

Date: November 7, 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, Regulation 54 and other applicable provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), the Board of Directors at its Meeting held on November 7, 2023, has inter alia approved the Unaudited Financial Results for the quarter and half year ended September 30, 2023.

Accordingly, please find enclosed herein:

- The Unaudited Financial Results for the quarter and half ended September 30, 2023, along with the Limited Review Report by the Joint Statutory Auditors;
- Disclosure of Related Party Transactions for the half year ended September 30, 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;
- Security cover disclosure as per Regulation 54 (3) of the SEBI LODR Regulations

As required under proviso to Regulation 52 (3) (a) of SEBI LODR Regulations, we hereby declare that the Limited Review Report for the quarter and half year ended September 30, 2023 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
Company Secretary and Compliance Officer

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

WALKER CHANDIOK & CO LLP
Chartered Accountants
16th Floor, Tower III, One International Centre
S B Marg, Prabhadevi (W)
Mumbai - 400 013

Kirtane & Pandit LLP
Chartered Accountants
601, 6th Floor, Earth Vintage
Senapati Bapat Marg, Dadar West
Mumbai - 400 028

Independent Auditor's Review Report on Unaudited Quarterly Financial Results and Year to Date 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

1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of **Aadhar Housing Finance Limited** ('the Company') for the quarter ended **30 September 2023** and the year to date results for the period 01 April 2023 to 30 September 2023, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. The 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, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), the circulars, guidelines and directions issued by the Reserve Bank of India ('the RBI') from time to time, applicable to NBFCs ('the RBI guidelines'), and other accounting principles generally accepted in India, and is in compliance with the presentation and disclosure requirements of Regulation 52 of the Listing Regulations. 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. 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 the Standards on Auditing specified under section 143(10) of the Act, 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 Ind AS 34, prescribed under section 133 of the Act, the RBI guidelines, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement, or that it has not been prepared in accordance with the relevant prudential norms issued by the RBI in respect of income recognition, asset classification, provisioning and other related matters.

WALKER CHANDIOK & CO LLP
Chartered Accountants
16th Floor, Tower III, One International Centre
S B Marg, Prabhadevi (W)
Mumbai - 400 013

Kirtane & Pandit LLP
Chartered Accountants
601, 6th Floor, Earth Vintage
Senapati Bapat Marg, Dadar West
Mumbai - 400 028

5. The review of unaudited financial results for the quarter ended 30 June 2023, review of unaudited financial results for the quarter and half year ended 30 September 2022 and audit of financial results for the year ended 31 March 2023, included in the Statement, were carried out and reported by Walker Chandiook & Co. LLP, who have expressed an unmodified conclusion vide their review report dated 09 August 2023 and 10 November 2022 and an unmodified opinion vide their audit report dated 16 May 2023, respectively, whose reports have been furnished to Kirtane & Pandit LLP and which have been relied upon by them for the purpose of their review of the Statement.

Our conclusion is not modified in respect of this matter.

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

For **Kirtane & Pandit LLP**
Chartered Accountants
Firm Registration No:105215W/W100057

Manish Gujral
Partner
Membership No:105117

UDIN:23105117BGRNSD9494

Place: Mumbai
Date: 07 November 2023

Sandeep D Welling
Partner
Membership No:044576

UDIN:23044576BGXPVN9825

Place: Mumbai
Date: 07 November 2023



AADHAR HOUSING FINANCE LIMITED

CIN:- U66010KA1990PLC011409

Standalone Statement of financial results for the quarter and half year ended September 30, 2023

(Rs in Lakh)

