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Chartered Accountants
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CHATURVEDI SK & FELLOWS
Chartered Accountants
402, Dev Plaza,
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Mumbai 400058

**INDEPENDENT AUDITORS' REPORT ON AUDIT OF ANNUAL STANDALONE
FINANCIAL RESULTS**

**TO THE BOARD OF DIRECTORS OF
AADHAR HOUSING FINANCE LIMITED**

Opinion

We have audited the Standalone Financial Results for the year ended March 31, 2021 included in the accompanying "Statement of Financial Results for the year ended March 31, 2021" of **AADHAR HOUSING FINANCE LIMITED** ("the Company"), ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Standalone Financial Results for the year ended March 31, 2021:

- (i) is presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended; and
- (ii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS") and other accounting principles generally accepted in India of the net profit and total comprehensive income and other financial information of the Company for the year then ended.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in Auditors' Responsibilities for audit of the Annual Standalone Financial Results section below. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Standalone Financial Results for the year ended March 31, 2021 under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

We draw attention to Note 7 to the Statement in which the Company describes the continuing uncertainties arising from the COVID 19 pandemic.

Our opinion is not modified in respect of this matter.



Management's Responsibilities for the Statement

This Statement, which includes the Standalone Financial Results is the responsibility of the Company's Board of Directors, and has been approved by them for the issuance. The Statement has been compiled from the related audited standalone financial statements for the year ended March 31, 2021. This responsibility includes the preparation and presentation of the Standalone Financial Results for the year ended March 31, 2021 that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Standalone Financial Results, the Board of Directors are responsible for assessing the Company's ability, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

Auditors' Responsibilities for audit of Annual Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results for the year ended March 31, 2021 as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Standalone Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Annual Standalone Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 52 of the Listing Regulations.
- 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 ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Annual Standalone Financial Results, including the disclosures, and whether the Annual Standalone Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Annual Standalone Financial Results of the Company to express an opinion on the Annual Standalone Financial Results.

Materiality is the magnitude of misstatements in the Annual Standalone Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Annual Standalone Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Annual Standalone Financial Results.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



Other Matters

The Statement includes the results for the half year ended March 31, 2021 being the balancing figure between audited figures in respect of the full financial year and the published year to date figures up to the half year of the current financial year which were subject to limited review by us.

Our opinion on the Statement is not modified in respect of this matter.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No.117366W/W-100018)



Neville M. Daruwalla
Partner
(Membership No. 118784)
UDIN:21118784AAAACP8169
Mumbai, May 6, 2021

For CHATURVEDI SK & FELLOWS
Chartered Accountants
(Firm's Registration No. 112627W)



Abhinav Chaturvedi
Partner
(Membership No. 143376)
UDIN:21143376AAAABF3215
Mumbai, May 6, 2021

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**INDEPENDENT AUDITORS' REPORT ON AUDIT OF ANNUAL
CONSOLIDATED FINANCIAL RESULTS**

**TO THE BOARD OF DIRECTORS OF
AADHAR HOUSING FINANCE LIMITED**

Opinion

We have audited the Consolidated Financial Results for the year ended March 31, 2021 included in the accompanying "Statement of Financial Results for the year ended March 31, 2021" ("the Statement") of **AADHAR HOUSING FINANCE LIMITED** ("the Parent") and its subsidiary (the Parent and its subsidiary together referred to as "the Group"), being submitted by the Parent pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

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 audit report of the other auditor on separate financial statements referred to in Other Matter section below, the Consolidated Financial Results for the year ended March 31, 2021:

- (i) includes the results of the following entities:
 - Aadhar Housing Finance Limited - Parent
 - Aadhar Sales and Services Private Limited - Subsidiary
- (ii) is presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended; and
- (iii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS") and other accounting principles generally accepted in India of the consolidated net profit and consolidated total comprehensive income and other financial information of the Group for the year then ended.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in Auditors' Responsibilities for audit of the Annual Consolidated Financial Results section below. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Consolidated Financial Results for the year ended March 31, 2021 under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditor in terms of their report referred to in Other Matter section below is sufficient and appropriate to provide a basis for our audit opinion.



