



802, Natraj by Rustomjee, Western Express Highway,
Sir MV Road Junction, Andheri East, Mumbai - 400069.
Tel: 41689900 / 61213400 Fax : 4168 9934

Date: May 16, 2023

To,
The General Manager,
BSE Ltd.
P. J. Towers, Dalal Street,
Mumbai- 400001

Kind Attn.: Listing Corporate Relationship Department

Sub.: Intimation under Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015- Outcome of Board Meeting.

Ref.: Company Code- 11302/ 10844

Dear Sir/ Madam,

As per Regulation 51 (2) read with Part B of schedule III, Regulation 52, and other applicable provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”), we wish to inform you that the Board of Directors at its Meeting held on May 16, 2023, inter alia, has considered and approved the following agenda items:

- The Audited Standalone and Consolidated Annual Financial Results for year ended March 31, 2023;
- Approval of Shelf Private Placement Memorandum to be filed with BSE Ltd. for issuance of Non- Convertible Debentures upto Rs. 1700 cr. (fresh limit) on private placement basis in various series/ tranches and cancellation of existing unutilised limits.

Accordingly, please find enclosed herein:

- Audited Standalone and Consolidated Annual Financial Results of the Company for the year ended March 31, 2023 along with Statutory Auditor’s Reports;
- Disclosure of Related Party Transactions for the half year ended March 31, 2023 pursuant to Regulation 23 (9) of SEBI LODR Regulations, 2015;
- Disclosure of Statement indicating utilisation and Statement indicating deviation/ variation in the use of proceeds of issue of listed Non-convertible Securities as per Regulation 52(7) and 52(7A) of the SEBI LODR Regulations

Aadhar Housing Finance Ltd.

CIN: U66010KA1990PLC011409

Regd. Office: 2nd Floor, No. 3, JVT Towers, 8th 'A' Main Road,
S.R Nagar, Bengaluru – 560 027, Karnataka.

Toll Free No: 1800 3004 2020 www.aadharhousing.com

- Security cover disclosure as per Regulation 54 (3) of the SEBI LODR Regulations
- Initial and Annual disclosures applicable to Large Corporate pursuant to Chapter XII of the Operational Circular No. SEBI/140/ DDHS/ P1 CIR/ 2021/ 613 dated 10th August 2021, as amended, issued by the Securities and Exchange Board of India, for March 31, 2023. The disclosures have been filed with BSE Ltd. within the regulatory timelines.

As required under proviso to Regulation 52 (3) (a) of SEBI LODR Regulations, we hereby declare that the Audit Report on Audited Standalone & Consolidated Annual Financial Results of the Company for the year ended March 31, 2023 issued by M/s. Walker Chandiok & Co. LLP, Chartered Accountants, Statutory Auditors of the Company is with unmodified opinion, hence the statement on Impact of Audit qualifications is not required to be submitted.

Kindly take the same in your record.

Thanking you.

For Aadhar Housing Finance Limited



Harshada Pathak
Assistant Company Secretary

Encl.: As above

- CC:- Debenture Trustees-
1. Catalyst Trusteeship Limited
 2. Beacon Trusteeship Limited

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Independent Auditor's Report on Standalone Annual Financial Results of the Aadhar Housing Finance Limited pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Aadhar Housing Finance Limited

Opinion

1. We have audited the accompanying standalone annual financial results ('the Statement') of **Aadhar Housing Finance Limited** ('the Company or 'the NBFC') for the year ended **31 March 2023**, attached herewith, being submitted by the NBFC pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
 - (i) presents financial results in accordance with the requirements of Regulation 52 of the Listing Regulations; and
 - (ii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') prescribed under section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015, the circulars, guidelines and directions issued by the Reserve Bank of India (RBI) from time to time ('RBI Guidelines') and other accounting principles generally accepted in India, of the standalone net profit after tax and other comprehensive income and other financial information of the NBFC for the year ended 31 March 2023.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Statement* section of our report. We are independent of the NBFC in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Statement

4. This Statement, which is the responsibility of the management and has been approved by the NBFC's Board of Directors, has been prepared on the basis of the standalone annual financial statements. The NBFC's Board of Directors is responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income and other financial information of the NBFC in accordance with the Ind AS prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, RBI Guidelines and other accounting principles generally accepted in India, and in compliance with Regulation 52 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 NBFC 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 Statement that gives a true and fair view and is free from material misstatement, whether due to fraud or error.
5. In preparing the Statement, the Board of Directors is responsible for assessing the NBFC'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 NBFC or to cease operations, or has no realistic alternative but to do so.
6. The Board of Directors is also responsible for overseeing the NBFC's financial reporting process.

Auditor's Responsibilities for the Audit of the Statement

7. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 Standards on Auditing, specified under section 143(10) of the Act, 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 this Statement.
8. As part of an audit in accordance with the Standards on Auditing, specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the NBFC has in place adequate internal financial controls with reference to financial statements and the operating effectiveness of such controls.

Aadhar Housing Finance Limited
Independent Auditor's Report on Standalone Annual Financial Results of the Aadhar Housing Finance Limited pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

- 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 NBFC'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 Statement 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 NBFC to cease to continue as a going concern.
 - Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
9. 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.
10. 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 Matter

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

For **Walker Chandio & Co LLP**
Chartered Accountants
Firm Registration No:001076N/N500013

Manish Gujral
Partner
Membership No:105117

UDIN:23105117BGRNMT3708

Place: Mumbai
Date: 16 May 2023

Walker Chandiook & Co LLP

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Independent Auditor's Report on Consolidated Annual Financial Results of Aadhar Housing Finance Limited pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Aadhar Housing Finance Limited

Opinion

1. We have audited the accompanying consolidated annual financial results ('the Statement') of **Aadhar Housing Finance Limited** ('the Company' or 'the NBFC' or 'the Holding Company') and its subsidiary (the Holding Company and its subsidiary together referred to as 'the Group'), year ended **31 March 2023**, attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of other auditors on separate audited financial statements of the subsidiary as referred to in paragraph 11 below, the Statement:
 - (i) includes the annual financial results of the subsidiary, Aadhar Sales and Services Private Limited;
 - (ii) presents financial results in accordance with the requirements of Regulation 52 of the Listing Regulations; and
 - (iii) gives a true and fair view, in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') prescribed under section 133 of the Companies Act, 2013 ('the Act') read with Companies (Indian Accounting Standards) Rules, 2015, the circulars, guidelines and directions issued by the Reserve Bank of India (RBI) from time to time ('RBI Guidelines') and other accounting principles generally accepted in India, of the consolidated net profit after tax and other comprehensive income and other financial information of the Group, for the year ended 31 March 2023.

