

Date: November 11, 2020

Scrip Code - 535789

BSE Limited

1st Floor, New Trading Ring

P.J. Towers, Dalal Street,

Mumbai – 400 001

IBULHSGFIN/EQ

National Stock Exchange of India Limited

Exchange Plaza, Plot no. C/1, G Block,

Bandra - Kurla Complex, Bandra (E),

Mumbai - 400 051

Ref: Approval of Unaudited Standalone and Consolidated Financial Results of Indiabulls Housing Finance Limited ('the Company'), for the quarter and half year ended September 30, 2020 and outcome of Board Meeting

Dear Sirs,

Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we enclose hereto, for your information and record, the Unaudited Standalone and Consolidated Financial Results of the Company, for the quarter and half year ended September 30, 2020, duly approved by the Board of Directors of the Company ('the Board') at its meeting held today i.e. November 11, 2020, which commenced at 2:00 P.M. and concluded at 3:28 P.M.

We also submit herewith Limited Review Reports dated November 11, 2020, issued by the Statutory Auditors of the Company, on the Standalone and Consolidated Financial Results of the Company for the said period, which were duly placed before the Board at the aforesaid meeting.

The Board at its aforesaid meeting has also authorised to issue Secured Non-Convertible Debentures and Unsecured, Redeemable, Non-Convertible Subordinate Debt in the nature of Debentures (NCDs) of upto INR 5,000 Crore, on private placement basis, in one or more tranches, from time to time.

Further, Mr. Achuthan Siddharth, Independent Director of Company has been appointed as the Chairman of Board constituted Audit Committee. Mr. Siddharth, is a Fellow member of The Institute of Chartered Accountants of India and Associate member of The Institute of Company Secretaries of India. Mr. Siddharth was associated with Deloitte Haskins & Sells for over 4 decades and served as Partner for 33 years. He has vast and varied experience in the field of Audit of domestic as well as multinational companies.

We request you to take the above information on record.

Thank You,

Yours truly,

For **Indiabulls Housing Finance Limited**



Amit Jain

Company Secretary

Enclosure: as above

CC:

Luxembourg Stock Exchange, Luxembourg

Singapore Exchange Securities Trading Limited, Singapore

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
Indiabulls Housing Finance Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Indiabulls Housing Finance Limited (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") for the quarter ended September 30, 2020 and year to date from April 1, 2020 to September 30, 2020 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:
 - (i) Indiabulls Housing Finance Limited (Parent Company)
 - (ii) Indiabulls Collection Agency Limited
 - (iii) Ibulls Sales Limited
 - (iv) Indiabulls Insurance Advisors Limited
 - (v) Nilgiri Financial Consultants Limited (Subsidiary of Indiabulls Insurance Advisors Services Limited)
 - (vi) Indiabulls Capital Services Limited
 - (vii) Indiabulls Commercial Credit Limited
 - (viii) Indiabulls Advisory Services Limited
 - (ix) Indiabulls Asset Holding Company Limited
 - (x) ICCL Lender Repayment Trust (Subsidiary of Indiabulls Commercial Credit Limited)
 - (xi) Indiabulls Asset Management Company Limited
 - (xii) Indiabulls Trustee Company Limited
 - (xiii) Indiabulls Holdings Limited
 - (xiv) Indiabulls Venture Capital Management Company Limited (Subsidiary of Indiabulls Holdings Limited)

- (xv) Indiabulls Asset Management Mauritius (Subsidiary of Indiabulls Commercial Credit Limited)
 - (xvi) IBHFL Lender Repayment Trust
 - (xvii) Indiabulls Housing Finance Limited - Employee Welfare trust
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 8 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw attention to Note 6(a)(A) of the consolidated financial results, in respect of Holding Company, which describes the manner of utilization of provisions during the half year ended September 30, 2020, aggregating to Rs.381 crores, by writing off non-performing assets. The said provisions were, created from Additional Reserves made under section 29 (c) of NHB Act, 1987 and, as permitted under NHB circular no. NHB (ND)/DRS/PoI-No.03/2004-05 dated August 26, 2004. Our conclusion is not modified in respect of this matter.
7. We draw attention to Note 7 of the financial results which describes the uncertainties relating to the impact of COVID-19 pandemic in developing estimates of the expected credit loss provision required as at September 30, 2020. The Company's operations and financial metrics will depend on future developments, which are highly uncertain and the actual credit loss could be different than that estimated as of the date of the financial results. Our conclusion is not modified in respect of this matter.
8. In respect of Component - Indiabulls Commercial Credit Limited, as reported by component auditor, we draw attention to Note 6(b) which describes the effects of uncertainties relating to COVID - 19 pandemic outbreak on the Company's operations, that are dependent upon future developments, and the impact thereof on the Company's estimates of impairment of loans to customers outstanding as at September 30, 2020, and that such estimates may be affected by the severity and duration of the pandemic. Our conclusion is not modified in respect of this matter.
9. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of 15 subsidiaries, whose unaudited interim financial results include total assets of Rs.15,196.22 crores as at September 30, 2020, total revenues of Rs.439.68 crores and Rs.909.18 crores, total net profit after tax of Rs.71.69 crores and Rs.192.84 crores, total comprehensive income of Rs.71.97 crores and Rs.193.63 crores, for the quarter ended September 30, 2020 and the half year ended on that date respectively, and net cash outflow of Rs.1,363.18 crores for the period from April 1, 2020 to September 30, 2020, as considered in the Statement which have been reviewed by their respective independent auditors. The independent auditor's reports on interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.
10. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of 1 subsidiary, whose interim financial results and other financial information reflect total assets of Rs.0.05 crores as at September 30, 2020, and total revenues of Rs.0.002 crores and Rs.0.002 crores, total net loss after tax of Rs. 0.000 crores and Rs. 0.003 crores, total comprehensive loss of Rs.0.00 crores and Rs.0.003 crores, for the quarter ended September 30, 2020 and the half year ended on that date respectively and net cash outflows of Rs.0.29 crores for the period from April 1, 2020 to September 30, 2020. These unaudited interim financial results and other unaudited financial information have not been reviewed by its auditor and have been approved and furnished to us by the Management and our

S.R. BATLIBOI & Co. LLP

Chartered Accountants

conclusion on the Statement, in so far as it relates to the affairs of the subsidiary, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

Our conclusion on the Statement in respect of matters stated in para 9 and 10 is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results certified by the Management.

For S.R. BATLIBOI & Co. LLP

Chartered Accountants

ICAI Firm registration number: 301003E/E300005

SHRAWAN
BHAGWATI
JALAN

Digitally signed by SHRAWAN
BHAGWATI JALAN
DN: cn=SHRAWAN BHAGWATI
JALAN, c=IN, o=Personal,
email=shrawan.jalan@srb.in
Date: 2020.11.11 15:19:00 +05'30'

per Shrawan Jalan

Partner

Membership No.: 102102

UDIN: 20102102AAAEJS8108

Mumbai

November 11, 2020

Indiabulls HOME LOANS

Indiabulls Housing Finance Limited
(CIN: L65922DL2005PLC136029)
Unaudited Consolidated Financial Results
for the quarter and six months ended September 30, 2020

(Rupees in Crores)

Statement of Consolidated Unaudited Results for the quarter and six months ended September 30, 2020

Particulars	Quarter ended			Six Months ended		Year ended
	30.09.20	30.06.20	30.09.19	30.09.20	30.09.19	31.03.20
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Revenue from operations						
(i) Interest Income	2,463.71	2,548.07	3,068.37	5,011.78	6,414.53	11,548.60
(ii) Dividend Income	-	0.17	280.12	0.17	280.12	863.04
(iii) Fees and commission Income	33.63	11.37	74.62	45.00	214.54	351.79
(iv) Net gain on fair value changes	-	-	-	-	290.00	-
(v) Net gain on derecognition of financial instruments under amortised cost category	36.32	3.17	57.38	39.49	105.34	453.01
Total Revenue from operations	2,533.66	2,562.78	3,480.49	5,096.44	7,304.53	13,216.44
2 Other Income	47.34	3.64	0.91	50.98	2.04	6.79
3 Total Income (1+2)	2,581.00	2,566.42	3,481.40	5,147.42	7,306.57	13,223.23
4 Expenses						
Finance Costs	1,792.25	1,846.96	2,168.07	3,639.21	4,530.75	8,511.92
Net loss / (gain) on fair value changes	38.87	(11.81)	60.95	27.06	-	119.96
Impairment on financial instruments (net of recoveries)	213.99	246.10	236.73	460.09	384.32	1,062.78
Employee Benefits Expenses	46.15	88.18	147.43	134.33	335.36	604.81
Depreciation, amortization and impairment	22.50	26.30	30.40	48.80	59.44	107.84
Other expenses	53.89	16.24	90.44	70.13	143.33	255.03
Total expenses	2,167.65	2,211.97	2,734.02	4,379.62	5,453.20	10,662.34
5 Profit before tax (3-4)	413.35	354.45	747.38	767.80	1,853.37	2,560.89
6 Tax expense						
Current tax expense	36.20	62.16	63.74	98.36	536.05	371.19
Deferred Tax Charge / (Credit)	53.95	19.45	(18.54)	73.40	(174.89)	23.78
Total Tax Expense	90.15	81.61	45.20	171.76	361.16	394.97
7 Profit for the Period / Year (5-6)	323.20	272.84	702.18	596.04	1,492.21	2,165.92
8 Add: Share of Profit of Associate	-	-	7.34	-	18.84	33.88
9 Profit for the period / year attributable to Minority Interest (7+8)	323.20	272.84	709.52	596.04	1,511.05	2,199.80

