

# Getting India Home The Smart way



## Forward-Looking Statements

In this Annual Report, we have disclosed forward-looking information to enable investors to comprehend our prospects and take investment decisions. This report and other statements – written and oral – that we periodically make contain forward-looking statements that set out anticipated results based on the management's plans and assumptions. We have tried wherever possible to identify such statements by using words such as 'anticipate', 'estimate', 'expects', 'projects', 'intends', 'plans', 'believes', and words of similar substance in connection with any discussion of future performance. We cannot guarantee that these forward-looking statements will be realised, although we believe we have been prudent in our assumptions. The achievements of results are subject to risks, uncertainties and even inaccurate assumptions. Should known or unknown risks or uncertainties materialise, or should underlying assumptions prove inaccurate, actual results could vary materially from those anticipated, estimated or projected. Readers should bear this in mind. We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events or otherwise.



**We are in an age where technology is revolutionising many long-established business models. Increased customer convenience provided by effective deployment of technology is the driving force behind this change.**

As a young innovative organization, Indiabulls Housing Finance Ltd. is at the forefront of leveraging technology within the housing finance sector. Efficient fin-tech solutions enable us to deliver a seamless experience to our customers at every step of their home loan journey right from the application stage through the intervening years until the last EMI is paid.

We are the first Indian financier to launch e-Home Loans - an online home loan application and fulfillment process by which the Indiabulls Home Loans branch effectively moves to the cell phone and into the pocket of the customer. e-Home Loans offers unmatched customer convenience with facilitates such as e-signature, biometric enabled e-KYC and document upload facilities. Videos and multimedia tutorials are available

at every step of the process to handhold the customer through the process.

We are India's second largest housing finance company. We enjoy the highest long term rating of AAA and our business strategy revolves around the three pillars of profitability, scalability and sustainability. We are growing in step with the country, providing effective solutions to the housing dreams of an aspiring citizenry. We have invested in our relationships and strive to be the preferred housing finance partner for Indian home buyers.

Effective technology deployment in all aspects of our operations has streamlined our processes and vastly increased operating efficiencies leading to empowered employees that are equipped to deliver the best standards of service to our customers.

We have our ear to the ground and are continuously engaged with our technology partners to be the most technologically advanced housing finance provider in the country.

**We are ready to get India home  
the smart way**

**e-Home Loans**





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### FINANCIAL STATEMENTS

95	CONSOLIDATED FINANCIALS
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₹ **76,436 Cr.**  
Balance Sheet Size

₹ **10,694 Cr.**  
Net Worth

₹ **3,794 Cr.**  
NII

₹ **2,345 Cr.**  
PAT

₹ **59.8**  
EPS



# Corporate Information

## Board of Directors

Mr. Sameer Gehlaut  
 Mr. Gagan Banga  
 Mr. Ajit Kumar Mittal  
 Mr. Ashwini Omprakash Kumar  
 Dr. Kamallesh Shailesh Chandra Chakrabarty  
 Retd. Justice Surinder Singh Nijjar  
 Retd. Justice Bisheshwar Prasad Singh  
 Mrs. Manjari Ashok Kacker  
 Retd. Brig. Labh Singh Sitara  
 Mr. Shamsher Singh Ahlawat  
 Mr. Prem Prakash Mirdha

## Statutory Auditor

Deloitte Haskins & Sells LLP  
 Chartered Accountants  
 Indiabulls Finance Centre,  
 Tower 3, 32nd Floor,  
 Elphinstone Mill Compound,  
 Senapati Bapat Marg, Elphinstone (W),  
 Mumbai - 400 013

## Registered Office

M-62 & 63, First Floor,  
 Connaught Place,  
 New Delhi - 110 001  
 Email: helpdesk@indiabulls.com  
 Tel: 0124-6681199, Fax: 0124-6681240  
 Website: www.indiabullshomeloans.com

## Corporate Offices

Indiabulls House,  
 Indiabulls Finance Centre,  
 Senapati Bapat Marg,  
 Elphinstone Road,  
 Mumbai - 400 013

Indiabulls House,  
 448-451, Udyog Vihar,  
 Phase-V, Gurgaon-122 016

## Company Secretary

Mr. Amit Jain

## Registrar & Transfer Agent

Karvy Computershare Private Limited  
 Unit: Indiabulls Housing Finance Limited,  
 Karvy Selenium, Tower B, Plot No.31-32,  
 Gachibowli Financial District,  
 Nanakramguda,  
 Hyderabad - 500 032

## Internal Auditor

N.D. Kapur & Co.  
 Chartered Accountants  
 0-24B, LGF, Jangpura Extension,  
 New Delhi - 110014

## Secretarial Auditor

Neelam Gupta & Associates  
 Company Secretaries  
 D-2/16 Darya Ganj,  
 New Delhi - 110 002

## Bankers

Allahabad Bank  
 Andhra Bank  
 Axis Bank  
 Bank of Baroda  
 Bank of India  
 Bank of Maharashtra  
 Barclays Bank  
 Canara Bank  
 Central Bank of India  
 Citibank N.A.  
 Corporation Bank  
 DCB Bank  
 Dena Bank  
 Deutsche Bank  
 HDFC Bank  
 The Hongkong and Shanghai Banking Corporation  
 ICICI Bank  
 IDBI Bank  
 Indian Bank  
 Indian Overseas Bank  
 IndusInd Bank  
 Karnataka Bank  
 Kotak Mahindra Bank  
 Oriental Bank of Commerce  
 Punjab & Sind Bank  
 Punjab National Bank  
 Qatar National Bank SAQ  
 RBL Bank  
 State Bank of Bikaner and Jaipur  
 State Bank of Hyderabad  
 State Bank of India  
 State Bank of Mysore  
 State Bank of Patiala  
 State Bank of Travancore  
 Syndicate Bank  
 UCO Bank  
 Union Bank of India  
 United Bank of India  
 Vijaya Bank  
 Yes Bank



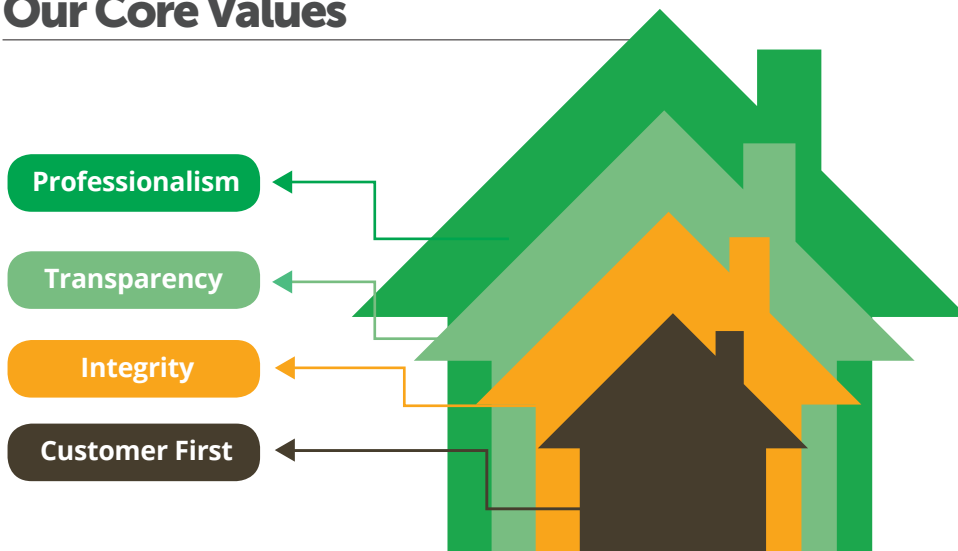


## Indiabulls Housing Finance at a Glance

Indiabulls Housing Finance Ltd. (IBHFL) is the 2nd largest Housing Finance Company in India, regulated by the National Housing Bank (NHB). We hold a long-term credit rating of AAA and we are also ISO certified for our systems and processes. We are driven to deliver the very best to all our stakeholders – customers, shareholders, investors, bankers and employees. We are a part of one of India's leading business conglomerates – 'The Indiabulls Group', which was established in 1999 and has businesses spread across housing finance, real estate and wealth management. The Indiabulls Group is amongst the top 10 dividend paying groups of the country.



## Our Core Values



## Our Offerings

### Home Loans for Resident Indians

We provide tailor-made home loan solutions to our customers to help them realise their dream of owning a home. We help them at every step from selecting the right property, checking approval of the selected property, advising them on their home loan to finer nuances like calculating EMIs and tax benefits on their loan.

### Home Loans for NRIs

We help realise the dreams of Non-Resident Indians and Persons of Indian origin to own a home in their own country. We partner our customers in every step to ensure a happy and hassle-free experience of buying a home in India.

### Loan Against Property

We help our customers unlock the value of their property by availing loan against their unutilised property. The customers can utilise the loan amount for productive deployment in their business.

## Our Goals

- To ensure utmost convenience for our customers in their home buying experience
- Making housing finance more affordable and viable by contributing to the ecosystem that supports it



## Focused on **Affordable Housing**

'Housing for All by 2022' is a headline mission of the Government of India. Indiabulls Housing Finance views itself as an important contributor to this key socio-economic goal. We are focused on home buyers in the affordable housing segment by making the best-in-class home loan solutions available to them.





## The Opportunity

India's accelerating pace of economic growth and the resultant expanding job opportunities are ably met by a young population - two thirds of the country's population is below 35 years of age. Urbanisation is on the rise as the employment profile of the country shifts from traditional agri-focused sectors to one that is more service oriented. Urban housing demand is steadily rising and is estimated to grow to 45 million units by 2022.

## Indiabulls Housing Finance: The Right Partner

Home loans in the affordable housing segment represent a profitable opportunity that is both scalable and sustainable in the long term. The affordable housing segment has always been the company's sweet spot. We have an in-depth understanding of our customers and all our internal systems are attuned to effectively meet this requirement in the most efficient manner.

### CUSTOMER CONVENIENCE

We understand the value of our customers' time. Cutting-edge solutions like e-Home Loans; e-sign; e-KYC; document upload and loan management utilities ensure that prospective and existing customers can avail of and manage their loans from their cell phones, tablets and computers at their convenience.

### EFFECTIVE COVERAGE AND IN-DEPTH KNOWLEDGE

We closely monitor thousands of affordable housing projects around the country and our in-house legal and technical team; pre-approve



them for extending quick and easy home loans to prospective buyers in these projects. Our on-site home loans sales teams are knowledgeable on projects in their towns and cities and partner with customers in their home purchase decision providing efficient and tailor-made solutions at every step of their home buying process.

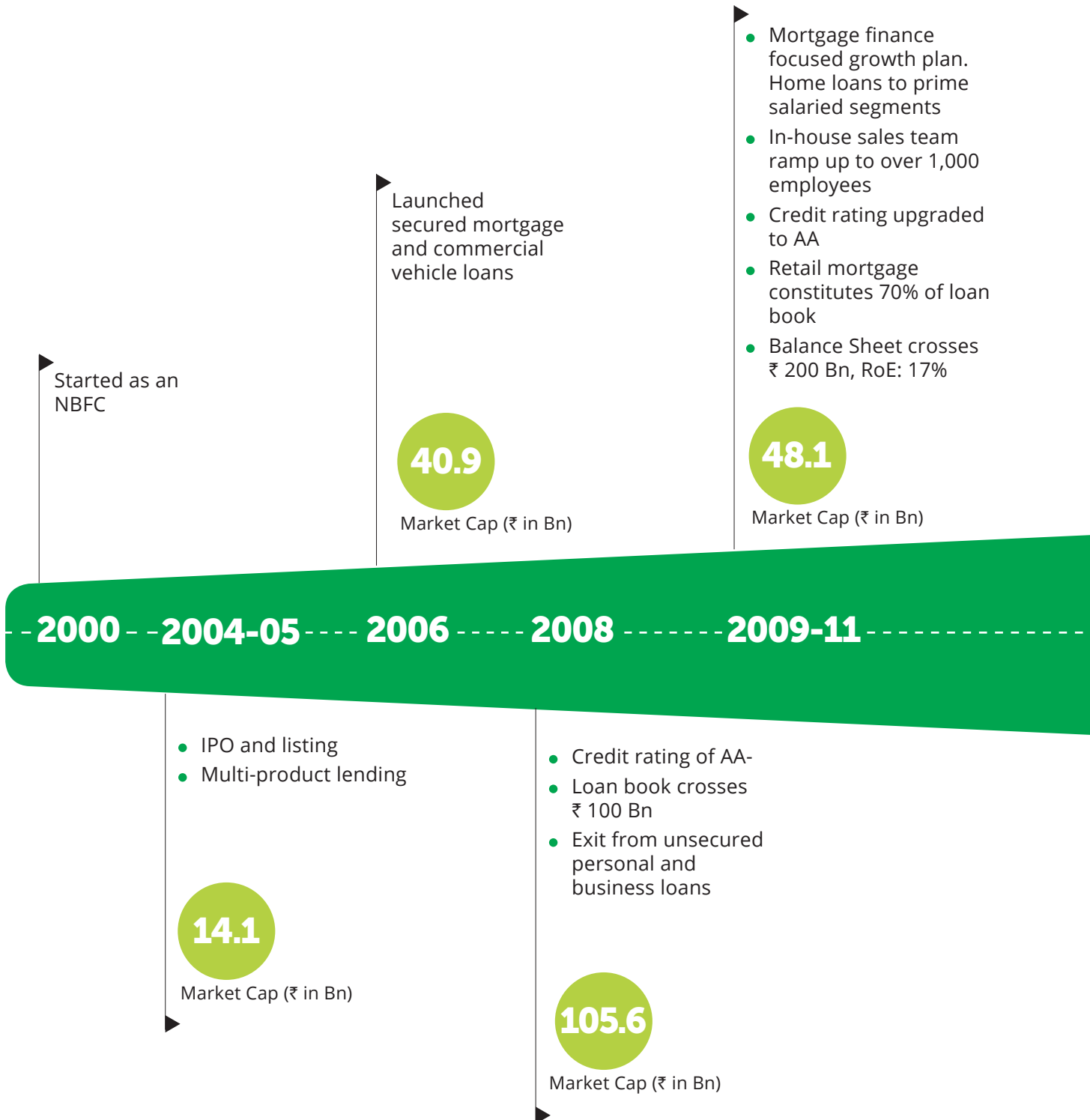
### COMPETITIVE LOANS PROPOSITION

Our rates match the best in the market and we offer features that are far superior to that of the competition. Our sales and credit teams offer personalised attention to customer requirements and extend solutions that take into account each customer's unique needs. Once the customer comes on board, ongoing management of the loan and access

to tax and other documents is just a click away. In addition to helpline numbers, our customer care centre can be accessed through multiple touch points like SMS, Email, Social Media etc.



## Our Journey to Progress



IPO: Initial Public Offering; QIP: Qualified Institutional Placement; HFC: Housing Finance Company; NBFC: Non-Banking Financial Company

- Conversion to HFC
- India's 3rd largest HFC by size
- PAT ₹ 12.7 Bn
- RoE: 26%

84.6

Market Cap (₹ in Bn)

- Balance Sheet: ₹ 764.4 Bn
- PAT: ₹ 23.4 Bn
- ₹ 40 Bn raised through QIP issue
- Net worth over ₹ 107 Bn : 2nd highest among private HFCs/ NBFCs

283.9

Market Cap (₹ in Bn)\*

2011-12

2012-13

2014-15

2015-16

- Credit rating upgraded to AA+
- PAT crosses ₹ 10 Bn
- Balance Sheet crosses ₹ 300 Bn
- RoE: 22%

64.2

Market Cap (₹ in Bn)

- Credit rating upgraded to AAA
- Gross disbursements cross ₹ 1,000 Bn
- Balance Sheet: ₹ 572.3 Bn
- PAT: ₹ 19.0 Bn
- RoE: 29%

198.4

Market Cap (₹ in Bn)

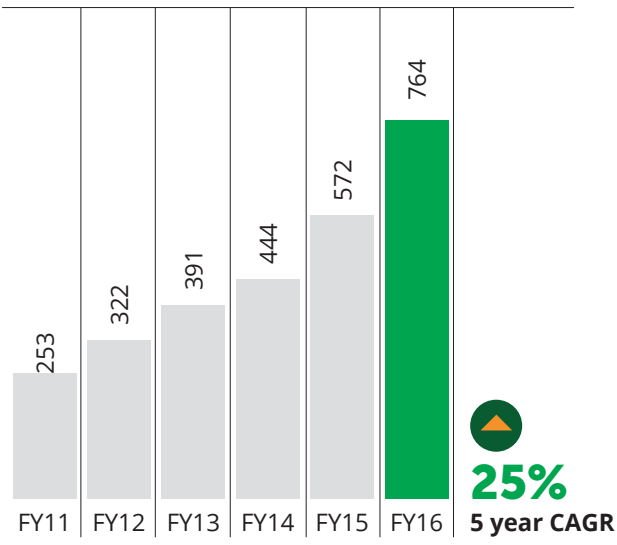
\*Market Cap as on 22nd April 2016



# Robust Financial Performance

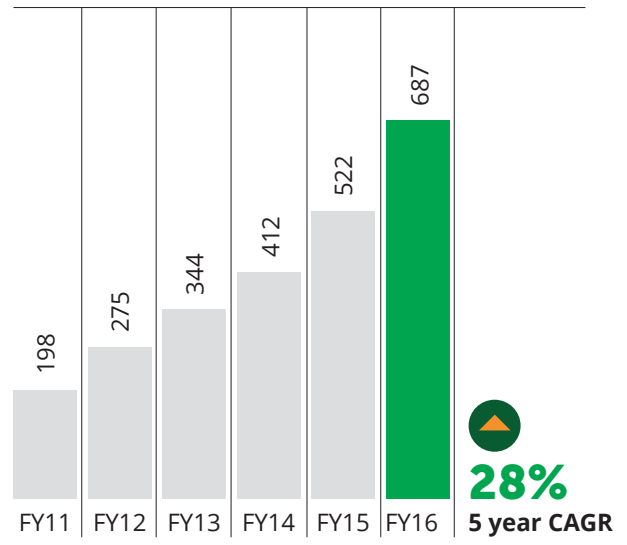
## Balance Sheet

(₹ in billion)



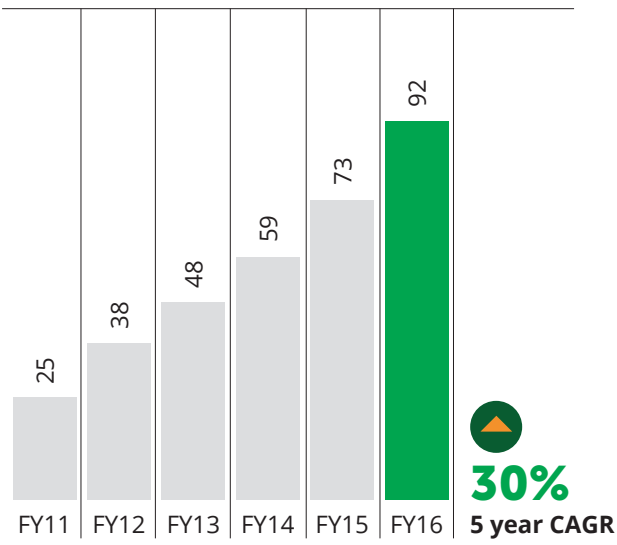
## Loan Assets

(₹ in billion)



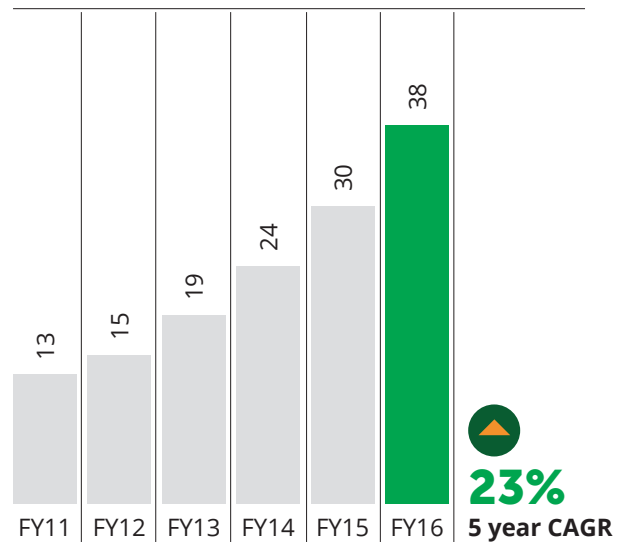
## Revenue

(₹ in billion)



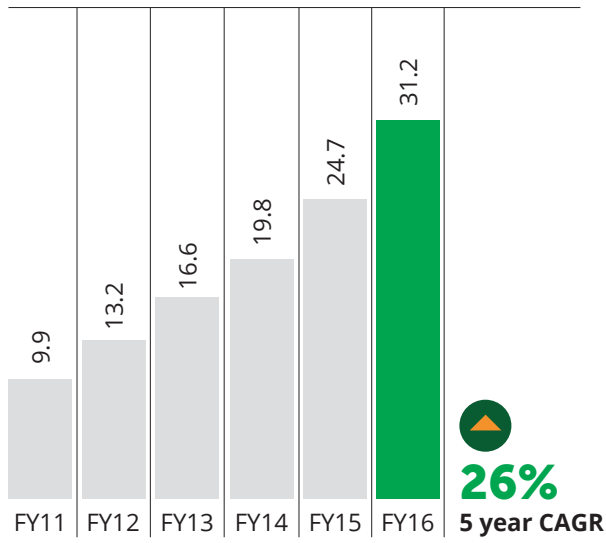
## NII

(₹ in billion)

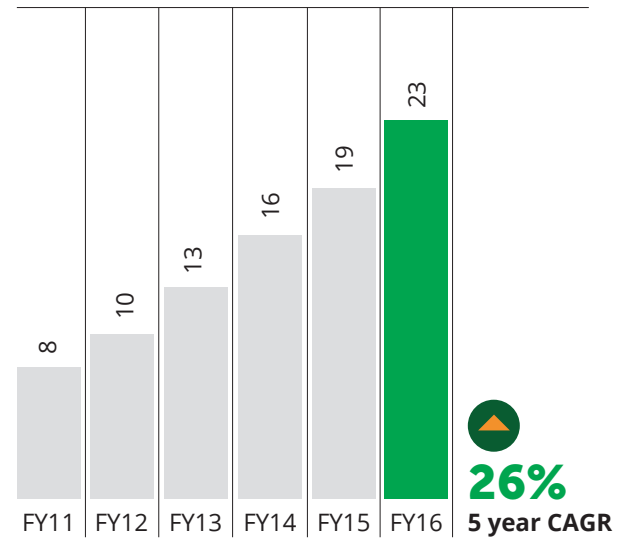




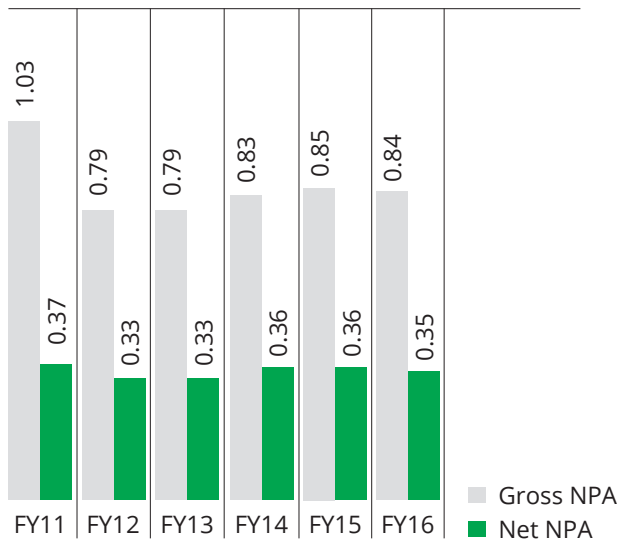
**PBT** (₹ in billion)



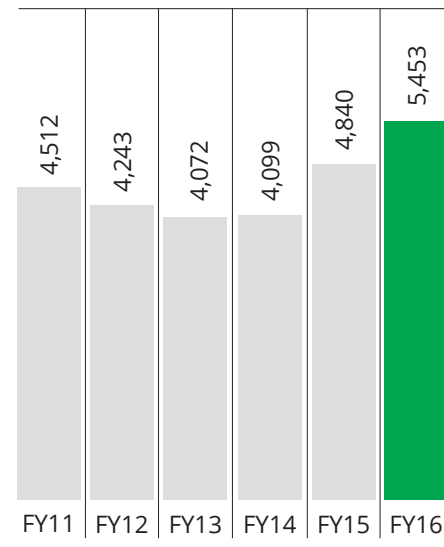
**PAT** (₹ in billion)



**Gross NPA and Net NPA** (₹ in billion)



**Employee Strength** (No. of employees)





## Strengthening **Customer Centricity**

At Indiabulls Housing Finance, our collective aim has always been to deliver the best home loan experience to our customers. Our focus is to effectively leverage technology in all aspects of our business and vastly enhance customer home buying and home loan experience.