Aadhar Housing Finance Limited
Independent Auditor's Report on Consolidated Annual Financial Results of Aadhar Housing Finance Limited pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in *the Auditor's Responsibilities for the Audit of the Statement section of our report*. We are independent of the Group, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act, and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us together with the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph 11 of the Other Matter section below is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Statement

4. The Statement, which is the responsibility of the Holding Company's management and has been approved by the Holding Company's Board of Directors, has been prepared on the basis of the consolidated annual audited financial statements. The Holding Company's Board of Directors is responsible for the preparation and presentation of the Statement that gives a true and fair view of the consolidated net profit and other comprehensive income, and other financial information of the Group in accordance with the Ind AS prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, RBI Guidelines and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. The respective Board of Directors of the companies included in the Group, are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act, for safeguarding of the assets of the Group, 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 financial results, that give a true and fair view and are free from material misstatement, whether due to fraud or error. These financial results have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.
5. In preparing the Statement, the respective Board of Directors of the companies included in the Group, are responsible for assessing the ability of the Group, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.
6. The respective Board of Directors of the companies included in the Group, are responsible for overseeing the financial reporting process of the companies included in the Group.

Auditor's Responsibilities for the Audit of the Statement

7. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 Standards on Auditing specified under section 143(10) of the Act 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 this Statement.

Aadhar Housing Finance Limited
Independent Auditor's Report on Consolidated Annual Financial Results of Aadhar Housing Finance Limited pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

8. As part of an audit in accordance with the Standards on Auditing, specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
 - Conclude on the appropriateness of 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 ability of the Group, to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
 - Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
 - Obtain sufficient appropriate audit evidence regarding the financial statements of the entity within the Group, to express an opinion on the Statement. For the other entity included in the Statement, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.
9. We communicate with those charged with governance of the Holding Company, 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.
10. 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.

Aadhar Housing Finance Limited
Independent Auditor's Report on Consolidated Annual Financial Results of Aadhar Housing Finance Limited pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Other Matter

11. We did not audit the annual financial statements of one subsidiary included in the Statement, whose financial information reflects total assets of ₹ 473 lakh as at 31 March 2023, total revenues of ₹ 5,111 lakh, total net profit after tax of ₹ 18 lakh, and net cash inflows of ₹ 42 lakh for the year ended on that date, as considered in the Statement. These annual financial statements have been audited by other auditor whose audit report has been furnished to us by the management, and our opinion in so far as it relates to the amounts and disclosures included in respect of this subsidiary is based solely on the audit report of such other auditor.

Our opinion is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditor.

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm Registration No:001076N/N500013

Manish Gujral
Partner
Membership No:105117

UDIN:23105117BGRNMU8377

Place: Mumbai
Date: 16 May 2023



AADHAR HOUSING FINANCE LIMITED

CIN:- U66010KA1990PLC011409

Statement of financial results for the quarter and for the year ended March 31, 2023

(Rs in Lakh)

Particulars	For the quarter ended March 31, 2023	For the quarter ended December 31, 2022	For the quarter ended March 31, 2022	For the year ended March 31, 2023	For the year ended March 31, 2022	For the year ended March 31, 2023	For the year ended March 31, 2022	
	Standalone				Consolidated			
	Audited	Unaudited	Audited	Audited	Audited	Audited	Audited	
1 Income								
Revenue from operations								
a) Interest income	47,673	46,599	39,149	1,77,628	1,53,829	1,77,628	1,53,829	
b) Fees and commission Income	1,339	1,370	1,446	5,559	3,791	10,473	7,356	
c) Net gain on fair value changes	735	850	680	3,173	2,345	3,179	2,346	
d) Net gain on derecognition of financial instruments under amortised cost category	4,064	3,749	2,755	13,043	9,296	13,043	9,296	
Total revenue from operations	53,811	52,568	44,030	1,99,403	1,69,261	2,04,323	1,72,827	
Other income	8	13	1	24	5	29	29	
Total income	53,819	52,581	44,031	1,99,427	1,69,266	2,04,352	1,72,856	
2 Expenses								
Finance costs	21,346	20,664	18,850	79,919	76,120	79,919	76,120	
Impairment on financial instruments	(607)	773	953	4,921	4,871	4,921	4,871	
Employees benefits expense	8,030	7,297	6,396	27,909	21,445	32,201	24,819	
Depreciation and amortisation	441	420	344	1,649	1,325	1,649	1,325	
Other expenses	4,166	3,162	2,770	12,974	8,794	13,580	8,985	
Total expenses	33,376	32,316	29,313	1,27,372	1,12,555	1,32,270	1,16,120	
3 Profit before tax and exceptional item (1-2)	20,443	20,265	14,718	72,055	56,711	72,082	56,736	
4 Exceptional item (refer note 5)	2,500	-	-	2,500	-	2,500	-	
5 Profit before tax (3-4)	17,943	20,265	14,718	69,555	56,711	69,582	56,736	
6 Tax expense								
Current tax	4,430	4,428	3,760	15,683	12,513	15,711	12,545	
Deferred tax	(548)	(15)	(539)	(586)	(268)	(605)	(294)	
	3,882	4,413	3,221	15,097	12,245	15,106	12,251	
7 Profit after tax (5-6)	14,061	15,852	11,497	54,458	44,466	54,476	44,485	
8 Other comprehensive income								
Items that will not be reclassified to profit or loss								
i Remeasurements of the defined employee benefit plans	(19)	51	49	(4)	71	78	179	
ii Income tax relating to items that will not be reclassified to profit or loss	5	(13)	(12)	1	(18)	(20)	(44)	
Total other comprehensive income (i + ii)	(14)	38	37	(3)	53	58	135	
9 Total comprehensive income	14,047	15,890	11,534	54,455	44,519	54,534	44,620	
10 Paid-up Equity Share Capital (Face value Rs. 10 per equity share) (refer note 2)	39,476	39,476	39,476	39,476	39,476	39,476	39,476	
11 Earnings per equity share								
Basic earning per share (Rs.) *	3.56	4.02	2.91	13.80	11.26	13.80	11.27	
Diluted earning per share (Rs.) *	3.46	3.90	2.82	13.38	10.92	13.39	10.93	