Emphasis of Matter

We draw attention to Note 7 to the Statement in which the Group describes the continuing uncertainties arising from the COVID 19 pandemic. Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Statement

This Statement, which includes the Consolidated Financial Results is the responsibility of the Parent's Board of Directors and has been approved by them for the issuance. The Statement has been compiled from the related audited consolidated financial statements for the year ended March 31, 2021. This responsibility includes the preparation and presentation of the Consolidated Financial Results for the year ended March 31, 2021 that give a true and fair view of the consolidated net profit and consolidated other comprehensive income and other financial information of the Group in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 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 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 the 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 Consolidated Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of this Consolidated Financial Results by the Directors of the Parent, as aforesaid.

In preparing the Consolidated Financial Results, the respective Board of Directors of the companies included in the Group are responsible for assessing the Group'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 respective Board of Directors either intends to liquidate their respective entities or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of the Group.

Auditors' Responsibilities for audit of Annual Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Consolidated Financial Results for the year ended March 31, 2021, as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Consolidated Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:



- Identify and assess the risks of material misstatement of the Annual Consolidated Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 52 of the Listing Regulations.
- 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 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 auditors' 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 auditors' 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 Annual Consolidated Financial Results, including the disclosures, and whether the Annual Consolidated Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Annual Consolidated Financial Results of the Group to express an opinion on the Annual Consolidated Financial Results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the Annual Consolidated Financial Results of which we are the independent auditors'. For the other entities included in the Annual Consolidated Financial Results, which have been audited by the other auditor, such other auditor remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the Annual Consolidated Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Annual Consolidated Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Annual Consolidated Financial Results.

We communicate with those charged with governance of the Parent 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.



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

We did not audit the financial results of a Subsidiary included in the Consolidated Financial Results, whose financial results reflect total assets of Rs. 303.69 lakhs as at March 31, 2021, total revenues of Rs. 3,062.75 lakhs, total net profit after tax of Rs. 15.84 lakhs and total comprehensive income of Rs. 13.53 lakhs for the year ended March 31, 2021, as considered in the Consolidated Financial Results. These financial results have been audited by other auditor whose report has been furnished to us by the Management and our opinion on the Consolidated Financial Results, in so far as it relates to the amounts and disclosures included in respect of this Subsidiary is based solely on the report of the other auditor. Our opinion on the Statement is not modified in respect of this matter with respect to our reliance on the work done and the report of the other auditor.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No.117366W/W-100018)



Neville M. Daruwalla
Partner
(Membership No. 118784)
UDIN: 21118784AAAACQ9323
Mumbai, May 6, 2021

For CHATURVEDI SK & FELLOWS
Chartered Accountants
(Firm's Registration No. 112627W)



Abhinav Chaturvedi
Partner
(Membership No. 143376)
UDIN:21143376AAAABG5012
Mumbai, May 6, 2021



AADHAR HOUSING FINANCE LIMITED

CIN:- U66010KA1990PLC011409

Statement of financial results for the year ended March 31, 2021

(Rs in Lakh)