## Digitising Customer Experience with e-Home Loans

Our website is a 24\*7 virtual branch! The recently launched Indiabulls e-Home Loans provides an end-to-end home loan experience to our customers. Through this feature our focus is to educate customers and provide a quick, convenient and transparent home loan experience.

### AN INFORMED CUSTOMER

Our website provides videos and media tools for step by step guidance through the process. Accurate information on offerings, answers to key questions, downloadable forms, and calculators, help customers know their eligibility, expected EMI, tax benefits and even stamp duty.

Features like Application Status Tracking, which allows customers to track the real time status of their home loan application.

### CONVENIENCE IS INTEGRAL

Our customers can now choose to call for doorstep service or avail an Indiabulls e-Home Loan, completely online, which includes application, document upload, payment of processing fees, confirmation of finalised property, signing of loan agreement, etc. in just a few clicks. These features are powered with tools such as e-Sign, e-KYC, e-Verification and auto-retrieval of bank statements amongst others.

We have also added features like e-Demand to initiate disbursement tranches and e-receipts for email copy of payment receipts for existing customers.



All new advancements need a touch of the traditional and adding a human touch to these exciting features, is our "Get a Call Now" feature which provides instantaneous support from our call centre.

### TECHNOLOGY PARTNERS

e-Home Loans has been made a possibility by the Prime Minister and the Government of India's 'Digital India' campaign. In implementing e-Home Loans we have partnered with the Unique Identification Authority of India (UIDAI) for e-Signature and e-KYC; Samsung for biometric retina scanner for e-KYC and National Securities Depository Limited (NSDL) for PAN verification.

Customers can avail all our features "on-the-go" with our mobile app which has also been equipped to best serve both new and existing customers.

### SALUTING THE MODERN INDIAN WOMAN

The courageous and independent Indian woman is coming to the fore in every walk of life. Education, employment and entrepreneurial opportunities have elevated the socio-economic importance of the Indian woman and have given her an important say in family's financial decisions. In recognition of today's woman, we offer a special reduced rate of interest to women applicants/ co-applicants thus encouraging more women to own their own homes. Personalised attention by our sales, customer care and credit personnel offer unmatched convenience to women home loan customers.



## 3 Pillars of Long-Term Growth



### Profitability

#### Focus on profitability in each business segment

- Internal cost structures aligned along product lines
- Regions and branches evaluated on profitability and asset quality, not market share
- Stable margins despite continuous reduction in risk levels within each asset class

### Scalability

#### Efficient capital deployment

- Focus on loan sell downs
- Home loan segments with lowest risk weights

#### Focus on operating efficiencies

- Declining cost-to-income ratio
- Lower credit costs from expanding housing loan portfolio
- Increasing sales force productivity

#### Digital Platforms and Technology Leveraged

- Amongst top 3 in search results
- Over 200 leads per day
- Customer engagement through social media
- Network connecting all branches
- IT enabled work-flow for sales, credit and collections

### Sustainability

#### Stable senior and mid-manager levels

- Senior personnel in key business functions unchanged since inception 10 years ago
- Credit team with average 5+ years experience

#### Focus on affordable housing segment

- Vast urban housing shortage of 19 Mn units
- Government policy focus and thrust

#### Only mortgage backed lending

- At only 9% India has one of the lowest mortgage-to-GDP ratios ensuring a large and sustainable opportunity
- Historically low NPA levels



## Strengths that Drive our Business

At Indiabulls Housing Finance, we owe our consistent growth to our customers for choosing us as their housing finance partner; shareholders and lenders for their trust; and employees for their dedication and loyalty towards the Company.

### Customer satisfaction

Our tailor-made products, transparency in operations, a continuing focus on customer convenience and investment in technology has helped us build a family of 8.35 lakh happy customers.

### Dedicated workforce

Our workforce of over 5,453 employees with 2,800 solely dedicated for customer service and sales ensure high standards of service and efficiency in operations.

### Strong relationships

We maintain strong relationships with investors, shareholders, banks and developers, which has helped in strengthening our position.

- Enduring relationships with 254 lenders and bankers: 26 PSU banks, 17 Private and Foreign banks and 211 Mutual Funds, Provident Funds, Pension Funds, Insurance Companies and others
- Stable relationship with developers having 6,100+ pre-approved projects pan-India
- Strong support from investors and shareholders

### Wide presence

Our nation-wide branch network coupled with our virtual branches (website and mobile app) enable us to reach customers across the globe. Also, our presence on all digital and social platforms help us continuously be connected to our customers.



## Optimising **Operational Efficiency**

The trust that we have earned from our stakeholders is based on a foundation of prudent and stable business decisions. As a business, sustainable growth is the keyword in all our dealings. To ensure a supportive environment for such growth, we realize the importance of continuously evolving our processes & systems with the help of emerging technology and tools.



## Digitising Business Processes with e-Home Loans

We recognize the potential of technology to vastly improve customer experience and enhance our operational efficiencies. For our latest offering - the Indiabulls e-Home Loan, we have partnered with the most innovative technology providers to deploy tools and solutions to streamline every aspect of our business. With the Indiabulls e-Home Loan, we have adopted systems that will reduce errors, cut down on wastage, shorten turnaround time and in turn reduce the cost of loans.

### MOBILE APP FOR SALES TEAM

Sales personnel are now equipped with a mobile app integrated with our systems. This enables them to operate on-the-go by receiving real time lead information, updates on file processing and status of pending activities. They can also upload documents & initiate leads through biometric e-KYC on their smart phone devices. Managers too can monitor their teams on real time basis to ensure greater productivity.

### MOBILE APP FOR TECHNICAL TEAM

Ensuring a seamless process without any delay or lag, the technical team on the field has access to a mobile app with which they can appraise and access properties and share their feedback with the system on the go.

### DIGITISED DOCUMENTATION

Reducing the dependence on physical file movement, we are now digitizing all loan documents and maintaining data in two secure



servers which can be simultaneously viewed by multiple concerned departments. This improves loan decisioning and vastly shortens turnaround time.

### PAYMENT INTEGRATION WITH BANKS

With "Automated Payment Processing" (without signing a physical RTGS letter) payment instructions could be initiated directly through our loan management systems. This reduces time for transfer and ensures greater accuracy.

### MAKING COLLECTIONS EASIER

The Collection app allows employees to record collection transactions and generate e-receipts real-time which gets automatically updated in our systems streamlining collection process, eliminating human errors and reducing operational risks.

### FINNOVATE

Our continuous pursuit to evolve and adopt newer processes to increase internal efficiencies led us to launch Finnovate – a country wide financial tech-innovation conclave which invited individuals, teams, companies and start-ups to collaborate with and provide technology based solutions to the company. More than 600 entries were received, seven of which have been engaged to be integrated with the company.

We will continuously evolve our processes to increase their efficiency and our overall effectiveness.





## The Year that was



Senior Management Conclave, Greece



Management Trainees Induction



Mughavari Property Show



Channel Partner Meet, Ahmedabad



Women's Day Celebrations



Self-defence Workshop for Women Employees



Employee Health Check-up





Puma Urban Stampede, Mumbai



Aawas Property Show, Coimbatore



"Best Housing Finance Company" by Accommodation Times



Sales Team Offsite, Mumbai



Women's Cricket Championship



## Corporate Social Responsibility

At Indiabulls Housing Finance, the welfare of the society at large is an integral component. Our aim is to support inclusive growth through focused initiatives in the areas of Health, Education, Sanitation, Nutrition, Disaster Relief and Sustainable Livelihoods through our CSR arm Indiabulls Foundation.



### Healthcare

We undertake multiple initiatives throughout the year to make basic healthcare facilities available to the marginalised sections of society. We also provide special healthcare facilities for the benefit of women.

- Nine 'Mobile Jan Swasthya Kalyan Vahika' vehicles (mobile vans) provide free primary healthcare services to nearly 2,60,000 patients every year
- Four free medical clinics offer primary and preventive healthcare services to the underprivileged
- In partnership with Smile Train, an international charity, we have facilitated surgeries for cleft deformity for 600 children across 6 states
- Distributed free sanitary napkins among rural women to promote hygiene and sanitation. About 30,000 underprivileged and rural women have benefited from this initiative so far



**3,16,000**

patients aided with free primary healthcare every year

### FREE PAUSHTIK AAHAR

We provide 'Free Paushtik Aahar' (nutrition supplements) to 5,000 underprivileged, malnourished individuals every month and regularly monitor their health, weight and height. Besides this, we also provide support to women self-help groups to make these nutritional supplements and provide sustainable employment options to the underprivileged.





## Education

We believe in promoting quality education to underprivileged sections to create a better tomorrow.

- Awarded scholarships to 365 meritorious and deserving students from economically challenged backgrounds to pursue higher education after the 12th standard
- Started 'Sports Excellence Program' to provide world-class training facilities for deserving athletes
- Contributed 1,000 computers to tribal ashram schools, shelter homes and night schools in Mumbai, Thane, Raigad and Palghar districts of Maharashtra to improve IT literacy among the underprivileged



## 365

**Merit scholarships for higher education for students from economically challenged backgrounds**

## E-LEARNING

We have equipped 31 ashram schools with sophisticated e-learning methods to enhance the quality of education in rural Maharashtra.



## Corporate Social Responsibility (contd.)



### Rural empowerment

We see that our country's strength lies in empowering people from rural areas. We are committed to work together to create a sustainable tomorrow.

- Implemented a water project called 'Rahat' at three tribal ashram schools where there was an acute shortage of water. Over 2,500 children from these tribal schools will benefit from this initiative this year
- Installed renewable energy plant at the Parli ashram school in Maharashtra. This plant will provide free of cost and round-the-clock seamless electricity to the school for 25 years



**2,500**

children benefited from the Rahat water project



### Disaster relief

During the Chennai floods we provided timely relief to more than 1,500 flood victims with nutritional supplements and ready-to-eat meals.

# Executive Management Team



**Gagan Banga**  
Vice Chairman & MD



**Ajit Mittal**  
Executive Director



**Ashwini Omprakash Kumar**  
Deputy Managing Director



**Sachin Chaudhary**  
Business Head



**Mukesh Garg**  
Chief Financial Officer



**Nafees Ahmed**  
Chief Information Officer



**Pinank Shah**  
Head, Treasury



**Ashwin Mallick**  
Co-Head, Treasury



**Rajiv Gandhi**  
Head, Commercial Credit



**M. S. Walia**  
National Sales Head



**Ripudaman Bhandral**  
National Sales Head, LAP



**Anil Rathore**  
Head, Human Resources



## From the Chairman's Desk



**Sameer Gehlaut**, Founder & Executive Chairman

”

A major milestone this year has been your Company's success in attracting significant additional capital. With infusion of ₹ 4,000 Crores of capital by some of the marquee international institutions, your company today is extremely well capitalised and has substantial liquidity to grow the loan book to meet its financial objectives. By net worth, Indiabulls Housing Finance Ltd. is the second largest non-bank entity in the Indian financial sector.

### Dear Shareholders and Friends,

The year gone by reflects continuum of the several long-term steps your company has taken toward institution building in line with our ambition to become a world-class mortgage lender, providing tailored solutions to home buyers, builders & developers and growth SMEs. Last year, we had several landmark achievements to our credit like crossing ₹ 1 lakh Crores of cumulative disbursements; rating upgrade to AAA; induction of several illustrious professionals to our Board as independent directors, which is a sign of our resolve to achieve the highest standards of corporate governance in the organisation.

But these laurels have not made us complacent, and we continue to relentlessly pursue our cherished goal to emerge as the foremost financial institution in the country.

Our company has the right business model and product proposition, governance structure, systems and operating framework to create a market-leading offering and to deliver superior shareholder returns. It has a clear and compelling strategy, effective management, strong balance sheet and an engaged and supportive Board. We have a simple and focused strategy of high quality mortgage-backed secured lending based on cash flows.

### New milestones

Capital augmentation: A major milestone this year has been your company's success in attracting significant additional capital. With infusion of ₹ 3,997 Crores of capital by some of the marquee international institutions, your company today is extremely well capitalised and has substantial liquidity to grow the loan book to meet its financial objectives. By net worth, Indiabulls Housing Finance Ltd. is the second largest non-bank entity in the Indian financial sector. It is testimony to your company's growing stature and credibility in the international market that such leading edge investors reposed faith in the company in times that were challenging for the wider capital markets.

International footprint: I am extremely proud that your company has acquired 40% stake in a UK bank, 'OakNorth', which is focused on SME lending. We have two of our nominees on the Board of the bank, who closely monitor its growth and evolution. The acquisition will help your company build experience and a track record of managing a deposit-taking franchise in a tightly regulated market such as the UK's. Such credentials of overseeing a large franchise that accepts public deposits will stand your company in good stead as we chart our long-term growth path.

Business superbrand: I am happy to share another plaudit your company has earned recently - Indiabulls Housing Finance Limited has been listed as a Business Superbrand by Superbrands India 2016. This status is an industry validated benchmark that ascertains a brand's trustworthiness, worth and value in the eyes of consumers, businessmen, investors, policymakers and other key stakeholders. Being recognized as a Business Superbrand underlines the work done and subsequent image created by Indiabulls Housing Finance Limited amongst brands which straddle both the consumer and business segments and include banks, mutual funds, insurance firms, NBFCs, etc.

High growth: We continue to diligently focus on maintaining tight underwriting standards, asset quality, profitability in each business segment and effective leverage of technology. All of this has ensured that the Company maintains its healthy growth trajectory and continues to build a scalable and sustainable business, growing our loan book to ₹ 68,683 Crores from

₹ 52,235 Crores a year ago, clocking a growth of 31.5%, by far the highest in the industry.

### Macro-economic scenario and housing sector

Housing is a primary necessity in every economy and is a basic indicator of growth and social well-being. Development of housing is not just important to economic growth but is also one of the tools for economic development considering the multiplier effect it has on various industries including construction and infrastructure sector. The government realises the socio-economic challenge and opportunity that the sector presents and has made "Housing-For-All by 2022" its headline mission. The government and the regulators have followed up on this with landmark policy initiatives.

In the 2016 budget, all profit from construction of affordable housing was proposed to be exempted from corporate tax. This will have the effect of boosting margins from affordable housing segment, bringing it on par with that from premium housing. This is expected to boost supplies attracting large organised real-estate developers into this segment. Further, the budget also waived service tax for affordable housing effectively reducing the cost of purchase for buyers and improving affordability.

The budget also increased the tax deduction limits to ₹ 4 lacs for first time buyers purchasing flats in the affordable housing segment. The increased deduction will reduce the effective home loan rate to 3.9% for a 9.4% home loan, vastly boosting affordability.

The government has also clarified taxation issues around sell down transaction through the Pass-Through Certificate (PTC) route. This will boost securitization and serve to direct efficient, long-term capital towards housing finance. Selling down pools takes them off the balance sheet, freeing up capital while retaining margins. Sell down transactions hence aid very efficient utilization of capital and are also RoE accretive. Our company is one of the largest sellers of mortgage pools and clarification of taxation issues around sell down transactions will provide a boost to our company's sell down programme.

In all, from a policy perspective the government has done its utmost unveiling measures to boost the supply side, the demand side and financing to the sector.

The RBI, on its part, has also taken steps towards creating a congenial business environment, having cut 'Repo' rates thrice in the last one and a half year, reducing the cost of debt and providing the much needed fillip to the economy. This has had an especially positive impact on the home loan market by making loans more affordable and reducing the EMI burden on existing borrowers. Your company reduced its Retail Prime lending rate by 20 bps to 9.65% during the period, boosting our home loan book growth.

### Financial Performance

Your Company has turned in an excellent performance this year and has clocked healthy growth on all key financial parameters. The Company's balance sheet grew by 33.6% to ₹ 76,436 Crores for the financial year ended 31st March 2016 as against ₹ 57,231 Crores for the previous



year. The Company reported a 27.2% increase in Total Revenue at ₹ 9,226 Crores for the financial year ended 31st March 2016 as against ₹ 7,252 Crores for the previous year. Profit after Tax (PAT) for the year ended 31st March 2016 has increased to ₹ 2,345 Crores from ₹ 1,901 Crores, an increase of 23.3% over the last year. Outstanding loans under management grew by 31.5% to ₹ 68,683 Crores from ₹ 52,235 Crores a year earlier. The Net Interest Income (NII) has grown by 27.8% to ₹ 3,794 Crores. Return on Equity (RoE) works out to 26% with Earnings per Share (EPS) of ₹ 59.84 (₹ 54.95 last year). Slight dip in ROE is owing to substantial capital expansion during the year.

### Robust fundamentals key to sustained growth

Following the fresh round of equity investment in Sep 2015, your company ended with a consolidated net worth of ₹ 10,693.9 Crores. We continue to be one of the best capitalized HFCs, with our CRAR at 20.5% as against the prescribed 12%. The AAA rating, comfortable liquidity and healthy capitalization have further enhanced our fund raising capabilities and our bonds have become an established currency with almost all the leading institutional subscribers. During the year, the Company issued NCDs amounting to ₹ 9,857 Crores on a private placement basis, taking the total funds raised through debentures and securities to nearly ₹ 26,187 Crores in March 2016, up from ₹ 17,835 Crores in March 2015.

A cornerstone of our risk mitigation strategy is the healthy level of liquidity that we maintain. The cash and bank balances and current investment

of the Company added up to nearly ₹ 12,870 Crores at the end of FY 16. Among its lenders, the Company now counts 254 strong relationships: 26 PSU banks, 17 Private and Foreign banks and 211 Mutual Funds, Provident Funds, Pension Funds, Insurance Companies and others.

Scalability has to result in continuously improving operating efficiencies. Our company is focussed on home loans in the affordable housing segment. Driven by demographic factors and the Government's focus through "housing for All" and accompanying policy measures and fiscal incentives, the affordable housing segment represents a large opportunity that will sustain the growth of the housing industry and the housing finance sector over the next many years. Focus on home loans and expanding scale has helped our company continually bring down cost-to-income ratio which is down to 14.3% in FY 2015-16 from 16.4% in FY 2014-15 and 17.1% in FY 2013-14. As the proportion of home loans increases within the total loan assets, cost-to-income ratio shall continue to decline.

NPAs continue to remain low and within the target range. Our Gross NPA and Net NPA stood at 0.84% (0.85% in FY 15) and 0.35% (0.36% FY 15) respectively at the end of FY 16. The total provision pool, including floating and standard asset provisions, stood at ₹ 831.5 Crores as on March 31, 2016, compared to ₹ 615.5 Crores last year.

### Human Resources

The HR Team, in Indiabulls is evolving day by day with streamlining of HR & and business Structures; and HR



**IBHFL has high focus on Information Technology and Information Security to make the organisation world-class organisation. Your Company has been effectively implementing robust real-time systems leveraging modern technology and has simplified the loan disbursement process with less paper-work and in reduced time.**

gradually moving into a partnering role wherein, it plays a pivotal role in enabling business and functions/ departments in shaping the strategy of growth for tomorrow. Therefore, while last year our focus was to make HR accessible to employees as also to refine/redefine various processes and policies in line with the best in the Industry, this year we have made HR move into a partnering role with business functions.

Along with the focus on partnering role, we laid special emphasis on various learning and development (L & D) activities in the organisation to help develop our employees to face the challenges of tomorrow, both on the personal as well as the professional front. Towards this end, we also strengthened our capabilities by building the in-house L&D Team. We continued our journey of enhancing the Industry-Academia relationship, and recruited over 300 students from over 50 campuses this year into various roles in the organisation.

Last but not the least; our emphasis continues to be on automation of processes to make the life of our employee comfortable. Towards that end, we are regularly innovating on various HRIS applications through in-house and external efforts.

### Corporate Social Responsibility

Indiabulls Foundation, the group's CSR arm has their key thrust areas defined in Health, Education, Sanitation, Nutrition, Rural Development, Art & Culture and Renewable Energy. On the Health front, 9 free mobile medical vans operate in Mumbai, Thane and Raigad districts treating over 2,60,000 underprivileged people free of cost. Additionally, 600 children were operated for cleft and palate deformities in Maharashtra, Orissa, Chhattisgarh, West Bengal, Uttar Pradesh & Madhya Pradesh. 3 free charitable clinics have diagnosed and treated more than 56000 people in Worli, Santa Cruz and Parel regions of Mumbai. In Education, 31 tribal ashram schools in Thane, Raigad and Palghar district were given state of the art E-learning systems to enhance the quality of learning of children benefiting 2000 children every year.

In Renewable Energy, Indiabulls Housing Finance Limited through Indiabulls Foundation has installed a Hybrid Energy Plant at Parli tribal ashram school in Wada, Maharashtra. This plant will provide 24 hours seamless clean energy to the school for approximately 25 years absolutely free of cost and will be benefiting approx. 900 tribal students every year. 'Paushtik Aahar' - nutritional supplement continues to be supplied to 5000 beneficiaries a month through the foundation for the under nourished individuals. IBHFL through

Indiabulls Foundation has distributed Kumud Sanitary Napkins Kits to 600 rural women & adolescent girls from various ashram schools, orphanages, shelter homes and rehabilitation centres for a complete year in Thane, Raigad, Palghar and Mumbai districts.

### Technology

IBHFL has high focus on Information Technology and Information Security to make the organization world class organization. Your company has been effectively implementing robust real time systems leveraging modern technology and has simplified the loan disbursement process with less paper work and in reduced time. We work in a fashion where we master the technology so that best and effective services can be provided to our customers.

IBHFL believes is implementing the innovative ideas and that is the reason we support the flagship program "Digital India" of Indian Government and are working in this direction. While we are working on providing the best IT solutions and services to the customers, we also keep the focus on Information Security. To achieve the same, at organizational level various policies are implemented to meet Governance, Risk and Compliance (GRC).