10	Less: Share of Profit attributable to Minority Interest	-	-	-	-	-	-
11	Profit for the period / year attributable to the Shareholders of the Company (9-10)	323.20	272.84	709.52	596.04	1,511.05	2,199.80
12	Other comprehensive income						
	Other comprehensive (loss) (net of tax)	(543.34)	(104.82)	(162.99)	(648.16)	(113.87)	(364.67)
13	Total comprehensive income (after tax) (11+12)	(220.14)	168.02	546.53	(52.12)	1,397.18	1,835.13
14	Paid-up Equity Share Capital	89.07	83.83	85.51	89.07	85.51	83.83
15	Earnings per Share (EPS) <i>*(EPS for the quarters and six months are not annualised)</i>						
	-Basic (Amount in Rs.)	7.62	6.51	16.59	14.13	35.35	51.70
	-Diluted (Amount in Rs.)	7.62	6.51	16.55	14.13	35.21	51.69
	-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00	2.00
16	Items exceeding 10% of Total Expenses -ECL for Loan assets / Bad Debts Written Off (Net)	213.99	246.10	236.74	460.09	384.32	1,062.78

Notes to the Financial Results:

- The financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 – Interim Financial Reporting, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules 2015, as amended from time to time, and other accounting principles generally accepted in India.
- The consolidated financial results of Indiabulls Housing Finance Limited ('IBHFL', 'the Company') for the quarter and six months ended September 30, 2020 have been reviewed by the Audit Committee on November 11, 2020 and subsequently approved at the meeting of the Board of Directors held on November 11, 2020. The consolidated financial results have been subjected to a limited review by the Statutory Auditors of the Company.

3 **Statement of Assets and Liabilities:**

Particulars	(Rupees in Crores)	
	As at 30.09.20 (Unaudited)	As at 31.03.20 (Audited)
ASSETS		
(1) Financial Assets		
(a) Cash and cash equivalents	10,915.08	13,564.59
(b) Bank Balance other than (a) above	1,700.65	1,474.06
(c) Derivative financial instruments	202.22	739.18
(d) Receivables		
(I) Trade Receivables	30.51	28.84
(II) Other Receivables	-	-
(e) Loans	71,674.43	70,211.44
(f) Investments	6,676.72	12,277.46
(g) Other Financial assets	1,237.39	1,420.83
Sub-total - Financial Assets	92,437.00	99,716.40

Statement of Assets and Liabilities (Continued):	(Rupees in Crores)	
	As at 30.09.20 (Unaudited)	As at 31.03.20 (Audited)
Particulars		
(2) Non-financial Assets		
(a) Current tax assets (Net)	714.64	1,214.90
(b) Deferred tax Assets (Net)	722.44	388.28
(c) Property, Plant and Equipment	101.47	120.67
(d) Right-of-use assets	160.96	253.29
(e) Goodwill on Consolidation	57.83	57.83
(f) Other Intangible assets	40.12	18.06
(g) Other non-financial assets	194.25	433.18
(h) Non-current Assets Held for Sale	1,203.34	669.42
Sub-total - Non-financial Assets	3,195.05	3,155.63
Total Assets	95,632.05	102,872.03
LIABILITIES AND EQUITY		
LIABILITIES		
(1) Financial Liabilities		
(a) Derivative financial instruments	225.83	187.82
(b) Payables		
Trade Payables		
(i) total outstanding dues of micro enterprises and small enterprises	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	49.13	11.70
(c) Debt Securities	31,037.61	32,617.01
(d) Borrowings (Other than Debt Securities)	37,451.22	42,370.02
(e) Subordinated Liabilities	4,671.61	4,687.46
(f) Other financial liabilities	5,613.43	6,573.18
Sub-total - Financial Liabilities	79,048.83	86,447.19
(2) Non-Financial Liabilities		
(a) Current tax liabilities (Net)	125.66	69.31
(b) Provisions	166.30	196.95
(c) Other non-financial liabilities	309.78	620.93
Sub-total - Non-Financial Liabilities	601.74	887.19
(3) EQUITY		
(a) Equity Share capital	89.07	83.83
(b) Other Equity	15,892.41	15,453.82
Sub-total - Equity	15,981.48	15,537.65
Total Liabilities and Equity	95,632.05	102,872.03

4	Interim Consolidated Cash Flow Statement	(Rupees in Crores)		
		For the Period from April 1, 2020 to September 30, 2020	For the Period from April 1, 2019 to September 30, 2019	Year ended March 31, 2020
		(Unaudited)	(Unaudited)	(Audited)
A	Cash flows from operating activities :			
	Profit before tax	767.80	1,853.37	2,560.89
	Adjustments to reconcile profit before tax to net cash flows:			
	Employee Stock Compensation	(24.33)	13.47	29.69
	Provision for Gratuity, Compensated Absences and Superannuation Expense	2.70	19.53	29.99
	Impairment on financial instruments	648.57	764.20	850.95
	Interest Income	(5,011.77)	(6,414.54)	(11,548.60)
	Dividend Income	(0.17)	(280.12)	(863.04)
	Gain on modification of leases	(6.08)	-	(1.09)
	Interest Expense	3,418.53	4,459.48	8,276.01
	Depreciation and Amortisation expense	48.80	59.44	107.84
	Provision for Diminution in value of Investment	-	-	636.61
	Loss on sale on Property, plant and equipment	(0.02)	0.03	2.33
	Unrealised (loss) on appreciation of Mutual Fund Investments	(21.88)	(60.36)	(188.75)
	Operating (Loss) before working capital changes	(177.85)	414.50	(107.17)
	Working Capital Changes			
	Trade Receivables, Other Financial and non Financial Assets	701.08	(309.76)	(473.62)
	Loans	(1,970.03)	9,872.02	17,733.83
	Trade Payables, other financial and non Financial Liabilities	(821.98)	(3,297.85)	223.55
	Cash from operations	(2,268.78)	6,678.91	17,376.59
	Interest received on loans	4,708.37	6,210.03	11,137.72
	Interest paid on borrowings	(3,781.60)	(5,037.63)	(8,777.58)
	Income taxes paid (Net)	248.17	(528.98)	(405.68)
	Net cash (used in) / from operating activities	(1,093.84)	7,322.33	19,331.05
B	Cash flows from investing activities :			
	Purchase of Property, plant and equipment	(28.31)	(31.15)	(34.58)
	Sale of Property, plant and equipment	2.66	0.25	0.86
	Movement in Capital Advances	23.55	8.31	3.01
	(Investments in) / Proceeds from deposit accounts	(226.60)	6.06	(755.63)
	Proceeds from Mutual Funds / Other Investments (Net)	4,275.03	6,080.22	8,277.77
	Dividend Received	0.17	280.12	863.04
	Interest received on Investments	186.85	200.88	592.78
	Proceeds from Subsidiary / Associate / Other Investments	-	0.01	(682.31)
	Net cash from investing activities	4,233.35	6,544.70	8,264.94

Interim Consolidated Cash Flow Statement (Continued)		(Rupees in Crores)		
		For the Period from April 1, 2020 to September 30, 2020	For the Period from April 1, 2019 to September 30, 2019	Year ended March 31, 2020
		(Unaudited)	(Unaudited)	(Audited)
C	Cash flows from financing activities :			
	Proceeds from Issue of Equity Share through ESOPs (Including Securities Premium)	663.02	4.99	4.99
	Distribution of Equity Dividends (including Corporate Dividend Tax thereon)	-	(927.62)	(1,592.67)
	(Repayment of) Term loans (Net)	(4,624.10)	(7,987.16)	(11,375.88)
	(Repayment of) Commercial Papers (Net)	-	(4,830.00)	(5,330.00)
	(Repayment of) Secured Redeemable Non-Convertible Debentures (Net)	(1,595.25)	(5,122.42)	(11,439.48)
	Proceeds from issue of Subordinated Debt	-	5.00	5.00
	Lease Rent Payment	(27.87)	-	-
	(Repayment of) / Proceeds from Working capital loans (Net)	(204.82)	2,386.37	1,793.82
	Net cash (used in) financing activities	(5,789.02)	(16,470.84)	(27,934.22)
D	Net (Decrease) in cash and cash equivalents (A+B+C)	(2,649.51)	(2,603.81)	(338.23)
E	Cash and cash equivalents at the beginning of the year	13,564.59	13,902.82	13,902.82
F	Cash and cash equivalents at the end of the year (D + E)	10,915.08	11,299.01	13,564.59
5	Net gain on derecognition of financial instruments under amortised cost category for the quarter and six months ended 30 September 2020 comprises net gain on direct assignment of loans and net gain on derecognition of non-convertible debentures issued by the Company and For the year ended 31 March 2020 it mainly comprises of net gain on derecognition of non-convertible debentures issued by the Company.			
6 (a)	The outbreak of CoVID-19 virus continues to cause significant disruptions and dislocations for individuals and businesses. While the lockdown has been lifted by the government in a phased manner and there is an increase in economic activity, the Company's performance will depend on future developments, which are uncertain, including, among other things, any new information concerning the severity of the CoVID-19 pandemic and any action to contain its spread or mitigate its impact.			
	A. In accordance with RBI guidelines relating to CoVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020, the Company had granted moratorium on the payment of instalments falling due between March 1, 2020 and May 31, 2020 to all eligible borrowers who have requested for the moratorium. The moratorium was further extended for instalment falling due between June 1, 2020 to August 31, 2020 in accordance with the RBI press release dated May 22, 2020 which permitted lending institutions to extend the moratorium. In accordance with the guidance from Institute of Chartered Accountant of India ("ICAI"), extension of the moratorium to borrowers by the Company pursuant to the RBI guidelines relating to COVID 19 Regulatory Package dated March 27, 2020 and April 17, 2020 and RBI press conference, by itself is not considered to result in a SICR for a borrower.			
	The Company is mainly engaged in providing individual housing loans, loans against property (LAP) and project finance for real estate development. Operations of all these segments were impacted over the past few years and consequent to CoVID-19 pandemic are expected to be further significantly impacted, including erosion in the asset values of the collateral held by the Company. The Company has assessed each of its loan portfolios and performed a comprehensive analysis of the staging of each of its borrower segment. Further, for project finance loans, the Company has reviewed the project status, funding plans and analysis of the borrowers for large projects. Further, the Company has also analysed its outstanding exposures viz a viz the valuation of the collateral/underlying property based on third party valuation reports. Based on the above analysis, the Company has recorded expected credit loss provision to reflect, among other things, an increased risk of deterioration in macro-economic factors caused by CoVID-19 pandemic. The ECL provision has been determined based on estimates using information available as of the reporting date and given the unique nature and scale of the economic impact of this pandemic, the expected credit loss including management overlay is based on various variables and assumptions, which could result in actual credit loss being different than that being estimated. Further, as a result of this pandemic, the credit performance and repayment behaviour of the customers needs to be monitored closely. In the event the impact of pandemic is continues further for a prolonged period, this will have a corresponding impact on the carrying value of the financial assets, results of operation and the financial position of the Company.			
	B. The Management has considered various stimulus packages announced by the Government of India which will directly or indirectly benefit NBFCs and Company's lenders to extend moratorium and various other financial support from other banks and other agencies in determining the Company's liquidity position over the next 12 months. Based on the foregoing and necessary stress tests considering various scenarios, management believes that the Company will be able to pay its obligations as and when these become due in the foreseeable future.			