Particulars	For the six months ended March 31, 2021	For the six months ended March 31, 2020	For the year ended March 31, 2021	For the year ended March 31, 2020	For the year ended March 31, 2021	For the year ended March 31, 2020
	Standalone			Consolidated		
	Audited (Refer Note 11 below)			Audited		
1 Income						
Revenue from operations						
a) Interest income	72,620	62,583	1,42,694	1,21,452	1,42,694	1,21,452
b) Net gain on fair value changes	726	830	878	2,359	878	2,361
c) Net gain on derecognition of financial instruments under amortised cost category	4,333	2,770	6,381	8,401	6,381	8,401
d) Fees and commission Income	3,423	3,302	5,019	4,951	7,580	6,553
Total revenue from operations	81,102	69,485	1,54,972	1,37,163	1,57,533	1,38,767
Other income	2	56	9	73	22	79
Total income	81,104	69,541	1,54,981	1,37,236	1,57,555	1,38,846
2 Expenses						
Finance costs	40,173	40,198	81,597	79,349	81,597	79,349
Impairment on financial instruments	3,523	8,985	5,494	10,965	5,494	10,965
Employees benefits expense	9,247	7,881	16,482	15,225	18,881	16,756
Depreciation and amortisation	552	606	1,119	1,158	1,119	1,158
Other expenses	4,252	4,376	7,061	7,452	7,213	7,527
Total expenses	57,747	62,046	1,11,753	1,14,149	1,14,304	1,15,755
3 Profit before tax (1-2)	23,357	7,495	43,228	23,087	43,251	23,091
4 Tax expense						
Current tax	4,718	3,149	9,329	5,391	9,346	5,407
Deferred tax	275	(1,726)	(98)	(1,243)	(108)	(1,254)
	4,993	1,423	9,231	4,148	9,238	4,153
5 Profit after tax	18,364	6,072	33,997	18,939	34,013	18,938
6 Other comprehensive income						
Items that will not be reclassified to profit or loss						
i Remeasurements of the defined employee benefit plans	28	(95)	49	(120)	46	(108)
ii Income tax relating to items that will not be reclassified to profit or loss	(8)	24	(13)	30	(13)	27
Total other comprehensive income (i + ii)	20	(71)	36	(90)	33	(81)
7 Total comprehensive income	18,384	6,001	34,033	18,849	34,046	18,857
8 Paid-up Equity Share Capital (Face value Rs. 10 per equity share) (refer note 3)	39,476	3,946	39,476	3,946	39,476	3,946
9 Earnings per equity share (refer note 3)						
Basic earning per share (Rs.)	4.65	1.78	8.61	5.86	8.62	5.86
Diluted earning per share (Rs.)	4.52	1.77	8.36	5.83	8.37	5.83

(EPS is not annualized for the six months ended March 31, 2021 and March 31, 2020.)



AADHAR HOUSING FINANCE LIMITED

CIN:- U66010KA1990PLC011409

BALANCE SHEET AS AT MARCH 31, 2021

(Rs in Lakh)

Particulars	As at	As at	As at	As at
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
	Standalone		Consolidated	
	Audited			
Assets				
1. Financial assets				
a) Cash and cash equivalents	38,199	1,36,434	38,350	1,36,488
b) Other bank balances	1,78,778	1,77,664	1,78,778	1,77,664
c) Receivables	272	408	272	408
d) Housing and other loans	10,61,326	8,90,903	10,61,326	8,90,903
e) Investments	49,710	2,392	49,709	2,396
f) Other financial assets	21,572	19,212	21,532	19,022
	13,49,857	12,27,013	13,49,967	12,26,881
2. Non-financial assets				
a) Current tax assets (Net)	3,303	2,546	3,428	2,787
b) Property, plant and equipment	1,639	1,751	1,639	1,751
c) Right to use assets	3,547	2,581	3,547	2,581
d) Other intangible assets	127	95	127	95
e) Deferred tax assets (Net)	-	-	28	17
f) Other non-financial assets	4,297	2,531	4,297	2,531
	12,913	9,504	13,066	9,762
Total assets	13,62,770	12,36,517	13,63,033	12,36,643
Liabilities and equity				
Liabilities				
1. Financial liabilities				
a) Trade payables				
Total outstanding dues to micro enterprises and small enterprises	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	3,863	2,877	3,868	2,881
b) Debt securities	2,14,031	1,70,814	2,14,031	1,70,814
c) Borrowings (other than debt securities)	8,11,041	7,78,413	8,11,041	7,78,413
d) Deposits	4,056	6,803	4,056	6,803
e) Subordinated liabilities	8,319	8,304	8,319	8,304
f) Other financial liabilities	47,748	30,181	47,749	30,181
	10,89,058	9,97,392	10,89,064	9,97,396
2. Non-financial liabilities				
a) Provisions	1,140	903	1,250	968
b) Deferred tax liabilities (Net)	1,781	1,865	1,781	1,865
c) Other non-financial liabilities	1,537	1,639	1,656	1,681
	4,458	4,407	4,687	4,514
3. Equity				
a) Equity share capital	39,476	3,946	39,476	3,946
b) Other equity	2,29,778	2,30,772	2,29,806	2,30,787
	2,69,254	2,34,718	2,69,282	2,34,733
Total liabilities and equity	13,62,770	12,36,517	13,63,033	12,36,643



Notes:

1. The above standalone and consolidated results for the year ended March 31, 2021, which have been audited by the Joint Auditors of the Company were reviewed by the Audit Committee of Directors and subsequently approved by the Board of Directors at its meeting held on May 06, 2021, in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 read with CIR/IMD/DFI/69/2016 dated August 10, 2016 (the "Regulation").
2. During the previous year, the Wadhawan Global Capital Limited and Dewan Housing Finance Corporation Limited, along with promoter shareholders and International Finance Corporation (collectively "sellers") transferred their entire shareholding to BCP Topco VII Pte. Ltd., which is held through intermediary companies by private equity funds managed by wholly owned subsidiaries of The Blackstone Group L.P. (collectively "Blackstone"). As at March 31, 2021, shareholding of Blackstone stood at 98.72% in the Company.
3. The shareholders vide a special resolution have approved bonus issue of equity shares of the Company in the ratio of nine shares of face value of Rs. 10 each for each existing equity share of the face value of Rs. 10 each on 16th January 2021 in extraordinary general meeting (EGM).
4. The Company has granted 6,15,460 Employee stock option during the current year ended March 31, 2021
5. The Company has made allotment of 10,599 shares towards outstanding Employees share appreciation rights for the year ended March 31, 2021.
6. 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".
7. The outbreak of COVID-19 pandemic across the globe and in India has contributed to a significant decline and volatility in the financial markets and slowdown in the economic activities. The Reserve Bank of India (RBI) has issued guidelines relating to COVID-19 Regulatory Package and in accordance therewith, the Company had provided moratorium on the payment of all principal amounts and/or interest, as applicable, falling due between 1 March 2020 and 31 August 2020 to all eligible borrowers classified as standard. For all such accounts, where the moratorium was granted, the asset classification remained at a standstill during the moratorium period.
The extent to which the COVID-19 pandemic including the current widespread second wave, will ultimately impact the Company's results and carrying value of assets will depend on future developments, which are highly uncertain. The Company's impairment loss allowance estimates are subject to a number of management judgments and estimates, which could undergo changes over the entire duration of the pandemic. Given the uncertainty over the potential macro-economic condition including the current widespread second wave, the impact of the COVID pandemic on the financial performance may be different from that estimated as at the date of approval of these financial results. Such changes will be prospectively recognized. The Company continues to closely monitor any anticipated material changes to future economic conditions. The Company have created an impairment provision of Rs 6,022 Lakh as at March 31, 2021 (March 31, 2020 : Rs 4,951 Lakh) on account of Covid 19 and loans on which One Time Restructuring was implemented.
8. Impairment on financial instruments (including write off) includes credit of Rs 800 Lakh for the six months and expense of Rs 503 Lakh for year ended March 31, 2021 respectively (Rs 3,582 Lakh and Rs 3,999 Lakh for the six month and year ended March 31, 2020 respectively) towards Loans to Developers . The Net carrying value of Loans to developers after impairment provision is Rs. 138 Lakh as at March 31, 2021 (Rs. 1,964 Lakh as at March 31, 2020). The Company has not made any fresh loan sanctions under Loans to developers during the year ended March 31, 2021 and for year ended March 31, 2020.
9. The Reserve Bank of India vide circular no RBI/2021-22/17 DOR.STR.REC.4/21.04.048/2021-22 dated April 7, 2021 directed all lending institutions to put in place a Board-approved policy to refund/adjust the 'interest on interest' charged to the borrowers during the moratorium period, i.e. March 1, 2020 to August 31, 2020 in conformity with the supreme court judgement.
Based on the RBI Circular and Supreme court judgement additional amount of Rs. 8 Lakh is eligible and pending for credit to customer account as at March 31, 2021. This has been disclosed in Other Liabilities as at March 31, 2021.
10. The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.
11. The figures of last six months are the balancing figures between audited figures in respect of full financial year and recasted year to date figures which have been subjected to limited review by the joint statutory auditors upto the first six months of the respective financial years.
12. Previous period / year figures have been regrouped / re-classified wherever necessary in line with the financial results for the six months and year ended March 31, 2021.