*(EPS is not annualized for the quarter ended March 31, 2023, December 31, 2022 and March 31, 2022 respectively.)



Notes:

1. The above financial results have been prepared in accordance with applicable accounting standards prescribed under section 133 of Companies Act, 2013 read with (Indian Accounting Standard) Rules, 2015 (Ind AS), as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing and Disclosure Requirement) Regulations, 2015, as amended (the "Listing Regulations").
2. The above financial results for the quarter ended and for the year ended March 31, 2023, were reviewed by the Audit Committee and subsequently approved by the Board of Directors at its meeting held on May 16, 2023, in accordance with the requirement of Regulation 52 of the Listing Regulations.
3. The Company has granted NIL Employee stock options during the year ended March 31, 2023 (March 31, 2022: 18,79,549).
4. The Company operates only in one Operating Segment i.e Housing Finance business - Financial Services and all other activities are incidental to the main business activity, hence have only one reportable Segment as per Indian Accounting Standard 108 "Operating Segments".
5. During the current year, the Company has accrued for one-time special bonus to its employees amounting to Rs 2,500 Lakh that is debited to the Statement of Profit & Loss. Considering the nature, frequency, and materiality of the item it is treated as an exceptional item in the Statement of Profit & Loss.
6. The figures of quarter ended March 31, 2023 are the balancing figures between audited figures in respect of the year ended March 31, 2023 and reviewed figures for the nine months ended December 31, 2022. The figures of quarter ended March 31, 2022 are the balancing figures between audited figures in respect of the year ended March 31, 2022 and audited figures for the nine months ended December 31, 2021.
7. Previous periods / year figures have been regrouped / re-classified wherever necessary in line with the financial results for the quarter ended and for the year ended March 31, 2023.

For and on behalf of the Board of Directors of Aadhar Housing Finance Limited



Rishi Anand
Managing Director & CEO
DIN 02303503

Place : Mumbai
Date: May 16, 2023

AADHAR HOUSING FINANCE LIMITED

CIN:- U66010KA1990PLC011409

Statement of Asset and Liabilities as on March 31, 2023

(Rs in Lakh)

Particulars	As at March 31, 2023 (Audited)	As at March 31, 2022 (Audited)	As at March 31, 2023 (Audited)	As at March 31, 2022 (Audited)
	Standalone		Consolidated	
Assets				
1. Financial assets				
a) Cash and cash equivalents	40,331	57,276	40,514	57,417
b) Other bank balances	1,51,286	1,13,599	1,51,286	1,13,599
c) Receivables	797	519	797	519
d) Housing and other loans	13,85,145	11,96,034	13,85,145	11,96,034
e) Investments	45,825	33,803	45,940	33,802
f) Other financial assets	25,885	24,534	25,885	24,534
	16,49,269	14,25,765	16,49,567	14,25,905
2. Non-financial assets				
a) Current tax assets (Net)	742	2,247	882	2,422
b) Property, plant and equipment	2,475	2,081	2,475	2,081
c) Right to use assets	3,828	3,347	3,828	3,347
d) Other intangible assets	29	79	29	79
e) Deferred tax assets (Net)	-	-	26	28
f) Other non-financial assets	4,972	3,716	4,980	3,719
	12,046	11,470	12,220	11,676
Total assets	16,61,315	14,37,235	16,61,787	14,37,581
Liabilities and equity				
Liabilities				
1. Financial liabilities				
a) Trade payables				
Total outstanding dues to micro enterprises and small enterprises	36	8	36	8
Total outstanding dues of creditors other than micro enterprises and small enterprises	8,010	5,089	8,014	5,092
b) Debt securities	2,54,213	1,76,429	2,54,213	1,76,429
c) Borrowings (other than debt securities)	9,54,273	8,81,897	9,54,273	8,81,897
d) Deposits	312	799	312	799
e) Subordinated liabilities	6,547	8,334	6,547	8,334
f) Other financial liabilities	63,847	45,520	63,847	45,520
	12,87,238	11,18,076	12,87,242	11,18,079
2. Non-financial liabilities				
a) Provisions	1,644	1,287	1,749	1,390
b) Deferred tax liabilities (Net)	944	1,531	944	1,531
c) Other non-financial liabilities	1,932	1,802	2,086	1,912
	4,520	4,620	4,779	4,833
3. Equity				
a) Equity share capital	39,476	39,476	39,476	39,476
b) Other equity	3,30,081	2,75,063	3,30,290	2,75,193
	3,69,557	3,14,539	3,69,766	3,14,669
Total liabilities and equity	16,61,315	14,37,235	16,61,787	14,37,581



AADHAR HOUSING FINANCE LIMITED

CIN U66010KA1990PLC011409

Cash flow statement for the year ended March 31, 2023

(Rs. in Lakh)