### The future - realising our potential

A revival in economic sentiment, rising income levels of borrowers and cooling property prices have resulted in improved outlook for the mortgage lenders. Softening of interest rates combined with tepid property price inflation compared to increase in disposable incomes has made the house buying more affordable. Further, Real Estate (Regulatory &

Development) Act, 2016 will lead to a structured, transparent and disciplined sector. Government's policy thrust through Housing for all by 2022, Smart cities plan, Atal Mission for Rejuvenation and Urban Transformation would also act as key growth driver for the housing sector.

The opportunity for the housing finance sector for at least the next one decade is substantial. Our challenge is to capture these opportunities in a disciplined and customer focused way. I assure you of our determination and dedication to meet this challenge to create shareholder value.

I would like to conclude by extending my gratitude to team Indiabulls, our customers, bankers, regulators and other stakeholders, without whose support all that we have achieved would not have been possible.

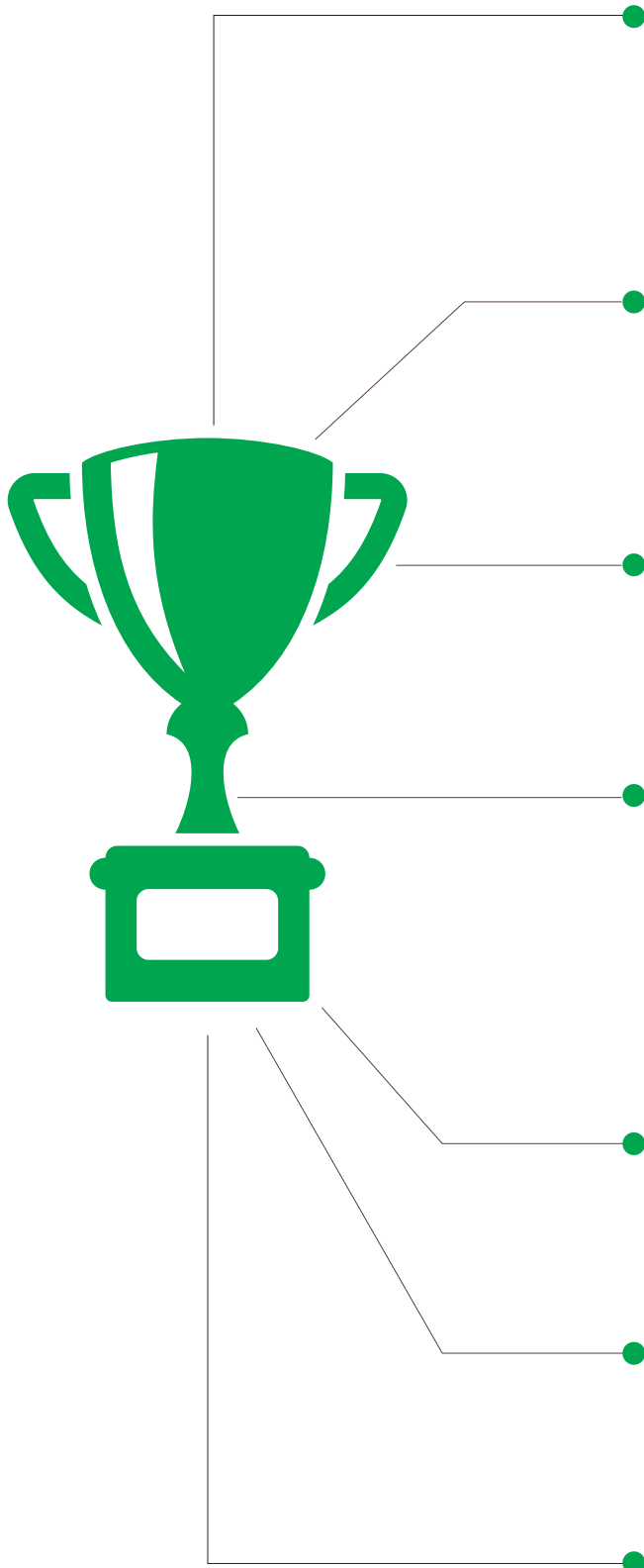
Thank you!

**Sameer Gehlaut**

Founder & Executive Chairman



## Awards and Accolades



**'Best Affordable Housing Finance Company of the Year'** awarded by ASSOCHAM at the ASSOCHAM Housing Excellence Awards in Delhi on 16th September, 2015

**'Best Housing Finance Company'** awarded by Realty Plus at the Realty Plus Awards and Conclave (West) in Mumbai on 10th October, 2015

**'Healthy Workplace 2015 Silver'** Award awarded by Arogya World at the Healthy Workplaces Conclave in Mumbai on 5th November, 2015

**'Excellence in Home Loan Banking'** awarded by CMO Asia and Asian Confederation of Businesses at the My FM Stars of the Industry Awards in Mumbai on 15th February, 2016

**'Best Housing Finance Company in Punjab'** awarded by the Emerging India Group and SMBC Insight News Channel at the Excellence and Bravery Awards in Mohali on 4th March, 2016

**'Housing Finance Company of the Year'** awarded by Accommodation Times at the 30th National Real Estate Awards in Mumbai on 15th March, 2016

**'Inspiring Business Leader of India, 2016'** awarded to Mr. Gagan Banga by The Economic Times at The Inspiring Business Leaders of India Conclave, in Mumbai on 31st March, 2016



# Directors' Report

## Dear Shareholders,

Your Directors have pleasure in presenting the eleventh Annual Report together with the audited statement of accounts of the Company for the financial year ended March 31, 2016.

## FINANCIAL RESULTS

The financial highlights of the Company, for the financial year ended March 31, 2016, are as under -

Particulars	Amount (in ₹)	
	Year ended March 31, 2016	Year ended March 31, 2015
Profit before Depreciation and amortisation expense	30,725,976,054	25,511,744,125
Less: Depreciation and amortisation expense	193,714,873	180,120,868
Profit before Tax	30,532,261,181	25,331,623,257
Less: Provision for Tax	7,591,022,620	5,549,349,492
Profit after Tax	22,941,238,561	19,782,273,765
Add: brought forward balance	4,239,111,217	481,135,068
Less: Adjustment on account of Depreciation (Net of tax benefit)	-	36,536,103
Amount available for appropriation	27,180,349,778	20,226,872,730
<b>Appropriations:</b>		
Interim Dividend paid on Equity Shares (₹ 45.00 Per Share (Previous Year ₹ 26.00 Per Share))	17,829,374,499	9,104,090,057
Dividend for the previous year on Equity Shares issued after the year end pursuant to ESOPs Allotment	-	1,067,652
<b>Corporate Dividend Tax on:</b>		
- Interim Dividend paid on Equity Shares	3,629,641,133	1,425,967,604
- Dividend for the previous year on Equity Shares issued after the year end pursuant to ESOPs Allotment	-	181,448
Transferred to Reserve U/s 36(1) (viii)(Considered as eligible transfer to Special Reserve U/s 29C of the National Housing Bank Act, 1987)	2,620,000,000	1,860,000,000
Transferred to Special Reserve (U/s 29C of the National Housing Bank Act, 1987)	1,968,247,713	2,096,454,752
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	-	1,500,000,000
Balance of Profit Carried Forward	1,133,086,433	4,239,111,217

## KEY FINANCIAL HIGHLIGHTS: FY15-16 (Consolidated)

Particulars	FY 15-16	FY14-15	Growth %
Total Revenue (₹ Cr.)	9,225.6	7,253.4	27.2
NII (₹ Cr.)	3,793.5	2,967.4	27.8
PAT (₹ Cr.)	2,344.7	1,901.2	23.3
EPS (₹)	60	55	
CRAR % (Standalone)	20.5	18.4	

## FINANCIAL AND OPERATIONAL HIGHLIGHTS

### Business Updates

- In the first half of FY2015-16, Indiabulls Housing Finance Limited (IBHFL) raised capital of ₹ 3,997 Cr. via issue of equity shares through the QIP process.
- IBHFL tied up CRISIL, an S & P company, and ICRA, a Moody's investor service company to grade its incremental LAP loans.
- IBHFL also tied up with CARE Ratings for monitoring of direct assignment pools.

### Asset Growth and Composition

- IBHFL's Assets Under Management stood at ₹ 68,683 Crore as at March 31, 2016 as against ₹ 52,235 Crore as at March 31, 2015, up by 31%.
- The total loans outstanding in respect of loans securitized/ assigned stood at ₹ 7,819 Crore at the end of FY 2015-16 (previous year ₹ 6,195 Crore). Sell down is a key focus area and an important source of both profitability and liquidity.
- IBHFL is focused on home loans and loans against property.
- The loan profiles of both home loans and loans against property are conservative. The loans are amortized monthly, secured against mortgage on the property financed and given out at moderate LTV levels.

### Home Loans: Streamlining Loan Fulfillment

- In FY 2016, the ISO certification (ISO 9001:2008) awarded to the Company's document management system was reaffirmed.



- The Company continues to grow its branch network across the country and is focused on mortgage-backed lending.
- The Company has a well-trained, in-house Direct Sales' Team of over 2,500 people to promptly attend to prospective customers.

### Stable Asset Quality

- Gross non-performing loans as at March 31, 2016 amounted to ₹ 577.1 Crore. This is equivalent to 0.84% of the loan portfolio
- Net non-performing loans as at March 31, 2016 amounted to ₹ 237.6 Crore. This is equivalent to 0.35% of the loan portfolio
- The Company has a prudent approach to creating loan provisions and carries total provisions, across standard assets provision and sub-standard asset provisions of ₹ 831.5 Crore.
- An experienced underwriting team and the in-house sourcing and collection teams ensure control over loan sourcing, credit appraisal and portfolio management.

### Strengthening Liability Profile and Funding Mix

- In keeping with IBHFL's philosophy of maintaining adequate and healthy levels of liquidity, the company had ₹ 12,870 Crore of liquid funds in the form of cash, cash equivalent and investment in liquid schemes of mutual funds
- Debentures and securities contributed to 55% of the Company's incremental funding in FY 15-16
- IBHFL now has 254 strong relationships with its lenders, which comprises 26 PSU banks, 17 Private and foreign banks and 211 Mutual Funds, Provident Funds, Pension Funds, Insurance Companies and others.

### Bank Borrowings

As at March 31, 2016, the Company's outstanding bank loans stood at ₹ 33,571 Crore vis-à-vis ₹ 28,401 Crore as at March 31, 2015. FY 2015-16 marked a change in the funding mix with bank borrowings contributing less than 50% of the funding mix for the first time. The Company's bank borrowings continue to enjoy a rating of AAA, signifying high degree of safety for timely servicing of debt obligations.

### Non Convertible Debentures (NCD) and Commercial Paper

FY 2015-16 saw a shift in focus of borrowings from bank borrowings to other long term sources. Funds raised

through debentures, bonds and securities constituted 55% of the Company's incremental funding for the fiscal year. This represents a source of stable, long term, regular, recurring and expanding source of funds.

As at March 31, 2016, the Company's outstanding secured NCDs stood at ₹ 20,444 Crore vis-à-vis ₹ 13,548 Crore as at March 31, 2015. The Company's secured NCDs have been listed on the Wholesale Debt Market segment of NSE / BSE and have been assigned 'AAA' rating from both CARE and Brickwork Ratings and 'AA+' from CRISIL, an S & P company, and ICRA, a Moody's investor service company.

As at March 31, 2016, the Company's outstanding subordinated debt and perpetual debt stood at ₹ 1,153 Crore and ₹ 100 Crore. The debt is subordinate to present and future senior indebtedness of the Company and has been assigned the 'AA+' and 'AAA' rating by CARE and Brickworks Ratings respectively. Based on the balance term to maturity, as at March 31, 2016, ₹ 1,140.8 Crore of the book value of subordinated and perpetual debt is considered as Tier II under the guidelines issued by the Reserve Bank of India (RBI) and National Housing Bank (NHB) for the purpose of capital adequacy computation.

There are no NCDs which have not been claimed by the investors or not paid by the Company after the date on which the NCD became due for redemption.

The Company's outstanding commercial paper stood at ₹ 4,491 Crs. as at March 31, 2016. The commercial paper program of the company enjoys a rating of A1+ signifying highest degree of safety for timely servicing of debt obligations.

### Regulatory Guidelines / Amendments

It is imperative for your Company to maintain high standards of compliance with RBI and NHB norms. The Company reaffirms compliance with regulations pertaining to Accounting Standards, Prudential norms for asset classification, income recognition, provisioning, capital adequacy and credit rating.

Government policy focus and historically superior credit quality of Housing Loans has prompted the regulator to increase operational leverage and flexibility of the housing finance sector. During the fiscal year, NHB recalibrated risk weights on individual housing loans, based on the loan amount and loan to value ratio, with the lowest risk weight being reduced to 35% compared to 50% earlier.

### Risk Management Framework

IBHFL's risk management is a discipline that forms the core of the Company and encompasses all the activities that affect the Company's risk profile. As a housing finance institution, your Company is exposed to various risks like credit risk, market risk (interest rate and currency risk),

liquidity risk and operational risk (technology, employee, transaction and reputation risk).

The Risk Management Committee (RMC) of the Company comprises of members of its senior management team, who have many years of experience in the industry and have put in place preventive mechanisms to contain various risks. The RMC met multiple times during the year ending 31 March, 2016 and to identify, measure, monitor and control various risks the Company was exposed to. The RMC put in place or enhanced the control measures to contain these risks. The Company has a robust mechanism to ensure an ongoing review of systems, policies, processes and procedures to contain and mitigate risk that arise from time to time.

IBHFL's goal is to build a business that is stable, scalable and sustainable. In seeking to do this, the Company recognizes the importance and has in place a well-defined risk management framework that permeates all aspects of its business and, to which, every employee is sensitized.

### Codes and Standards

The Company adheres to the Fair Practices Code (FPC) recommended by sector regulator, the National Housing Bank (NHB) as well as the RBI seek to promote good and fair practices by setting minimum standards in dealing with customers while doing lending business. Moreover, the comprehensive Know Your Customer (KYC) Guidelines and Anti Money Laundering Standards, is issued by the NHB, in the context of recommendations made by the Financial Action Task Force on Anti Money Laundering Standards.

### Digital Marketplace

With robust financials, delivery systems in place and well trained, capable and experienced team, your Company is well poised to completely manage the loan lifecycle and to move the brand to the next level. Retail asset distribution will go through disruptive changes from branch model to digital/ mobile based applications. IBHFL is focused on leveraging technology to achieve excellence with respect to lead generation, productivity and efficiency, customer service and brand recall.

The Company has taken a number of initiatives through the financial year 2015-16 to enhance brand awareness and to reach out to a greater number of customers. The company launched a new digitally led campaign -'100% Dad' featuring real life stories of parents that work hard to provide the best for their families. The campaign was launched across social media, Google and leading websites. It resulted in an overwhelming response of 21.06+ million impressions.

### Cross Selling and Distribution of Financial Products and Services

The financial year 2015-16, saw the Company further expanding its branch network, and widen its reach on the community with its pan India presence. State of the art Customer Care set up helps speedy resolution of customer queries and promptly attends to any loan requirements. Survey calling, where feedback is taken from existing and new customers also helps in continuous process improvement and generation of new leads.

### Training and Human Resource Management

The Company aims to build a team of dedicated employees who work with passion and a sense of belonging and play a defining role in accelerating the Company's growth.

Trainings for more than 4,200 employees were conducted in the last financial year covering various aspects such as sales excellence, customer service, data analysis, credit risk analysis, etc. We have a state of the art facility spread over 11,000 sq.ft. at our corporate office at Parel, Mumbai.

### DIVIDEND

In keeping with the Company's policy of rewarding its shareholders, the Board of Directors of the Company, had, for the year 2015-16, declared five interim dividends aggregating to ₹ 45/- per share on shares of face value ₹ 2/- each (₹ 9/- for each), with the total outflow of ₹ 2,145.9 Cr (inclusive of Corporate Dividend Tax).

The Board of Directors of the Company, had, in its meeting held on July 25, 2016, declared interim dividend of ₹ 9/- per share of face value of ₹ 2/- each, for the Financial Year 2016-17.

During the year, the unclaimed dividend pertaining to the financial year ended March 31, 2008, got transferred to Investor Education and Protection Fund after giving due notice to the members.

In compliance with requirements stipulated vide SEBI notification no. SEBI/ LAD-NRO/GN/2016-17/008 dated July 8, 2016, the Dividend Distribution Policy of the Company is available on the website of the Company i.e. [www.indiabullshomeloans.com](http://www.indiabullshomeloans.com).

### DIRECTORS

In accordance with the provisions of Section 152 of the Companies Act, 2013 (Act) and in terms of the Memorandum and Articles of Association of the Company, Mr. Gagan Banga (DIN: 00010894), Vice Chairman & Managing Director and Mrs. Manjari Ashok Kacker (DIN: 06945359), Non-Executive Director of the Company, retire by rotation at the ensuing Annual General Meeting of the Company and being eligible offer themselves for reappointment. The Board recommends their re-appointment.



To ensure continuity of guidance from Justice Bisheshwar Prasad Singh (Retd. Justice Supreme Court of India) (DIN: 06949954), Brig Labh Singh Sitara (Ex-army official and Dhyanchand award winner sportsman) (DIN: 01724648), Mr. Shamsher Singh Ahlawat (DIN: 00017480) and Mr. Prem Prakash Mirdha (DIN: 01352748), the existing Independent Directors of the Company, the Board has recommended their re-appointments as independent director(s) of the Company for another term of 5 years from September 29, 2016 to September 28, 2021. The Board has also recommended the appointment of Justice Gyan Sudha Misra (Retd. Justice – Supreme Court of India) (DIN: 07577265), as an Independent Director of the Company for a period of 2 (two) years, effective from September 29, 2016 till September 28, 2018. Keeping in view, the vast experience and knowledge of all these proposed appointees, the Board is of the view that their appointment as Independent Directors, on the Board, will be in the interest of the Company. Upon approval of the shareholders to their appointment as Independent Directors their appointment shall be formalized by issuing a letter of appointment to them, which shall be open for inspection by the members at the registered office of the Company, in terms of applicable provisions of the Act.

The present composition of the Board along with the brief resume of the Directors proposed to be appointed/reappointed, nature of their expertise in specific functional areas and names of companies in which they hold directorships and memberships/chairmanships of Board Committees, are provided in the Report on Corporate Governance forming part of this Annual Report.

## SHARE CAPITAL / ESOP SCHEMES

The paid up equity share capital of the Company as on March 31, 2016, was ₹ 84,25,83,924 comprising of 42,12,91,962 equity shares of ₹ 2/- each. Subsequently, from April 1, 2016 till date, the Company had allotted 79,624 equity shares of face value ₹ 2/- each against exercise of equivalent number of stock options under various ESOP Schemes of the Company, as a result of which the paid up equity share capital of the Company stands increased to ₹ 84,27,43,172/- comprising of 42,13,71,586 equity shares of ₹ 2/- each.

The disclosures required to be made under Securities and Exchange Board of India (Share Based Employee Benefits) Regulation, 2014 and the Companies Act, 2013 read with Rule 12 of the Companies (Share Capital and Debentures) Rules, 2014, in respect of all existing ESOP Schemes of the Company are set out in the Annexure to this Report.

## Qualified Institutions Placement Issue

The Company in terms of SEBI ICDR Regulations, has concluded Qualified Institutions Placement (QIP), by issuing 56,934,372 equity shares at a price of ₹ 702/- per equity

share aggregating ₹ 399,679.29 Lakhs, on September 15, 2015, consequent to which, the Paid up Share Capital increased by ₹ 1,138.69 Lakhs and Securities Premium increased by ₹ 398,540.60 Lakhs. Share issue expenses amounting to ₹ 6,762.10 Lakhs (incurred in respect of this issuance) has been adjusted against the Securities Premium Account.

## MERGER OF WHOLLY OWNED SUBSIDIARIES OF THE COMPANY

The Board of Directors of Indiabulls Finance Company Private Limited ("IFCPL") and Indiabulls Commercial Credit Limited ("ICCL") (formerly Indiabulls Infrastructure Credit Limited) (both being wholly owned subsidiaries of the Company) at their meeting held on April 16, 2015 had approved, the merger of IFCPL, on an ongoing basis, into ICCL, pursuant to and in terms of the provisions of Section 391 – 394 of the Companies Act, 1956, as amended from time to time. The appointed date of the proposed merger fixed under the Scheme was April 01, 2015. The Hon'ble High Court of Delhi, vide its order dated March 15, 2016, received by the Company on March 31, 2016, approved the Scheme (Order). In terms of the court approved Scheme, with the filing of the copy of the Order, on March 31, 2016 with the office of ROC, NCT of Delhi & Haryana (the Effective Date), the Scheme came into effect and IFCPL, as a going concern, stands amalgamated with ICCL with effect from the Appointed Date, being April 01, 2015. Subsequently the Board of Directors of ICCL, on March 31, 2016, issued and allotted 32,826,288 fully paid Equity Shares of ₹ 10/- each of ICCL to the Company against its holding of 10,942,096 fully paid Equity Shares of ₹ 10/- each of IFCPL, in the ratio of 3:1 i.e. the Share Exchange Ratio, provided under the Scheme.

## PUBLIC DEPOSITS

During the year under review, the Company has not accepted any deposits from the public, falling within the ambit of Chapter V of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014.

## LISTING WITH STOCK EXCHANGES

The Equity Shares (ISIN No.: INE148I01020) of the Company, continue to remain listed at BSE Limited and National Stock Exchange of India Limited. The listing fees payable to both the exchanges for the financial year 2016-17 have been paid. The GDRs issued by the Company continue to remain listed on Luxembourg Stock Exchange.



## AUDITORS

### (a) Statutory Auditors

M/s Deloitte Haskins & Sells LLP (Firm Regn. No. 117366W / W-100018), the statutory auditors of the Company were appointed by the members in their ninth Annual General Meeting, held on 11<sup>th</sup> August 2014, for a period of three years i.e. until the conclusion of the twelfth Annual General Meeting of the Company. The Company has received a certificate from the Auditors to the effect that their continuation as such from the conclusion of this Annual General Meeting until the conclusion of twelfth annual general meeting is in accordance with the provisions of the Section 141(3)(g) of the Companies Act, 2013. The Board recommends the ratification of the appointment of M/s Deloitte Haskins & Sells LLP, as statutory auditors of the Company till the conclusion of twelfth annual general meeting of the Company.

The Notes to the Accounts referred to in the Auditors' Report are self – explanatory and therefore do not call for any further explanation.

### (b) Secretarial Auditors & Secretarial Audit Report

Pursuant to the provisions of Section 204 of the Companies Act, 2013 read with the rules made thereunder, the Company has appointed M/s Neelam Gupta & Associates, a firm of Company Secretaries in practice as its Secretarial Auditors, to conduct the secretarial audit of the Company, for the Financial Year 2015-16. The Company has provided all assistance, facilities, documents, records and clarifications etc. to the Secretarial Auditors for conducting their audit. The Report of Secretarial Auditors for the Financial Year 2015-16, is annexed as "Annexure 1" and forming part of this Report. The Report is self – explanatory and therefore do not call for any further explanation.

