

DELOITTE HASKINS & SELLS LLP
Chartered Accountants
One International Center, Tower 3,
32nd Floor, Senapati Bapat Marg,
Elphinstone Road (West),
Mumbai 400013

CHATURVEDI SK & FELLOWS
Chartered Accountants
402, Dev Plaza,
Swami Vivekanand Road,
Andheri (West),
Mumbai 400058


**INDEPENDENT AUDITORS' REVIEW REPORT ON REVIEW OF INTERIM
STANDALONE FINANCIAL RESULTS**

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

1. We have reviewed the accompanying Statement of Standalone Financial Results of **Aadhar Housing Finance Limited** (the "Company"), for the quarter and six months ended September 30, 2021 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements ("SRE") 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India ("ICAI"). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 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 stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note 6 of the Statement in which the Company describes the continuing uncertainties arising from COVID 19 pandemic. Our conclusion is not modified in respect of this matter.

6. The Statement includes the results for the quarter ended September 30, 2020, being the balancing figure between audited figures for the six months ended September 30, 2020 and figures for the quarter ended June 30, 2020 which were subject to limited review by us. Our conclusion 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: 21118784AAAAIG4915
Mumbai, November 12, 2021

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



Abhinav Chaturvedi
Partner
(Membership No. 143376)
UDIN: 21143376AAAACP4327
Mumbai, November 12, 2021



AADHAR HOUSING FINANCE LIMITED

CIN:- U66010KA1990PLC011409

Statement of Standalone financial results for the quarter and six months ended September 30, 2021

(Rs in Lakh)

Particulars	For the quarter ended September 30, 2021	For the quarter ended June 30, 2021	For the quarter ended September 30, 2020	For the six months ended September 30, 2021	For the six months ended September 30, 2020	For the year ended March 31, 2021
	Unaudited	Audited	Unaudited (Refer note 7 below)	Unaudited	Audited	Audited
1 Income						
Revenue from operations						
a) Interest income	37,821	37,650	35,099	75,471	70,074	1,42,694
b) Net gain on fair value changes	535	541	150	1,076	152	878
c) Net gain on derecognition of financial instruments under amortised cost category	2,165	2,055	2,048	4,220	2,048	6,381
d) Fees and commission Income	1,291	256	1,302	1,547	1,596	5,019
Total revenue from operations	41,812	40,502	38,599	82,314	73,870	1,54,972
Other income	2	2	5	4	7	9
Total income	41,814	40,504	38,604	82,318	73,877	1,54,981
2 Expenses						
Finance costs	19,487	19,569	20,086	39,056	41,424	81,597
Impairment on financial instruments	(398)	3,009	1,744	2,611	1,971	5,494
Employees benefits expense	5,188	4,523	3,336	9,711	7,235	16,482
Depreciation and amortisation	324	293	285	617	567	1,119
Other expenses	2,056	1,405	1,390	3,461	2,809	7,061
Total expenses	26,657	28,799	26,841	55,456	54,006	1,11,753
3 Profit before tax (1-2)	15,157	11,705	11,763	26,862	19,871	43,228
4 Tax expense						
Current tax	3,159	2,440	2,730	5,599	4,611	9,329
Deferred tax	99	76	(221)	175	(373)	(98)
	3,258	2,516	2,509	5,774	4,238	9,231
5 Profit after tax	11,899	9,189	9,254	21,088	15,633	33,997
6 Other comprehensive income						
Items that will not be reclassified to profit or loss						
i Remeasurements of the defined employee benefit plans	(80)	38	25	(42)	21	49
ii Income tax relating to items that will not be reclassified to profit or loss	21	(10)	(6)	11	(5)	(13)
Total other comprehensive income (i + ii)	(59)	28	19	(31)	16	36
7 Total comprehensive income	11,840	9,217	9,273	21,057	15,649	34,033
8 Paid-up Equity Share Capital (Face value Rs. 10 per equity share) (refer note 2)	39,476	39,476	3,948	39,476	3,948	39,476
9 Earnings per equity share (refer note 2)						
Basic earning per share (Rs.) *	3.01	2.33	2.34	5.34	3.96	8.61
Diluted earning per share (Rs.) *	2.93	2.26	2.28	5.18	3.85	8.36

*(EPS is not annualized for the quarter ended June 30, 2021 & quarter and six months ended September 30, 2021 and September 30, 2020 respectively.)