6 (b) The outbreak of CoVID–19 virus continues to cause significant disruptions and dislocations for individuals and businesses. While the lockdown has been lifted by the government in a phased manner and there is an increase in economic activity, the Company's performance will depend on future developments, which are uncertain, including, among other things, any new information concerning the severity of the CoVID-19 pandemic and any action to contain its spread or mitigate its impact.

A. In accordance with RBI guidelines relating to CoVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020, Indiabulls Commercial Credit Limited ('ICCL', 'the Company') had granted moratorium on the payment of instalments falling due between March 1, 2020 and May 31, 2020 to all eligible borrowers who have requested for the moratorium. The moratorium was further extended for instalment falling due between June 1, 2020 to August 31, 2020 in accordance with the RBI press release dated May 22, 2020 which permitted lending institutions to extend the moratorium. In accordance with the guidance from Institute of Chartered Accountant of India ("ICAI"), extension of the moratorium to borrowers by the Company pursuant to the RBI guidelines relating to COVID 19 Regulatory Package dated March 27, 2020 and April 17, 2020 and RBI press conference, by itself is not considered to result in a SICR for a borrower.

ICCL is mainly engaged in providing individual housing loans, loans against property (LAP) and project finance for real estate development. Operations of all these segments were impacted over the past few years and consequent to CoVID-19 pandemic are expected to be further significantly impacted, including erosion in the asset values of the collateral held by the Company. The Company has assessed each of its loan portfolios and performed a comprehensive analysis of the staging of each of its borrower segment. Further, for project finance loans, the Company has reviewed the project status, funding plans and analysis of the borrowers for large projects. Further, the Company has also analysed its outstanding exposures viz a viz the valuation of the collateral/underlying property based on third party valuation reports. Based on the above analysis, the Company has recorded expected credit loss provision to reflect, among other things, an increased risk of deterioration in macro-economic factors caused by CoVID-19 pandemic. The ECL provision has been determined based on estimates using information available as of the reporting date and given the unique nature and scale of the economic impact of this pandemic, the expected credit loss including management overlay is based on various variables and assumptions, which could result in actual credit loss being different than that being estimated. Further, as a result of this pandemic, the credit performance and repayment behaviour of the customers needs to be monitored closely. In the event the impact of pandemic is continues further for a prolonged period, this will have a corresponding impact on the carrying value of the financial assets, results of operation and the financial position of the Company.

B. The Management has considered various stimulus packages announced by the Government of India which will directly or indirectly benefit NBFCs and Company's lenders to extend moratorium and various other financial support from other banks and other agencies in determining the Company's liquidity position over the next 12 months. Based on the foregoing and necessary stress tests considering various scenarios, management believes that the Company will be able to pay its obligations as and when these become due in the foreseeable future.

- 7 At March 31, 2020, the Company had created provision for expected credit loss by debiting the Additional Reserve under section 29 (c) of NHB Act, 1987 as per NHB circular no. NHB (ND)/DRS/Pol- No.03/2004-05 dated August 26, 2004 ("Additional Reserve u/s 29 (c)"). For the quarter ended June 30, 2020 and for the half year ended September 30, 2020, Rs. 381 crores of such provision which was no longer required has been utilized towards write off of non-performing assets.
- 8 The Group's main business is financing by way of loans for purchase or construction of residential houses, commercial real estate and certain other purposes in India. All other activities of the Company revolve around the main business. Accordingly, there are no separate reportable segments as per IND-AS 108 dealing with Operating Segment.
- 9 Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary.

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Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
Indiabulls Housing Finance Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Indiabulls Housing Finance Limited (the "Company") for the quarter ended September 30, 2020 and year to date from April 1, 2020 to September 30, 2020 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note 13 of the standalone financial results which describes the manner of utilization of provisions during the half year ended September 30, 2020, aggregating to Rs.381 crores, by writing off non-performing assets. The said provisions were, created from Additional Reserves made under section 29 (c) of NHB Act, 1987 and, as permitted under NHB circular no. NHB (ND)/DRS/Pol-No.03/2004-05 dated August 26, 2004. Our conclusion is not modified in respect of this matter.
6. We draw attention to Note 9(A) of the financial results which describes the uncertainties relating to the impact of COVID-19 pandemic in developing estimates of the expected credit loss provision required as at September 30, 2020. The Company's operations and financial metrics will depend on future developments, which are highly uncertain and the actual credit loss could be different than that estimated as of the date of the financial results. Our conclusion is not modified in respect of this matter.

For S.R. BATLIBOI & Co. LLP

Chartered Accountants

ICAI Firm registration number: 301003E/E300005

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Partner

Membership No.: 102102

UDIN: 20102102AAAEJR3825

Mumbai

November 11, 2020

Indiabulls HOME LOANS

Indiabulls Housing Finance Limited
(CIN: L65922DL2005PLC136029)
Unaudited Standalone Financial Results
for the quarter and six months ended September 30, 2020

(Rupees in Crores)

Statement of Standalone Unaudited Results for the quarter and six months ended September 30, 2020

Particulars	Quarter ended			Six Months ended		Year ended
	30.09.20	30.06.20	30.09.19	30.09.20	30.09.19	31.03.20
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Revenue from operations						
(i) Interest Income	2,140.30	2,195.23	2,596.26	4,335.53	5,408.06	9,881.51
(ii) Dividend Income	-	0.17	280.12	0.17	280.12	816.82
(iii) Fees and commission Income	18.68	10.58	52.43	29.26	154.28	256.15
(iv) Net gain on fair value changes	-	-	-	-	260.26	-
(v) Net gain on derecognition of financial instruments under amortised cost category	34.85	3.17	56.10	38.02	98.00	444.75
Total Revenue from operations	2,193.83	2,209.15	2,984.91	4,402.98	6,200.72	11,399.23
2 Other Income	39.24	4.62	3.16	43.86	6.13	16.07
3 Total Income (1+2)	2,233.07	2,213.77	2,988.07	4,446.84	6,206.85	11,415.30
4 Expenses						
Finance Costs	1,624.84	1,673.93	1,955.22	3,298.77	4,073.71	7,709.60
Net loss / (gain) on fair value changes	52.03	(23.00)	77.54	29.03	-	169.47
Impairment on financial instruments (net of recoveries)	136.78	221.86	180.30	358.64	301.96	109.26
Employee Benefits Expenses	42.42	81.58	134.98	124.00	310.04	556.97
Depreciation, amortization and impairment	20.78	24.00	27.84	44.78	54.33	97.80
Other expenses	46.32	13.35	80.32	59.67	127.40	225.48
Total expenses	1,923.17	1,991.72	2,456.20	3,914.89	4,867.44	8,868.58
5 Profit before tax (3-4)	309.90	222.05	531.87	531.95	1,339.41	2,546.72
6 Tax expense						
Current tax expense	7.37	16.54	44.90	23.91	418.10	319.20
Deferred Tax Charge / (Credit)	67.16	38.58	(23.12)	105.74	(167.82)	67.61
Total Tax Expense	74.53	55.12	21.78	129.65	250.28	386.81
7 Profit for the Period / Year (5-6)	235.37	166.93	510.09	402.30	1,089.13	2,159.91
8 Other comprehensive income						
Other comprehensive (loss) (net of tax)	(543.61)	(105.33)	(163.28)	(648.94)	(187.97)	(1,961.88)
9 Total comprehensive income (after tax) (7+8)	(308.24)	61.60	346.81	(246.64)	901.16	198.03