Particulars	For the year ended	For the year ended	For the year ended	For the year ended
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
	(Audited)	(Audited)	(Audited)	(Audited)
	Standalone		Consolidated	
A. Cash flow from operating activities				
Net profit before tax	69,555	56,710	69,582	56,736
Adjustments for:				
Depreciation and amortisation expense	1,649	1,325	1,649	1,325
(Profit) / Loss on sale of fixed assets (Net)	(29)	17	(29)	17
Interest on lease liabilities	350	295	350	295
Provision for contingencies & write offs	4,921	4,871	4,921	4,871
Profit on sale of investment in mutual fund and other investments	(3,173)	(2,345)	(3,179)	(2,346)
Provision for Employee share based payments	563	767	563	767
Operating profit before working capital changes	73,836	61,640	73,857	61,665
Adjustments for:				
Increase in other financial and non-financial liabilities and provisions	20,939	980	21,068	1,069
Decrease in trade receivables	(278)	(247)	(278)	(247)
Increase in other financial and non-financial assets	(3,253)	(12,327)	(3,258)	(12,370)
Cash generated from operations during the year	91,244	50,046	91,389	50,117
Tax paid (net of refunds)	(14,178)	(11,457)	(14,171)	(11,539)
Net cash flow generated from operations before movement in housing and other loans	77,066	38,589	77,218	38,578
Housing and other property loans disbursed	(5,90,261)	(3,99,193)	(5,90,261)	(3,99,193)
Proceeds from assignment and co-lending of portfolio	1,26,240	77,212	1,26,240	77,212
Housing and other property loans repayments	2,71,234	1,92,728	2,71,234	1,92,728
Net cash used in operating activities [A]	(1,15,721)	(90,664)	(1,15,569)	(90,675)
B. Cash flow from investing activities				
Proceeds received on sale / redemption of investments	8,29,324	6,70,035	8,30,799	6,70,563
Payment towards purchase of investments	(8,38,173)	(6,51,783)	(8,39,758)	(6,52,310)
Investment in fixed deposits (net of maturities)	(37,687)	65,179	(37,687)	65,179
Payment towards purchase of fixed assets	(1,044)	(1,181)	(1,044)	(1,181)
Proceeds received on sale of fixed assets	37	6	37	6
Net cash (used in) / generated from investing activities [B]	(47,543)	82,256	(47,653)	82,257
C. Cash flow from financing activities				
Expenses related to allotment of equity shares	(587)	(378)	(587)	(378)
Proceeds from loans from banks/institutions	2,98,500	3,41,500	2,98,500	3,41,500
Proceeds from NCDs	91,700	41,900	91,700	41,900
Repayment of loans to banks/institutions	(2,26,371)	(2,71,303)	(2,26,371)	(2,71,303)
Repayment of NCDs	(15,300)	(80,019)	(15,300)	(80,019)
Repayment of deposits	(565)	(3,369)	(565)	(3,369)
Payment of lease liabilities	(1,058)	(846)	(1,058)	(846)
Net cash generated from financing activities [C]	1,46,319	27,485	1,46,319	27,485
Net Increase / (decrease) in cash and cash equivalents [A+B+C]	(16,945)	19,077	(16,903)	19,067
Cash and cash equivalents at the beginning of the year	57,276	38,199	57,417	38,350
Cash and cash equivalents at the end of the year	40,331	57,276	40,514	57,417



Disclosures in compliance with regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and other relevant disclosures for the year ended March 31, 2023.

1. Ratios and Information

(Rs in Lakh)

Particulars	For the year ended March 31, 2023
a. Debt Equity Ratio [(Long term Borrowing + Short term Borrowings - Cash and Cash equivalents-liquid investment in mutual funds) / Shareholder Funds]	2.79
b. Debt Service Coverage Ratio [(Profit before tax + Interest and other charges+Principal Collected)/(Interest and other charges + Principal Repayment)]	1.31
c. Interest Service Coverage Ratio ((Profit Before Tax + Interest and Other Charges) / Interest and Other Charges)	1.87
d. Outstanding redeemable preference shares (quantity and value)	Not Applicable
e. Capital Redemption Reserve/ Debenture Redemption Reserve	16,910
f. Net Worth	3,69,551
g. Net profit after tax	54,458
h. EPS	
- Basic (Rs.)	13.80
- Diluted (Rs.)	13.38
i. Total Debts to Total Assets (%)	73.66%
j. Net profit Margin (%) (Net profit after tax / Total Income)	27.31%
k. Sector specific equivalent ratios, as applicable	
- GNPA (%) * [Stage 3 Principal Outstanding / Total Principal Outstanding]	1.17%
- NNPA (%) [(Stage 3 Principal Outstanding - Provision on Stage 3) / Total Principal Outstanding]	0.77%
- Provision Coverage Ratio (%) [Provision for Stage 3 / Stage 3 Principal Outstanding]	34.25%
- Capital Adequacy Ratio (CRAR) (%)	42.73%
l. Material Deviation if any in the use of proceeds of issue of debt securities from the objects stated in the offer document	Nil
m. Asset Cover Ratio against secured debt securities (No. of Times)	1.09

Following ratios are not applicable to housing finance company :-

- Current Ratio
- Long term debt to Working capital
- Bad debts to Account Receivable Ratio
- Current Liability Ratio
- Debtors Turnover
- Inventory Turnover
- Operating Margin

2. The Secured Non-Convertible Debentures of the Company as at March 31, 2023 are secured by way of first pari-passu charge on housing loans receivables and other current assets of the Company to the extent of 100% and above as applicable and the Company has provided Security on specific immovable property on certain series of NCDs private placement (excluding IPO Series). The Company has maintained adequate asset cover as per the term sheet for the NCD Series issued and listed with BSE.