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



Place : Mumbai
Date: May 06, 2021

Managing Director & CEO
DIN 07153794



Details of Non-Convertible Debentures issued on Private Placement / IPO basis under Regulation 52(4) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015

1. Details of payment and next due dates for Non-Convertible Debentures

Details of Secured Non-Convertible Debentures (both Private Placement and IPO) are as follows:-

Sr. No.	Series No.	Previous Due Date / Payment date for half year period		Next Due Date for half year period	
		(1st Oct 2020 to 31st March 2021)		(1st April 2021 to 30th September 2021)	
		Principal	Interest	Principal	Interest
1	Issue I *	-	-	-	-
2	Issue II*	-	-	-	-
3	Issue III *	-	-	-	-
4	Issue IV	-	23-03-2021	-	-
5	Issue V #	-	27-03-2021	-	-
6	Issue VI	-	-	-	03-06-2021
7	Issue VII	-	-	-	07-08-2021
8	Issue VIII	-	-	-	03-09-2021
9	Issue IX	-	-	-	10-09-2021
10	Issue X *	-	-	-	-
11	Issue XI	-	04-11-2020	-	-
12	Issue XII	09-11-2020	09-11-2020	-	-
13	Issue XIII	11-12-2020	11-12-2020	-	-
14	Issue XIV	-	28-12-2020	-	-
15	Issue XV	-	06-01-2021	-	-
16	Issue XVI	-	07-01-2021	-	-
17	Issue XVII	-	19-01-2021	-	-
18	Issue XVIII	-	19-01-2021	-	-
19	Issue XIX	-	25-01-2021	-	-
20	Issue XX	-	29-01-2021	-	-
21	Issue XXI	-	01-03-2021	-	-
22	Issue XXII	03-03-2021	03-03-2021	-	-
23	Issue XXIII *	21-03-2021	21-03-2021	-	-
24	Issue XXIV	-	22-03-2021	-	-
25	Issue XXV *	29-03-2021	29-03-2021	-	-
26	Issue XXVI	-	31-03-2021	-	-
27	Issue XXVII	-	-	-	28-04-2021
28	Issue XXVIII	-	-	-	13-05-2021
29	Issue XXIX *	-	-	-	-
30	Issue XXX *	-	-	-	-
31	Issue XXXI	-	-	27-05-2021	27-05-2021
32	Issue XXXII *	-	-	-	-
33	Issue XXXIII #	-	18-10-2020	-	-
34	Issue XXXIV	-	11-11-2020	-	-
35	Issue XXXV #	-	16-11-2020	-	-
36	Issue XXXVI *	-	-	-	-
37	Issue XXXVII *	-	-	-	-
38	Issue XXXVIII *	-	-	-	-
39	Issue XXXIX *	-	-	-	-
40	Issue XL*	-	-	-	-
41	Issue XLI*	-	-	-	-
42	Issue XLII *	-	-	-	-
43	Issue XLIII*	-	-	-	-
44	Issue XLIV	26-03-2021	26-03-2021	-	-
45	Issue March 2020	-	20-03-2021	-	-
46	Issue May 2020	-	-	-	05-05-2021
47	Issue August 2020	-	-	-	17-08-2021
48	Issue Sept. 2020 (i)	-	-	-	02-09-2021
49	Issue Sept. 2020 (ii)	-	-	-	07-09-2021
50	Issue Vysya- May 2016 (i)	-	-	-	05-05-2021
51	Issue Vysya- May 2016 (ii)	-	-	-	05-05-2021
52	Issue Vysya- July 2016 (i)	-	-	05-07-2021	05-07-2021
53	Issue Vysya- July 2016 (ii)	-	-	-	08-07-2021
54	Issue Vysya- July 2016 (iii)	-	-	-	13-07-2021
55	Issue Vysya-July 2016 (iv)	-	-	-	19-07-2021
56	Issue Vysya- August 2016 (i)	-	-	-	05-08-2021
57	Issue Vysya- August 2016 (ii)	-	-	17-08-2021	17-08-2021
58	Issue Vysya- August 2016 (iii)	-	-	25-08-2021	25-08-2021
59	Issue Vysya- October 2016 (i)	-	20-10-2020	-	-
60	Issue Vysya- October 2016 (ii) #	-	25-10-2020	-	-
61	Issue Vysya- October 2016 (iii)	-	27-10-2020	-	-
62	Issue Vysya- October 2016 (iv)	-	27-10-2020	-	-
63	Issue Vysya- November 2016 (i)	-	21-11-2020	-	-
64	Issue Vysya- November 2016 (ii)	-	22-11-2020	-	-