Notes:

1. The above standalone financial results for the quarter and six months ended September 30, 2021, which have been reviewed by the Joint Auditors of the Company were reviewed by the Audit Committee and subsequently approved by the Board of Directors at its meeting held on November 12, 2021, in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, (the "Regulation") as amended.

2. 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).

3. The Company has granted 15,84,058 Employee stock option during the six months ended September 30, 2021 and had granted 6,15,460 Employee stock option during the previous year ended March 31, 2021.

4. The Company has made allotment of 10,599 shares towards outstanding Employees share appreciation rights for the six months ended September 30, 2020.

5. 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".

6. The extent to which the COVID-19 pandemic 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, 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 7,650 Lakh as at September 30, 2021 (September 30, 2020 : Rs 4,951 Lakh) on account of Covid 19 and loans on which One Time Restructuring was implemented.

7. The figures of the quarter ended September 30, 2020 are balancing figures between audited figures for the six months ended September 30, 2020 and reviewed figures of the quarter ended June 30, 2020.

8. Previous periods / year figures have been regrouped / re-classified wherever necessary in line with the financial results for the quarter and six months ended September 30, 2021

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



Deo Shankar Tripathi
Managing Director & CEO
DIN 07153794



Place : Mumbai

Date: November 12, 2021



AADHAR HOUSING FINANCE LIMITED

CIN:- U66010KA1990PLC011409

Statement of Standalone Asset and Liabilities as on September 30, 2021

(Rs in Lakh)

Particulars	As at September 30, 2021 (Unaudited)	As at March 31, 2021 (Audited)
Assets		
1. Financial assets		
a) Cash and cash equivalents	46,556	38,199
b) Other bank balances	1,40,077	1,78,778
c) Receivables	223	272
d) Housing and other loans	10,91,404	10,61,326
e) Investments	21,662	49,710
f) Other financial assets	22,635	21,572
	13,22,557	13,49,857
2. Non-financial assets		
a) Current tax assets (Net)	3,550	3,303
b) Property, plant and equipment	1,707	1,639
c) Right to use assets	3,364	3,547
d) Other intangible assets	109	127
e) Other non-financial assets	5,328	4,297
	14,058	12,913
Total assets	13,36,615	13,62,770
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	4,384	3,863
b) Debt securities	1,62,904	2,14,031
c) Borrowings (other than debt securities)	8,15,504	8,11,041
d) Deposits	2,592	4,056
e) Subordinated liabilities	8,330	8,319
f) Other financial liabilities	47,707	47,748
	10,41,421	10,89,058
2. Non-financial liabilities		
a) Provisions	1,325	1,140
b) Deferred tax liabilities (Net)	1,947	1,781
c) Other non-financial liabilities	1,345	1,537
	4,617	4,458
3. Equity		
a) Equity share capital	39,476	39,476
b) Other equity	2,51,101	2,29,778
	2,90,577	2,69,254
Total liabilities and equity	13,36,615	13,62,770