3. Credit Rating obtained by the Company

Name of the Rating Agency	Type	Rating as at March 31, 2023
CARE	Long Term Bank Facilities	CARE AA (Stable)
CARE	Non-Convertible Debentures	CARE AA (Stable)
CARE	Subordinated Debt	CARE AA (Stable)
CARE	Fixed Deposits	CARE AA (Stable)
BRICKWORKS	Non-Convertible Debentures	BWR AA (Stable)
BRICKWORKS	Subordinated Debt	BWR AA (Stable)
CRISIL	Commercial Paper	CRISIL A1+
ICRA	Commercial Paper	ICRA A1+
ICRA	Non-Convertible Debentures	ICRA AA (Stable)
ICRA	Subordinated Debt	ICRA AA (Stable)
ICRA	Long Term Bank Facilities	ICRA AA (Stable)
India Rating	Non-Convertible Debentures	IND AA (Stable)



4. Disclosure of Liquidity Risk					
i. Funding Concentration based on significant counterparty (both deposits and borrowings)					
Sr No.	No. of Parties	Amount in Lakh	% of Total deposits	% of Total Liabilities	
	1	2	4,76,657	120978.93%	36.90%
ii. Top 20 large deposits					
Particulars				As at March 31, 2023	
Total Deposits of twenty largest depositors (Rs in Lakh)				144	
Percentage of Deposits of twenty largest deposits to Total Deposits of the HFC				36.55%	
iii. Top 10 borrowings					
Particulars				As at March 31, 2023	
Top 10 Borrowings (Rs in Lakh)				8,17,965	
Percentage of Borrowings of Ten largest Borrowings to Total Borrowing of the HFC				67.30%	
iv. Funding Concentration based on significant instrument/product					
Name of Instrument		Rs in Lakh		% of Total Borrowing	
Debt securities		2,54,213		20.92%	
Term Loan		6,54,067		53.81%	
NHB		3,00,206		24.70%	
Deposits		394		0.03%	
Subordinated liabilities		6,547		0.54%	
v. Stock Ratios:					
a) Commercial papers as a % of total public funds, total liabilities and total assets - Nil					
b) Non-convertible debentures (original maturity of less than one year) as a % of total public funds, total liabilities and total assets - Nil					
c) Other short-term liabilities, if any as a % of total public funds, total liabilities and total assets :					
Particulars				As at March 31, 2023	
Total Liabilities of less than 12 months (Rs in Lakh)				3,01,926	
% of total public funds				76630.96%	
% of total liabilities				23.37%	
% of total assets				18.17%	
5. Disclosures pursuant to RBI Notification-RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021.					
a.) Details of transfer through assignment in respect of loans not in default during the year ended March 31, 2023					
Particulars	For the year ended March 31, 2023				
Entity	NBFC (Housing Finance Company)				
Count of Loan Accounts Assigned	14,874				
Amount of Loan Accounts Assigned (Rs in Lakh)	1,13,396				
Weighted average maturity (in Months)	174				
Weighted average holding period (in Months)	22				
Retention of beneficial economic interest (MRR)	10%				
Coverage of tangible security coverage	100%				
The Loans transferred are not rated as same are non-corporate borrowers.					
b.) The Company has not transferred or acquired, any stressed / default loans during the year ended March 31, 2023.					
c.) Details of transfer through Co-lending in respect of loans not in default during the year ended March 31, 2023					
Particulars	For the year ended March 31, 2023				
Entity	NBFC (Housing Finance Company)				
Count of Loan Accounts Assigned	1,201				
Amount of Loan Accounts Assigned (Rs in Lakh)	12,844				
Weighted average maturity (in Months)	207				
Weighted average holding period (in Months)	4				
Retention of beneficial economic interest (MRR)	20%				
Coverage of tangible security coverage	100%				



6. Disclosure of LCR			(Rs in Lakh)		
Particulars	Total Unweighted	Total Weighted			
	Value (average)	Value (average)			
High Quality Liquid Assets					
1	Total High Quality Liquid Assets (HQLA)*	42,864	42,512		
Cash Outflows					
2	Deposits (for deposit taking companies)	103	119		
3	Unsecured wholesale funding	-	-		
4	Secured wholesale funding	14,040	16,146		
5	Additional requirements, of which	-	-		
(i)	<i>Outflows related to derivative exposures and other</i>	-	-		
(ii)	<i>Outflows related to loss of funding on debt products</i>	-	-		
(iii)	<i>Credit and liquidity facilities</i>	-	-		
6	Other contractual funding obligations	15,437	17,753		
7	Other contingent funding obligations	67,153	77,226		
8	TOTAL CASH OUTFLOWS		1,11,244		
Cash Inflows					
9	Secured lending		-		
10	Inflows from fully performing exposures	19,215	14,412		
11	Other cash inflows	2,84,864	2,13,648		
12	TOTAL CASH INFLOWS		2,28,060		
Particulars			Total Adjusted Value		
13	TOTAL HQLA		42,512		
14	TOTAL NET CASH OUTFLOWS		27,811		
15	LIQUIDITY COVERAGE RATIO (%)		152.86%		
*Total High Quality Liquid Assets (HQLA) includes Investments made in Government securities & NCD issued by State Government companies.					
Note: The above unweighted average is calculated basis 90 days daily average.					
7) Disclosures pursuant to RBI Notification RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 date August 6, 2020 and – RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated May 05, 2021 (Resolution Framework – 2.0: Resolution of Covid-19 related stress of Individuals and Small Businesses)					
(Rs in Lakh)					
Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at September 30, 2022 (A)	Of (A), aggregate debt that slipped into NPA during the half-year ended March 31, 2023	Of (A) amount written off during the half-year ended March 31, 2023	Of (A) amount paid by the borrowers during the half-year ended March 31, 2023	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at March 31, 2023
Personal Loans	32,380	1,597	89	2,433	31,311*
Corporate persons**	-	-	-	-	-
Of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	32,380	1,597	89	2,433	31,311*
* As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016					
**Above includes the loan accounts which was restructured and has been upgraded from NPA to standard assets amounting to Rs 3,050 Lakh as at March 31, 2023.					