## CORPORATE SOCIAL RESPONSIBILITY

As part of its initiatives under "Corporate Social Responsibility (CSR)", the Company has undertaken projects in the areas of Health, Education, Sanitation, Nutrition and Rural Development, as per its CSR Policy (available on your Company's website <http://www.indiabullshomeloans.com/>) and the details are contained in the Annual Report on CSR Activities given in "Annexure 2", forming part of this Report. These projects are in accordance with Schedule VII of the Companies Act, 2013 read with the relevant rules.

## MANAGEMENT DISCUSSION AND ANALYSIS REPORT

Pursuant to Regulation 34 of the SEBI LODR Regulations, Management's Discussion and Analysis Report, for the year

under review, is presented in a separate section forming part of this Annual Report.

## CORPORATE GOVERNANCE REPORT

Pursuant to Regulation 24 of the SEBI LODR Regulations, a separate section on Corporate Governance Practices followed by the Company, together with a certificate from a practicing Company Secretary confirming compliance, is presented in a separate section forming part of this Annual Report.

## BUSINESS RESPONSIBILITY REPORT

Pursuant to Regulation 34 of the SEBI LODR Regulations mandates inclusion of the Business Responsibility Report (BRR) as part of the Annual Report for top 100 listed entities based on market capitalization. In compliance with the regulation, we have provided the BRR as part of this Annual Report.

## DIRECTORS' RESPONSIBILITY STATEMENT

To the best of their knowledge and belief and according to the information and explanations obtained by them, your Directors make the following statement in terms of Section 134 of the Companies Act, 2013:

- a) that in the preparation of the annual financial statements for the year ended March 31, 2016, the applicable accounting standards had been followed along with proper explanation relating to material departures, if any;
- b) that such accounting policies as mentioned in the Notes to the Financial Statements have been selected and applied consistently and judgments and estimates have been made that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company, as at March 31, 2016 and the profit and loss of the Company for the year ended on that date;
- c) that proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013, for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) that the annual financial statements have been prepared on a going concern basis; and
- e) that proper internal financial controls were in place and that such financial controls were adequate and were operating effectively.
- f) that systems to ensure compliance with the provisions of all applicable laws were in place and were adequate and operating effectively.





## INFORMATION PURSUANT TO SECTION 134 AND SECTION 197 OF THE COMPANIES ACT, 2013 READ WITH THE RELEVANT RULES AND SEBI LODR REGULATIONS

The information required to be disclosed pursuant to Section 134 and Section 197 of the Companies Act, 2013 read with the relevant rules (to the extent applicable) and SEBI LODR Regulations, not elsewhere mentioned in this Report, are given in "Annexure A" forming part of this Report.

## GREEN INITIATIVES

Electronic copies of the Annual Report 2016 and Notice of the 11<sup>th</sup> AGM are sent to all the members whose email addresses are registered with the Company / Depository Participant(s). For members who have not registered their email addresses, physical copies of the Annual Report 2016 and Notice of the 11<sup>th</sup> AGM are sent in the permitted mode.

The Company is providing e-voting facility to all members to enable them to cast their votes electronically on all resolutions set forth in the Notice of the 11<sup>th</sup> AGM. This is pursuant to section 108 of the Companies Act, 2013 and Rule 20 of the Companies (Management and Administration) Rules, 2014 as substituted by Companies

(Management and Administration) Amendment Rules, 2015 and Regulation 44 of the SEBI LODR Regulations. The instructions for remote e-voting are provided in the Notice.

## ACKNOWLEDGEMENT

Your Company has been able to operate efficiently because of the culture of professionalism, creativity, integrity and continuous improvement in all functional areas and the efficient utilization of all its resources for sustainable and profitable growth. Your Directors wish to place on record their appreciation of the contributions made and committed services rendered by the employees of the Company at various levels. Your Directors also wish to express their gratitude for the continuous assistance and support received from the investors, clients, bankers, regulatory and government authorities, during the year.

### For and on behalf of the Board of Directors

Sd/-

**Gagan Banga**  
Vice Chairman  
& Managing  
Director

Sd/-

**Ajit Kumar Mittal**  
Executive Director

Date: July 25, 2016  
Place: Mumbai

## Annexure - A

# Annexure forming part of the Directors Report

## EXTRACT OF ANNUAL RETURN

The details forming part of extract of Annual Return, as on the financial year ended March 31, 2016, pursuant to Section 92 (3) of the Companies Act, 2013, in form MGT-9, are given in "Annexure 3" forming part of this Report.

## BOARD MEETINGS

During the FY 2015-16, 5 (five) Board Meetings were convened and held. The details of such meetings are given in Corporate Governance Report forming part of this Annual Report. The intervening gap between these meetings was within the period prescribed under the Companies Act, 2013. The notice and agenda including all material information and minimum information required to be made available to the Board under Regulation 17 read with Schedule II Part-A of the SEBI LODR Regulations, were circulated to all directors, well within the prescribed time, before the meeting or placed at the meeting. During the year, separate meeting of the Independent Directors was held on January 20, 2016, without the attendance of Non-Independent Directors and the members of the Company Management.

## BOARD EVALUATION

Pursuant to the applicable provisions of the Companies Act, 2013 and Regulation 17 of the SEBI LODR Regulations, the Board has carried out an evaluation of its performance, the directors individually as well as the working of its Audit Committee, Nomination & Remuneration Committee and Stakeholders Relationship Committee. The manner in which the evaluation has been carried out has been explained in the Corporate Governance Report forming part of this Annual Report.

## REMUNERATION POLICY

The Board has framed a policy for selection and appointment of Directors, Senior Management and their remuneration. The Remuneration Policy is stated in the Corporate Governance Report forming part of this Annual Report.

## LOANS, GUARANTEES OR INVESTMENTS

During the FY 2015-16, in terms of the provisions of Section 186 (1) of the Companies Act, 2013, the Company did not make any investments through more than two layers of investment companies. Further, the Company, being a housing finance company, loans given, guarantees provided and investments made by it, were not covered under the provisions of Section 186 of the Companies Act, 2013.

## RELATED PARTY TRANSACTIONS

All the related party transactions, entered into by the Company, during the financial year, were in its ordinary course of business and on an arm's length basis. There are no materially significant related party transactions entered by the Company with its Promoters, Key Management Personnel or other designated persons which may have potential conflict with the interest of the Company at large. The Policy on materiality of Related Party Transactions and also on dealing with such transactions is available on the website of the Company (<http://www.indiabulls.com/>).

## INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY

The Company has an elaborate system of internal controls commensurate with the size, scale and complexity of its operations; it also covers areas like financial reporting, fraud control, compliance with applicable laws and regulations etc. Regular internal audits are conducted to check and to ensure that responsibilities are discharged effectively. The Internal Audit Department monitors and evaluates the efficacy and adequacy of internal control systems in the Company, its compliance with regulatory directives, efficacy of its operating systems, adherence to the accounting procedures and policies at all branch offices of the Company and its subsidiaries. Wherever required, the internal audit efforts are supplemented by audits conducted by specialized consultants/audit firms. Based on the report of the Internal Auditors, process owners undertake corrective actions, in their respective areas and thereby strengthen the controls.



## MATERIAL CHANGES AND COMMITMENTS

There are no material changes and commitments, affecting the financial position of the Company, which has occurred between the end of the Financial Year of the Company i.e. March 31, 2016 and the date of this Report.

Further, no significant and material orders were passed by the regulators or courts or tribunals, impacting the going concern status and Company's operations in future.

## CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

The information on conservation of energy, technology absorption and foreign exchange earnings and outgo, is as under:

### A. Conservation of Energy

The Company uses energy for its office equipment such as computers, lighting and utilities at its work premises. As an ongoing process the following measures are undertaken to conserve energy:

- a) Implementation of viable energy saving proposals.
- b) Installation of automatic power controllers to save maximum charges and energy.
- c) Awareness and training sessions, at regular intervals, to concerned operational personnel on opportunities of energy conservation and their benefits.

### B. Technology Absorption

The Company is investing in cutting edge technologies to upgrade its infrastructure set up and innovative technical solutions, thereby increasing customer delight & employee efficiency. Next Generation Business Intelligence & analytics tool have been implemented to ensure that while data continues to grow, decision makers gets answers faster than ever for timely & critical level decision making. The Company has implemented best of the breed applications to manage and automate its business processes to achieve higher efficiency, data integrity and data security. It has helped it in implementing best business practices and shorter time to market new schemes, products and customer services. The Company has taken major initiatives for improved employee experience, by implementing innovative solutions and empowering them by providing mobile platform to manage their work while on the go.

The Company's investment in technology has improved customer services, reduced operational cost and development of new business opportunities.

## C. Foreign Exchange Earnings and Outgo

During the year under review, your Company had an aggregate of foreign exchange earning of ₹ Nil and foreign exchange outgo of ₹ 97.21 Cr. The details of earnings and outgo are shown in the Note No. 32 (a) and 32 (b) respectively, of Notes to the Accounts, forming part of the Standalone Financial Statements. Members are requested to refer to these Notes.

## BUSINESS RISK MANAGEMENT

Pursuant to the applicable provisions of the Companies Act, 2013 and Regulation 21 of the SEBI LODR Regulations, the Company has in place a Board constituted Risk Management Committee. Details of the Committee and its terms of reference are set out in the Corporate Governance Report forming part of this report.

The Company has a robust business Risk Management framework to identify and evaluate business risks and opportunities. This framework seeks to create transparency, minimize adverse impact on its business objectives and enhance its competitive advantage. It defines the risk management approach across the Company and its subsidiaries at various levels including the documentation and reporting. At present, the Company has not identified any element of risk which may threaten its existence.

## PARTICULARS OF EMPLOYEES

Pursuant to the applicable provisions of the Companies Act, 2013 read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, disclosures on Managerial Remuneration are provided in "Annexure 4" forming part of this Report. In terms of the provisions of Section 136(1) of the Companies Act, 2013 read with the said rules, the Directors' Report is being sent to all the shareholders of the Company excluding the annexure on the names and other particulars of employees, required in accordance with Rule 5.2 of said rules, which is available for inspection by the members, subject to their specific written request, in advance, to the Company Secretary. The inspection is to be carried out at the Company's Registered Office or at its Corporate Office, at Gurgaon, during business hours on working days of the Company up to date of ensuing Annual General Meeting.

## FAMILIARISATION PROGRAMME FOR NON-EXECUTIVE DIRECTORS

Non-Executive Directors are familiarised with their roles, rights and responsibilities in the Company as well as with the nature of industry and business model of the Company through presentations about the Company's strategy, business model, product and service offerings, customers'

& shareholders' profile, financial details, human resources, technology, facilities, internal controls and risk management, their roles, rights and responsibilities in the Company. The Board is also periodically briefed on the various changes, if any, in the regulations governing the conduct of non-executive directors including independent directors. The details of the familiarization programmes have been hosted on the website of the Company and can be accessed on the link: <https://www.indiabullshomeloans.com/>

### Listing Agreement

The Securities and Exchange Board of India (SEBI), on September 2, 2015, issued SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 with the aim to consolidate and streamline the provisions of the Listing Agreement for different segments of capital markets to ensure better enforceability. The said regulation was effective from December 1, 2015. Accordingly, all listed entities were effective were required to enter into the Listing Agreement within six months from the effective date. The Company entered into Listing Agreement with National Stock Exchange of India Limited and BSE Limited during December 2015.

### SUBSIDIARY COMPANIES

Pursuant to Section 129 of the Companies Act, 2013, the Company has prepared its Consolidated Financial Statement along with all its subsidiaries, in the same form and manner, as that of the Company, which shall be laid before its ensuing 11<sup>th</sup> Annual General Meeting along with its Standalone Financial Statement. The Consolidated Financial Statements of the Company along with its subsidiaries, for the year ended March 31, 2016, form part of this Annual Report.

For the performance and financial position of each of the subsidiaries of the Company, included in its Consolidated Financial Statements, the Members are requested to refer to Note No. (1) vi.) of the Notes to the Accounts, of Consolidated Financial Statements of the Company.

### COMMITTEES OF THE BOARD

The Company has following Board constituted committees which have been established as a part of the best corporate governance practices and are in compliance with the requirements of the relevant provisions of applicable laws and statutes.

- a) Audit Committee
- b) Nomination and Remuneration Committee
- c) Stakeholders Relationship Committee

- d) Compensation Committee
- e) Risk Management Committee
- f) Asset Liability Management Committee
- g) Investment Committee
- h) Customer Grievance Committee
- i) Corporate Social Responsibility Committee
- j) Management Committee
- k) Strategic Investment Committee

The details with respect to composition, powers, roles, terms of reference, etc. of each of these committees are given in the Corporate Governance Report forming part of this Annual Report.

### NUMBER OF CASES FILED, IF ANY, AND THEIR DISPOSAL UNDER SECTION 22 OF THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company has zero tolerance towards sexual harassment at the workplace and has adopted a policy on prevention, prohibition and redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder. During the period under review, one complaint was received and disposed off.

### VIGIL MECHANISM

The Company is committed to adhere to the highest standards of ethical, moral and legal conduct of its business operations. To maintain these standards, the Company has implemented the Whistle Blower Policy ("the Policy"), to provide an avenue for employees to report matters without the risk of subsequent victimization, discrimination or disadvantage. The Policy applies to all employees working for the Company and its subsidiaries. Pursuant to the Policy, the whistle blowers can raise concerns relating to matters such as breach of Company's Code of Conduct, fraud, bribery, corruption, employee misconduct, illegality, misappropriation of Company's funds / assets etc. A whistle-blowing or reporting mechanism, as set out in the Policy, invites all employees to act responsibly to uphold the reputation of the Company and its subsidiaries. The Policy aims to ensure that serious concerns are properly raised and addressed and are recognized as an enabling factor in administering good governance practices. The details of the Whistle Blower Policy are available on the website of the Company (<http://www.indiabullshomeloans.com/>).



# Annexure to Directors' Report

## IHFL-IBFSL Employees Stock Option Plan – 2006 – As on March 31, 2016

	Particulars	
a.	Options Granted	1,440,000
b.	Exercise price	1,045,000 options at ₹ 41.67 per Option 395,000 options at ₹ 95.95 per Option
c.	Options vested	945,684 options at ₹ 41.67 per Option 237,000 options at ₹ 95.95 per Option
d.	Options exercised	727,960 options at ₹ 41.67 per Option 158,000 options at ₹ 95.95 per Option
e.	The total number of Shares arising as a result of exercise of option	727,960 options at ₹ 41.67 per Option 158,000 options at ₹ 95.95 per Option
f.	Options lapsed	258,504
g.	Variation in terms of options	Nil
h.	Money realized by exercise of options	₹ 45,494,193/-
i.	Total number of options in force	58,536 options at ₹ 41.67 per Option 237,000 options at ₹ 95.95 per Option
j.	Employee wise details of options granted to;	
	i. Key managerial personnel	Mr. Gagan Banga – 395,000
	ii. any other employee who received a grant of options in any one year of option amounting to 5% or more of option granted during that year	Nil
	iii. identified employees who were granted option, during any one year, equal to or exceeding 1% of the issued capital (excluding outstanding warrants and conversions) of the company at the time of grant	Nil
k.	Diluted Earnings Per Share (EPS) pursuant to issue of shares on exercise of option calculated in accordance with [Accounting Standard (AS) 20 'Earnings Per Share']	₹ 57.48
l.	Where the Company has calculated the employee compensation cost using the intrinsic value of the stock options, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of the options, shall be disclosed. The impact of this difference on profits and on EPS of the Company shall also be disclosed	Refer Note 3 of Notes to Accounts forming part of the Financial Statements.
m.	Weighted – average exercise prices and weighted – average fair values of options shall be disclosed separately for options whose exercise price either equals or exceeds or is less than the market price of the stock.	₹ 56.56
n.	A description of the method and significant assumptions used during the year to estimate the fair values of options, including the following weighted – average information:	Refer Note 3 of Notes to Account forming part of the Financial Statements.
	i. risk free interest rate	
	ii. expected life	
	iii. expected volatility	
	iv. expected dividends, and	
	v. the price of the underlying share in market at the time of option grant	



### IHFL-IBFSL Employees Stock Option Plan II - 2006 – As on March 31, 2016

	Particulars	
a.	Options Granted	720,000
b.	Exercise price	₹ 100
c.	Options vested	305,761 options at ₹ 100 per Option 131,400 options at ₹ 100 per Option
d.	Options exercised	209,831 options at ₹ 100 per Option 87,600 options at ₹ 100 per Option
e.	The total number of Shares arising as a result of exercise of option	209,831 options at ₹ 100 per Option 87,600 options at ₹ 100 per Option
f.	Options lapsed	244,747
g.	Variation in terms of options	Nil
h.	Money realized by exercise of options	₹ 29,743,100/-
i.	Total number of options in force	177,822 options at ₹ 100 per Option
j.	Employee wise details of options granted to;	
	i. Key managerial personnel	Mr. Gagan Banga – 299,160
	ii. any other employee who received a grant of options in any one year of option amounting to 5% or more of option granted during that year	Nil
	iii. identified employees who were granted option, during any one year, equal to or exceeding 1% of the issued capital (excluding outstanding warrants and conversions) of the company at the time of grant	Nil
k.	Diluted Earnings Per Share (EPS) pursuant to issue of shares on exercise of option calculated in accordance with [Accounting Standard (AS) 20 'Earnings Per Share']	₹ 57.48
l.	Where the Company has calculated the employee compensation cost using the intrinsic value of the stock options, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of the options, shall be disclosed. The impact of this difference on profits and on EPS of the Company shall also be disclosed	Refer Note 3 of Notes to Accounts forming part of the Financial Statements.
m.	Weighted – average exercise prices and weighted – average fair values of options shall be disclosed separately for options whose exercise price either equals or exceeds or is less than the market price of the stock.	₹ 100.00
n.	A description of the method and significant assumptions used during the year to estimate the fair values of options, including the following weighted – average information:	Refer Note 3 of Notes to Account forming part of the Financial Statements.
	i. risk free interest rate	
	ii. expected life	
	iii. expected volatility	
	iv. expected dividends, and	
	v. the price of the underlying share in market at the time of option grant	


**IHFL-IBFSL Employees Stock Option – 2008 – As on March 31, 2016**

	Particulars	
a.	Options Granted	7,500,000
b.	Exercise price	6,702,250 options at ₹ 95.95 per option 367,350 options at ₹ 125.90 per option 230,400 options at ₹ 158.50 per option 200,000 options at ₹ 153.65 per option
c.	Options vested	3,972,613 options at ₹ 95.95 per option 61,800 options at ₹ 125.90 per option 63,000 options at ₹ 153.65 per option 106,300 options at ₹ 158.50 per option
d.	Options exercised	3,488,500 options at ₹ 95.95 per option 46,395 options at ₹ 125.90 per option 60,000 options at ₹ 153.65 per option 105,590 options at ₹ 158.50 per option
e.	The total number of Shares arising as a result of exercise of option	3,488,500 options at ₹ 95.95 per option 46,395 options at ₹ 125.90 per option 60,000 options at ₹ 153.65 per option 105,590 options at ₹ 158.50 per option
f.	Options lapsed	1,984,831 options at ₹ 95.95 per option 287,115 options at ₹ 125.90 per option 27,000 options at ₹ 158.50 per option 132,500 options at ₹ 153.65 per option
g.	Variation in terms of options	Nil
h.	Money realized by exercise of options	₹ 366,517,721/-
i.	Total number of options in force	1,228,919 options at ₹ 95.95 per option 33,840 options at ₹ 125.90 per option 7,500 options at ₹ 153.65 per option 97,810 options at ₹ 158.50 per option
j.	Employee wise details of options granted to;	
	i. Key managerial personnel	Mr. Gagan Banga - 786,000 Mr. Ajit Kumar Mittal - 124,000 Mr. Mukesh Kumar Garg - 200,000 Mr. Amit Jain - 30,000
	ii. any other employee who received a grant of options in any one year of option amounting to 5% or more of option granted during that year	Nil
	iii. identified employees who were granted option, during any one year, equal to or exceeding 1% of the issued capital (excluding outstanding warrants and conversions) of the Company at the time of grant	Nil
k.	Diluted Earnings Per Share (EPS) pursuant to issue of shares on exercise of option calculated in accordance with [Accounting Standard (AS) 20 'Earnings Per Share']	₹ 57.48
l.	Where the Company has calculated the employee compensation cost using the intrinsic value of the stock options, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of the options, shall be disclosed. The impact of this difference on profits and on EPS of the Company shall also be disclosed	Refer Note 3 of Notes to Accounts forming part of the Financial Statements.
m.	Weighted - average exercise prices and weighted - average fair values of options shall be disclosed separately for options whose exercise price either equals or exceeds or is less than the market price of the stock.	₹ 100.88

n.	A description of the method and significant assumptions used during the year to estimate the fair values of options, including the following weighted - average information:	Refer Note 3 of Notes to Account forming part of the Financial Statements.
	i. risk free interest rate	
	ii. expected life	
	iii. expected volatility	
	iv. expected dividends, and	
	v. the price of the underlying share in market at the time of option grant	

### IHFL ESOS - 2013 - As on March 31, 2016

	Particulars	
a.	Options Granted	10,500,000
b.	Exercise price	₹ 394.75
c.	Options vested	2,088,400
d.	Options exercised	1,706,375
e.	The total number of Shares arising as a result of exercise of option	1,706,375
f.	Options lapsed	107,600
g.	Variation in terms of options	Nil
h.	Money realized by exercise of options	₹ 673,591,531/-
i.	Total number of options in force	8,686,025
j.	Employee wise details of options granted to;	
	i. Key managerial personnel	Mr. Gagan Banga - 1,000,000 Mr. Ajit Kumar Mittal - 441,000 Mr. Ashwini Omprakash Kumar - 500,000 Mr. Mukesh Garg - 325,000 Mr. Amit Jain - 24,000
	ii. any other employee who received a grant of options in any one year of option amounting to 5% or more of option granted during that year	Mr. Gagan Banga - 1,000,000
	iii. identified employees who were granted option, during any one year, equal to or exceeding 1% of the issued capital (excluding outstanding warrants and conversions) of the Company at the time of grant	Nil
k.	Diluted Earnings Per Share (EPS) pursuant to issue of shares on exercise of option calculated in accordance with [Accounting Standard (AS) 20 'Earnings Per Share']	₹ 57.48
l.	Where the Company has calculated the employee compensation cost using the intrinsic value of the stock options, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of the options, shall be disclosed. The impact of this difference on profits and on EPS of the Company shall also be disclosed	Refer Note 3 of Notes to Accounts forming part of the Financial Statements.
m.	Weighted - average exercise prices and weighted - average fair values of options shall be disclosed separately for options whose exercise price either equals or exceeds or is less than the market price of the stock.	₹ 394.75
n.	A description of the method and significant assumptions used during the year to estimate the fair values of options, including the following weighted - average information:	Refer Note 3 of Notes to Account forming part of the Financial Statements.
	i. risk free interest rate	
	ii. expected life	
	iii. expected volatility	
	iv. expected dividends, and	
	v. the price of the underlying share in market at the time of option grant	



FORM NO. MR-3

## Secretarial Audit Report

(For the Financial Year ended 31st March, 2016)

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,

The Members  
INDIABULLS HOUSING FINANCE LIMITED  
M 62 & 63, First Floor, Connaught Place,  
New Delhi - 110001

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Indiabulls Housing Finance Limited (hereinafter called "the Company"/ "IBHFL"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of IBHFL's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, We hereby report that in our opinion, the Company has, during the audit period covering the Financial Year ended on 31st March, 2016, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

1. We have examined the books, papers, minute books, forms and returns filed and other records maintained by IBHFL for the Financial Year ended on 31st March, 2016 according to the provisions of:
  - I. The Companies Act, 2013 (the Act) and the Rules made thereunder;
  - II. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
  - III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
  - IV. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
  - V. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
    - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
    - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992 and The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 w.e.f. 15th May, 2015;
    - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009;
    - (d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999;
    - (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;
    - (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client (Not Applicable to the Company during the Audit period);
    - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 (Not Applicable to the Company during the Audit period); and
    - (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998 (Not Applicable to the Company during the Audit period);
    - (i) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 w.e.f. 02nd December, 2015, (Provisions of sub-regulation (4) of regulation 23 and regulation 31A become effective from 02nd September, 2015).
  - VI. The National Housing Bank Act, 1987, the Company being a Housing Finance Company, is also governed by this Act.