Particulars	For the quarter ended September 30, 2023	For the quarter ended June 30, 2023	For the quarter ended September 30, 2022	For the half year ended September 30, 2023	For the half year ended September 30, 2022	For the year ended March 31, 2023
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1 Income						
Revenue from operations						
a) Interest income	56,059	53,347	42,289	109,406	83,356	177,628
b) Fees and commission Income	2,451	1,779	1,731	4,230	2,850	5,559
c) Net gain on fair value changes	333	492	884	825	1,588	3,173
d) Net gain on derecognition of financial instruments under amortised cost category	2,557	2,183	3,524	4,740	5,230	13,043
Total revenue from operations	61,400	57,801	48,428	119,201	93,024	199,403
Other income	1	1	1	2	3	24
Total income	61,401	57,802	48,429	119,203	93,027	199,427
2 Expenses						
Finance costs	23,862	23,535	19,332	47,397	37,909	79,919
Impairment on financial instruments	153	3,177	2,860	3,330	4,755	4,921
Employees benefits expense	7,762	8,241	6,314	16,003	12,582	27,909
Depreciation and amortisation	495	482	413	977	788	1,649
Other expenses	3,829	3,631	2,927	7,460	5,646	12,974
Total expenses	36,101	39,066	31,846	75,167	61,680	127,372
3 Profit before tax and exceptional item (1-2)	25,300	18,736	16,583	44,036	31,347	72,055
4 Exceptional item	-	-	-	-	-	2,500
5 Profit before tax (3-4)	25,300	18,736	16,583	44,036	31,347	69,555
6 Tax expense						
Current tax	5,692	4,197	3,625	9,889	6,825	15,683
Deferred tax	(120)	(89)	(12)	(209)	(23)	(586)
	5,572	4,108	3,613	9,680	6,802	15,097
7 Profit after tax (5-6)	19,728	14,628	12,970	34,356	24,545	54,458
8 Other comprehensive income						
Items that will not be reclassified to profit or loss						
i Remeasurements of the defined employee benefit plans	88	(150)	49	(62)	(36)	(4)
ii Income tax relating to items that will not be reclassified to profit or loss	(22)	38	(12)	16	9	1
Total other comprehensive income (i + ii)	66	(112)	37	(46)	(27)	(3)
9 Total comprehensive income	19,794	14,516	13,007	34,310	24,518	54,455
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
11 Earnings per equity share (refer note 2)						
Basic earning per share (Rs.) *	5.00	3.71	3.29	8.70	6.22	13.80
Diluted earning per share (Rs.) *	4.85	3.60	3.19	8.45	6.03	13.38

*(EPS is not annualized for the quarter ended September 30, 2023, June 30, 2023 and September 30, 2022 and half year ended September 30, 2023 and September 30, 2022)



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 and half year ended September 30, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 07, 2023 and subjected to limited review by the Joint Statutory Auditors of the Company.
3. 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".
4. During the previous 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.
5. Previous periods / year figures have been regrouped / re-classified wherever necessary in line with the financial results for the quarter and half year ended September 30, 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: November 07, 2023

AADHAR HOUSING FINANCE LIMITED

CIN:- U66010KA1990PLC011409

Statement of Asset and Liabilities as on September 30, 2023

(Rs in Lakh)

Particulars	As at September 30, 2023 (Unaudited)	As at March 31, 2023 (Audited)
	Standalone	
Assets		
1. Financial assets		
a) Cash and cash equivalents	13,242	40,331
b) Other bank balances	112,151	151,286
c) Receivables	1,389	797
d) Housing and other loans	1,528,258	1,385,145
e) Investments	45,906	45,825
f) Other financial assets	25,261	25,885
	1,726,207	1,649,269
2. Non-financial assets		
a) Current tax assets (Net)	742	742
b) Property, plant and equipment	2,772	2,475
c) Right to use assets	4,405	3,828
d) Other intangible assets	164	29
e) Other non-financial assets	5,985	4,972
	14,068	12,046
Total assets	1,740,275	1,661,315
Liabilities and equity		
Liabilities		
1. Financial liabilities		
a) Trade payables		
Total outstanding dues to micro enterprises and small enterprises	12	36
Total outstanding dues of creditors other than micro enterprises and small enterprises	8,121	8,010
b) Debt securities	233,488	254,213
c) Borrowings (other than debt securities)	1,035,452	954,273
d) Deposits	253	312
e) Subordinated liabilities	5,960	6,547
f) Other financial liabilities	47,831	63,847
	1,331,117	1,287,238
2. Non-financial liabilities		
a) Current tax liabilities (Net)	458	-
b) Provisions	1,987	1,644
c) Deferred tax liabilities (Net)	720	944
d) Other non-financial liabilities	1,935	1,932
	5,100	4,520
3. Equity		
a) Equity share capital	39,476	39,476
b) Other equity	364,582	330,081
	404,058	369,557
Total liabilities and equity	1,740,275	1,661,315



AADHAR HOUSING FINANCE LIMITED
CIN U66010KA1990PLC011409
Cash flow statement for the half year ended September 30, 2023

(Rs. in Lakh)