10	Paid-up Equity Share Capital	92.47	85.51	85.51	92.47	85.51	85.51
11	Earnings per Share (EPS) <i>*(EPS for the quarters and six months are not annualised)</i>						
	-Basic (Amount in Rs.)	5.43	3.90	11.93	9.34	25.48	50.52
	-Diluted (Amount in Rs.)	5.43	3.90	11.90	9.34	25.38	50.51
	-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00	2.00
12	Items exceeding 10% of Total Expenses -ECL for Loan assets / Bad Debts Written Off (Net)	136.78	221.86	180.29	358.64	301.96	109.26
13	Debt Equity Ratio (Loan Funds / Own Funds)				4.35	4.85	4.89
14	Debt Service Coverage Ratio [(Earnings before Interest and Tax for the period/year) + (Principal collected from Customers during the period/year)] / [(Interest Expense for the period/year) + (Principal repaid of the borrowings during the period/year)]				1.22	1.81	1.51
15	Interest Service Coverage Ratio (Earnings before Interest and Tax / Interest Expense)				1.16	1.33	1.34

Notes to the Financial Results:

- The financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 – Interim Financial Reporting, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules 2015, as amended from time to time, and other accounting principles generally accepted in India.
- The standalone financial results of Indiabulls Housing Finance Limited ('IBHFL', 'the Company') for the quarter and six months ended September 30, 2020 have been reviewed by the Audit Committee on November 11, 2020 and subsequently approved at the meeting of the Board of Directors held on November 11, 2020. The standalone financial results have been subjected to a limited review by the Statutory Auditors of the Company.

Statement of Assets and Liabilities:		(Rupees in Crores)	
Particulars	As at 30.09.20 (Unaudited)	As at 31.03.20 (Audited)	
ASSETS			
(1) Financial Assets			
(a) Cash and cash equivalents	10,205.27	11,491.60	
(b) Bank Balance other than (a) above	1,650.48	1,421.69	
(c) Derivative financial instruments	202.22	739.18	
(d) Receivables			
(I) Trade Receivables	5.24	5.32	
(II) Other Receivables	-	-	
(e) Loans	60,734.92	59,093.37	
(f) Investments	10,533.06	16,166.76	
(g) Other Financial assets	1,162.06	1,387.32	
Sub-total - Financial Assets	84,493.25	90,305.24	

Statement of Assets and Liabilities (Continued):	(Rupees in Crores)	
	As at 30.09.20 (Unaudited)	As at 31.03.20 (Audited)
Particulars		
(2) Non-financial Assets		
(a) Current tax assets (Net)	529.28	968.45
(b) Deferred tax Assets (Net)	652.02	349.95
(c) Property, Plant and Equipment	95.54	113.41
(d) Right-of-use assets	156.94	247.93
(e) Other Intangible assets	37.88	14.23
(f) Other non-financial assets	177.33	564.46
(g) Non-current Assets Held for Sale	933.02	88.90
Sub-total - Non-financial Assets	2,582.01	2,347.33
Total Assets	87,075.26	92,652.57
LIABILITIES AND EQUITY		
LIABILITIES		
(1) Financial Liabilities		
(a) Derivative financial instruments	225.83	187.82
(b) Payables		
Trade Payables		
(i) total outstanding dues of micro enterprises and small enterprises	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	47.72	11.56
(c) Debt Securities	29,987.74	32,092.12
(d) Borrowings (Other than Debt Securities)	32,272.05	36,609.92
(e) Subordinated Liabilities	4,342.60	4,338.60
(f) Other financial liabilities	4,387.33	3,639.11
Sub-total - Financial Liabilities	71,263.27	76,879.13
(2) Non-Financial Liabilities		
(a) Current tax liabilities (Net)	61.13	60.81
(b) Provisions	161.09	189.43
(c) Other non-financial liabilities	266.98	593.60
Sub-total - Non-Financial Liabilities	489.20	843.84
(3) EQUITY		
(a) Equity Share capital	92.47	85.51
(b) Other Equity	15,230.32	14,844.09
Sub-total - Equity	15,322.79	14,929.60
Total Liabilities and Equity	87,075.26	92,652.57

4	Interim Standalone Cash Flow Statement	(Rupees in Crores)		
		For the Period from April 1, 2020 to September 30, 2020	For the Period from April 1, 2019 to September 30, 2019	Year ended March 31, 2020
		(Unaudited)	(Unaudited)	(Audited)
A	Cash flows from operating activities :			
	Profit before tax	531.95	1,339.41	2,546.72
	Adjustments to reconcile profit before tax to net cash flows:			
	Employee Stock Compensation	(23.21)	11.91	27.32
	Provision for Gratuity, Compensated Absences and Superannuation Expense	3.96	18.91	29.67
	Profit on Lease	(5.46)	-	(0.77)
	Impairment on financial instruments	505.73	681.78	816.25
	Interest Income	(4,360.39)	(5,506.05)	(10,005.43)
	Dividend Income	(0.17)	(280.12)	(816.82)
	Interest Expense	3,226.88	4,048.37	7,600.84
	Depreciation and Amortisation expense	44.78	54.33	97.80
	Guarantee Income	(4.62)	-	(12.43)
	Loss on sale on Property, plant and equipment	(0.02)	0.03	2.00
	Unrealised (loss) on appreciation of Mutual Fund Investments	(18.45)	(58.01)	(124.05)
	Operating (Loss) before working capital changes	(99.02)	310.56	161.10
	Working Capital Changes			
	Trade Receivables, Other Financial and non Financial Assets	825.69	(168.21)	(329.59)
	Loans	(1,040.56)	7,344.43	14,196.27
	Trade Payables, other financial and non Financial Liabilities	852.94	(1,806.25)	(1,005.55)
	Cash from operations	539.05	5,680.53	13,022.23
	Interest received on loans	4,000.85	5,131.37	9,375.60
	Interest paid on borrowings	(3,529.77)	(4,434.60)	(7,746.52)
	Income taxes paid (Net)	205.51	(417.71)	(571.07)
	Net cash from operating activities	1,215.64	5,959.59	14,080.24
B	Cash flows from investing activities :			
	Purchase of Property, plant and equipment	(28.18)	(30.18)	(32.39)
	Sale of Property, plant and equipment	2.66	0.23	0.67
	Movement in Capital Advances	23.55	8.14	2.84
	(Investments in) / Proceeds from deposit accounts	(228.79)	4.69	(755.79)
	Dividend Received	0.17	280.12	816.82
	Interest received on Investments	313.67	268.73	622.61
	Proceeds from Subsidiary / Associate / Other Investments	4,137.13	6,419.50	9,071.53
	Net cash from investing activities	4,220.21	6,951.23	9,726.29

Interim Standalone Cash Flow Statement (Continued)		(Rupees in Crores)		
		For the Period from April 1, 2020 to September 30, 2020	For the Period from April 1, 2019 to September 30, 2019	Year ended March 31, 2020
		(Unaudited)	(Unaudited)	(Audited)
C	Cash flows from financing activities :			
	Proceeds from Issue of Equity Share through ESOPs (Including Securities Premium)	663.02	4.99	4.99
	Distribution of Equity Dividends (including Corporate Dividend Tax thereon)	-	(924.84)	(1,594.93)
	(Loan to) Subsidiary Companies	(968.74)	(1,653.00)	(341.42)
	(Repayment of) Term loans (Net)	(4,032.19)	(5,635.69)	(9,131.32)
	(Repayment of) Commercial Papers (Net)	-	(4,830.00)	(5,330.00)
	(Repayment of) Secured Redeemable Non-Convertible Debentures (Net)	(2,152.47)	(4,816.97)	(10,989.09)
	Lease Rent Payment	(26.98)	-	(68.57)
	Proceeds from Working capital loans (Net)	(204.82)	2,371.37	1,778.82
	Net cash (used in) financing activities	(6,722.18)	(15,484.14)	(25,671.52)
D	Net (Decrease) in cash and cash equivalents (A+B+C)	(1,286.33)	(2,573.32)	(1,864.99)
E	Cash and cash equivalents at the beginning of the year	11,491.60	13,356.59	13,356.59
F	Cash and cash equivalents at the end of the year (D + E)	10,205.27	10,783.27	11,491.60
5	The Company under the provisions of Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, and Sections 42 and 62 of the Companies Act, 2013, as amended, including the rules made thereunder, has concluded Qualified Institutions Placement (QIP), by issuing 34,774,811 equity shares at a price of Rs. 196.37/- per equity share aggregating Rs. 682.86 Crores, on September 15, 2020, consequent to which, the Paid up Share Capital increased by Rs. 6.95 Crores and Securities Premium increased by Rs. 675.91 Crores. Share issue expenses amounting to Rs. 19.85 Crores (incurred in respect of this issuance) has been adjusted against the Securities Premium Account. Consequent to the said allotment, the paid-up Equity share capital of the Company stands increased from Rs. 855,148,182/- divided into 427,574,091 Equity shares of face value Rs. 2/- each to Rs. 924,697,804/- divided into 462,348,902 Equity shares of face value Rs. 2/- each.			
6	During the current quarter, the Company has sold 284,505 nos. out of 541,615 nos. of Equity shares of Oaknorth Holdings Limited held by the Company for a consideration of Rs.1,148.70 crores and recorded a realised gain of Rs.899.48 crores.			
7	Net gain on derecognition of financial instruments under amortised cost category for the quarter and six months ended 30 September 2020 comprises net gain on direct assignment of loans and net gain on derecognition of non-convertible debentures issued by the Company and For the year ended 31 March 2020 it mainly comprises of net gain on derecognition of non-convertible debentures issued by the Company.			
8	There are no material deviations, if any, in the use of proceeds of issue of non convertible debt securities from the objects stated in the offer document.			
9	The outbreak of CoVID-19 virus continues to cause significant disruptions and dislocations for individuals and businesses. While the lockdown has been lifted by the government in a phased manner and there is an increase in economic activity, the Company's performance will depend on future developments, which are uncertain, including, among other things, any new information concerning the severity of the CoVID-19 pandemic and any action to contain its spread or mitigate its impact.			
	A. In accordance with RBI guidelines relating to CoVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020, the Company had granted moratorium on the payment of instalments falling due between March 1, 2020 and May 31, 2020 to all eligible borrowers who have requested for the moratorium. The moratorium was further extended for instalment falling due between June 1, 2020 to August 31, 2020 in accordance with the RBI press release dated May 22, 2020 which permitted lending institutions to extend the moratorium. In accordance with the guidance from Institute of Chartered Accountant of India ("ICAI"), extension of the moratorium to borrowers by the Company pursuant to the RBI guidelines relating to COVID 19 Regulatory Package dated March 27, 2020 and April 17, 2020 and RBI press conference, by itself is not considered to result in a SICR for a borrower.			