We have also examined compliance with the applicable clauses of the following:

- (i) Secretarial Standards issued by the Institute of Company Secretaries of India.
- (ii) The Listing Agreement entered into by the Company with the Stock Exchanges

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc., stated herein above.

3. We further report that:

- a. The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Director, Woman Director and Independent Directors. There are no changes in the composition of the Board of Directors during the period under review.
- b. Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
- c. Majority decision is carried through with the consent of all the Directors present in the meeting and members' views are captured and recorded as part of the minutes.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the Audit period the Company has not carried out any major strategic action warranting compliance of specific/special nature, except

transactions (originating either on Company's action or otherwise) as hereunder:

1. During the FY 2015-16, the Board of Directors has declared Five Interim Dividends of ₹ 9/- each aggregating ₹ 45/- per share.
2. At the Annual General Meeting of the Company held on 07th September, 2015 Shareholders approval was accorded for enhancement of borrowing limits pursuant to section 180(1)(c) of the Companies Act, 2013 upto INR 100,000 crores.
3. During the period Company has allotted 6,57,27,496 equity shares of ₹ 2/- each
  - a. Against conversion of 66,43,700 listed warrants;
  - b. Exercise of 21,49,424 stock options under various ESOP Schemes of the Company and
  - c. to Qualified Institutional Buyers 56,934,372 equity shares under qualified institutions placement.
4. The Company has allotted 96,840 Secured Redeemable Non Convertible Debentures of ₹ 10,00,000 each aggregating 9,684.00 crores and 17,315 Unsecured Redeemable Non Convertible Subordinate Debt in the nature of Debentures of ₹ 1,00,000 each aggregating to ₹ 173.15 Crore.

This report is to be read with our letter of even date which is annexed as Annexure and forms integral part of this report.

For **Neelam Gupta and Associates**

**(Neelam Gupta)**

Practicing Company Secretary

FCS : 3135

CP : 6950

Place : New Delhi

Date : 22nd April, 2016



### Annexure to the Secretarial Audit Report of IBHFL for financial year ended March 31, 2016

To,  
The Members  
INDIABULLS HOUSING FINANCE LIMITED  
M 62 & 63, First Floor, Connaught Place,  
New Delhi - 110001

#### Management Responsibility for Compliances

1. The maintenance and compliance of the provisions of Corporate and other applicable laws, rules, regulations, secretarial standards is the responsibility of the management of the company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the process and practices we followed provide a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **Neelam Gupta and Associates**

**(Neelam Gupta)**

Practicing Company Secretary

FCS : 3135

CP : 6950

Place : New Delhi

Date : 22nd April, 2016

## Annexure - 2

## Annual Report on Corporate Social Responsibility (CSR) Activities

1. A brief outline of the Company's CSR Policy, including overview of projects or programs, proposed to be undertaken and a reference to the web-link to the CSR Policy and projects or programs.

The Company focuses its CSR efforts on such areas, where it could provide maximum benefits to the society at large. These are, improving awareness of communities towards education, health, nutrition, sanitation and rural development etc. The Company will continue to engage with stakeholders including experts, NGOs, professional bodies / forums and the government and would take up such CSR activities in line with the government's intent, which are important for the society at large. The Company may also undertake such other CSR projects, where societal needs are high or in special situations (natural disasters etc.)

CSR Policy is stated herein below:

**Web-link:**

<https://www.indiabullshomeloans.com/csr-policy>

2. **Composition of the CSR Committee**  
Mr. Shamsher Singh Ahlawat, Chairman (Independent Director)  
Mr. Gagan Banga, Member (Vice Chairman & Managing Director)  
Mr. Ashwini Omprakash Kumar, Member (Deputy Managing Director)
3. **Average Net Profit of the Company for last three financial years:** ₹ 1,59,105.47 Lacs
4. **Prescribed CSR Expenditure (two percent of the amount as in item 3 above):** ₹ 3,182.11 Lacs
5. **Details of CSR spend for the financial year:**  
a. **Total amount to be spent for the financial year:** ₹ 3,182.11 Lacs  
b. **Amount unspent. If any:** Nil

- c. Manner in which the amount spent during the financial year is detailed below:

(Amount in ₹)

(1) Sr. No.	(2) CSR Projects or Activities identified	(3) Sector in which the project is covered	(4) Projects or programs		(5) Amount outlay (budget) project or program-wise	(6) Amount spent on projects or programs Sub-heads:	(7) Cumulative expenditure up to the 31st March 2016	(8) Amount spent: Direct or through implementing agency*
			District	State				
1	Distribution of Sanitary Napkins (KUMUD)	Sanitation	Mumbai Thane Palghar Raigad	Maharashtra	2,000,000	117,735	117,735	Implementing Agency (Indiabulls Foundation)
2	Free Medical Clinic	Health	Mumbai	Maharashtra	10,000,000	126,663	244,398	Implementing Agency (Indiabulls Foundation)
3	Free Mobile Medical Vans (Janswasthya Kalyan Vahika)	Health	Mumbai Thane Raigad Palghar	Maharashtra	50,000,000	354,835	599,233	Implementing Agency (Indiabulls Foundation)
4	Cleft Surgery	Health	PAN India	PAN India	10,000,000	-	599,233	Implementing Agency (Indiabulls Foundation)
5	Scholarships	Education	PAN India	PAN India	2,000,000	-	599,233	Implementing Agency (Indiabulls Foundation)
6	Distribution of Nutrition Supplement (Paushtik Ahar)	Nutrition	Mumbai Thane Raigad Palghar	Maharashtra	1,000,000	-	599,233	Implementing Agency (Indiabulls Foundation)



7	<b>Solar Plant</b>	Renewable Energy & Education	Thane Raigad Palghar	Maharashtra	20,000,000	3,699,753	4,298,986	Implementing Agency (Indiabulls Foundation)
8	<b>Purchase of Paintings</b>	Promotion of Arts & Culture	PAN India	PAN India	20,000,000	-	4,298,986	Implementing Agency (Indiabulls Foundation)
9	<b>School Audit</b>	Education	Mumbai	Maharashtra	1,211,000	-	4,298,986	Implementing Agency (Indiabulls Foundation)
10	<b>Support to Educational Institutions</b>	Education	PAN India	PAN India	120,000,000	100,000,000	104,298,986	Implementing Agency (Indiabulls Foundation)
11	<b>Support to Health Care Institutions</b>	Health	PAN India	PAN India	80,000,000	-	104,298,986	Implementing Agency (Indiabulls Foundation)
12	<b>CLABIL Project (For Blind Child)</b>	Health	PAN India	PAN India	1,000,000	1,000,000	105,298,986	Implementing Agency (Indiabulls Foundation)
13	<b>Health Camps</b>	Health	Thane Palghar Raigad	Maharashtra	1,000,000	-	105,298,986	Implementing Agency (Indiabulls Foundation)
	<b>Total</b>				<b>318,211,000</b>	<b>105,298,986</b>		

\*Indiabulls Foundation is a registered Trust established by the Company along with its group companies.

**6. In case the Company has failed to spend the two percent of the average net profit of the last three financial years or any part thereof, the Company shall provide the reasons for not spending the amount in Board's report.**

During the financial year 2015-16, the Company has contributed its entire CSR expenditure aggregating to ₹ 3182.11 Lacs to the corpus of Indiabulls Foundation, for undertaking CSR projects, on its behalf.

**7. A responsibility statement of the CSR Committee that the implementation and monitoring of CSR Policy, is in compliance with the CSR objectives and Policy of the Company.**

The Company understands that for it to continue to prosper over the long term, the community, environment and society at large must also prosper. During the financial year 2015-16, the implementation and monitoring of CSR Policy of the Company were environmental friendly and in compliance with the applicable laws, CSR objectives and Policy of the Company.

**For Indiabulls Housing Finance Limited**

Place: Mumbai  
 Date: 25<sup>th</sup> April, 2016

**Gagan Banga**  
 Member (Vice-Chairman & MD)  
 (DIN: 00010894)

**Shamsher Singh Ahlawat**  
 Chairman – CSR Committee  
 (DIN: 00017480)

## Annexure - 3

## FORM NO. MGT 9

## EXTRACT OF ANNUAL RETURN

as on financial year ended on 31.03.2016

Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company  
(Management & Administration) Rules, 2014.

## I REGISTRATION &amp; OTHER DETAILS:

i	CIN	L65922DL2005PLC136029
ii	Registration Date (Date of Incorporation)	10-May-05
iii	Name of the Company	Indiabulls Housing Finance Limited
iv	Category/Sub-category of the Company	Company Limited by Shares
v	Address of the Registered office & contact details	M - 62 & 63 First Floor, Connaught Place, New Delhi 110001 Tel.: (011) 30252900 Fax: (011) 30252901
vi	Whether listed company	Yes
vii	Name, Address & contact details of Registrar & Transfer Agent, if any.	Karvy Computershare Private Limited Unit: Indiabulls Housing Finance Limited Karvy Selenium, Tower B, Plot No.31-32, Gachibowli, Financial District, Nanakramguda, Hyderabad - 500032 Tel : 040-6716 2222 - Fax: 040-23001153 E-mail: einward.ris@karvy.com

## II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10% or more of the total turnover of the company shall be stated

Sl. No.	Name & Description of main products/services	NIC Code of the Product /service	% to total turnover of the company
1	Carry on the business of a Housing Finance Institution without accepting public deposits	65922	85.50%

## III PARTICULARS OF HOLDING , SUBSIDIARY &amp; ASSOCIATE COMPANIES

Sl. No.	Name & Address of the Company	CIN/GLN	HOLDING/ SUBSIDIARY/ ASSOCIATE	% OF SHARES HELD	APPLICABLE SECTION
1	Indiabulls Insurance Advisors Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U72200DL2002PLC114257	Subsidiary	100%	Section 2(87) of Companies Act, 2013
2	Indiabulls Finance Company Private Limited (Amalgamated with Indiabulls Commercial Credit Limited on 31.03.2016 w.e.f. from the Appointed Date i.e. 01.04.2015) M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U65993DL2005PTC134191	Subsidiary	100%	Section 2(87) of Companies Act, 2013
3	Indiabulls Capital Services Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U65993DL2005PLC134948	Subsidiary	100%	Section 2(87) of Companies Act, 2013





Sl. No.	Name & Address of the Company	CIN/GLN	HOLDING/ SUBSIDIARY/ ASSOCIATE	% OF SHARES HELD	APPLICABLE SECTION
4	Indiabulls Commercial Credit Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U65923DL2006PLC150632	Subsidiary	100%	Section 2(87) of Companies Act, 2013
5	IBulls Sales Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U67100DL2006PLC154666	Subsidiary	100%	Section 2(87) of Companies Act, 2013
6	Indiabulls Advisory Services Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U51101DL2006PLC155168	Subsidiary	100%	Section 2(87) of Companies Act, 2013
7	Indiabulls Collection Agency Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U93091DL2006PLC149380	Subsidiary	100%	Section 2(87) of Companies Act, 2013
8	Indiabulls Asset Holding Company Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U74900DL2007PLC164760	Subsidiary	100%	Section 2(87) of Companies Act, 2013
9	Indiabulls Life Insurance Company Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U66000DL2007PLC171001	Subsidiary	100%	Section 2(87) of Companies Act, 2013
10	Indiabulls Asset Management Company Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U65991DL2008PLC176627	Subsidiary	100%	Section 2(87) of Companies Act, 2013
11	Indiabulls Trustee Company Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U65991DL2008PLC176626	Subsidiary	100%	Section 2(87) of Companies Act, 2013
12	Indiabulls Holdings Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U74140DL2010PLC201275	Subsidiary	100%	Section 2(87) of Companies Act, 2013
13	Nilgiri Financial Consultants Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U72200DL2005PLC143654	Subsidiary	100%	Section 2(87) of Companies Act, 2013
14	Indiabulls Asset Reconstruction Company Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U67110DL2006PLC155167	Subsidiary	100%	Section 2(87) of Companies Act, 2013
15	Indiabulls Venture Capital Management Company Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U74140DL2010PLC199673	Subsidiary	100%	Section 2(87) of Companies Act, 2013
16	Indiabulls Venture Capital Trustee Company Limited M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001	U74900DL2010PLC199674	Subsidiary	100%	Section 2(87) of Companies Act, 2013
17	OakNorth Holdings Limited Ordnance House, 31 Pier Road, St Helier, Jersey, JE4 8PW	Foreign Company	Associate	39.76%	Section 2(6) of Companies Act, 2013

## IV. SHAREHOLDING PATTERN

## (i) EQUITY SHARE CAPITAL BREAK UP AS % TO TOTAL EQUITY

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
<b>A. Promoters</b>									
(1) Indian									
a) Individual/HUF	37,601,278	0	37,601,278	10.58	37,601,278	0	37,601,278	8.93	(1.65)
b) Central Govt.	0	0	0	0.00	0	0	0	0.00	0.00
c) State Govt.	0	0	0	0.00	0	0	0	0.00	0.00
d) Bodies Corporates	61,290,028	0	61,290,028	17.24	64,290,028	0	64,290,028	15.26	(1.98)
e) Bank/FI	0	0	0	0.00	0	0	0	0.00	0.00
f) Any other	0	0	0	0.00	0	0	0	0.00	0.00
<b>SUB TOTAL:(A) (1)</b>	<b>98,891,306</b>	<b>0.00</b>	<b>98,891,306</b>	<b>27.81</b>	<b>101,891,306</b>	<b>0</b>	<b>101,891,306</b>	<b>24.19</b>	<b>(3.63)</b>
(2) Foreign									
a) NRI- Individuals	0	0	0	0.00	0	0	0	0.00	0.00
b) Other Individuals	0	0	0	0.00	0	0	0	0.00	0.00
c) Bodies Corp.	0	0	0	0.00	0	0	0	0.00	0.00
d) Banks/FI	0	0	0	0.00	0	0	0	0.00	0.00
e) Any other	0	0	0	0.00	0	0	0	0.00	0.00
<b>SUB TOTAL (A) (2)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Shareholding of Promoter (A)= (A)(1)+(A)(2)</b>	<b>98,891,306</b>	<b>0</b>	<b>98,891,306</b>	<b>27.81</b>	<b>101,891,306</b>	<b>0</b>	<b>101,891,306</b>	<b>24.19</b>	<b>(3.63)</b>
<b>B. PUBLIC SHAREHOLDING</b>									
(1) Institutions									
a) Mutual Funds	7,054,823	0	7,054,823	1.98	7,805,051	0	7,805,051	1.85	(0.13)
b) Banks/FI	3,135,478	0	3,135,478	0.88	200,695	0	200,695	0.05	(0.83)
c) Central Govt.	0	0	0	0.00	0	0	0	0.00	0.00
d) State Govt.	0	0	0	0.00	0	0	0	0.00	0.00
e) Venture Capital Funds	0	0	0	0.00	0	0	0	0.00	0.00
f) Insurance Companies	0	0	0	0.00	2,959,483	0	2,959,483	0.70	0.70
g) FIs	136,812,815	0	136,812,815	38.48	153,120,054	0	153,120,054	36.34	(2.14)
h) Foreign Venture Capital Funds	0	0	0	0.00	0	0	0	0.00	0.00
i) Others (Foreign Portfolio Investors)	39,771,132	0	39,771,132	11.19	91,323,231	0	91,323,231	21.68	10.49
<b>SUB TOTAL (B) (1)</b>	<b>186,774,248</b>	<b>0</b>	<b>186,774,248</b>	<b>52.53</b>	<b>255,408,514</b>	<b>0</b>	<b>255,408,514</b>	<b>60.62</b>	<b>8.09</b>
(2) Non Institutions									
a) Bodies corporates									
i) Indian	27,113,558	0	27,113,558	7.62	24,171,698	0	24,171,698	5.74	(1.88)
ii) Overseas	0	0	0	0	0	0	0	0.00	0.00
b) Individuals									
i) Individual shareholders holding nominal share capital upto ₹ 1 lakhs	10,641,632	21,920	10,663,552	3.00	11,597,561	16,442	11,614,003	2.76	(0.24)



Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
ii) Individuals shareholders holding nominal share capital in excess of ₹ 1 lakhs	22,788,071	273,400	23,061,471	6.49	24,027,260	0	24,027,260	5.70	(0.78)
c) Others (specify)									
Non-Resident Indians	6,633,897	0	6,633,897	1.87	443,436	0	443,436	0.10	(1.77)
Clearing Members	1,523,617	0	1,523,617	0.43	411,347	0	411,347	0.10	(0.33)
Overseas Corporate Bodies	0	0	0	0.00	0	0	0	0.00	0.00
Foreign Bodies - DR	179,356	0	179,356	0.05	287,356	0	287,356	0.07	0.02
NBFCs Registered with RBI	0	0	0	0.00	17,521	0	17,521	0.00	0.00
<b>SUB TOTAL (B)(2):</b>	<b>68,880,131</b>	<b>295,320</b>	<b>69,175,451</b>	<b>19.46</b>	<b>60,956,179</b>	<b>16,442</b>	<b>60,972,621</b>	<b>14.47</b>	<b>(4.98)</b>
<b>Total Public Shareholding (B)= (B)(1)+(B)(2)</b>	<b>255,654,379</b>	<b>295,320</b>	<b>255,949,699</b>	<b>71.99</b>	<b>316,364,693</b>	<b>16,442</b>	<b>316,381,135</b>	<b>75.09</b>	<b>3.10</b>
<b>C. Shares held by Custodian for GDRs &amp; ADRs</b>									
Promoter and promoter group	0	0	0	0.00	0	0	0	0.00	0.00
Public	723,461	0	723,461	0.20	3,019,521	0	3,019,521	0.72	0.51
<b>Grand Total (A+B+C)</b>	<b>355,269,146</b>	<b>295,320</b>	<b>355,564,466</b>	<b>100.00</b>	<b>421,275,520</b>	<b>16,442</b>	<b>421,291,962</b>	<b>100.00</b>	<b>0.00</b>

**(ii) SHAREHOLDING OF PROMOTERS**

Sr. No.	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change during the year
		No. of Shares	% of Total Shares of the Company	% of Shares Pledged/encumbered to Total Shares	No. of Shares	% of Total Shares of the Company	% of Shares Pledged/encumbered to Total Shares	
1	SAMEER GEHLAUT	37,601,278	10.58	2.81	37,601,278	8.93	0.00	(1.65)
2	ORTHIA DEVELOPERS PRIVATE LIMITED	16,512,863	4.64	0.00	16,512,863	3.92	0.00	(0.72)
3	ORTHIA LAND DEVELOPMENT PRIVATE LIMITED	15,817,165	4.45	0.00	17,017,165	4.04	0.00	(0.41)
4	GYAN SAGAR REAL ESTATE PRIVATE LIMITED	10,000,000	2.81	0.70	10,000,000	2.37	2.37	(0.44)
5	CLETA PROPERTIES PRIVATE LIMITED	9,000,000	2.53	0.00	10,800,000	2.56	0.00	0.03
6	CLETA BUILDTECH PRIVATE LIMITED	6,020,000	1.69	0.00	6,020,000	1.43	0.00	(0.26)
7	ARBUTUS PROPERTIES PRIVATE LIMITED	3,940,000	1.11	0.00	3,940,000	0.94	0.59	(0.17)
8	INUUS INFRASTRUCTURE PRIVATE LIMITED*	0	0.00	0.00	0	0.00	0.00	0
9	INUUS LAND DEVELOPMENT PRIVATE LIMITED*	0	0.00	0.00	0	0.00	0.00	0
		<b>98,891,306</b>	<b>27.81</b>	<b>3.51</b>	<b>101,891,306</b>	<b>24.19</b>	<b>2.96</b>	<b>(3.62)</b>

\*Acting as PACs with the Promoters

**(iii) CHANGE IN PROMOTERS' SHAREHOLDING**

Sl. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of Shares	% of Total Shares of the Company	No. of Shares	% of Total Shares of the Company
1.	At the beginning of the year	98,891,306	27.81		
	Date wise increase/decrease in Promoters Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)#	#		#	
	At the end of the year	<b>101,891,306</b>	<b>24.19</b>		

**# Date wise increase/decrease in Promoters Shareholding**

Sl. No.	Name	Shareholding		Date	Increase/Decrease in shareholding	Reason	Cumulative Shareholding during the year (01-04-15 to 31-03-16)	
		No. of Shares at the beginning (01-04-15)/ end of the year (31-03-16)	% of total shares of the Company				No. of shares	% of total shares of the Company
1	SAMEER GEHLAUT	3,760,1278	10.58	01-Apr-2015	—	—	—	—
		3,760,1278	8.93	31-Mar-2016	—	Nil movement during the year	3,760,1278	8.93
2	ORTHIA DEVELOPERS PRIVATE LIMITED	16,512,863	4.64	01-Apr-2015	—	—	—	—
		16,512,863	3.92	31-Mar-2016	—	Nil movement during the year	16,512,863	3.92
3	ORTHIA LAND DEVELOPMENT PRIVATE LIMITED	15,817,165	4.45	01-Apr-2015	—	—	—	—
		—	—	16-Nov-2015	1,200,000 (Increase)	Purchase from Open Market	17,017,165	4.05
		17,017,165	4.04	31-Mar-2016	—	—	17,017,165	4.04
4	CLETA PROPERTIES PRIVATE LIMITED	9,000,000	2.53	01-Apr-2015	—	—	—	—
		—	—	19-Nov-2015	1,800,000 (Increase)	Purchase from Open Market	10,800,000	2.57
		10,800,000	2.56	31-Mar-2016	—	—	10,800,000	2.56
5	CLETA BUILDTECH PRIVATE LIMITED	6,020,000	1.69	01-Apr-2015	—	—	—	—
		6,020,000	1.43	31-Mar-2016	—	Nil movement during the year	6,020,000	1.43
6	ARBUTUS PROPERTIES PRIVATE LIMITED	3,940,000	1.11	01-Apr-2015	—	—	—	—
		3,940,000	0.94	31-Mar-2016	—	Nil movement during the year	3,940,000	0.94
7	GYAN SAGAR REAL ESTATE PRIVATE LIMITED	10,000,000	2.81	01-Apr-2015	—	—	—	—
		10,000,000	2.37	31-Mar-2016	—	Nil movement during the year	10,000,000	2.37
8	INUUS INFRASTRUCTURE PRIVATE LIMITED*	0	0	01-Apr-2015	—	—	—	—
		0	0	31-Mar-2016	—	—	0	0
9	INUUS LAND DEVELOPMENT PRIVATE LIMITED*	0	0	01-Apr-2015	—	—	—	—
		0	0	31-Mar-2016	—	—	0	0