Particulars	For the half year ended September 30, 2023 (Unaudited)	For the half year ended September 30, 2022 (Unaudited)
A. Cash flow from operating activities		
Net profit before tax	44,036	31,347
Adjustments for:		
Depreciation and amortisation expense	977	788
Loss on sale of fixed assets (Net)	13	10
Interest on lease liabilities	197	170
Impairment on financial instruments	3,330	4,755
Profit on sale of investment in mutual fund and other investments	(825)	(1,588)
Provision for Employee share based payments	192	281
Operating profit before working capital changes	47,920	35,763
Adjustments for:		
Increase in other financial and non-financial liabilities and provisions	(16,049)	(6,738)
Decrease in trade receivables	(592)	(124)
Increase in other financial and non-financial assets	(1,976)	(1,356)
Cash generated from operations during the period	29,303	27,545
Tax paid	(9,430)	(7,444)
Net cash flow generated from operations before movement in housing and other loans	19,873	20,101
Housing and other property loans disbursed	(316,321)	(245,450)
Proceeds from assignment and co-lending of portfolio	59,708	43,282
Housing and other property loans repayments	111,697	116,565
Net cash used in operating activities [A]	(125,043)	(65,502)
B. Cash flow from investing activities		
Proceeds received on sale / redemption of investments	250,624	383,757
Payment towards purchase of investments	(249,800)	(389,296)
Investment in fixed deposits (net of maturities)	39,135	20,730
Payment towards purchase of fixed assets	(1,139)	(474)
Proceeds received on sale of fixed assets	-	1
Net cash generated from investing activities [B]	38,820	14,718
C. Cash flow from financing activities		
Expenses related to allotment of equity shares	(28)	(331)
Proceeds from loans from banks/institutions	134,153	42,500
Proceeds from loans from NHB	80,500	50,000
Proceeds from NCDs	77,500	35,100
Repayment of loans to banks/institutions	(84,583)	(69,215)
Repayment of loans to NHB	(49,087)	(17,000)
Repayment of NCDs	(98,927)	(8,050)
Repayment of deposits	(65)	(494)
Payment of lease liabilities	(329)	(504)
Net cash generated from financing activities [C]	59,134	32,006
Net decrease in cash and cash equivalents [A+B+C]	(27,089)	(18,778)
Cash and cash equivalents at the beginning of the period	40,331	57,276
Cash and cash equivalents at the end of the period	13,242	38,498



Disclosures in compliance with regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the half year ended September 30, 2023

1. Ratios and Information

(Rs in Lakh)