Details of Non-Convertible Debentures issued on Private Placement / IPO basis under Regulation 52(4) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015

Sr. No.	Series No.	Previous Due Date / Payment date for half year period		Next Due Date for half year period	
		(1st Oct 2020 to 31st March 2021)		(1st April 2021 to 30th September 2021)	
		Principal	Interest	Principal	Interest
65	NCD IPO Series III and V (Monthly payment option)	-	01-Oct-2020 # 01-Nov-2020 01-Dec-2020 01-Jan-2021 01-Feb-2021 01-Mar-2021	-	## 01-Apr-2021 ## 01-May-2021 01-Jun-2021 01-Jul-2021 01-Aug-2021 01-Sep-2021
66	NCD IPO Series II (Annual payment option)	-	-	29-Sep-2021	29-Sep-2021
67	NCD IPO Series IV (Annual payment option)	-	-	-	29-Sep-2021
68	NCD IPO Series VI (Annual payment option)	-	-	-	29-Sep-2021
69	NCD IPO Series I (Payment on maturity)	-	-	29-Sep-2021	29-Sep-2021

Note 1:- * The Issue Nos. I, II, III, X, XXIX, XXX, XXXII, XXXVI, XXXVII, XXXVIII, XXXIX XL, XLI, XLII and XLIII have been redeemed in full along with interest and paid to the Debentureholders on the respective due dates. Issue No. XXIII & XXV- has been redeemed in full along with interest on preceding working day as per SEBI circular (as the due dates being Bank Holidays)

Note 2:- # The Issue Nos. V, XXXIII, XXXV, Issue Vysya Series- October 2016 (ii), NCD IPO Series III and V - the Interest payments were done on respective succeeding working day since the Due dates being Bank holiday(s) as per respective term sheets.

Note 3:- ## NCD IPO- Series III & V- Payment of Interest due on 01-04-2021 has been released on 31-03-2021, prior to the above due date since 1st April, 2021 and 2nd April, 2021, both being Bank holidays. 01-05-2021 being bank holiday Interest payment has been made on succeeding working day as per term sheet.

Details of Unsecured Non Convertible Debentures are as follows:-

Sr. No.	Series No.	Previous Due Date / Payment date for half year period		Next Due Date for half year period	
		(1st Oct 2020 to 31st March 2021)		(1st April 2021 to 30th September 2021)	
		Principal	Interest	Principal	Interest
1	Issue 0001	-	-	-	27-Jul-2021
2	Issue 0002	-	-	-	27-Jul-2021
3	Issue 0003	-	-	-	10-Aug-2021
4	Issue 0004	-	-	-	30-Aug-2021
5	Issue 0005	-	-	-	19-Sep-2021
6	Issue 0006**	-	10-Oct-2020	-	-
7	Issue 0007**	-	10-Oct-2020	-	-
8	Issue 0008**	-	10-Oct-2020	-	-
9	Issue 0009	-	17-Oct-2020	-	-
10	Commercial Paper-August 2020	-	17-Feb-2021	-	-

Note: ** The Issue Series No. 0006, 0007 and 0008 the Interest payments were done on respective succeeding working day since the Due dates being Bank holiday(s) as per the term sheet.

2. Additional information on Standalone Results:

Particulars		(Rs in Lakh)
		As at March 31, 2021
a.	Debt equity ratio [(Long term Borrowing + Short term Borrowings - Cash and Cash equivalents-liquid investment in mutual funds) / Shareholder Funds]	2.87
b.	Debt Service Coverage Ratio [(Profit before tax + Interest and other charges+Principal Collected)/(Interest and other charges + Principal Repayment)]	0.67
c.	Interest service coverage ratio ((Profit Before Tax + Interest and Other Charges) / Interest and Other Charges)	1.53
d.	Net Worth	2,69,248
e.	Net Profit after tax for the year	33,997
f.	Debt redemption reserve	16,910
g.	Basic Earnings per share	8.61
h.	Diluted Earnings per share	8.36
i.	Material Deviation if any in the use of proceeds of issue of debt securities from the objects stated in the offer document	Nil