\*Acting as PACs with the Promoters


**(IV) SHAREHOLDING PATTERN OF TOP TEN SHAREHOLDERS (OTHER THAN DIRECTORS, PROMOTERS & HOLDERS OF GDRS & ADRS)**

Sl. No.	Name	Shareholding at the beginning of the year		Shareholding at the end of the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	COPTHALL MAURITIUS INVESTMENT LIMITED *	17,357,304	4.88%	22,101,194	5.25%
2	CINNAMON CAPITAL LIMITED*	15,396,580	4.33%	10,592,345	2.51%
3	RAJIV RATTAN *	14,620,623	4.11%	14,620,623	3.47%
4	MERRILL LYNCH CAPITAL MARKETS ESPANA S.A. S.V. *	10,999,455	3.09%	15,781,735	3.75%
5	HSBC GLOBAL INVESTMENT FUNDS A/C HSBC GIF MAURITIUS LIMITED #	11,124,335	3.13%	3,907,509	0.93%
6	MORGAN STANLEY ASIA (SINGAPORE) PTE. *	8,105,371	2.28%	8,681,780	2.06%
7	GOLDMAN SACHS (SINGAPORE) PTE #	7,279,441	2.05%	3,099,839	0.74%
8	CREDIT SUISSE (SINGAPORE) LIMITED*	7,248,652	2.04%	10,653,735	2.53%
9	RADIUS TOWNSHIP PRIVATE LIMITED #	6,500,000	1.83%	2,166,667	0.51%
10	SAURABH K MITTAL #	6,181,080	1.74%	0	0
11	EUROPACIFIC GROWTH FUND ##	0	0	26,207,577	6.22%
12	SMALLCAP WORLD FUND, INC ##	0	0	7,725,000	1.83%
13	SHUBHI CONSULTANCY SERVICES LLP ##	0	0	6,500,000	1.54%
14	ABU DHABI INVESTMENT AUTHORITY ##	0	0	6,143,554	1.46%

# Top 10 as on 01.04.2015 only

##Top 10 as on 31.03.2016 only

\*Top 10 as on 01.04.2015 and 31.03.2016

**V) SHAREHOLDING OF DIRECTORS AND KEY MANAGERIAL PERSONNEL**
**A) SHAREHOLDING OF DIRECTORS**

Sl. No.	Name	Shareholding		Date	Increase/ Decrease in Shareholding	Reason	Cumulative Shareholding during the year (01-04-15 to 31-03-16)	
		No. of Shares at the beginning (01-04-15) / end of the year (31-03-16)	% of total shares of the Company				No. of Shares	% of total shares of the Company
1	Mr. Sameer Gehlaut, Founder and Executive Chairman	37,601,278	10.58	01-Apr-2015	—	—	—	—
		37,601,278	8.93	31-Mar-2016	—	—	37,601,278	8.93
2	Mr. Gagan Banga, Vice-Chairman & Managing Director	2,050,842	0.57	01-Apr-2015	—	—	—	—
		—	—	16-Nov-2015	1,50,000 (Increase)	Purchase from open Market	2,200,842	0.52
		—	—	19-Nov-2015	1,80,000 (Increase)	Purchase from open Market	2,380,842	0.57
		2,380,842	0.57	31-Mar-2016	—	—	2,380,842	0.57



Sl. No.	Name	Shareholding		Date	Increase/ Decrease in Shareholding	Reason	Cumulative Shareholding during the year (01-04-15 to 31-03-16)	
		No. of Shares at the beginning (01-04-15) / end of the year (31-03-16)	% of total shares of the Company				No. of Shares	% of total shares of the Company
3	<b>Mr. Ajit Kumar Mittal,</b> Executive Director	0	0	01-Apr-2015	—	—	—	—
		—	—	29-Jul-2015	12,400 (Increase)	ESOP Allotment	12,400	0.00
		—	—	30-Oct-2015	88,200 (Increase)	ESOP Allotment	100,600	0.02
		—	—	21-Dec-2015	8,000 (decrease)	Sale	92,600	0.02
		—	—	04-Jan-2016	12,400 (Increase)	ESOP Allotment	105,000	0.02
		—	—	28-Jan-2016	500 (decrease)	Sale	104,500	0.02
		—	—	30-Mar-2016	500 (decrease)	Sale	104,000	0.02
		104,000	0.02	31-Mar-2016	—	—	104,000	0.02
4	<b>Mr. Ashwini Omprakash Kumar,</b> Deputy Managing Director	224,713	0.06	01-Apr-2015	—	—	—	—
		—	—	20-Nov-2015	150,000 (Increase)	Purchase from open Market	374,713	0.09
		374,713	0.09	31-Mar-2016	—	—	374,713	0.09
5	<b>Mr. Shamsher Singh Ahlawat,</b> Independent Director	0	0	01-Apr-2015	0	—	—	—
		0	0	31-Mar-2016	—	Nil movement during the year	0	0
6	<b>Dr. Kamalesh Shailesh Chandra Chakrabarty,</b> Independent Director	0	0	01-Apr-2015	—	—	—	—
		0	0	31-Mar-2016	—	Nil movement during the year	0	0
7	<b>Mrs. Manjari Ashok Kacker,</b> Non-Executive Director	0	0	01-Apr-2015	—	—	—	—
		0	0	31-Mar-2016	—	Nil movement during the year	0	0
8	<b>Justice Surinder Singh Nijjar</b> (Retd. Justice Supreme Court of India), Independent Director	0	0	01-Apr-2015	—	—	—	—
		0	0	31-Mar-2016	—	Nil movement during the year	0	0
9	<b>Justice Bisheshwar Prasad Singh</b> (Retd. Justice Supreme Court of India), Independent Director	0	0	01-Apr-2015	—	—	—	—
		0	0	31-Mar-2016	—	Nil movement during the year	0	0



Sl. No.	Name	Shareholding		Date	Increase/ Decrease in Shareholding	Reason	Cumulative Shareholding during the year (01-04-15 to 31-03-16)	
		No. of Shares at the beginning (01-04-15) / end of the year (31-03-16)	% of total shares of the Company				No. of Shares	% of total shares of the Company
10	Brig. Labh Singh Sitara (Retd), Independent Director	0	0	01-Apr-2015	—	—	—	—
		0	0	31-Mar-2016	—	Nil movement during the year	0	0
11	Mr. Prem Prakash Mirdha, Independent Director	300	0.00	01-Apr-2015	—	—	—	—
		300	0.00	31-Mar-2016	—	Nil movement during the year	300	0.00

**B) SHAREHOLDING OF KMP**

1	Mr. Mukesh Kumar Garg, CFO	33,000	—	01-Apr-2015	—	—	—	—
		—	—	13-Aug-2015	5,000 (Decrease)	Sale	28,000	0.00
		—	—	30-Sep-2015-01-Oct-2015	1,400 (Decrease)	Sale	26,600	0.00
		—	—	04-Jan-2016	85,000 (Increase)	ESOP Allotment	111,600	0.03
		—	—	28-Jan-16	1,600 (Decrease)	Sale	110,000	0.03
		110,000	0.03	31-Mar-2016	—	—	110,000	0.03
2	Mr. Amit Jain, Company Secretary	2,500	0.00	01-Apr-2015	—	—	—	—
		—	—	06-Aug-2015	50 (Decrease)	Sale	2,450	0.00
		—	—	1-Oct-2015	1,200 (Decrease)	Sale	1,250	0.00
		—	—	30-Oct-2015	4,800 (Increase)	ESOP Allotment	6,050	0.00
		—	—	04-Jan-2016	3,000 (Increase)	ESOP Allotment	9,050	0.00
		9,050	0.00	31-Mar-2016	—	—	9,050	0.00

**V. INDEBTEDNESS**
**INDEBTEDNESS OF THE COMPANY INCLUDING INTEREST OUTSTANDING / ACCRUED BUT NOT DUE FOR PAYMENT**

Amount (in ₹)

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	426,396,530,951	29,166,800,000	-	455,563,330,951
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	5,058,623,330	562,155,603	-	5,620,778,933
<b>Total (i+ii+iii)</b>	<b>431,455,154,281</b>	<b>29,728,955,603</b>	<b>-</b>	<b>461,184,109,884</b>
<b>Change in Indebtedness during the financial year</b>				
<b>Additions / (Reduction)</b>				
i) Principal Amount	122,296,029,349	21,771,500,000	-	144,067,529,349
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	3,671,335,047	118,245,948	-	3,789,580,995
<b>Net Change</b>	<b>125,967,364,396</b>	<b>21,889,745,948</b>	<b>-</b>	<b>147,857,110,344</b>
<b>Indebtedness at the end of the financial year</b>				
i) Principal Amount	548,692,560,300	50,938,300,000	-	599,630,860,300
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	8,729,958,377	680,401,551	-	9,410,359,928
<b>Total (i+ii+iii)</b>	<b>557,422,518,677</b>	<b>51,618,701,551</b>	<b>-</b>	<b>609,041,220,228</b>

## VI. REMUNERATION OF DIRECTOR AND KEY MANAGERIAL PERSONNEL#

### A. REMUNERATION TO MANAGING DIRECTOR, WHOLE TIME DIRECTOR AND/OR MANAGER:

Sl.No	Particulars of Remuneration paid during their tenure	Name of the MD/WTD/Manager				(Amount in ₹)
		Mr. Sameer Gehlaut	Mr. Gagan Banga	Mr. Ashwini Omprakash Kumar	Mr. Ajit Kumar Mittal	
1	<b>Gross salary</b>					<b>Total Amount</b>
	(a) Salary as per provisions contained in section 17(1) of the Income Tax, 1961.	268,082,604	103,613,084	46,293,052	23,613,840	441,602,580
	(b) Value of perquisites u/s 17(2) of the Income Tax Act, 1961*	—	39,600	28,800	12,300	80,700
	(c) Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961	—	—	—	—	—
2	Stock option** (Perquisite on Stock Options exercised during the Financial Year 2015-16)	—	—	—	43,613,428	43,613,428
3	Sweat Equity	—	—	—	—	—
4	Commission (as % of profit/others)	—	—	—	—	—
5	Others	—	—	—	—	—
	<b>Total (A)(excludes perquisite on stock options reported in point 2)</b>	<b>268,082,604</b>	<b>103,652,684</b>	<b>46,321,852</b>	<b>23,626,140</b>	<b>441,683,280</b>
	<b>Ceiling as per the Act</b>	<b>₹ 236.83 crore (being 10% of the net profits of the Company calculated as per Section 198 of the Companies Act, 2013)</b>				

\* Excludes value of perquisites on exercise of stock options.

\*\* None of the Stock Options, which are to be accrued and exercisable in 5 years, are issued at a discount.

### B. REMUNERATION TO OTHER DIRECTORS:

Sl.No	Particulars of Remuneration paid during their tenure	Name of Director						(Amount in ₹)
		Mr. Shamsher Singh Ahlawat	Justice Bisheshwar Prasad Singh (Retd.)	Justice Surinder Singh Nijjar (Retd.)	Mr. Prem Prakash Mirdha	Brig. Labh Singh Sitara (Retd.)	Dr. Kamalesh Shailesh Chandra chakrabarty	
1	<b>Independent Directors</b>							<b>Total Amount</b>
	(a) Fee for attending board committee meetings	500,000	500,000	400,000	500,000	500,000	—	2,400,000
	(b) Commission	—	—	—	—	—	—	—
	(c) Others (Profit Link Incentive)	—	—	—	—	—	19,037,418	19,037,418
	<b>Total (1)</b>	<b>5,00,000</b>	<b>500,000</b>	<b>400,000</b>	<b>500,000</b>	<b>500,000</b>	<b>19,037,418</b>	<b>21,437,418</b>
2	<b>Other Non-Executive Director</b>	<b>Mrs. Manjari Ashok Kacker</b>						
	(a) Fee for attending board committee meetings	300,000						300,000
	(b) Commission	—						—
	(c) Others, please specify	—						—
	<b>Total (2)</b>	<b>300,000</b>						<b>300,000</b>
	<b>Total (B)=(1+2)</b>	<b>21,737,418</b>						<b>21,737,418</b>
	<b>Total Managerial Remuneration</b>	<b>21,737,418</b>						<b>21,737,418</b>
	<b>Ceiling as per the Act</b>	<b>₹ 23.68 crore (being 1% of the net profits of the Company calculated as per Section 198 of the Companies Act, 2013)</b>						


**C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD**

Amount (in ₹)

Sl. No.	Particulars of Remuneration paid during their tenure	CEO	Key Managerial Personnel		Total Amount
			Mr. Amit Kumar Jain, Company Secretary	Mr. Mukesh Kumar Garg, CFO	
1	<b>Gross Salary</b>				
	(a) Salary as per provisions contained in section 17(1) of the Income Tax Act, 1961	—	3,065,706	22,334,988	25,400,694
	(b) Value of perquisites u/s 17(2) of the Income Tax Act, 1961*	—	29,857	39,600	69,457
	(c) Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961	—	—	—	—
2	Stock option**(Perquisite on Stock Options exercised during the Financial Year 2015-16)	—	3,345,480	25,359,350	28,704,830
3	Sweat Equity	—	—	—	—
4	Commission(as % of profit/others)	—	—	—	—
5	Others	—	—	—	—
	<b>Total(excludes perquisite on stock options reported in point 2)</b>	—	<b>3,095,563</b>	<b>22,374,588</b>	<b>25,470,151</b>

\*Excludes value of perquisites on exercise of stock options.

\*\* None of the Stock Options, which are to be accrued and exercisable in 5 years, are issued at a discount.

# Excludes retirement benefits.

**VII. PENALTIES/PUNISHMENT/COMPOUNDING OF OFFENCES**

Type	Section of the Companies Act	Brief Description	Details of Penalty/ Punishment/Compounding fees imposed	Authority (RD/NCLT/ Court)	Appeal made if any (give details)
<b>A. COMPANY</b>					
Penalty			None		
Punishment					
Compounding					
<b>B. DIRECTORS</b>					
Penalty			None		
Punishment					
Compounding					
<b>C. OTHER OFFICERS IN DEFAULT</b>					
Penalty			None		
Punishment					
Compounding					

## Disclosures on Managerial Remuneration

Details of remuneration as required under Rule 5.1 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, are as under –

### Ratio of the remuneration of each director to the median employees' remuneration, for FY 2015-16

Designation	Ratio of remuneration to the median employees' remuneration
Chairman	531 : 1
Vice Chairman & Managing Director	232 : 1
Deputy Managing Director	103 : 1
Executive Director	50 : 1

The details of remuneration paid to Independent and Non-Executive Directors have been disclosed in Form MGT – 9, forming part of this Annual Report.

### Percentage increase in remuneration of each director and Key Managerial Personnel, in FY 2015-16

Designation	Increase in Remuneration (%)
Chairman	Nil
Vice Chairman & Managing Director	35%
Deputy Managing Director	30%
Executive Director	15%
Chief Financial Officer	26%
Company Secretary	15%

### Average percentile increase in the median remuneration of employees other than Managerial Personnel, in FY 2015-16

The average increase in the remuneration of all the employees, other than Managerial Personnel, was 16%. This was determined based on the overall performance of the Company and internal evaluation of Key Result Areas.

### Number of permanent employees on the rolls of Company

The Company had 4,591 employees on its permanent rolls, as of March 31, 2016.

### Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration

The average percentage increase made in the salaries of total employees other than the key managerial personnel, for FY 2016 is around 16%, while the average increase in the remuneration of key managerial personnel is around 25%. This increment is in line with the factors outlined above.

The Company reiterates that there were no exceptional circumstances which warranted an increase in managerial remuneration, which was not justified, by the overall performance of the Company.

The Company follows prudent remuneration practices under the guidance of the Board and Nomination and Remuneration Committee. The Company's approach to remuneration is intended to drive meritocracy and is linked to various parameters including its performance, growth, individual performance, peer comparison of other housing finance companies, within the framework of prudent Risk Management.

The increase in remuneration of Key Managerial Personnel is thus based on the overall performance of the Company. The Company performed well on various financial parameters and a peer comparison with other housing finance companies reaffirmed the Company's strong performance in FY 2015 and 2016.

It is hereby affirmed that the aforesaid remuneration (which excludes the value of perquisite on exercise of ESOPs) paid by the Company, is as per the Remuneration Policy for Directors, Key Managerial Personnel and other employees of the Company.





# Management Discussion and Analysis

## MACROECONOMIC ENVIRONMENT

Despite a tentative global economic environment, the Indian economy, strongly driven by domestic consumption, continued to exhibit resilience and registered a growth of 7.6% during the fiscal year FY 2015-16. In addition to healthy GDP growth, the year also proved to be stable at a macro level supplemented by positive factors such as moderating inflation, strengthening fiscal situation and improving external current balance. India has emerged as the world's fastest growing large economy, and is expected to remain so in the medium term. Indian economy is expected to grow at 7-7.5% during 2016-17 inching up to 8% thereafter.

The rupee has transitioned from being one of the fragile five to one of the best performing currencies against the dollar this year. With robust cash reserves, the country is well positioned to absorb any volatility from possible US Federal Reserve actions in response to instability in the euro zone.

However, challenges still remain. Improvement in growth, powered by private consumption and public investment, has been uneven. For sustainable growth, revival in private sector investment and exports is essential. Banking sector is under duress from corporate non-performing assets and is expected to face asset quality headwinds throughout the fiscal year 2016-17.

Inflation has moderated last year and remained range bound. Consumer Price Index (CPI) has reduced from 5.3 percent in March 2015 to 4.8 percent in March 2016 whereas WPI has been in negative territory for the entire FY 2015-16 and ended the year with -0.85% for March 16. If oil and commodity prices continue to remain soft and macro-economic policies continue to remain prudent, inflation levels should remain manageable. CPI inflation is likely to be within RBI's target of 4% (+/-) 2%. CPI inflation is projected to moderate in FY 2016-17 to around 5 percent while real GDP growth is projected to be around 7.6 percent.

Growth in aggregate expenditure of the Central government was in line with revised budgetary targets. The strength of indirect tax collections and non-tax revenues helped in meeting the fiscal deficit target. Gross fiscal deficit was at 3.9% of GDP and is expected to further improve to 3.5% of GDP in FY 2016-17. Similarly, the external position appears robust. Current account deficit has declined and is at comfortable levels at about 1.1 percent of GDP.

The government's commitment to fiscal targets, and focus on infrastructure and programmes like the "start-up" initiative should improve investment climate further. Household demand is expected to improve driven by the implementation of the Seventh Pay Commission award, continued low commodity prices, and interest rate cuts.

## INDUSTRY OVERVIEW

### Interest Rate Scenario

Supported by moderating inflation numbers and a falling current account deficit, RBI continued to reduce interest rates. This was despite the US Federal Reserve raising its rates after nine and a half years. RBI cut interest rates twice during the year from 7.5% to 7.25% in June'15 and then to 6.75% in September'15.

Inflation targets have been consistently met since January 2015: Inflation has been within the 4% (+/-) 2% band, and CPI inflation is projected to moderate around 5%. Resultantly, the RBI is expected to further cut repo rate down by another 50 bps by the end of FY2016-17.

### Housing Sector: Boost to affordable housing

Housing sector contributes 5-6% to the country's GDP and has witnessed steady growth driven by demographic factors and a continuing housing shortfall. The outlook for the sector is very encouraging and is supported by focused government initiatives like "Housing for all" and "The Smart City Project".

"Housing for All" is the government's headline mission and one towards which it has unveiled many targeted policy initiatives. In the 2016 budget, 100% profits from construction of affordable housing was exempted from tax. This one step has the potential to completely change the residential real estate market dynamics. Historically, the affordable housing sub-segment has yielded margins of 15-20% for real estate developers, whereas the premium housing segment had a substantially higher profit margin in excess of 25%. Complete waiver of income tax means that profit margins from affordable housing shoots up to nearly 30% levels, equaling or overtaking profit margin from the premium segment. Also, buyers will be reassured of timely completion as builders will have to deliver in three years' time to avail of the tax exemption. This will result in the focus of organized developers and efficient finance being directed towards affordable housing. All of which will lead to an increase in supply and moderation of prices. This will lay the foundation for long-term growth for the sector

as there is a vast unmet demand in the affordable housing segment, which is growing by the passing day driven by increasing urbanization and expanding employment opportunities.

The 2016 budget provided an exemption from service tax on construction of affordable houses up to 60 square metres, which will reduce costs for end-buyers, improving affordability.

The real estate bill has been yet another positive and will promote transparency and discipline in the real estate sector. The bill is expected to bring about structural changes in the sector and will also help attract efficient finance. Guidelines around ring fencing of collections from buyers and regulatory focus on driving timely completion and delivery will also boost buyer confidence.

Implementation of the 7th pay commission's recommendations will further provide a tremendous fillip to the housing sector. The commission's award covers approximately 10 million government employees increasing total pay-out by over a trillion rupees per annum. Entry level pay has more than doubled. Allowances will also nearly double. This has two very important positive fallouts for the housing sector. Firstly, disposable incomes will rise very meaningfully spurring house sales. Many entry level government employees, who form the large majority, can now comfortably afford to buy houses in the affordable housing segment. Secondly, across India, the vast majority of government employees stay in government provided accommodation forgoing their House Rent Allowance or HRA. Now as the HRA significantly increases, people will actively consider buying a house of their own using their HRA instead of forgoing it for government accommodation, that they anyway have to vacate on retirement.

The key developments for the housing sector build on pre-existing drivers such as favorable demographics of a young population, large unmet urban housing demand, rising urbanization and improving affordability with rising disposable incomes. With all of these factors and the government's particular focus on housing for all, accelerators to sustain a decade of growth in the housing sector are firmly in place.

### Housing Finance Sector

India has an under-penetrated mortgage market with mortgage-to-GDP ratio of 9%, which is around 15%-30% for other peer developing countries and even 80+ % for some of the developed countries.

The government continues to stimulate home purchase by offering tax incentives to home-buyers and fiscal incentives to construction companies. These steps are expected to attract organized developers, increase supply and increase affordability. Government encourages home purchases by offering incentives in the form of tax deductions against

principal and interest repayments of a Home Loan. Such deductions lead to lower effective borrowing rate for home loan customers. In this year's budget, the government enhanced these deductions by ₹ 50,000 to a total of ₹ 4 Lakh split as ₹ 2.5 Lakh for interest repayment and ₹ 1.5 Lakh of principal repayment for buyers purchasing flats in the affordable housing segment. This means, that for our target segment of customers buying a home in the affordable housing segment, a housing loan of ₹ 24 Lakhs for a house worth ₹ 30 Lakhs, the effective interest rate after adjusting the tax saved due to deductions, works out to only 4.02%. When compared with rental yields which average at 3.1% for the top 8 cities of the country, for as little as ₹ 1,800 more per month in interest cost in lieu of rent, one can buy a ₹ 30 Lakh house instead of renting one. Further, the fact that effective housing loan rate is expected to slip below rental yield by FY 2018 is an indicator of strong growth potential in the housing finance sector. Affordability is also enhanced by combination of tepid property price appreciation and steady wage inflation.

Another extremely positive development, especially for IBHFL, is the removal of distribution tax on pass through securitization cashflows. We are one of the largest sellers of mortgage pools in the market. Clarification of tax on PTC structures will attract large monies from long-term investment seekers like insurance companies, provident and pension funds to PTC transactions, softening yields and expanding our margins on sell down transactions.