Particulars	For the half year ended September 30, 2023
a. Debt Equity Ratio [(Long term Borrowing + Short term Borrowings - Cash and Cash equivalents-liquid investment in mutual funds) / Shareholder Funds]	2.86
b. Debt Service Coverage Ratio [(Profit before tax + Interest and other charges+Principal Collected)/(Interest and other charges + Principal Repayment)	0.73
c. Interest Service Coverage Ratio ((Profit Before Tax + Interest and Other Charges) / Interest and Other Charges)	1.93
d. Outstanding redeemable preference shares (quantity and value)	Not Applicable
e. Capital Redemption Reserve/ Debenture Redemption Reserve	16,910
f. Net Worth	404,052
g. Net profit after tax	34,356
h. EPS	
- Basic (Rs.)	8.70
- Diluted (Rs.)	8.45
i. Total Debts to Total Assets (%)	73.66%
j. Net profit Margin (%) (Net profit after tax / Total Income)	28.82%
k. Sector specific equivalent ratios, as applicable	
- GNPA (%) * [Stage 3 Principal Outstanding / Total Principal Outstanding]	1.38%
- NNPA (%) [(Stage 3 Principal Outstanding - Provision on Stage 3) / Total Principal Outstanding]	0.85%
- Provision Coverage Ratio (%) [Provision for Stage 3 / Stage 3 Principal Outstanding]	38.10%
- Capital Adequacy Ratio (CRAR) (%)	42.25%
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 September 30, 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 September 30, 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 (Withdrawn)	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.	Number Parties	Amount in Lakh	% of Total deposits	% of Total Liabilities
1	2	495,465	149687.31%	37.08%
ii. Top 20 large deposits				
Particulars				As at September 30, 2023
Total Deposits of twenty largest depositors (Rs in Lakh)				139
Percentage of Deposits of twenty largest deposits to Total Deposits of the HFC				41.99%
iii. Top 10 borrowings				
Particulars				As at September 30, 2023
Top 10 Borrowings (Rs in Lakh)				896,563
Percentage of Borrowings of Ten largest Borrowings to Total Borrowing of the HFC				70.31%
iv. Funding Concentration based on significant instrument/product				
Name of Instrument	Rs in Lakh		% of Total Borrowing	
Debt securities	233,488		18.31%	
Term Loan	693,828		54.41%	
NHB	331,619		26.00%	
Deposits	331		0.03%	
Subordinated liabilities	5,960		0.47%	
Working capital / short term facilities	10005		0.78%	
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 September 30, 2023
Total Liabilities of less than 12 months (Rs in Lakh)				232,722
% of total public funds				70308.76%
% of total liabilities				17.42%
% of total assets				13.37%
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 half year ended September 30, 2023				
Particulars	For the half year ended September 30, 2023			
Entity	NBFC (Housing Finance Company)			
Count of Loan Accounts Assigned	5,794			
Amount of Loan Accounts Assigned (Rs in Lakh)	44,410			
Weighted average maturity (in Months)	186			
Weighted average holding period (in Months)	17			
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 half year ended September 30, 2023.				
c.) Details of transfer through Co-lending in respect of loans not in default during the half year ended September 30, 2023				
Particulars	For the half year ended September 30, 2023			
Entity	NBFC (Housing Finance Company)			
Count of Loan Accounts Assigned	1,365			
Amount of Loan Accounts Assigned (Rs in Lakh)	15,298			
Weighted average maturity (in Months)	223			
Weighted average holding period (in Months)	3			
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)	45,849	45,528		
Cash Outflows					
2	Deposits (for deposit taking companies)	97	111		
3	Unsecured wholesale funding	278	319		
4	Secured wholesale funding	29,675	34,127		
5	Additional requirements, of which	-	-		
(i)	Outflows related to derivative exposures and other collateral	-	-		
(ii)	Outflows related to loss of funding on debt products	-	-		
(iii)	Credit and liquidity facilities	-	-		
6	Other contractual funding obligations	14,838	17,064		
7	Other contingent funding obligations	75,182	86,459		
8	TOTAL CASH OUTFLOWS		138,080		
Cash Inflows					
9	Secured lending		-		
10	Inflows from fully performing exposures	21,758	16,319		
11	Other cash inflows	177,945	133,458		
12	TOTAL CASH INFLOWS		149,777		
Particulars			Total Adjusted Value		
13	TOTAL HQLA		45,528		
14	TOTAL NET CASH OUTFLOWS		34,520		
15	LIQUIDITY COVERAGE RATIO (%)		131.89%		
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 March 31, 2023 (A)	Of (A), aggregate debt that slipped into NPA during the half-year ended September 30, 2023	Of (A) amount written off during the half-year ended September 30, 2023	Of (A) amount paid by the borrowers during the half-year ended September 30, 2023	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at September 30, 2023
Personal Loans	31,311	3,074	538	2,181	26,293**
Corporate persons*	-	-	-	-	-
Of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	31,311	3,074	538	2,181	26,293**
* 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 775 Lakhs as at September 20,2023 .					