Aadhar Housing Finance Limited
Related Party Disclosure for the half year ended March 31, 2023

S No.	Details of Party (Listed entity/Subsidiary) entering into the transaction		Details of Counter Party			Type Of Related Party Transactions Transaction	Value of the related Party Transaction as approved by the audit committee	Value of transaction during the period (Rs in Lakh)	In case of monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments				
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary				Opening Balance (Rs in Lakh)	Closing Balance (Rs in Lakh)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost (see Note 7)	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure (months)	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
1	Aadhar Housing Finance Limited	AABCV5640B	Aadhar Sales & Services Pvt Limited	AAPCA7868J	100% Subsidiary Company	Rent Income	N.A**	1	-	-	NA	NA	NA	NA	NA	NA	NA	NA
2	Aadhar Housing Finance Limited	AABCV5640B	Aadhar Sales & Services Pvt Limited	AAPCA7868J	100% Subsidiary Company	Business Sourcing Services	N.A**	3,010	-	-	NA	NA	NA	NA	NA	NA	NA	NA
3	Aadhar Housing Finance Limited	AABCV5640B	Deo Shankar Tripathi	ABMPT4639B	Executive Vice Chairman (w.e.f. January 3, 2023)	Remuneration	N.A#	101	-	-	NA	NA	NA	NA	NA	NA	NA	NA
4	Aadhar Housing Finance Limited	AABCV5640B	Aadhar Sales & Services Pvt Limited	AAPCA7868J	100% Subsidiary Company	Investment	N.A**	-	1	1	NA	NA	NA	NA	NA	NA	NA	NA
5	Aadhar Housing Finance Limited	AABCV5640B	Rishi Anand	AASPA4707E	MD & CEO (w.e.f. January 3, 2023)	Remuneration (From January 3, 2023 to March 31, 2023)	N.A#	40	-	-	NA	NA	NA	NA	NA	NA	NA	NA
6	Aadhar Housing Finance Limited	AABCV5640B	Rajesh Viswanathan	AAEPV7809E	Chief Finance Officer	Remuneration	N.A#	78	-	-	NA	NA	NA	NA	NA	NA	NA	NA
7	Aadhar Housing Finance Limited	AABCV5640B	Sreekanth V N	AKDPS8209G	Company Secretary	Remuneration	N.A#	31	-	-	NA	NA	NA	NA	NA	NA	NA	NA
8	Aadhar Housing Finance Limited	AABCV5640B	Rishi Anand	AASPA4707E	MD & CEO (w.e.f. January 3, 2023)	Housing Loan availed by Managing Director -	N.A#	-	-	120	NA	NA	NA	Loan	4%	240	Secured	Housing Loan
9	Aadhar Housing Finance Limited	AABCV5640B	Rishi Anand	AASPA4707E	MD & CEO (w.e.f. January 3, 2023)	Housing Loan availed by Managing Director - Interest Income	N.A#	1	-	-	NA	NA	NA	Loan	4%	240	Secured	Housing Loan

** Wholly owned subsidiary hence exempt under proviso to clause (iv) of section 177(4) of the Companies Act, 2013
approved by Nomination & Remuneration Committee and Board of Directors

For and on behalf of Board of Directors of Aadhar Housing Finance Limited



Rishi Anand
Managing Director & Chief Executive Officer

Date: May 16, 2023

To,
The General Manager,
BSE Ltd.
P. J. Towers, Dalal Street,
Mumbai- 400001

Kind Attn.: Listing Corporate Relationship Department

Sub.: Statement indicating utilization of proceeds of issue of listed NCDs

Ref.: Company Code- 11302/ 10844

Dear Sir/ Madam,

With reference to the Regulation 52(7) and 52(7A) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015, we hereby confirm that the issue proceeds of listed non-convertible securities raised upto the quarter ended March 31, 2023 have been fully utilized for the purpose(s)/ objects stated in the respective offer documents/ Information memorandum, for which the necessary disclosure has already been made to Stock Exchange and there were no deviations/ variations.

Further, the Company has raised Rs. 115 crores by way of issuance of listed non-convertible securities during the quarter ended March 31, 2023 and details regarding utilization of issue proceeds and Nil statement of deviation or variation, is enclosed herein, in the format as prescribed in the operational circular dated July 29, 2022, as amended from time to time.

Kindly take the same in your record.

Thanking you.

For Aadhar Housing Finance Limited



Harshada Pathak
Assistant Company Secretary

Encl.: As above

CC:- Debenture Trustees-

1. Catalyst Trusteeship Limited
2. Beacon Trusteeship Limited

Aadhar Housing Finance Ltd.

CIN: U66010KA1990PLC011409
Regd. Office: 2nd Floor, No. 3, JVT Towers, 8th 'A' Main Road,
S.R Nagar, Bengaluru – 560 027, Karnataka.
Toll Free No: 1800 3004 2020 www.aadharhousing.com

A. Statement of utilization of issue proceeds of listed Non-Convertible Debentures issued during the quarter ended March 31, 2023:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/Private placement)	Type of instrument	Date of raising funds	Amount Raised* (in crore)	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
Aadhar Housing Finance Ltd.	INE883 F07280	Private Placement	Non-Convertible Debentures	03/02/2023	115	115	No	N.A	N.A

*by issue of listed non-convertible securities.

B. Statement of deviation/ variation in use of Issue proceeds for the quarter ended March 31, 2023: Not Applicable

Particulars	Remarks					
Name of listed entity	Aadhar Housing Finance Limited					
Mode of fund raising	Private placement					
Type of instrument	Non- Convertible Debentures					
Date of raising funds	03/02/2023					
Amount raised	Rs. 115 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?	NA					
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					
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:						
Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilised	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
NA	NA	NA	NA	NA	NA	NA
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.						

For Aadhar Housing Finance Limited



Harshada Pathak
Assistant Company Secretary

Aadhar Housing Finance Ltd.

CIN: U66010KA1990PLC011409
Regd. Office: 2nd Floor, No. 3, JVT Towers, 8th 'A' Main Road,
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Toll Free No: 1800 3004 2020 www.aadharhousing.com

Security Cover Certificate as per Regulation 54 (3) of Securities Exchange Board of India (Listing Obligation and Disclosure Requirement), Regulations 2015 as on March 31, 2023.