The Company is mainly engaged in providing individual housing loans, loans against property (LAP) and project finance for real estate development. Operations of all these segments were impacted over the past few years and consequent to CoVID-19 pandemic are expected to be further significantly impacted, including erosion in the asset values of the collateral held by the Company. The Company has assessed each of its loan portfolios and performed a comprehensive analysis of the staging of each of its borrower segment. Further, for project finance loans, the Company has reviewed the project status, funding plans and analysis of the borrowers for large projects. Further, the Company has also analysed its outstanding exposures viz a viz the valuation of the collateral/underlying property based on third party valuation reports. Based on the above analysis, the Company has recorded expected credit loss provision to reflect, among other things, an increased risk of deterioration in macro-economic factors caused by CoVID-19 pandemic. The ECL provision has been determined based on estimates using information available as of the reporting date and given the unique nature and scale of the economic impact of this pandemic, the expected credit loss including management overlay is based on various variables and assumptions, which could result in actual credit loss being different than that being estimated. Further, as a result of this pandemic, the credit performance and repayment behaviour of the customers needs to be monitored closely. In the event the impact of pandemic is continues further for a prolonged period, this will have a corresponding impact on the carrying value of the financial assets, results of operation and the financial position of the Company.

B. The Management has considered various stimulus packages announced by the Government of India which will directly or indirectly benefit NBFCs and Company's lenders to extend moratorium and various other financial support from other banks and other agencies in determining the Company's liquidity position over the next 12 months. Based on the foregoing and necessary stress tests considering various scenarios, management believes that the Company will be able to pay its obligations as and when these become due in the foreseeable future.

- 10 Hon'ble Supreme Court, in a public interest litigation (Gajendra Sharma vs Union of India & Anr), vide an interim order dated September 3, 2020 ('interim order') has directed that accounts classified which were not declared NPA till August 31, 2020 shall not be declared as NPA till further orders. Basis the said interim order, the Company has not classified any account as NPA, as per NHB norms, after August 31, 2020 which was not NPA as of August 31, 2020. Further, in light of the interim order, even accounts that would have otherwise been classified as NPA post August 31, 2020 have not been and will not be, classified as NPA till such time the Hon'ble Supreme Court rules finally on the matter. Such accounts have been classified as stage 3 and provisioned accordingly.
- 11 The Government of India, Ministry of Finance, vide its notification dated October 23, 2020, had announced CoVID-19 relief scheme for grant of ex-gratia payment of difference between compound interest and simple interest for six months to borrowers in specified loan accounts ("the scheme"), as per the eligibility criteria and other aspects specified therein and irrespective whether RBI moratorium was availed or not. The Company has credited the ex-gratia amount in the eligible borrower's statement of account as directed in the scheme.
- 12 The Code on Social Security 2020 has been notified in the Official Gazette on 29th Sep 2020, which could impact the contributions by the company towards Provident Fund and Gratuity. The effective date from which the changes are applicable is yet to be notified, and the rules are yet to be framed. Impact if any of the change will be assessed and accounted in period of notification of the relevant provisions.
- 13 At March 31, 2020, the Company had created provision for expected credit loss by debiting the Additional Reserve under section 29 (c) of NHB Act, 1987 as per NHB circular no. NHB (ND)/DRS/Pol-No.03/2004-05 dated August 26, 2004 ("Additional Reserve u/s 29 (c)"). For the quarter ended June 30, 2020 and for the half year ended September 30, 2020, Rs. 381 crores of such provision which was no longer required has been utilized towards write off of non-performing assets.

14 **The Rating details from ICRA Ratings is as under:-**

Non-convertible debenture programme of Rs. 142.35 Billion	[[ICRA] AA
Subordinated Debt Programme of Rs. 15.0 Billion	[[ICRA] AA

15 **The Rating details from CARE Ratings is as under:-**

Non-convertible debentures of Rs. 170.40 Billion	CARE AA
Subordinate Debt of Rs. 31.22 Billion	CARE AA
Perpetual Debt of Rs. 2.00 Billion	CARE AA-
Long-term / Short-term Bank Facilities of Rs. 498.00 Billion (Reduced from Rs. 513.00 Billion)	CARE AA / CARE A1+
Public Issue of Non-Convertible Debentures of Rs. 61.4164 Billion	CARE AA
Public Issue of Subordinate Debt of Rs. 1.9886 Billion	CARE AA
Commercial Paper issue of Rs. 30.00 Billion	CARE A1+

16 **The Rating details from CRISIL Ratings is as under:-**

Non-Convertible Debentures of Rs. 294.80 Billion	CRISIL AA
Total Bank Loan Facilities of Rs. 245.4998 Billion	CRISIL AA
Retail Bonds of Rs. 150.00 Billion	CRISIL AA
Short Term Non-Convertible Debenture of Rs. 10.00 Billion	CRISIL A1+
Subordinated Debt of Rs. 25.0 Billion	CRISIL AA
Commercial Paper Programme of Rs. 250.00 Billion	CRISIL A1+

17 **The Rating details from Brickwork Ratings is as under:-**

Secured NCD of Rs. 270.00 Billion	BWR AA+
Subordinated Debt of Rs. 30.00 Billion	BWR AA+
Perpetual Debt of Rs. 1.50 Billion	BWR AA
Commercial Paper issue of Rs. 30.00 Billion	BWR A1+
Secured NCD (Public Issue) and Subordinated Debt (Public Issue) of Rs. 70.00 Billion	BWR AA+

18 **The Rating details from Moody's Ratings is as under:-**

Long Term Corporate Family Rating	B3
Foreign and Local Currency Senior Secured MTN program Rating of \$ 350 Mn	(P) B3

19 The Company's main business is financing by way of loans for purchase or construction of residential houses, commercial real estate and certain other purposes in India. All other activities of the Company revolve around the main business. Accordingly, there are no separate reportable segments as per IND-AS 108 dealing with Operating Segment.

20 Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary.

Registered Office: M-62&63, First Floor, Connaught Place, New Delhi- 110 001.

For and on behalf of the Board of Directors

Place : Mumbai
Date : November 11, 2020

**SHRAWAN
BHAGWATI
JALAN**

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**GAGAN
BANGA**

Gagan Banga
Vice-Chairman, Managing Director & CEO

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Indiabulls Housing Finance Limited (as standalone entity)**(CIN: L65922DL2005PLC136029)**

Unaudited Standalone Financial Results for the six months ended September 30, 2020

Additional Information in Compliance with Chapter V (Obligations of Listed Entity Which has Listed its Non-Convertible Debt Securities) of Securities And Exchange Board Of India (Listing Obligations And Disclosure Requirements) Regulations, 2015

(a) Details of Credit Rating**The Rating details from ICRA Ratings is as under:-**

Non-convertible debenture programme of Rs. 142.35 Billion	[ICRA] AA
Subordinated Debt Programme of Rs. 15.0 Billion	[ICRA] AA

The Rating details from CARE Ratings is as under:-

Non-convertible debentures of Rs. 170.40 Billion	CARE AA
Subordinate Debt of Rs. 31.22 Billion	CARE AA
Perpetual Debt of Rs. 2.00 Billion	CARE AA-
Long-term / Short-term Bank Facilities of Rs. 498.00 Billion (Reduced from Rs. 513.00 Billion)	CARE AA / CARE A1+
Public Issue of Non-Convertible Debentures of Rs. 61.4164 Billion	CARE AA
Public Issue of Subordinate Debt of Rs. 1.9886 Billion	CARE AA
Commercial Paper issue of Rs. 30.00 Billion	CARE A1+

The Rating details from CRISIL Ratings is as under:-

Non-Convertible Debentures of Rs. 294.80 Billion	CRISIL AA
Total Bank Loan Facilities of Rs. 245.4998 Billion	CRISIL AA
Retail Bonds of Rs. 150.00 Billion	CRISIL AA
Short Term Non-Convertible Debenture of Rs. 10.00 Billion	CRISIL A1+
Subordinated Debt of Rs. 25.0 Billion	CRISIL AA
Commercial Paper Programme of Rs. 250.00 Billion	CRISIL A1+

