housing and Urban Development Corporation Ltd.
2.	CIN	L74899DL1970GOI005276
3.	Report filed for FY	FY 2023*

\* Period starting from April 1, 2022 and ending on March 31, 2023.

### 4. Details of the current Block (all figures in Rs. crore):

S. No.	Particulars	Details (Rs. in crore)
1	3-year block period (specify financial years)*	2022-23, 2023-24, 2024-25
2	Incremental borrowing done in FY 2022-23 - (With Original maturity of more than 1 year)	(a) 14,391.50
3	Mandatory borrowing to be done through debt securities in FY 2022-23	(b)= 25% of 9a) 3,598.00
4	Actual borrowings done through debt securities in FY 2022-23	(c) 3,970.00
5	Shortfall in the borrowing through debt securities, if any, for FY 2021-22 carried forward to FY 2022-23	(d) Nil
6	Quantum of (d), which has been met from (c)	(e) Nil
7	Short fall, if any, in the mandatory borrowing through debt securities for FY 2022-23 {after adjusting for any shortfall in borrowing for FY 2021-22 which was carried forward to FY 2022-23} {if the calculated value is zero or negative, write "nil" }	(f)=(b)-{(c)-(e)} Nil

Details of penalty to be paid, if any, in respect to previous block (all figures in Rs. crore):

Sl. No.	Particulars	Details
1	3-year block period (specify financial years)	2021-22, 2022-23, 2023-24
2	Amount of fine to be paid for the block, if applicable Fine= 0.2% of {(d)-(e)}#	Nil

# (d) and (e) are the same as mentioned at sl. nos. 5 and 6 in the table given at point no. 4 of this annexure.

\*As per SEBI Circular (SEBI/HO/DDHS/DDHS-RACPODI/P/CIR/2023/049) dated March 31, 2023, contiguous block of two years over which large corporates need to meet the mandatory requirement of raising minimum 25% of their incremental borrowings in a financial year through issuance of debt securities will be extended to a contiguous block of three years (from the present requirement of two years) reckoned from FY 2021-22 onwards.

HARISH KUMAR SHARMA

(Signature)

Name: Harish Kumar Sharma  
Designation: Company Secretary  
Contact: Tel: +91(11) 24646899



DURAI SWAMY GUHAN

(Signature)

Name: D. Guhan  
Designation: Chief Financial Officer  
Contact: Tel: +91 (11) 24627093