AADHAR HOUSING FINANCE LIMITED CIN U66010KA1990PLC011409 Standalone Cash flow statement for the six months ended September 30, 2021		
	(Rs. in Lakh)	
Particulars	For the six months ended September 30, 2021 (Unaudited)	For the six months ended September 30, 2020 (Audited)
A. Cash flow from operating activities		
Net profit before tax	26,862	19,871
Adjustments for:		
Depreciation and amortisation expense	617	567
Loss on sale of fixed assets (Net)	15	2
Interest on lease liabilities	152	104
Gain on modification in lease	-	(2)
Provision for contingencies & write offs	2,611	1,974
Profit on sale of investment in mutual fund and other investments	(1,076)	(152)
Provision for Employee share based payments	266	284
Operating profit before working capital changes	29,447	22,648
Adjustments for:		
Increase in other financial and non-financial liabilities and provisions	1,395	31,169
Decrease in trade receivables	49	36
Increase in other financial and non-financial assets	(2,827)	(2,352)
Cash generated from operations during the period	28,064	51,501
Tax paid	(5,844)	(3,849)
Net cash flow generated from operations before movement in housing and other loans	22,220	47,652
Housing and other property loans disbursed	(1,38,266)	(1,22,273)
Housing and other property loans repayments	71,486	36,611
Net cash used in operating activities [A]	(44,560)	(38,010)
B. Cash flow from investing activities		
Proceeds received on sale / redemption of investments	3,11,474	28,201
Payment towards purchase of investments	(2,82,350)	(63,904)
Investment in fixed deposits (net of maturities)	38,701	(38,759)
Payment towards purchase of fixed assets	(556)	(300)
Proceeds received on sale of fixed assets	6	1
Net cash generated / (used in) investing activities [B]	67,275	(74,761)
C. Cash flow from financing activities		
Proceeds on Issue of Equity Shares	-	2
Expenses related to allotment of equity shares	(248)	-
Proceeds from loans from banks/institutions	1,13,500	1,15,511
Proceeds from NCDs	9,900	76,500
Repayment of loans to banks/institutions	(1,09,271)	(1,64,055)
Repayment of NCDs	(61,519)	(31,883)
Proceeds from Commercial Papers	-	4,873
Repayment of deposits	(1,589)	(1,849)
Proceeds from assignment of portfolio	35,273	20,473
Payment of lease liabilities	(404)	(325)
Net cash (used in) / generated from financing activities [C]	(14,358)	19,247
Net Increase / decrease in cash and cash equivalents [A+B+C]	8,357	(93,524)
Cash and cash equivalents at the beginning of the period	38,199	1,36,434
Cash and cash equivalents at the end of the period	46,556	42,910



Disclosures in compliance with regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended September 30, 2021

1. Ratios and Information

(Rs in Lakh)

Particulars	For the six months ended September 30, 2021
a. Debt Equity Ratio [(Long term Borrowing + Short term Borrowings - Cash and Cash equivalents-liquid investment in mutual funds) / Shareholder Funds]	2.70
b. Debt Service Coverage Ratio [(Profit before tax + Interest and other charges+Principal Collected)/(Interest and other charges + Principal Repayment)	0.65
c. Interest Service Coverage Ratio [(Profit Before Tax + Interest and Other Charges) / Interest and Other Charges]	1.69
d. Outstanding redeemable preference shares (quantity and value)	Not Applicable
e. Capital Redemption Reserve / Debenture Redemption Reserve	16,910
f. Net Worth	2,90,571
g. Net profit after tax	21,088
h. EPS*	
- Basic (Rs.)	5.34
- Diluted (Rs.)	5.18
i. Total Debts to Total Assets (%)	74.02%
j. Net profit Margin (%) (Net profit after tax / Total Income)	25.62%
k. Sector specific equivalent ratios, as applicable	
- GNPA (%) [Stage 3 Principal Outstanding / Total Principal Outstanding]	1.52%
- NNPA (%) [(Stage 3 Principal Outstanding - Provision on Stage 3) / Total Principal Outstanding]	1.06%
- Provision Coverage Ratio (%) [Provision for Stage 3 / Stage 3 Principal Outstanding]	29.77%
- Capital Adequacy Ratio (CRAR) (%)	46.46%
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