(Rs. in crore)

Column A	Column B	Column C ⁱ	Column D ⁱⁱ	Column E ⁱⁱⁱ	Column F ^{iv}	Column G ^v	Column H ^{vi}	Column I ^{vii}	Column J	Column K	Column L	Column M	Column N	Column O	Column P
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate					Debt not backed by any assets offered as security
		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)	debt amount considered more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis		Carrying /book value for exclusive charge assets where market value is not charge) (For Eg. Bank Balance, DSRA, market value is not applicable)	Market Value for Pari passu charge Assets ^{vii}	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)		
		Book Value	Book Value	Yes/No	Book Value	Book Value									
ASSETS															
Property, Plant and Equipment	Property			Yes	0.40		24.35		24.75			0.52	0		
Capital Work-in-Progress				No			0.00		0.00				0		
Right of Use Assets				No			38.28		38.28				0		



Column A	Column B	Column C ⁱ	Column D ⁱⁱ	Column E ⁱⁱⁱ	Column F ^{iv}	Column G ^v	Column H ^{vi}	Column I ^{vii}	Column J	Column K	Column L	Column M	Column N	Column O	Column P
Goodwill				No			0.00		0.00				0		
Intangible Assets				No			0.29		0.29				0		
Intangible Assets under Development				No			0.00		0.00				0		
Investments			0.00	No	0.00	0.00	458.25		458.25				0		
Loans	Receivables under financing activities		3452.37	Yes	1747.15	7,691.34	960.60		13851.45				1747.15		
Inventories				No			0.00		0.00				0		
Trade receivables				No			7.97		7.97				0		
Cash and Cash Equivalents			0.00	No	0.00	0.00	403.31		403.31				0		
Bank Balances other than Cash and Cash Equivalents	Balances with Bank		0.00	Yes	228.20	554.41	730.25		1512.86				228.2		
Others			0.00	No	0.00	0.00	315.99		315.99				0		
Total			3452.37		1975.75	8245.75	2939.29		16613.15				1975.75		
LIABILITIES															
Debt securities to which this certificate pertains					1809.57				1809.57						
Other debt sharing pari-passu charge with above debt		<i>not to be filled</i>				6553.66			6553.66						
Other Debt			3002.06						3002.06						
Subordinated debt									0.00						
Borrowings									0.00						65.47
Bank									0.00						
Debt Securities						806.00			806.00						
Others									0.00						
Trade payables							80.46		80.46						



Column A	Column B	Column C ⁱ	Column D ⁱⁱ	Column E ⁱⁱⁱ	Column F ^{iv}	Column G ^v	Column H ^{vi}	Column I ^{vii}	Column J	Column K	Column L	Column M	Column N	Column O	Column P
Lease Liabilities							37.95		37.95						
Provisions							16.44		16.44						
Others							4241.54		4241.54						
Total			3002.06		1809.57	7359.66	4376.39		16613.15						
Cover on Book Value									0.00						
Cover on Market Value^{ix}															
		Exclusive Security Cover Ratio	1.15	Pari-Passu Security Cover Ratio	1.09	1.12									

Notes :-

1. The market value of the properties is basis on the valuation done on 29.04.22 & 10.05.22
2. Receivables under financing activities consist of loans which are carried at amortised cost. The business model for managing these loans is “hold to collect” cash flows that are solely principal and interest. Accordingly, these loans are not fair valued and the book value of loans are considered as the value of security for this certificate.
3. Security cover for individual listed NCD series issued is adequately maintained as per Information memorandum/ term sheets sufficient to discharge the principal amount and the interest thereon at all times.





802, Natraj by Rustonjee, Western Express Highway,
Sir MV Road Junction, Andheri East, Mumbai - 400069.
Tel: 41689900 / 61213400 Fax : 4168 9934

Date: 25th April, 2023

To,
The General Manager
BSE Ltd.
Listing Compliance
P J Towers, Dalal Street,
Mumbai – 400001

Kind Attn.: Listing Corporate Relationship Department

Sub: Intimation of Initial Disclosure as per SEBI Operational Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper (“Operational Circular”) dated August 10, 2021.

Ref. No.: Company Code- 10844/ 11302

Dear Sir/ Madam,

In compliance to Para 3.1 of Chapter XII of the Operational Circular regarding fund raising by issuance of debt securities by large corporates, please find enclosed the Initial disclosure in Annexure- A in the format as specified in aforesaid circular.

Kindly take the same on record and acknowledge the receipt of the same.

Thanking you,

Yours faithfully,

For Aadhar Housing Finance Limited

VENGANALLUR Digitally signed by
VENGANALLUR
NARAYANAN NARAYANAN SREEKANTH
SREEKANTH Date: 2023.04.25 12:09:45
+05'30'



Sreekanth V. N.
Company Secretary & Compliance Officer
FCS: 4191

Encl.: Annexure A

Aadhar Housing Finance Ltd.

CIN: U66010KA1990PLC011400
Regd. Office: 2nd Floor, No. 3, JVT Towers, 8th 'A' Main Road,
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Toll Free No: 1800 3004 2020 www.aadharhousing.com

Annexure A

Initial Disclosure to be made by entity identified as a Large Corporate
(To be submitted to the Stock Exchange(s) within 30 days from the beginning of the FY 2023-24)

Sr. No.	Particulars	Details
1	Name of the Company	Aadhar Housing Finance Ltd.
2	CIN	U66010KA1990PLC011409
3	Outstanding borrowing of Company as on 31 st March, 2023, as applicable (in Rs. crs)	Rs. 12,153 Crs (Provisional)**
4	Highest Credit Rating during the previous FY 2022-23 alongwith name of the Credit Rating Agency/ies	CARE AA by CARE Ratings Ltd., ICRA AA by ICRA Limited, IND AA by India Ratings and Research Pvt Ltd. and BWR AA by Brickwork Ratings Ltd.
5	Name of Stock Exchange* in which the fine shall be paid in case of shortfall in the required borrowing under the framework	BSE Ltd.

**excluding accrued interest.

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.

For Aadhar Housing Finance Ltd.