The Rating details from Brickwork Ratings is as under:-

Secured NCD of Rs. 270.00 Billion	BWR AA+
Subordinated Debt of Rs. 30.00 Billion	BWR AA+
Perpetual Debt of Rs. 1.50 Billion	BWR AA
Commercial Paper issue of Rs. 30.00 Billion	BWR A1+
Secured NCD (Public Issue) and Subordinated Debt (Public Issue) of Rs. 70.00 Billion	BWR AA+

The Rating details from Moody's Ratings is as under:-

Long Term Corporate Family Rating	B3
Foreign and Local Currency Senior Secured MTN program Rating of \$ 350 Mn	(P) B3

(b)	Asset Cover available The listed Non-Convertible Debentures of the Company aggregating Rs. 29,987.74 Crore as on 30th September 2020 are secured by way of paripassu charge on the Company's current assets (both present and future), current and future loans assets (including monies receivable thereunder) and certain properties. The asset cover thereof exceeds the required cover to be maintained for the said debentures.	
	Particulars	As on September 30, 2020
(c)	Debt Equity Ratio (Loan Funds / Own Funds)	4.35
(d)	Previous due dates for the payment of interest / repayment of principal of Non Convertible Debentures	Details as per Annexure 1
(e)	Next due date for the payment of interest/ dividend of Non-Convertible Preference Shares /Principal along with the amount of interest/ dividend of Non-Convertible Preference Shares payable and the redemption amount	N.A.
(f)	Debt Service Coverage Ratio [(Earnings before Interest and Tax for the period/year) + (Principal collected from Customers during the period/year)] / [(Interest Expense for the period/year) + (Principal repaid of the borrowings during the period/year)]	1.22
(g)	Interest Service Coverage Ratio (Earnings before Interest and Tax / Interest Expense)	1.16
(h)	Outstanding Redeemable Preference Shares (quantity and value)	N.A.
(i) 1	Capital Redemption Reserve (Rs. in Crores)	0.36
(i) 2	Debenture Redemption Reserve (Rs. in Crores)	974.13
(j)	Net worth (Rs. in Crores)	15,322.79
(k)	Net Profit after Tax (Rs. in Crores)	402.30
(l)	Earnings per Share (EPS) - Basic (Amount in Rs.)	9.34

Detail of Payment of Interest of Non Convertible Debentures from 1st April 2020 to 30th September 2020- Annexure 1 (a)

S.No.	ISIN No.	Date of issue	Date of Maturity	Principal Amount	Due Date of Interest	Payment Date of Interest
1	INE148I07100	03-Apr-12	22-Nov-21	1,250,000,000	3-Apr-20	31-Mar-20
2	INE148I07HF3	06-Apr-17	06-Apr-22	10,000,000,000	6-Apr-20	4-Apr-20
3	INE148I07IH7	27-Dec-17	06-Apr-21	1,000,000,000	6-Apr-20	4-Apr-20
4	INE148I07EK0	12-Apr-16	12-Apr-21	250,000,000	13-Apr-20	13-Apr-20
5	INE148I07EL8	12-Apr-16	11-Apr-26	350,000,000	13-Apr-20	13-Apr-20
6	INE148I07HK3	20-Apr-17	20-Apr-20	200,000,000	20-Apr-20	20-Apr-20
7	INE148I07GJ7	26-Sep-16	26-Sep-26	136,946,000	26-Apr-20	24-Apr-20
8	INE148I08231	26-Sep-16	26-Sep-26	24,171,000	26-Apr-20	24-Apr-20
9	INE148I07HJ5	20-Apr-17	28-Apr-20	67,000,000	28-Apr-20	28-Apr-20
10	INE148I07EM6	29-Apr-16	29-Apr-26	2,070,000,000	29-Apr-20	29-Apr-20
11	INE148I07HE6	31-Mar-17	30-Apr-20	125,000,000	30-Apr-20	30-Apr-20
12	INE148I07GS8	15-Mar-17	30-Apr-20	70,000,000	30-Apr-20	30-Apr-20
13	INE148I07GU4	15-Mar-17	04-May-20	50,000,000	4-May-20	4-May-20
14	INE148I07HA4	29-Mar-17	05-May-20	200,000,000.00	5-May-20	5-May-20
15	INE148I07EN4	10-May-16	10-May-21	250,000,000.00	11-May-20	11-May-20
16	INE148I07EO2	10-May-16	08-May-26	250,000,000.00	11-May-20	11-May-20
17	INE148I07GT6	15-Mar-17	12-May-20	180,000,000.00	12-May-20	12-May-20
18	INE148I07HI7	20-Apr-17	12-May-20	125,000,000.00	12-May-20	12-May-20
19	INE148I07IA2	22-Sep-17	22-Sep-20	15,000,000,000.00	NCD-Buyback	14-May-20
20	INE148I07BV3	19-May-15	19-May-25	250,000,000.00	19-May-20	19-May-20
21	INE148I07EP9	23-May-16	21-May-21	250,000,000.00	22-May-20	22-May-20
22	INE148I08116	23-May-13	23-May-23	200,000,000.00	23-May-20	22-May-20
23	INE148I07GJ7	26-Sep-16	26-Sep-26	136,946,000.00	26-May-20	26-May-20
24	INE148I08231	26-Sep-16	26-Sep-26	24,171,000.00	26-May-20	26-May-20
25	INE148I07ES3	30-May-16	29-May-26	250,000,000	29-May-20	29-May-20
26	INE148I07EU9	01-Jun-16	29-May-21	100,000,000	29-May-20	29-May-20
27	INE148I07IY2	30-May-18	30-May-23	1,000,000,000	30-May-20	30-May-20
28	INE148I07GY6	23-Mar-17	01-Jun-20	1,600,000,000	1-Jun-20	1-Jun-20
29	INE148I08124	03-Jun-13	03-Jun-23	1,250,000,000	3-Jun-20	3-Jun-20
30	INE894F08087	05-Jun-12	05-Jun-27	1,100,300,000	5-Jun-20	5-Jun-20
31	INE894F08079	05-Jun-12	05-Jun-22	150,000,000	5-Jun-20	5-Jun-20
32	INE148I07IZ9	05-Jun-18	05-Jun-23	1,000,000,000	5-Jun-20	5-Jun-20
33	INE148I07639	05-Jun-14	05-Jun-24	250,000,000	5-Jun-20	5-Jun-20
34	INE148I07EV7	07-Jun-16	07-Jun-21	150,000,000	5-Jun-20	5-Jun-20
35	INE148I07EW5	07-Jun-16	05-Jun-26	250,000,000	5-Jun-20	5-Jun-20
36	INE148I07JM5	11-Dec-18	11-Jun-20	2,500,000,000	11-Jun-20	11-Jun-20
37	INE148I07CC1	11-Jun-15	11-Jun-20	500,000,000	11-Jun-20	11-Jun-20
38	INE148I07IV8	23-Mar-18	22-Jun-21	2,112,000,000	23-Jun-20	23-Jun-20
39	INE148I07GJ7	26-Sep-16	26-Sep-26	136,946,000	26-Jun-20	26-Jun-20
40	INE148I08231	26-Sep-16	26-Sep-26	24,171,000	26-Jun-20	26-Jun-20
41	INE148I07CN8	26-Jun-15	26-Jun-25	10,000,000,000	26-Jun-20	26-Jun-20
42	INE894F07550	28-Jun-12	28-Jun-22	8,000,000,000	28-Jun-20	26-Jun-20
43	INE894F08103	28-Jun-12	28-Jun-27	1,000,000,000	28-Jun-20	26-Jun-20
44	INE894F08095	28-Jun-12	28-Jun-22	1,000,000,000	28-Jun-20	26-Jun-20
45	INE148I08215	29-Jun-16	29-Jun-26	6,097,000,000	29-Jun-20	29-Jun-20
46	INE148I07HG1	07-Apr-17	29-Jun-20	430,000,000	29-Jun-20	29-Jun-20
47	INE894F08111	30-Jun-12	30-Jun-27	496,500,000	30-Jun-20	30-Jun-20
48	INE148I07FG5	30-Jun-16	30-Jun-26	2,000,000,000	30-Jun-20	30-Jun-20
49	INE148I07746	30-Jun-14	30-Jun-24	250,000,000	30-Jun-20	30-Jun-20
50	INE894F07543	06-Jul-12	06-Jul-22	200,000,000	6-Jul-20	6-Jul-20
51	INE148I07JS2	09-May-19	09-Jul-20	1,200,000,000	9-Jul-20	9-Jul-20

Detail of Payment of Interest of Non Convertible Debentures from 1st April 2020 to 30th September 2020- Annexure 1 (a) (Continued)