Aadhar Housing Finance Limited

Related Party Disclosure for the half year ended September 30, 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		Additional disclosure of Related Party Transactions- applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transactions was undertaken.							
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary				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					
									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**	3,046	-	-	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	417 Lakh##	193	-	-	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	344 Lakh##	173	-	-	NA	NA	NA	NA	NA	NA	NA	NA
6	Aadhar Housing Finance Limited	AABCV5640B	Rajesh Viswanathan	AAEPV7809E	Chief Finance Officer	Remuneration	323 Lakh##	162	-	-	NA	NA	NA	NA	NA	NA	NA	NA
7	Aadhar Housing Finance Limited	AABCV5640B	Sreekanth V N	AKDPS8209G	Company Secretary	Remuneration	129 Lakh##	57	-	-	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 -	137 Lakh*	-	120	117	NA	NA	NA	NA	NA	NA	NA	NA
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#	2	-	-	NA	NA	NA	NA	NA	NA	NA	NA
10	Aadhar Housing Finance Limited	AABCV5640B	Rajesh Viswanathan	AAEPV7809E	CFO	Housing Loan availed by CFO -	300 Lakh***	300.00	-	300	NA	NA	NA	Loan	4%	96	Secured	Housing Loan
11	Aadhar Housing Finance Limited	AABCV5640B	Rajesh Viswanathan	AAEPV7809E	CFO	Housing Loan availed by CFO - Interest Income	N.A#	0.2	-	-	NA	NA	NA	Loan	4%	96	Secured	Housing Loan
12	Aadhar Housing Finance Limited	AABCV5640B	Dr. Nivedita Haran	AABPH5654E	Director	Commission to Directors & Sitting Fees to Directors	16##	5	-	-	NA	NA	NA	NA	NA	NA	NA	NA
13	Aadhar Housing Finance Limited	AABCV5640B	Mrs. Sharmila Karve	AETPK7563H	Director	Commission to Directors & Sitting Fees to Directors	26##	4	-	-	NA	NA	NA	NA	NA	NA	NA	NA
14	Aadhar Housing Finance Limited	AABCV5640B	Om Prakash Bhatt	AGPPB9727Q	Director	Commission to Directors & Sitting Fees to Directors	102##	5	-	-	NA	NA	NA	NA	NA	NA	NA	NA

*Housing Loan availed in the ordinary course of employment, prior to appointment as MD & CEO as per the approved terms of HR policy and the current principal outstanding has been considered for this outer limit

** Wholly owned subsidiary hence exempt under proviso to clause (iv) of section 177(4) of the Companies Act, 2013

***Housing Loan availed in the ordinary course of employment as per the approved terms of HR policy and the current principal outstanding has been considered for this outer limit

As per Omnibus approval by the Audit Committee

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



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

Date: November 7, 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 September 30, 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. 500 crores by way of issuance of listed non-convertible securities during the quarter ended September 30, 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 SEBI 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
Company Secretary and Compliance Officer



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 September 30, 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.	INE883F07314	Private Placement	Non-Convertible Debentures	17/08/2023	500	500	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 September 30, 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	17.08.2023					
Amount raised	Rs. 500 crores					
Report filed for quarter ended	30.09.2023					
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
Company Secretary and Compliance Officer
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 Certificate as per Regulation 54 (3) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as at September 30, 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		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						
	Description of asset for which this certificate relate	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 ^{viii}	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(= K+L+M + N)	Debt not backed by any assets offered as security	
		Book Value	Book Value	Yes/ No	Book Value	Book Value						Relating to Column F				
ASSETS																
Property, Plant and Equipment	Property			Yes	0.40		27.32		27.72			0.52	0			
Capital Work-in-Progress				No			0.00		0.00				0			
Right of Use Assets				No			44.05		44.05				0			
Goodwill				No			0.00		0.00				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
Intangible Assets				No			1.64		1.64				0		
Intangible Assets under Development				No			0.00		0.00				0		
Investments			0.00	No	0.00	0.00	459.06		459.06				0		
Loans	Receivables under financing activities		3813.62	Yes	1686.18	8,281.68	1501.10		15282.58				1686.18		
Inventories							0.00		0.00				0		
Trade							13.89		13.89				0		
Receivables									0.00				0		
Cash and Cash Equivalents			0.00	No	0.00	0.00	132.42		132.42				0		
Bank Balances other than Cash and Cash Equivalents	Balances with Bank		100.05	Yes	49.86	389.37	582.23		1121.51				49.9		
Others			0.00	No	0.00	0.00	319.88		319.88				0		
Total			3913.67		1736.43	8671.05	3081.60		17402.75				1736.43		
LIABILITIES															
Debt securities to which this certificate pertains					1594.96				1594.96						



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	
Other debt sharing pari-passu charge with above debt		not to be filled				6949.47			6949.47							
Other Debt			3316.19						3316.19							
Subordinated debt									0.00							
Borrowings									0.00							64.38
Bank			100.05						100.05							
Debt Securities							795.95		795.95							
Others							298.75		298.75							
Trade payables								81.33	81.33							
Lease Liabilities								45.14	45.14							
Provisions								19.87	19.87							
Others								4136.67	4136.67							
Total				3416.24		1594.96	8044.17	4283.01	17402.75							
Cover on Book Value								0.00								
Cover on Market Value^{ix}																
		Exclusive Security Cover Ratio	1.1456 0701	Pari-Passu Security Cover Ratio	1.09	1.08										

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 issuance is adequately maintained as per term sheets