VENGANALLU
R NARAYANAN
SREEKANTH

Digitally signed by
VENGANALLUR
NARAYANAN SREEKANTH
Date: 2023.04.25 12:11:07
+05'30'



Signature
Name: Sreekanth V. N.
Designation: Company Secretary
FCS: 4191
Contact details: 022-41689900

For Aadhar Housing Finance Ltd.

RAJESH
VISWANATHAN
THAN

Digitally signed
by RAJESH
VISWANATHAN
Date: 2023.04.25
14:46:33 +05'30'

Signature
Name: Rajesh Viswanathan
Designation: Chief Financial Officer
Contact details: 022-41689900

Date: 25/04/2023

*- In terms paragraph of 2.2(d) of the circular, beginning FY2022, in the event of shortfall in the mandatory borrowing through debt securities, a fine of 0.2% of the shortfall shall be levied by Stock Exchanges at the end of the two-year block period. Therefore, an entity identified as LC shall provide, in its initial disclosure for a financial year, the name of stock exchange to which it would pay the fine in case of shortfall in the mandatory borrowing through debt markets.

Aadhar Housing Finance Ltd.

CIN: U66010KA1990PLC011409

Regd. Office: 2nd Floor, No. 3, JVT Towers, 8th 'A' Main Road,
S.R Nagar, Bengaluru - 560 027, Karnataka.

Toll Free No: 1800 3004 2020 www.aadharhousing.com



802, Natraj by Rustomjee, Western Express Highway,
Sir MV Road Junction, Andheri East, Mumbai - 400069.
Tel: 41689900 / 61213400 Fax : 4168 9934

Date: 15th May, 2023

To,
The General Manager
BSE Ltd.
Listing Compliance
P J Towers, Dalal Street,
Mumbai – 400001

Kind Attn.: Listing Corporate Relationship Department

Sub: Submission of Annual Disclosure as per SEBI Operational Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper (“Operational Circular”) dated August 10, 2021.

Ref. No.: Company Code- 10844/ 11302

Dear Sir/ Madam,

In n compliance to Para 3.1 of Chapter XII of the Operational Circular regarding fund raising by issuance of debt securities by large corporates, please find the Annual Disclosure in the format as mentioned in the Operational Circular, enclosed herewith for your noting and information.

Kindly take the same on record and acknowledge the receipt of the same.

Thanking you,

For Aadhar Housing Finance Limited

**Harshada
Shashank
Pathak**

Digitally signed by
Harshada Shashank
Pathak
Date: 2023.05.15
15:41:17 +05'30'



**Harshada Pathak
Assistant Company Secretary**

Encl.: as above

Aadhar Housing Finance Ltd.

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Annexure:

**Format of the Annual Disclosure to be made by an entity identified as a Large Corporate
(To be submitted to the Stock Exchange(s) within 45 days of the end of the FY)**

1. Name of the Company: Aadhar Housing Finance Ltd.
2. CIN: U66010KA1990PLC011409
3. Report filed for FY: 2022-23 (T)
4. Details of the current block (all figures in Rs crore):

Sr. No.	Particulars	Details
i.	3 -year block period **	FY 2023, FY 2024, FY 2025
ii.	Incremental borrowing done in FY 2022-23 (T)	Rs. 3,902 Crs
iii.	Mandatory borrowing to be done through debt securities in FY 2022-23 (T) (b) = (25% of a)	Rs. 976 Crs
iv.	Actual borrowing done through debt securities in FY 2022-23 (T) (c)	Rs. 917 Crs
v.	Shortfall in the borrowing through debt securities, if any for FY 2021-22 (T-1) carried forward to FY 2022-23 (T) (d) = (b) - (c) {If the calculated value is zero or negative, write "nil"}	Rs.433 Crs
vi.	Quantum of (d), which has been met from (c) (e)	Rs.433 Crs
vii.	Shortfall, if any, in the mandatory borrowing through debt securities for FY 2022-23 (T) {after adjusting for any shortfall in borrowing for FY 2021-22 (T-1) which was carried forward to FY 2022-23 (T)} (f) = (b) - [(c) - (e)] {If the calculated value is zero or negative, write "nil"}	Rs. 492 Crs [#]
viii.	Reasons for short fall, if any, in mandatory borrowings through debt securities	The FY 2023 debt securities requirements could not be fully raised due to unfavorable pricing in the debt capital markets. The same will be met in subsequent years within the regulatory compliance period.

[#] Shortfall of FY 2022-23 carried forward to FY 2023- 24.

** SEBI vide its circular dated 31st March 2023 has extended the contiguous block period to three years (from the earlier requirement of two years) calculated from FY 2021-22

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

Sr. No.	Particulars	Details
i.	3-year block period **	FY2023, FY 2024, FY 2025
ii.	Amount of fine to be paid for the block, if applicable Fine = 0.2% of {(d)-(e)}#	0

*In cases, where an entity is not categorized as LC for FY (T), however was LC for FY (T-1), and there was a shortfall in the mandatory bond borrowing for FY(T-1), which was carried forward to FY (T), the disclosures as prescribed in this annexure shall be made by the entity for FY(T). # (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.

** SEBI vide its circular dated 31st March 2023 has extended the contiguous block period to three years (from the earlier requirement of two years) calculated from FY 2021-22 onwards.

For Aadhar Housing Finance Limited

VENGANALLUR Digitally signed by
NARAYANAN VENGANALLUR
SREEKANTH NARAYANAN SREEKANTH
Date: 2023.05.15 12:04:33
+05'30'



Signature
Name: Sreekanth V. N.
Designation: Company Secretary
FCS: 4191
Contact details: 022- 41689900

Date: 15/05/2023

For Aadhar Housing Finance Limited

RAJESH Digitally signed
VISWANATHAN by RAJESH
HAN VISWANATHAN
Date: 2023.05.15
14:48:24 +05'30'

Signature
Name: Rajesh Viswanathan
Designation: Chief Financial Officer
Contact details: 022-41689900

Aadhar Housing Finance Ltd.

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