*not annualised

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, 2021 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, 2021
CARE	Long Term Bank Facilities	CARE AA (Stable)
CARE	Non-Convertible Debentures	CARE AA (Stable)
CARE	Subordinated Debt	CARE AA - (Stable)
BRICKWORKS	Non-Convertible Debentures	BWR AA (Stable)
BRICKWORKS	Subordinated Debt	BWR AA (Stable)
CRISIL	Commercial Paper	CRISIL A1+
CRISIL	Fixed Deposits	FAA-(Stable)
ICRA	Short Term Borrowings	ICRA A1+
India Rating	Short Term Borrowings	IND A1+



4. a) 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)

(Rs in Lakh)

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

Notes: Includes 675 accounts on which modification has been sanctioned and implemented as per RBI/2021-22/31DOR.STR.REC.11/21.04.048/2021-22 dated May 05, 2021, exposure of the same is Rs 5,131 Lakh

(Rs in Lakh)

Type of Borrower	(A) Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the March 31, 2021 (A)	(B) Of (A), aggregate debt that slipped into NPA during the six months ended September 30, 2021	(C) Of (A) amount written off till September 30, 2021	(D) Of (A) amount paid by the borrowers till September 30, 2021	(E) Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this September 30, 2021
Housing Loans /Non Housing Loans (refer notes below)	13,564	707	7	1,141	12,821
Total	13,564	707	7	1,141	12,821

b.) Disclosures pursuant to RBI Notification – 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)

S.No	Description	Individual Borrower		Small Businesses
		Personal Loans	Business Loans	
A.	Number of requests received for invoking resolution process under Part A	3721	1344	-
B.	Number of accounts where resolution plan has been implemented under this window	2486	860	-
C.	Exposure to accounts mentioned at (B) before implementation of the plan	18,498	5,959	-
D.	Of (C), aggregate amount of debt that was converted into other securities	-	-	-
E.	Additional funding sanctioned, if any, including between invocation of the plan and implementation	-	-	-
F.	Increase in provisions on account of the implementation of the resolution plan	866	26	-



Related party transactions

List of related parties with whom transactions have taken place during the period and relationship:

S.No	Relationship	Name of Related Party
1.	Holding Company	BCP Topco VII Pte. Ltd.
2.	Wholly Owned Subsidiary	Aadhar Sales and Service Private Limited
3.	Key Management Personnel	O P Bhatt - Chairman and Director
		Deo Shankar Tripathi - Managing Director and CEO
		Amit Dixit - Director
		Mukesh G Mehta - Director
		Neeraj Mohan - Director (upto July 13, 2021)
		Sharmila Karve – Director
		Dr. Nivedita Haran – Director

Transactions with Related Parties:

(Rs. in Lakh)

Name	Particulars	For the six months ended September 30, 2021	For the six months ended September 30, 2020
Income :			
Aadhar Sales and Services Private Limited	Rent Income	1	1
Expenditure:			
Aadhar Sales and Services Private Limited	Business sourcing services	1,731	1,045
Deo Shankar Tripathi – Managing Director and CEO	Remuneration	141	84

Compensation of key management personnel of the Company

(Rs. in Lakh)

Particulars	For the six months ended September 30, 2021	For the six months ended September 30, 2020
Short-term employee benefits	137	80
Post-employment pension (defined contribution)	4	4
Sitting fee and commission	74	66
Total	215	150



Balances with Related Parties:**(Rs. in Lakh)**

Name	Particulars	As at September 30, 2021	As at September 30, 2020
Aadhar Sales and Services Private Limited	Investment	1	1
Aadhar Sales and Services Private Limited	Security Deposit	40	40
Aadhar Sales and Services Private Limited	Receivables	-	0*
Directors Commission & sitting fee	Payable	156	60
Deo Shankar Tripathi	Fixed Deposit (including accrued interest)	53	49
Deo Shankar Tripathi	Debt securities	13	13

* Less than Rs 50,000



The image shows a handwritten signature in black ink above a circular purple stamp. The stamp contains the text "Aadhar Housing Finance Ltd." around the perimeter and "Mumbai" in the center, with a small star at the bottom.