The housing finance sector has been growing at a CAGR of 18% over the last 5 years. The housing finance companies have been growing faster at a CAGR of 22% over the same period and now have a market share of around 40%. Demand for housing and government's targeted initiatives are expected to drive the growth higher and your company is poised to make the most of these opportunities.

### BUSINESS OVERVIEW

In FY 2015-16, the company raised ₹ 3,997 Crs. through a Qualified Institutional Placement (QIP). The issue price of shares was fixed at ₹ 702. Company issued 5.7 crores with a face value of ₹ 2, to the investors in the QIP process.

Some of the world's marquee investors participated in the QIP. The company now counts Capital world, GIC and Lord Abbet amongst its shareholders. The company is now very well capitalized and has substantial liquidity to grow the loan book to meet its financial objectives.

Indiabulls Housing Finance Limited (IBHFL) is India's second most profitable private sector company amongst its Housing Finance Company (HFC) and Non-bank Finance Company (NBFC) peers. IBHFL is AAA rated and is focused on mortgage backed low-risk lending for affordable housing, through a pan-India presence.

At the end of the financial year 2015-16, ending March 31,



2016, IBHFL's balance sheet size was ₹ 76,436 Crs, a growth of 34% over last year.

For FY 2015-16, IBHFL reported a PAT of ₹ 2,344.7 Crs., growing by 23% over FY 2014-15 PAT of ₹ 1,901.2 Crs.

With a capital adequacy of 20.51%, IBHFL is amongst the best capitalized companies amongst its HFC, NBFC and banking peers. The company stands out on every key quantitative and qualitative parameter:

- **Dual AAA rating:** Highest long – term rating supported by sustained financial performance and strong business fundamentals.
- **Focus on profitability in each business segment:** RoE of 26% with net earnings of ₹ 2,344.7 Crs
- **Focus on stakeholder value creation:** Annualised total return of 47% p.a. since IPO in 2004. Since listing IBHFL has distributed dividends of over ₹ 6,500 Crs of which ₹ 4,350.5 Crs has been distributed over last three years.
- **Focus on low-risk lending evident in superior asset quality:** Gross NPA of 0.84% and Net NPA of 0.35%
- **Prudent business practices - adequate provision buffer:** ₹284.0 Crs excess provisions over regulatory requirements. Total provisions to GNPA ratio of 144%
- **Strong fundamentals and foundation:** Moderate leverage of 4.7x. One of the best capitalized amongst peers with capital adequacy ratio of 20.51%
- **Conservative conduct of business – Robust liquidity buffer:** Liquidity levels of over 21% of loan book (₹ 12,870 Crs as on date) to mitigate risk of business disruption from liquidity squeezes

Strong macros like low mortgage-to-GDP penetration; large existing and growing demand for housing and government's focus on and incentives for the sector, mean that the housing sector will sustain the robust growth demonstrated over the last few years.

## BUSINESS STRATEGY

### Focus on Affordable Housing

The Company is focused on home loans in the affordable housing segment. The average age of our customers is just over 34 years. We are a young organization and the age and general demographic profile of our employees matches that of our target customers, helping us better understand their needs and effectively engage with them. The Company's reliance on external channels of sourcing and operations is low with majority of the loans sourced through in-house channels and 100% of the loans being underwritten by in-house credit managers. IBHFL has effectively leveraged technology to boost operational productivity and efficiency. Many key workflow processes

are accessible to employees through hand-held devices and through mobile apps. This lets the team to focus on their core business activities and not get bogged down negotiating operational challenges.

### Focus on Technology : e-Home Loans and Finnovate

IBHFL is the first financier in India to launch eHome Loans, a cutting edge, technology enabled paperless, home loan that can be end-to-end fulfilled from the customer's mobile or computer. This has manifold advantages to our customers and to Indiabulls Housing.

e-Home Loans offers unmatched customer convenience. Indiabulls home loan branch has effectively moved to the customer's mobile and he can access the IBHFL branch 24x7 at his convenience from any location. In the traditional home-loan fulfillment scenario, the application process would begin with the loans sales executive taking an appointment to come fill the form and collect documents, this would normally take one to two days and would be done only during working hours. Application form filling and document upload is now a 10 to 15 minute process which can be done anytime 24x7. We are both furthering and are beneficiaries of the Prime Minister's and the Government of India's Digital India Campaign and have tied up with UIDAI Aadhar for e-Signature and e-KYC, eliminating several repeated signatures and many sets of documents. Verified information, photograph etc flows automatically from the UIDAI database and populates the application form. Videos and multimedia tutorials handhold the customer through the application process. Personalised call centre support is just a click away by phone or on chat.

Within a few working hours of the 15-minute application being submitted a firm sanction is received. On submission of property documents, the disbursement process for the initial as well as subsequent disbursements is also online and funds seamlessly get transferred to the seller/ builder.

The benefit to Indiabulls Housing Finance is again tremendous. Our brand presence and awareness leapfrogs ahead. Our association as a technology enabled brand will be cemented especially with our target age group of 30-35 years. Operational expenses will reduce accelerating the decline in cost-to-income. Manpower requirement is reduced and so is the need for full-fledged, all frills brick-and-mortar branches. Our reach will expand into tier-II, III and IV towns without the need to establish numerous branches.

Productivity of existing employees will increase as well. For sales team, travel time for multiple meetings to get application form filled and to ferry documents is cut down. As information gets populated automatically from the application form and submitted documents, manual,

error-prone data entry is eliminated permitting the credit team to focus on underwriting.

Another important rub-off is the transformation in the organization's culture to one that is technology centered and technology focused.

In implementing the e-Home loans we are grateful to our technology partners for their help and guidance. UIDAI for e-signature and e-KYC through Aadhar. NSDL and C-DAC for PAN verification. Samsung for retina iris reading tablets for biometric e-KYC. Perfios, a Bangalore based fintech company for their document reading solutions and bank statement analysis solution.

This year, in a first of its kind initiative, IBHFL organised Finnovate, a countrywide financial tech-innovation conclave, which invited individuals, teams, companies and start-ups to collaborate with and provide technology based solutions to the company. Finnovate's aim was to discover innovative and value adding solutions, Selected participants are given an opportunity to implement their solutions at IBHFL and are also extended any support that the team may require.

Finnovate was launched in the last week of December 2015, and concluded recently with 6 business solutions being selected for implementation. More than 622 entries and 166 solutions from across the country were received through this initiative. Technology is constantly evolving and it is vital for organization to stay in step with this. "Finnovate" will now be an annual affair through which we aim to stay engaged with drivers of cutting-edge technology.

### Stable, long-term and diversified liability profile

IBHFL depends on long term as well as medium term funding from various sources to ensure it has sufficient liquidity and appropriate working capital at all times.

Total borrowings of the Company grew from ₹ 47,487 Cr in 2014-15 to ₹ 61,085 Cr in 2015-16 – an increase of 29%. The Company fully utilized and drew down the RBI approved external commercial borrowing (ECB) limit of USD 200 million. ECB borrowings are deployed to give home loans in the affordable housing segment for home buyers where the property value does not exceed ₹ 30 lacs.

The Company believes in maintaining strong and healthy relationship with its stakeholders. Among its lenders, the Company now counts 254 strong relationships: 26 PSU banks, 17 Private and Foreign banks and 211 Mutual Funds, Provident Funds, Pension Funds, Insurance Companies and others.

### Subordinated Debt

IBHFL's outstanding subordinated debt as on 31<sup>st</sup> March 2016 was at ₹ 1152.83 Cr, of which ₹ 173.15 was issued

during the fiscal year under consideration. Recently, CARE ratings upgraded IBHFL's subordinated debt credit rating to the highest AAA rating. With this, we enter into the league of select few financial services companies that are AAA rated both on senior debt as well as subordinate debt.

As per balance tenure of the debt, ₹ 1040.75 Cr. is considered as Tier II capital for capital adequacy calculation under National Housing Bank guidelines. Tier II capital increases capital adequacy conserving equity capital and making its utilization more efficient.

### Accounting Treatment of securitized and assigned loans

Sell down transactions are an efficient means of increasing operational leverage. Sell down transactions move the loan off the balance sheet while retaining the spread. It both reduces the capital requirement and adds to margins making sell down transactions very capital efficient and RoE accretive. IBHFL has consistently been one of the largest sellers of mortgage pools and has sold down loans amounting to ₹ 20,202 Cr. since inception. In FY 2015-16, the Company sold down loans amounting to ₹ 3,971 Cr. The outstanding securitized/assigned loan book as of 31 March 2016 stood at ₹ 7,819 Cr. The income on assignment/ securitization of loans is recognized over the life of the underlying loans and not upfronted.

Sell down of loans happens as either securitization or as direct assignment transactions. In securitization, the loans are pooled and sold down to an SPV. The SPV issues securities, which are Pass Through Certificates (PTCs), against this pool of loans securitized. The proceeds from the sale of these PTCs are used by the SPV to purchase the pool from the originator (IBHFL). The PTCs are shown as 'investments' on the balance sheet of the investor. The investor receives the contracted payments on these PTCs out of the repayment proceeds from the underlying pool of loan assets. In direct assignment, the loans are sold down directly to the investor and they appear as 'loan assets' on the books of the investing entity.

In both types of transactions, the sold down loan assets do not appear on the balance sheet of the originator (IBHFL).

With the abolishment of distribution tax on PTC transactions, mortgage pools will be an extremely attractive investment proposition for secure long-term investment-hungry class of investors like insurance companies, provident and pension funds. In FY16 we sold down an amount equivalent to 24% of our incremental loan assets. Total sold down assets now form 12% of our total loan assets. In the backdrop of the above discussed positive developments for loan sell downs, we are confident that both these proportions will significantly increase in the next few years and capital utilization efficiency will increase.





## Investments

The investments of the Company are monitored by the Investments Committee of the Board of Directors. The committee helps the Company deploy excess funds from time to time to generate optimal returns for the Company, while also reviewing all investments and ensuring they comply with the investment policy of the Company. On 31<sup>st</sup> March 2016, investments in cash and cash equivalents stood at ₹ 12,870 Cr, as against ₹ 9,631 Cr at the end of the previous year.

## Asset Liability Management

The Asset Liability Management Committee of the Board of Directors actively reviews the assets and liabilities position of the Company and gives directions to the finance and treasury teams in managing the same. Under the Schedule III of Companies Act, 2013, the classification of assets and liabilities into current and non-current is based on their contracted maturities. The classification of assets and liabilities by the Company into various maturity buckets reflects adjustments for prepayments and renewals in accordance with the guidelines issued by National Housing Bank.

As of 31<sup>st</sup> March 2016, the assets and liabilities of the standalone entity IBHFL with maturity up to 1 year amounted to ₹ 27,323 Cr and ₹ 26,909 Cr respectively. Assets and liabilities with maturity between 1 to 5 years amounted to ₹ 35,268 Cr and ₹ 33,467 Cr respectively, while those with maturity over 5 years amounted to ₹ 15,243 Cr and ₹ 17,458 Cr respectively.

## Prudential Norms for Housing Finance Companies

National Housing Bank (NHB) regulates the HFCs and issues guidelines on income recognition, asset classifications, provisioning, provisioning for bad and doubtful debts, capital adequacy, accounting and disclosure policies, and fair practice code and asset liability management. The Company is in compliance with all applicable regulatory norms and guidelines.

## Capital Adequacy Ratio

IBHFL is required to maintain capital adequacy of 12% on its risk weighted assets as per NHB regulations. IBHFL has maintained consistently high levels of capital adequacy over the last few years. The capital adequacy ratio for the current financial year was 20.51%, as compared to 18.35% of that of the previous year. Tier I and Tier II capital adequacy at the end of financial year 2015-16 was at 17.86% and 2.65% respectively, as compared to 15.24% and 3.11% of the previous year.

## Provision of Contingencies

Company follows prudent approach to proactively provide for contingencies and has followed this for many years now. The Company is adequately provided on its non-performing assets and maintains provision coverage of 144%. During the year, the company made a provision of ₹ 348 Cr. through a charge on its profit and loss statement. Of the ₹ 348 Cr. the Company contributed ₹ 233 Cr. to provision for doubtful loans and contingencies and the rest was provided for standard assets.

The housing finance regulator, NHB, mandates the company to hold provisions of ₹ 547 Cr. IBHFL has a comfortable position with total provisions amounting to ₹ 831 Cr., which is ₹ 284 Cr. in excess of regulatory requirement.

## Experienced Senior Management Team

The senior management team of the Company has largely remained unchanged since the start of its different business lines. The Company recruits both directly from colleges and also hires laterally from industry to bring on board capable resources to contribute to the growing business. The Company has also focused on developing a second line to the senior management team. The middle and the senior management teams of the Company have rich experience within the financial services industry, have been with the Company for several years and form the stable and reliable backbone of the Company.

## Human Resources

IBHFL truly believes that employees are an organization's greatest asset. This is perhaps more true of financial services companies than most other sectors. Experienced credit underwriters, sales' and operations' teams are reservoirs of in-depth, many times location specific, market knowledge and represent valuable intellectual property. Human resources is a very important function within the company and works closely with various business functions to maintain high levels of employee engagement. This year we organized numerous Employee Welfare Activities such as Medical Help Desk at Head Office and Mumbai corporate office, Health Check Campus on various types of Illness, Fun at Workplace (Take a Break), Blood Donation Camps, etc.

## Internal Control Systems

The Company has adequate system of internal controls for business processes, with regard to operations, financial reporting, fraud control, compliance with applicable laws and regulations, etc. Regular internal audits and checks ensure that responsibilities are executed effectively. The Audit Committee of the Board of Directors actively reviews the adequacy and effectiveness of internal control systems and suggests improvement for strengthening the existing



control system in view of changing business needs from time to time.

### Risk Management

Your Company has a well-defined risk governance structure which includes periodic reviews and close monitoring to enable building a sustainable business that takes care of the interests of all stakeholders. IBHFL has a clearly defined risk management policy that lays down guidelines for all operational areas. Comprehensive annual risk review exercises go towards continually updating the risk management policy. The policy defines role of the Company's Risk Management Committee which oversees all aspects of the business, especially credit underwriting.

### Indiabulls Foundation

As a responsible corporate citizen, your Company believes in giving back to the society. Indiabulls Foundation has its key focus areas defined in Health, Education, Sanitation, Nutrition, Rural development, Art & Culture and Renewable energy. Tamil Nadu faced severe spells of rainfall in the month of December 2015, capital city Chennai was the worst affected. Indiabulls foundation contributed immensely providing timely relief and nutritional supplements to nearly 1,500 affected people.

Indiabulls Foundation continued and strengthened its efforts in the fields of Health, Education and Rural Development. 'JanSwasthyaKalyanVahika' – an Indiabulls Foundation initiative is operational with 9 mobile medical vans and provides free primary healthcare services to nearly 2,60,000 patients every year. Indiabulls Foundation has also set up free medical health camps and has helped over 1,200 children with Cleft Surgeries.

Understanding the benefits of a literate economy, Indiabulls Foundation contributed 1,000 computers to tribal ashram schools, night schools and shelter homes across Maharashtra. Indiabulls Foundation has offered scholarships to 365 deserving students to enable them to continue their studies beyond the 12<sup>th</sup> standard. Indiabulls Foundation has distributed Kumud Sanitary Napkins Kits to 600 rural women & adolescent girls from various ashram schools, orphanages, shelter homes and rehabilitation centres for a complete year in Thane, Raigad, Palghar and Mumbai districts. Indiabulls Foundation has been actively providing nutrition supplements to 5,000 malnourished individuals every month and regularly monitoring their health status through its 'PaushtikAahar' initiative.

### Cautionary Statement

For the purpose of the Management Discussion and Analysis, Indiabulls Housing Finance Ltd. (IBHFL) is defined as the consolidated entity consisting of the Holding Company and its subsidiaries. The terms 'the Company' and 'Indiabulls' also refer to the consolidated entity. HFC refers to Housing Finance Company.

Statements in this Management Discussion and Analysis Report describing the Company's objectives, projections, estimates and expectations may be forward looking statements within the meaning of applicable laws and regulations. Actual results might differ materially from those either expressed or implied.

The Company is not under any obligation to publicly amend, modify or revise any forward looking statements on the basis of any subsequent developments, information or events.



# Business Responsibility Report

## PART A: COMPANY PROFILE

Indiabulls Housing Finance Limited (IBHFL or the Company), as an incorporated legal entity, came into existence on May 10, 2005, under the Companies Act, 1956, having been registered on such date with the Registrar of Companies, NCT of Delhi and Haryana vide its CIN no. L65922DL2005PLC136029 and obtained the certificate for commencement of business on January 10, 2006, to enable it to carry on the business of housing finance, upon receipt of the license to do so from the National Housing Bank. Indiabulls Financial Services Limited (IBFSL), the erstwhile promoter of the Company, incorporated on January 10, 2000 and since March 30, 2001, had already been functioning, as a non banking finance company. The merger of IBFSL with the Company, on a going concern basis, therefore ensured a continuity of the Company's business, since March 30, 2001.

The Company's Registered Office is located at M 62 & 63, First Floor, Connaught Place, New Delhi - 110001. The Company's website is <http://www.indiabullshomeloans.com/> and its email Id is [helpdesk@indiabulls.com](mailto:helpdesk@indiabulls.com). The Company follows the financial year of April 1 to March 31 each year.

The Company is registered with National Housing Bank vide registration no. 02.0063.05 dated December 28, 2005 and is engaged in the business of housing finance activities which include inter alia providing finance and to undertake all lending and finance to any person, firms, developers, corporates etc., for construction, building, development, purchase etc. of houses, apartments of all descriptions..

The Company is also registered under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in terms of Notification dated 19th September, 2007 issued by Department of Financial Services, Ministry of Finance. Details on products / services that the Company provides are given in the Management Discussion and Analysis Report which is part of this Annual Report.

## PART B: FINANCIAL HIGHLIGHTS IN THE LAST FINANCIAL YEAR

The audited financial statements of the Company form part of this Annual Report. Further details on the

financial information are given in the Directors' Report and the Management Discussion and Analysis Report which is part of this Annual Report. Detailed information on Corporate Social Responsibilities (CSR) is provided in Annual Report on CSR activities, which is annexed to the Directors' Report.

## PART C: OTHER DETAILS

The Company has 11 subsidiary companies and 4 step down subsidiaries.

### Subsidiary Companies

1. Indiabulls Insurance Advisors Limited.
2. Indiabulls Capital Services Limited
3. Indiabulls Commercial Credit Limited (Formerly known as Indiabulls Infrastructure Credit Limited)
4. Bulls Sales Limited
5. Indiabulls Advisory Services Limited
6. Indiabulls Collection Agency Limited
7. Indiabulls Asset Holding Company Limited
8. Indiabulls Life Insurance Company Limited
9. Indiabulls Asset Management Company Limited
10. Indiabulls Trustee Company Limited
11. Indiabulls Holdings Limited

### Step - down Subsidiary Companies

1. Indiabulls Venture Capital Management Company Limited
2. Indiabulls Venture Capital Trustee Company Limited
3. Nilgiri Financial Consultants Limited
4. Indiabulls Asset Reconstruction Company Limited

The subsidiary companies have their own Business Responsibility (BR) initiatives.

## PART D: BUSINESS RESPONSIBILITY INFORMATION

Mr. Gagan Banga (DIN: 00010894), Vice Chairman & Managing Director, Mr. Ashwini Omprakash Kumar (DIN: 03341114), Deputy Managing Director and Mr. Ajit Kumar Mittal (DIN: 02698115), Executive Director are jointly/severally responsible for day-to-day administration and operations of the Company. Further details of the Board

of Directors and the management are covered elsewhere in this Annual Report.

The Company has prepared a Business Responsibility Report (BRR) based on the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the circulars issued by SEBI in this regard.

Mr. Gagan Banga, Mr. Ashwini Omprakash Kumar, and Mr. Ajit Kumar Mittal are jointly/severally oversees the implementation of the BR policies. Mr. Sachin Chaudhary, Business Head is the BR Head and is assisted by a team having multi-disciplinary backgrounds. The BR policies are reviewed periodically and are made available on the website of the Company.

### **Principle 1: Business should conduct and govern themselves with ethics, transparency and accountability**

#### **Ethics**

Ethics, transparency and personal accountability form the core values of the Company. It focuses on high standards of corporate governance, in the conduct of its business. It has a zero tolerance for bribery and corruption and strives to build and maintain relationships with its lenders, borrowers, shareholders and other stakeholders in a fair, transparent and professional manner.

#### **Code of Conduct**

With the objective of enhancing the standards of governance, the Company has formulated and adopted Code of Conduct & Ethics for its Board Members and Senior Management team. The Code is placed on the website of the Company, which provides for ethical, transparent and accountable behavior by its Directors and Senior Management team.

The Company lays utmost importance on integrity while recruiting employees. The Employee Code of Conduct provides the framework within which the Company expects its business operations to be carried out and lays down the standards and principles, to be followed by all its employees. Failure to comply with the Code leads to disciplinary action, including dismissal from the services of the Company.

All employees are handed over a copy of the Employee Code of Conduct on their first day of joining the Company, as a part of the employee joining kit. Additionally, the contents of the Code of Conduct are also shared in detail with the employees through a specific module that forms

part of the HR session during the employee induction training programme.

The Company has also formulated and adopted various other codes and policies including Fair Practices Code, Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information, policy on Protection of Women Against Sexual Harassment at Workplace, Code of Conduct for Prevention of Insider Trading, Know Your Customer policy and Investment policy, in terms of laws applicable to its business, which are applicable to all its employees / directors for enforcement of ethical conduct from a governance, regulatory and risk management perspective.

#### **Stakeholder Complaints**

The Company categorises its stakeholders to include housing loan customers and shareholders. There is a separate mechanism in place for recording and redressing complaints raised by each of these stakeholders.

The Company is committed to providing effective and prompt service to all its stakeholders. It has in place, a central operation team to record and redresses the grievances/feedback from its customers which helps in ensuring standard operating procedure and maintaining service standards.

The Company has identified senior personnel at all its branches and made them responsible for ensuring efficient and effective resolution of complaints within the prescribed turnaround time. All complaints are monitored at the Head Office by its Operations team.

The Company has in-built Grievance Redressal Policy with escalation mechanism wherein complaints are escalated to the level of Branch heads, Head Customer Care and National Head Operation/Principal Officer, Compliance. Complaints forwarded by regulatory and supervisory authorities are tracked separately. A grievance redressal procedure recommended by National Housing Bank (NHB) is also available on the Company website for the benefit of its customers.

During the financial year 2015-2016, the Company had received 359 complaints from its stakeholders and 4 complaints were outstanding at the beginning of the year, out of which 359 were resolved satisfactorily and the balance 4 were resolved during the current financial year upto the date of this report. 98.9% of the complaints outstanding and received during FY 2015-2016, were resolved during the FY 2015-2016.



The Company submits a periodic status of complaints received, redressed and outstanding from its stakeholders along with the nature of complaints and their mode of redressal to the Board constituted Customer Grievance Committee and Stakeholders Relationship Committee.