S.No.	ISIN No.	Date of issue	Date of Maturity	Principal Amount	Due Date of Interest	Payment Date of Interest
52	INE148I07IL9	29-Dec-17	09-Jul-21	1,100,000,000	9-Jul-20	9-Jul-20
53	INE148I08173	29-Dec-17	17-Jul-24	100,000,000	17-Jul-20	17-Jul-20
54	INE148I08199	21-Jul-15	21-Jul-25	81,500,000	21-Jul-20	21-Jul-20
55	INE148I07FJ9	22-Jul-16	22-Jul-26	250,000,000	22-Jul-20	22-Jul-20
56	INE148I07HU2	25-Jul-17	24-Jul-20	50,000,000	24-Jul-20	24-Jul-20
57	INE148I07HV0	25-Jul-17	25-Jul-22	1,000,000,000	24-Jul-20	24-Jul-20
58	INE148I07GJ7	26-Sep-16	26-Sep-26	136,946,000	26-Jul-20	24-Jul-20
59	INE148I08231	26-Sep-16	26-Sep-26	24,171,000	26-Jul-20	24-Jul-20
60	INE148I07JE2	30-Jul-18 & 21-Aug-18	28-Jul-23	2,500,000,000	30-Jul-20	30-Jul-20
61	INE148I08207	03-Aug-15	03-Aug-25	1,650,000,000	3-Aug-20	3-Aug-20
62	INE148I07JF9	06-Aug-18	04-Aug-28	10,250,000,000	6-Aug-20	6-Aug-20
63	INE148I07CX7	07-Aug-15	07-Aug-20	150,000,000	7-Aug-20	7-Aug-20
64	INE148I07FS0	11-Aug-16	11-Aug-21	100,000,000	11-Aug-20	11-Aug-20
65	INE148I07CZ2	13-Aug-15	13-Aug-20	150,000,000	13-Aug-20	13-Aug-20
66	INE148I07GJ7	26-Sep-16	26-Sep-26	136,946,000	26-Aug-20	25-Aug-20
67	INE148I08231	26-Sep-16	26-Sep-26	24,171,000	26-Aug-20	25-Aug-20
68	INE148I07357	29-Aug-13	29-Aug-23	10,000,000,000	29-Aug-20	28-Aug-20
69	INE148I07DE5	04-Sep-15	04-Sep-20	10,000,000,000	4-Sep-20	4-Sep-20
70	INE894F07360	07-Sep-11	07-Sep-21	5,000,000,000	7-Sep-20	4-Sep-20
71	INE148I07HX6	08-Sep-17	08-Sep-27	14,500,000,000	8-Sep-20	8-Sep-20
72	INE148I08280	08-Sep-17	06-Sep-24	1,000,000,000	8-Sep-20	8-Sep-20
73	INE148I08298	08-Sep-17	08-Sep-27	9,000,000,000	8-Sep-20	8-Sep-20
74	INE148I07DF2	14-Sep-20	18-Sep-15	4,100,000,000	18-Sep-20	18-Sep-20
75	INE148I07GW0	21-Mar-17	21-Mar-22	6,000,000,000	21-Sep-20	21-Sep-20
76	INE148I07GX8	22-Mar-17	22-Mar-22	1,600,000,000	22-Sep-20	22-Sep-20
77	INE148I08132	23-Sep-13	23-Sep-23	250,000,000	23-Sep-20	23-Sep-20
78	INE148I07II5	27-Dec-17	12-Feb-21	250,000,000	NCD-Buyback	23-Sep-20
79	INE148I07IS4	19-Mar-18	19-Mar-21	2,500,000,000	NCD-Buyback	23-Sep-20
80	INE148I07IW6	23-Mar-18	08-Apr-21	60,000,000	NCD-Buyback	24-Sep-20
81	INE148I07GE8	26-Sep-16	26-Sep-21	33,896,263,000	26-Sep-20	25-Sep-20
82	INE148I07GF5	26-Sep-16	26-Sep-21	13,112,298,000	26-Sep-20	25-Sep-20
83	INE148I07GK5	26-Sep-16	26-Sep-26	9,907,552,000	26-Sep-20	25-Sep-20
84	INE148I07GL3	26-Sep-16	26-Sep-26	4,044,991,000	26-Sep-20	25-Sep-20
85	INE148I08249	26-Sep-16	26-Sep-26	1,500,000	26-Sep-20	25-Sep-20
86	INE148I08256	26-Sep-16	26-Sep-26	1,953,479,000	26-Sep-20	25-Sep-20
87	INE148I07GJ7	26-Sep-16	26-Sep-26	136,946,000	26-Sep-20	25-Sep-20
88	INE148I08231	26-Sep-16	26-Sep-26	24,171,000	26-Sep-20	25-Sep-20
89	INE148I08140	27-Sep-13	27-Sep-23	250,000,000	27-Sep-20	25-Sep-20
90	INE148I07HC0	30-Mar-17	30-Mar-22	2,650,000,000	30-Sep-20	30-Sep-20
91	INE148I07IS4	19-Mar-18	19-Mar-21	730,000,000	NCD-Buyback	30-Sep-20
92	INE148I07IS4	19-Mar-18	19-Mar-21	1,000,000,000	NCD-Buyback	30-Sep-20
93	INE148I07IS4	19-Mar-18	19-Mar-21	350,000,000	NCD-Buyback	30-Sep-20
94	INE148I07DT3	19-Jan-16	19-Jan-21	100,000,000	NCD-Buyback	30-Sep-20
95	Foreign Currency Bond	28-May-19	28-May-22	3,490,000,000	28-May-20	26-May-20
96	Foreign Currency Bond	28-May-19	28-May-22	5,224,875,000	28-May-20	26-May-20
97	Foreign Currency Bond	28-May-19	28-May-22	3,490,000,000	28-May-20	26-May-20
98	Foreign Currency Bond	28-May-19	28-May-22	1,739,000,000	28-May-20	26-May-20
99	Foreign Currency Bond	28-May-19	28-May-22	6,612,190,000	28-May-20	26-May-20
100	Foreign Currency Bond	28-May-19	28-May-22	3,831,850,000	28-May-20	26-May-20
			Total	250,015,000,000		

Details of Repayment of Principal of Non Convertible Debentures from 1st April 2020 to 30th September 2020- Annexure -1 (b)

S.No.	ISIN No.	Date of Issue	Maturity Date	Principal Amount	Due Date	Payment Date of Principal
1	INE148I07HK3	20-Apr-17	20-Apr-20	200,000,000	20-Apr-20	20-Apr-20
2	INE148I07HJ5	20-Apr-17	28-Apr-20	67,000,000	28-Apr-20	28-Apr-20
3	INE148I07HE6	31-Mar-17	30-Apr-20	125,000,000	30-Apr-20	30-Apr-20
4	INE148I07GS8	15-Mar-17	30-Apr-20	70,000,000	30-Apr-20	30-Apr-20
5	INE148I07GU4	15-Mar-17	04-May-20	50,000,000	4-May-20	04-May-20
6	INE148I07HA4	29-Mar-17	05-May-20	200,000,000	5-May-20	05-May-20
7	INE148I07GT6	15-Mar-17	12-May-20	180,000,000	12-May-20	12-May-20
8	INE148I07HI7	20-Apr-17	12-May-20	125,000,000	12-May-20	12-May-20
9	INE148I07IA2	22-Sep-17	22-Sep-20	15,000,000,000	NCD-Buyback	14-May-20
10	INE148I07GY6	23-Mar-17	01-Jun-20	1,600,000,000	1-Jun-20	01-Jun-20
11	INE148I07JM5	11-Dec-18	11-Jun-20	2,500,000,000	11-Jun-20	11-Jun-20
12	INE148I07CC1	11-Jun-15	11-Jun-20	500,000,000	11-Jun-20	11-Jun-20
13	INE148I07HG1	07-Apr-17	29-Jun-20	430,000,000	29-Jun-20	29-Jun-20
14	INE148I07JS2	09-May-19	09-Jul-20	1,200,000,000	9-Jul-20	09-Jul-20
15	INE148I07HU2	25-Jul-17	24-Jul-20	50,000,000	24-Jul-20	24-Jul-20
16	INE148I07CX7	07-Aug-15	07-Aug-20	150,000,000	7-Aug-20	07-Aug-20
17	INE148I07CZ2	13-Aug-15	13-Aug-20	150,000,000	13-Aug-20	13-Aug-20
18	INE148I07DE5	04-Sep-15	04-Sep-20	10,000,000,000	4-Sep-20	04-Sep-20
19	INE148I07DF2	14-Sep-20	18-Sep-15	4,100,000,000	18-Sep-20	18-Sep-20
20	INE148I07II5	27-Dec-17	12-Feb-21	250,000,000	NCD-Buyback	23-Sep-20
21	INE148I07IS4	19-Mar-18	19-Mar-21	2,500,000,000	NCD-Buyback	23-Sep-20
22	INE148I07IW6	23-Mar-18	08-Apr-21	60,000,000	NCD-Buyback	24-Sep-20
23	INE148I07IS4	19-Mar-18	19-Mar-21	730,000,000	NCD-Buyback	30-Sep-20
24	INE148I07IS4	19-Mar-18	19-Mar-21	1,000,000,000	NCD-Buyback	30-Sep-20
25	INE148I07IS4	19-Mar-18	19-Mar-21	350,000,000	NCD-Buyback	30-Sep-20
26	INE148I07DT3	19-Jan-16	19-Jan-21	100,000,000	NCD-Buyback	30-Sep-20
			Total	41,687,000,000		

Details of Due date of Repayment of Principal of Non Convertible Debentures from 1st October 2020 to 31st March 2021- Annexure -1 (C)