3. Credit rating obtained by the Company.

Name of the Rating Agency	Type	Rating as at March 31, 2021	Rating as at March 31, 2020
CARE	Long Term Bank Facilities	CARE AA (Stable)	CARE AA (Stable)
CARE	Non-Convertible Debentures	CARE AA (Stable)	CARE AA (Stable)
CARE	Subordinated Debt	CARE AA - (Stable)	CARE AA - (Stable)
BRICKWORKS	Non-Convertible Debentures	BWR AA(Stable)	BWR AA(Stable)
BRICKWORKS	Subordinated Debt	BWR AA(Stable)	BWR AA(Stable)
CRISIL	Commercial Paper	CRISIL A1+	CRISIL A1
CRISIL	Fixed Deposits	FAA+(Stable)	FA+(Positive)
ICRA	Short Term Borrowings	ICRA A1+	ICRA A1+
India Rating	Short Term Borrowings	IND A1+	IND A1+

4. The Secured Non-Convertible Debentures of the Company as at March 31, 2021 are secured by way of first pari-passu charge on housing loans receivables and other current assets of the Company 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 required asset cover as per the term sheet for NCD Series issued.



5. Disclosures pursuant to RBI Notification – RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated August 06, 2020 (Resolution framework for Covid-19 related stress) and RBI Notification – RBI/2020-21/17 DOR.No.BP.BC/4/21.04.048/2020-21 dated August 06, 2020 (for restructuring of accounts of Micro, small and Medium Enterprises (MSME) sector – Restructuring of Advances having exposure less than or equal to Rs. 25 crores)

Type of Borrower	(A)	(B)	(C)	(D)	(E)
	Number of accounts where the resolution plan has been implemented under this window (in Nos)	Exposure to accounts mentioned at (A) before implementation of the plan (Rs in Lakh)	Of (B), aggregate amount of debt that was converted into other securities (Rs in Lakh)	Additional funding sanctioned, if any, including invocation of the plan and implementation (Rs in Lakh)	Increase in provisions on account of implementation of the resolution plan (Rs in Lakh)
Housing Loans /Non Housing Loans (refer notes below)	1,832	13,564	-	-	759
Total	1,832	13,564	-	-	759

Note: 1. Categorized in personal loan as per RBI Notification.
2. Includes 454 Small business Loan accounts with exposure of Rs 3,454 Lakh.
3. Overall Provision as at March 31, 2021 against One Time Restructuring is Rs. 1,363 Lakh at 10% of total exposure.

6. Disclosure in accordance with RBI circular number DOR.No.BP.BC.63/21.04.048/2019-20 dated April 17, 2020 related to COVID19 Regulatory Package - Asset Classification and Provisioning.

(Rs in Lakh)	
Particulars	As at March 31, 2021
(i) Respective amounts in SMA/overdue categories, where the moratorium/deferment was extended, in terms of paragraph 2 and 3; (As at March 31, 2021)(refer note 1 below)	65,587
(ii) Respective amount where asset classification benefits is extended.(refer note 2 below)	8,620
(iii) Provisions made during the Q4FY2020 and Q1FY2021 in terms of paragraph 5*:	4,951
(iv) Provisions adjusted during the respective accounting periods against slippages and the residual provisions in terms of paragraph 6.	292

*As per para 4 of circular, the Company being HFC has provided the additional provision as per Ind AS.

Notes: 1. Represents outstanding balance as on March 31, 2021 in borrowers accounts which were overdue but standard at February 29, 2020. (As at September 30, 2020 : Rs 71,012 Lakh)

2. Amount disclosed above is calculated as on March 31, 2021 for accounts which have overdue from February 29, 2020 and availed the moratorium. Also includes the customers who have availed benefit of one-time restructuring which have overdue from February 29, 2020 and availed the moratorium.



The image shows a handwritten signature in blue ink on the left and a circular blue stamp on the right. The stamp contains the text 'Adhar Housing Finance Ltd.' around the perimeter and a star in the center.