S.No.	ISIN No.	Date of Issue	Date of Maturity	Principal Amount	Due Date of Payment
1	INE148I07DJ4	20-Nov-15	20-Nov-20	1,200,000,000	20-Nov-20
2	INE148I07DM8	30-Dec-15	30-Dec-20	1,350,000,000	30-Dec-20
3	INE148I07DP1	07-Jan-16	07-Jan-21	3,000,000,000	07-Jan-21
4	INE148I07DT3	19-Jan-16	19-Jan-21	705,000,000	19-Jan-21
5	INE148I07DU1	08-Feb-16	08-Feb-21	250,000,000	08-Feb-21
6	INE148I07480	18-Feb-14	18-Feb-21	200,000,000	18-Feb-21
7	INE148I07IS4	19-Mar-18	19-Mar-21	400,000,000	19-Mar-21
8	XS1766850694	27-Feb-18	27-Feb-21	3,150,000,000	27-Feb-21
			Total	10,255,000,000	

Details of Due date of Payment of Interest on Non Convertible Debentures from 1st October 2020 to 31st March 2021- Annexure -1 (d)

S.No.	ISIN No.	Date of issue	Date of Maturity	Principal Amount	Due Date of Interest
1	INE148I07HF3	06-Apr-17	06-Apr-22	10,000,000,000	6-Oct-20
2	INE148I07373	08-Oct-13	08-Oct-23	250,000,000	8-Oct-20
3	INE148I08025	09-Oct-12	09-Oct-22	350,000,000	9-Oct-20
4	INE148I08033	22-Oct-12	22-Oct-22	400,000,000	22-Oct-20
5	INE148I07IM7	29-Dec-17	22-Oct-21	300,000,000	22-Oct-20
6	INE148I08157	24-Oct-13	24-Oct-23	50,000,000	24-Oct-20
7	INE148I07GJ7	26-Sep-16	26-Sep-26	136,946,000	26-Oct-20
8	INE148I08231	26-Sep-16	26-Sep-26	24,171,000	26-Oct-20
9	INE148I08041	31-Oct-12	31-Oct-22	250,000,000	31-Oct-20
10	INE148I07142	06-Nov-12	06-Nov-22	150,000,000	6-Nov-20
11	INE148I07IC8	07-Nov-17	07-Nov-22	2,900,000,000	6-Nov-20
12	INE894F08129	15-Nov-12	15-Nov-22	11,000,000	15-Nov-20
13	INE894F08137	15-Nov-12	15-Nov-27	326,000,000	15-Nov-20
14	INE148I07159	19-Nov-12	19-Nov-22	150,000,000	19-Nov-20
15	INE148I07DJ4	20-Nov-15	20-Nov-20	1,200,000,000	20-Nov-20
16	INE148I07DK2	20-Nov-15	20-Nov-22	100,000,000	20-Nov-20
17	INE148I07DL0	20-Nov-15	20-Nov-25	1,700,000,000	20-Nov-20
18	INE148I07381	21-Nov-13	21-Nov-23	4,000,000,000	21-Nov-20
19	INE148I07076	22-Nov-11	22-Nov-21	1,000,000,000	22-Nov-20
20	INE148I07JK9	22-Nov-18	22-Nov-28	10,000,000,000	22-Nov-20
21	INE148I07GJ7	26-Sep-16	26-Sep-26	136,946,000	26-Nov-20
22	INE148I08231	26-Sep-16	26-Sep-26	24,171,000	26-Nov-20
23	INE148I08058	04-Dec-12	04-Dec-22	200,000,000	4-Dec-20
24	INE148I07AV5	16-Dec-14	16-Dec-24	250,000,000	16-Dec-20
25	INE148I07183	18-Dec-12	18-Dec-22	150,000,000	18-Dec-20
26	INE148I08165	23-Dec-13	23-Dec-23	200,000,000	23-Dec-20
27	INE148I07415	24-Dec-13	24-Dec-23	250,000,000	24-Dec-20

Details of Due date of Payment of Interest on Non Convertible Debentures from 1st October 2020 to 31st March 2021- Annexure -1 (d) (Continued)

S.No.	ISIN No.	Date of issue	Date of Maturity	Principal Amount	Due Date of Interest
28	INE148I07GJ7	26-Sep-16	26-Sep-26	136,946,000	26-Dec-20
29	INE148I08231	26-Sep-16	26-Sep-26	24,171,000	26-Dec-20
30	INE148I07IN5	29-Dec-17	29-Dec-22	10,000,000,000	29-Dec-20
31	INE148I07DM8	30-Dec-15	30-Dec-20	1,350,000,000	30-Dec-20
32	INE148I07DN6	30-Dec-15	30-Dec-25	950,000,000	30-Dec-20
33	INE148I07191	31-Dec-12	31-Dec-22	350,000,000	31-Dec-20
34	INE148I07BA7	31-Dec-14	31-Dec-24	250,000,000	31-Dec-20
35	INE148I07DO4	31-Dec-15	31-Dec-25	100,000,000	31-Dec-20
36	INE148I07JN3	31-Dec-18	31-Dec-21	633,000,000	31-Dec-20
37	INE894F07667	31-Dec-12	31-Dec-22	150,000,000	31-Dec-20
38	INE148I07DP1	07-Jan-16	07-Jan-21	3,000,000,000	7-Jan-21
39	INE148I08066	14-Jan-13	14-Jan-23	250,000,000	14-Jan-21
40	INE148I07JQ6	15-Jan-19	15-Jan-29	7,000,000,000	15-Jan-21
41	INE894F07717	16-Jan-13	16-Jan-23	350,000,000	16-Jan-21
42	INE148I07DT3	19-Jan-16	19-Jan-21	705,000,000	19-Jan-21
43	INE148I07IP0	24-Jan-18	24-Jan-25	2,250,000,000	22-Jan-21
44	INE148I07GJ7	26-Sep-16	26-Sep-26	136,946,000	26-Jan-21
45	INE148I08231	26-Sep-16	26-Sep-26	24,171,000	26-Jan-21
46	INE148I08074	30-Jan-13	30-Jan-23	100,000,000	30-Jan-21
47	INE894F08038	31-Jan-12	31-Jan-22	362,000,000	31-Jan-21
48	INE148I07DU1	08-Feb-16	08-Feb-21	250,000,000	8-Feb-21
49	INE148I07DV9	08-Feb-16	07-Feb-26	500,000,000	8-Feb-21
50	INE148I08082	18-Feb-13	18-Feb-23	250,000,000	18-Feb-21
51	INE148I07480	18-Feb-14	18-Feb-21	200,000,000	18-Feb-21
52	INE894F08053	22-Feb-12	22-Feb-22	200,000,000	22-Feb-21
53	INE148I07IQ8	28-Mar-18	22-Feb-28	30,600,000,000	22-Feb-21
54	INE148I07IR6	23-Feb-18	23-Feb-28	250,000,000	23-Feb-21
55	INE148I07GJ7	26-Sep-16	26-Sep-26	136,946,000	26-Feb-21

Details of Due date of Payment of Interest on Non Convertible Debentures from 1st October 2020 to 31st March 2021- Annexure -1 (d) (Continued)

S.No.	ISIN No.	Date of issue	Date of Maturity	Principal Amount	Due Date of Interest
56	INE148I08231	26-Sep-16	26-Sep-26	24,171,000	26-Feb-21
57	INE148I07209	26-Feb-13	26-Feb-23	250,000,000	26-Feb-21
58	XS1766850694	27-Feb-18	27-Feb-21	3,150,000,000	27-Feb-21
59	INE894F07519	27-Feb-12	27-Feb-22	5,000,000,000	27-Feb-21
60	INE148I08090	06-Mar-13	06-Mar-23	200,000,000	6-Mar-21
61	INE148I07EA1	14-Mar-16	13-Mar-26	250,000,000	13-Mar-21
62	INE148I08181	17-Mar-15	17-Mar-25	50,000,000	17-Mar-21
63	INE148I07241	19-Mar-13	19-Mar-23	1,000,000,000	19-Mar-21
64	INE148I07IS4	19-Mar-18	19-Mar-21	400,000,000	19-Mar-21
65	INE148I07GX8	22-Mar-17	22-Mar-22	1,600,000,000	22-Mar-21
66	INE148I07266	25-Mar-13	25-Mar-23	50,000,000	25-Mar-21
67	INE148I07GJ7	26-Sep-16	26-Sep-26	136,946,000	26-Mar-21
68	INE148I08231	26-Sep-16	26-Sep-26	24,171,000	26-Mar-21
69	INE148I08306	27-Mar-18	27-Mar-28	15,000,000,000	27-Mar-21
70	INE148I08108	28-Mar-13	28-Mar-23	250,000,000	28-Mar-21
71	INE894F08061	30-Mar-12	30-Mar-22	150,000,000	30-Mar-21
72	INE148I07HC0	30-Mar-17	30-Mar-22	2,650,000,000	30-Mar-21
73	Foreign Currency Bond	28-May-19	28-May-22	3,490,000,000	28-Nov-20
74	Foreign Currency Bond	28-May-19	28-May-22	5,224,875,000	28-Nov-20
75	Foreign Currency Bond	28-May-19	28-May-22	3,490,000,000	28-Nov-20
76	Foreign Currency Bond	28-May-19	28-May-22	1,739,000,000	28-Nov-20
77	Foreign Currency Bond	28-May-19	28-May-22	6,612,190,000	28-Nov-20
78	Foreign Currency Bond	28-May-19	28-May-22	3,831,850,000	28-Nov-20
			Total	149,591,617,000	

**GAGAN
BANGA** Digitally signed by
GAGAN BANGA
DN: CN = GAGAN
BANGA, C = IN, S =
MAHARASHTRA, O =
Personal
Date: 2020.11.11
14:38:38 +05'30'