## **Principle 2: Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle**

### **Focus on Technology : e-Home Loans and Finnovate**

The Company is the first financier, in India, to launch e-Home Loans, a cutting edge, technology enabled paperless, home loan that can be end-to-end fulfilled from the customer's mobile or computer. The Company's e-Home Loans offers unmatched customer convenience and other manifold advantages both to the Company and its customers, as it would substantially reduce the paperwork and time to process the application and disbursement of loan.

### **Environmental Standards**

The Company continuously aims to reduce the impact on environment by optimizing the usage of various resources. Though the nature of our business itself has a limited impact on environment, we aim to minimize Carbon footprints by following various activities. There is a focus on reduced resource usage and we have been able to reduce energy consumption by using star rated appliances where possible and also through the replacement of CFL lights with LED lights. Monitoring resource usage, improved process efficiency, reduced waste generation and disposal costs have also supported the cause.

Furthermore, the Company's initiative on Digitization has led to the creation of a Customer Portal where Customers can access details in relation to their loan on their laptops and mobile devices without using paper. Also, our adaption to E-Receipts has ensured that we issue receipts either in the form of SMS or E-mail thus saving on paper.

### **Resource Savings**

The Company has undertaken initiatives and energy efficient measures at its office premises such as use of LED light fittings, provision of centralised waste collection, etc. At most of its offices across India, the CFL light fitting are being shifted to LED light fittings to conserve energy. In an endeavour for quick and paperless services, the Company promotes the use of electronic means

of communication with its shareholders by sending electronic communication for confirmation of payments and such other purposes. The Company also encourages the use of electronic mode of payment to and from all its stakeholders. Soft copies of the annual report 2014-15 along with the notice convening the 10th Annual General Meeting and the dividend e-payment advice were sent to over fifty thousand shareholders so as to minimise the usage of paper.

## **Principle 3: Businesses should promote the well-being of all employees**

### **Equitable Employment**

The Company's employee strength as on March 31, 2016 was 4591, out of which 487 were women and 5 employees with disabilities. As at March 31, 2016, the male: female ratio was 89:11. The Company has always advocated a business environment that favours the concept of equal employment opportunities for all without any discrimination with respect to caste, creed, gender, race, religion, disability or sexual orientation. The Company provides a workplace environment that is safe, hygienic, and humane which upholds the dignity of its employees. The Company does not employ child labour directly or indirectly in any of its offices.

### **Policies for Employee Grievances**

The Company believes in smooth and effective communication to ensure better flow of information and understanding amongst its employees. Any employee, irrespective of hierarchy, has free access to the members of senior management for sharing creative ideas, suggestions or even personal grievances.

The Company has strengthened its vigil mechanism by adopting the Whistle Blower Policy which is applicable to its directors, employees and other stakeholders. The said policy which has been uploaded on Company's website and also communicated to all its employees aims to promote good governance, instill faith and empower all stakeholders to fearlessly voice their concerns.

The Company has zero tolerance towards sexual harassment at the workplace and has adopted a policy on prevention, prohibition and redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder. During the period under review, one complaint was received and disposed off.

**Business Responsibility Report (Contd...)****Gender Inclusion**

The Company ensures that a gender inclusive environment is provided. To create an inclusive work culture for women, the awareness for the same is spread through special workshops and seminars. Wherever required, women employees have been provided with laptops with the view that they can work from home in case of an emergency and also for the reason that they do not work late. On various occasions and specifically on International Women's Day, health check-up camps and self-defense training sessions for all women employees are organized.

**Work-Life Balance**

The Company's policies are structured around promoting work-life balance which ensures improved employee productivity at work.

**Employee Engagement**

The Company firmly believes that highly engaged employees are high on productivity and therefore, in order to keep the motivation and the employee engagement levels high, it is necessary to constantly engage them in activities that motivate them. In sync with this philosophy, the Company encourages its employees to regularly participate in sports, picnics, outings, get-togethers and team building programmes. The Company has a specific budgetary allocation for this purpose.

**Development of Employees**

The Company believes in the all-round development of its employees. Job specific knowledge gaps, skills and attitudes are identified during the performance appraisal process. Through constant learning and development, the Company ensures that its employees are adequately trained in functional and behavioural skills to sustain high standards of service. The Company nominates its employees for self-development and leadership programmes for further enhancing their competencies and skill sets.

Learning and development needs are also identified on the basis of internal audit reports as well as customer feedback. On-the-job training, job rotation or training through various programmes – internal, external are offered to employees to upgrade their competencies.

During the year, a total of 3,675 permanent employees were imparted training during the year, which is 80% of the Company's total permanent employees, out of which

280 women employees were imparted training during the year, which is 59% of the Company's total women employees and 5 employees with disabilities were imparted training during the year, which is 100% of the Company's total employees with disabilities.

**Mentoring Program**

The mentoring programme formulated by the Company ensures that all new employees integrate into its working culture and value systems. Such a programme helps new entrants understand and blend with its existing employees in a seamless manner.

**Principle 4: Businesses should respect the interests of, and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized****Corporate Social Responsibility**

The Company strives to approach its CSR activities with the goal to identify and work across a range of social initiatives that have a long-term sustainable impact. The Company has endeavoured to choose projects keeping in mind the Human Development Index norms which address human resource development in areas of Sanitation, Health Education, Nutrition, Renewable Energy, Promotion of Arts & Culture. The details of CSR activities undertaken by the Company are provided in the Annual Report on Corporate Social Responsibility (CSR) Activities which forms part of this Annual Report.

**Employee welfare & Participation**

To encourage employees to maintain and lead a healthy life, employees' family get-togethers, sports events and medical check-ups were organised across various branches.

**Principle 5: Businesses should respect and promote human rights****Human Rights**

The Company complies and adheres to all the human rights laws and guidelines of the Constitution of India, national laws and policies. The Company treats all its stakeholders and customers with dignity, respect and due understanding. The Company takes care to be just, patient and understanding while dealing with delinquent customers who have availed housing loans. The Company has put in place an internal culture and





work ethics where delinquent customers are treated with fairness. Customers who have difficulty in making regular payments are counselled patiently and given sufficient opportunities to recover from difficulties. Even as the Company takes legal action, care is taken to treat customers and their family with dignity and respect. Employee training programmes lay emphasis on this aspect. Any complaints and grievances pertaining to behavioural issues are attended to personally by senior officers.

### **Principle 6: Businesses should respect, protect and make efforts to restore the environment**

#### **Green Initiatives**

The Company promotes ecological sustainability and green initiatives, adopts energy saving mechanisms, by encouraging its employees, customers and all its other stake holders to use electronic medium of communication and to reduce usage of papers as far as possible.

### **Principle 7: Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner**

The Company recognises that the housing and real estate industry plays an important role in the Indian economy as this industry is the second largest employment generator after agriculture. The Company will continue to support and advocate for the further development of housing industry as its primary objective is to housing for all in the country by providing housing finance in a systematic and professional manner thereby promoting home ownership.

The Company continues to makes various recommendations/representations before various regulators, forums and associations relevant to further promote the housing for all in the country.

### **Principle 8: Businesses should support inclusive growth and equitable development**

As a committed corporate citizen, the Company has promoted and undertaken various social welfare initiatives for promoting Sanitation, Health, Education, Nutrition, Renewable Energy, Arts & Culture. Details of CSR activities undertaken by the Company are provided in the Annual Report on Corporate Social Responsibility (CSR) Activities which forms part of this Annual Report.

### **Principle 9: Businesses should engage with and provide value to their customers and consumers in a responsible manner**

#### **Customer Relationship Enhancement and Managing System**

The Company is committed to providing effective and prompt service to all its stakeholders. It has in place, a central operation team to record and redresses the grievances/feedback from its customers which helps in ensuring standard operating procedure and maintaining service standards.

The Company has identified senior personnel at all its branches and made them responsible for ensuring efficient and effective resolution of complaints within the prescribed turnaround time. All complaints are monitored at the Head Office by its Operations team.

The Company has in-built Grievance Redressal Policy with escalation mechanism wherein complaints are escalated to the level of Branch heads, Head Customer Care and National Head Operation/Principal Officer, Compliance. Complaints forwarded by regulatory and supervisory authorities are tracked separately. A grievance redressal procedure recommended by National Housing Bank (NHB) is also available on the Company website along with contact details of Grievance Redressal Officer for the benefit of its customers.

The company aims to reduce the number of grievances, attain the operational excellence and ensures continuous improvement by doing periodical root-cause analysis (RCA) of all the received grievances. In the scope of lending operations the company has been certified for ISO 9001:2008 which focuses on the Grievance Redressal mechanism and ISO 10002 : 2014 which helps us to maintain a Management system for Customer Complaint Handling.

#### **Transparent Communication**

The Company strives to ensure that transparent, correct and relevant information, pertaining to its products and services, is disseminated through its advertising material and the information displayed on the digital platforms owned by the Company. The Company encourages responsible and responsive communication towards all its stakeholders be it customers, media, investors, analysts, regulatory authorities, vendors and other stakeholders.

**Business Responsibility Report (Contd...)**

The Company is a strong proponent of true and fair advertising and as such, discourages all kinds of means and activities that are unethical, abusive, derogatory or anti- competitive. All the communication material released by the Company adheres to the mandated regulatory requirements. The Company has formulated the Fair Practices Code. A copy of the said code is available on the Company's website and at all its offices. The Company has complied with all the advertising norms applicable to the Company.

The important product attributes relevant information about the products and services being offered, fees and charges, benchmark interest rates and other important

notifications like Most Important Terms & Conditions and KYC documents are displayed prominently in each of the Company office. This information is available on the Company's website as well.

The Company is extending its presence to various social and digital platforms to engage and connect with existing customers and also to reach out to newer audiences through constant communication, which is in consonance with its brand values and the prescribed regulatory framework.

The performance and financials of the Company are disclosed to BSE and NSE for information to all its stakeholders and on its website.



# Report on Corporate Governance

## 1. THE COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

The Company's philosophy on Corporate Governance encompasses simple tenets of integrity, transparency, accountability and fairness in whatever the Company does and what it basically aims at achieving is a complete adherence to the applicable laws while at the same time ensuring complete commitment to values and the highest ethical standards in every facet of its operations and in each of its functional areas. This together with meaningful CSR activities has enabled your Company to earn the trust and goodwill of its investors, business partners, employees and the communities, in which it operates. Your Company has complied with the requirements of Corporate Governance as laid down in the Clause 49 of the Listing Agreement executed by the Company with the BSE Limited ('BSE') and the National Stock Exchange of India Limited ('NSE') for the period from April 1, 2015 to November 30, 2015 and Regulations 17 to 27, 46 (2) (b) to (i) and para C, D and E of Schedule V of Chapter IV of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR) for the period from December 1, 2015 to March 31, 2016.

In line with the nature and size of operations, the Corporate Governance framework of the Company, is based on the following main principles:

- Constitution of a Board of Directors of appropriate composition, size, varied experience and commitment to discharge their responsibilities and duties.
- Transparency and independence in the functions of the Board.
- Ensuring timely flow of information to the Board and its Committees to enable them to discharge their functions effectively.
- Independent verification and assured integrity of financial reporting.

- Timely and balanced disclosure of all material information concerning the Company to all stakeholders and protection of their rights and interests.
- A sound system of risk management, internal control, anti-bribery and anti-corruption business practices.
- Compliance with applicable laws, rules and regulations in letter and spirit.

## 2. BOARD OF DIRECTORS (BOARD)

### (A) Composition and size of the Board

The Company has a broad based Board of Directors, constituted in compliance with the Companies Act, 2013, Listing Agreement executed by the Company with the Stock Exchange and SEBI LODR and in accordance with highest standards of Corporate Governance in its management, which ensures an appropriate mix of Executive/Non Executive, Woman Director and Independent Directors with demonstrated skill sets and relevant experience. The Board members have professional knowledge and experience, in diverse fields viz. finance, banking, public policy and legal / judicial, thereby bringing about an enabling environment for value creation through sustainable business growth.

The Board consists of eleven directors, four of whom including the Chairman and Vice Chairman are Executive Directors. The remaining seven directors are Non-Executive Directors, with six of such directors being Independent Directors and one Woman Director. The Chairman being an Executive Director, the number of Independent Non-Executive Directors on the Board is more than 50% of the Board strength at any point of time. No Director is related to any other Director on the Board. Details of Directors, number of directorships held by them in other companies as also the number of their memberships and chairmanships on various Board Committees, as on March 31, 2016, are as under:

Sl. No	Name of the Director	Category of Directorship	No. of Directorships in other Companies*	No. of Memberships/ Chairmanships in Board Committees of various companies (including the Company)**	
				Member	Chairman
1.	Mr. Sameer Gehlaut (DIN : 00060783)	Founder and Executive Chairman	1	Nil	N.A.
2.	Mr. Gagan Banga (DIN : 00010894)	Vice Chairman & Managing Director	Nil	Nil	N.A.
3.	Mr. Ajit Kumar Mittal (DIN : 02698115)	Executive Director	4	1	Nil
4.	Mr. Ashwini Omprakash Kumar (DIN : 03341114)	Executive Director	Nil	1	Nil
5.	Dr. Kamallesh Shailesh Chandra Chakrabarty (DIN : 03543682)	Independent Director	Nil	Nil	Nil
6.	Justice Bisheshwar Prasad Singh (Retd.) (DIN : 06949954)	Independent Director	1	Nil	Nil
7.	Justice Surinder Singh Nijjar (Retd.) (DIN : 06964806)	Independent Director	1	Nil	Nil
8.	Mrs. Manjari Ashok Kacker (DIN : 06945359)	Non-Executive Director	4	3	Nil
9.	Mr. Shamsheer Singh Ahlawat (DIN : 00017480)	Independent Director	6	10	5
10.	Mr. Prem Prakash Mirdha (DIN : 01352748)	Independent Director	6	8	Nil
11.	Brig. Labh Singh Sitara (Retd.) (DIN:01724648)	Independent Director	8	10	Nil

\* Does not include directorships held in foreign companies & private limited companies and Companies under section 8 of the Companies Act, 2013.

\*\* Only memberships / chairmanships of the Audit Committee / Stakeholders' Relationship Committee in various public limited companies, considered.

None of the Non-Executive Director held any equity share and convertible security of the Company during the financial year ended March 31, 2016, except Mr. Prem Prakash Mirdha who is holding 300 Equity shares of the Company.

The Company has familiarization programme for Independent Directors with regard to their roles, responsibilities in the Company, nature of the industry in which the Company operates, the business model of the Company etc. the familiarization programme along with details of the same imparted to the Independent Directors during the year are available on the website of the Company (<https://www.indiabullshomeloans.com/housing-finance/investors-relations/investor-relations.php>).

#### **(B) Number and Dates of Board Meetings held, attendance of Directors thereat and at the last AGM held.**

During the FY 2015-16, the Board met 5 (Five) times. Meetings were held on April 24, 2015, July 21, 2015, October 21, 2015, January 20, 2016 and March 9, 2016. During the year separate meeting of the Independent Directors was held on January 20, 2016 without the attendance of non-independent directors and the members of the management. All Independent Directors attended the said meeting.

The last Annual General Meeting of the Company was held on September 7, 2015.



Attendance of Directors at the Board Meetings held during the FY 2015-16 and at the last Annual General Meeting are as under:

Sr. No.	Name of the Director	No. of Board meetings attended	Attendance at the last AGM
1.	Mr. Sameer Gehlaut (DIN : 00060783)	4	No
2.	Mr. Gagan Banga (DIN : 00010894)	5	No
3.	Mr. Ajit Kumar Mittal (DIN : 02698115)	5	Yes
4.	Mr. Ashwini Omprakash Kumar (DIN : 03341114)	4	No
5.	Dr. Kamallesh Shailesh Chandra Chakrabarty (DIN : 03543682)	4	No
6.	Justice Bisheshwar Prasad Singh (Retd.) (DIN : 06949954)	4	No
7.	Justice Surinder Singh Nijjar (Retd.) (DIN : 06964806)	3	No
8.	Mrs. Manjari Ashok Kacker (DIN : 06945359)	3	No
9.	Mr. Shamsher Singh Ahlawat (DIN : 00017480)	4	Yes
10.	Mr. Prem Prakash Mirdha (DIN : 01352748)	4	Yes
11.	Brig. Labh Singh Sitara (Retd.) (DIN : 01724648 )	4	No

### 3. COMMITTEES OF THE BOARD

The Board has constituted various Committees to take informed decisions in the best interest of the Company. These Committees monitor the activities falling within their terms of reference. Some of these committees were re-constituted, re-named and terms of reference were revised to align with the provisions of Companies Act, 2013, SEBI (LODR) Regulations, 2015 and NHB Act, 1987.

The role and the composition of these Committees including number of meetings held during the financial year and participation of the members at the meetings of the committees, during the year are as under.

#### (A) Audit Committee

##### Composition

The Audit Committee currently comprises of four members, namely, Mr. Shamsher Singh Ahlawat as the Chairman and Member, Mr. Prem Prakash Mirdha,

Mr. Ajit Kumar Mittal and Brig. Labh Singh Sitara, as members. Three out of the four members comprising the Committee i.e. Mr. Shamsher Singh Ahlawat, Mr. Prem Prakash Mirdha and Brig. Labh Singh Sitara, are Independent Directors while Mr. Ajit Kumar Mittal is an Executive Director. Mr. Amit Jain is the Secretary to the Audit Committee.

##### Terms of reference of the Audit Committee

The terms of reference of the Audit Committee, inter-alia, include:

- To oversee the financial reporting process and disclosure of financial information;
- To review with management, quarterly, half yearly and annual financial statements and ensure their accuracy and correctness before submission to the Board;
- To review with management and internal auditors, the adequacy of internal control systems, approving the internal audit plans/reports and reviewing the efficacy of their function, discussion and review of periodic audit reports including findings of internal investigations;
- To recommend the appointment of the internal and statutory auditors and their remuneration;
- To review and approve required provisions to be maintained as per IRAC norms and write off decisions;
- To hold discussions with the Statutory and Internal Auditors;
- Review and monitoring of the auditor's independence and performance, and effectiveness of audit process;
- Examination of the auditors' report on financial statements of the Company (in addition to the financial statements) before submission to the Board;
- Approval or any subsequent modification of transactions of the Company with related parties;
- Scrutiny of inter-corporate loans and investments;
- Review of Credit Concurrent Audit Report;\*
- Valuation of undertakings or assets of the Company, wherever it is necessary;
- Monitoring the end use of funds raised through public offers and related matters as and when such funds are raised and also reviewing with the management the utilization of the funds so raised, for purposes other than those stated in the relevant offer document, if any and making appropriate recommendations to the Board in this regard;



**Report on Corporate Governance (Contd...)**

- Evaluation of the risk management systems (in addition to the internal control systems);
- Review and monitoring of the performance of the statutory auditors and effectiveness of the audit process;\*
- To hold post audit discussions with the auditors to ascertain any area of concern;
- To review the functioning of the whistle blower mechanism;
- Approval to the appointment of the CFO after assessing the qualifications, experience and background etc. of the candidate.

\* inserted during the current FY.

**Meetings and Attendance during the year**

During the financial year ended March 31, 2016 the Committee met four times. The dates of the meetings being April 24, 2015, July 21, 2015, October 20, 2015 and January 19, 2016.

The attendance of Committee members in these meetings is as under:

Name of the Member	No. of meetings attended
Mr. Shamsheer Singh Ahlawat	3
Mr. Prem Prakash Mirdha	3
Mr. Ajit Kumar Mittal	3
Brig. Labh Singh Sitara (Retd.)	3

The Chief Financial Officer, Statutory and Internal Auditors attended the meetings as Invitees.

**(B) Nomination & Remuneration Committee****Composition**

The Nomination & Remuneration Committee of the Board comprises of three Independent Directors as its members, namely, Mr. Prem Prakash Mirdha as its Chairman and member, Mr. Shamsheer Singh Ahlawat and Brig. Labh Singh Sitara (Retd.) as the other two members.

**Terms of reference**

The terms of reference of Nomination & Remuneration Committee, inter-alia, include:

- Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to, the remuneration of the directors, key managerial personnel and other employees;
- Formulation of criteria for evaluation of performance of independent directors and the board of directors;

- Devising a policy on diversity of board of directors;\*
- Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the board of directors their appointment and removal.
- Whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors.

\* inserted during the current FY.

**Meetings and Attendance during the year**

During the financial year ended March 31, 2016 the Committee met one time on July 15, 2015.

The attendance of Committee members in the meeting is as under:

Name of the Member	No. of meetings attended
Mr. Shamsheer Singh Ahlawat	0
Mr. Prem Prakash Mirdha	1
Brig. Labh Singh Sitara (Retd.)	1

**Policy for selection and appointment of Directors**

The Nomination and Remuneration Committee (N&R Committee) has adopted a charter which, inter alia, deals with the manner of selection of the Board of Directors, senior management and their compensation. This Policy is accordingly derived from the said Charter.

- The incumbent for the positions of Executive Directors and/or at senior management, shall be the persons of high integrity, possesses relevant expertise, experience and leadership qualities, required for the position.
- The Non-Executive Directors shall be of high integrity, with relevant expertise and experience so as to have the diverse Board with Directors having expertise in the fields of finance, banking, regulatory, taxation, law, governance and general management.
- In case of appointment of Independent Directors, the independent nature of the proposed appointee vis-a-vis the Company, shall be ensured.
- The N&R Committee shall consider qualification, experience, expertise of the incumbent, and shall also ensure that such other criteria with regard to age and other qualification etc., as laid down under the Companies Act, 2013 or other applicable laws are fulfilled,



before recommending to the Board, for their appointment as Directors.

- e. In case of re-appointment, the Board shall take into consideration, the performance evaluation of the Director and his engagement level.

### Remuneration Policy

Company's Remuneration Policy is market led, based on the fundamental principles of payment for performance, for potential and for growth. It also takes into account the competitive circumstances of the business, so as to attract and retain quality talent and leverage performance significantly. The N&R Committee recommends the remuneration payable to the Executive Directors and Key Managerial Personnel, for approval by Board of Directors of the Company, subject to the approval of its shareholders, wherever necessary.

### Performance Evaluation

Pursuant to the provisions of the Companies Act, 2013 and Regulation 19 of the SEBI (LODR) Regulations, 2015, the N&R Committee has laid down the criteria for performance evaluation of Independent Directors and Executive Directors, which inter-alia covers level of engagement and contribution, independence of judgment, safeguarding the interest of the Company and its minority shareholders etc. The performance evaluation of the Independent Directors was carried out by the Non-Independent Directors. The performance evaluation of the Chairman, Vice-Chairman, Executive Directors and Non-Executive Director was carried out by the Independent Directors in their separate meeting held on January 20, 2016. The Directors expressed their satisfaction with the evaluation process.

### Policy on Board Diversity

The N&R Committee devises the policy to provide for having a broad experience and diversity on the Board.

### Director's Remuneration:

#### (i) Remuneration of Executive Directors

The Chairman & Executive Director, Vice-Chairman & Managing Director, Deputy Managing Director and other Executive Director are being paid remuneration as recommended by Nomination & Remuneration Committee and approved by the Board of Directors.

Details of remuneration of Chairman & Executive Director, Vice-Chairman & Managing Director, Deputy Managing Director and other Executive Director for FY 2015-16 are provided in Form MGT-9 forming part of this Annual Report.

#### (ii) Remuneration of Non-Executive Directors

With changes in the corporate governance

norms brought by the Companies Act, 2013 as well as Securities and Exchange Board of India (Listing obligations and disclosure requirements) Regulations, 2015, the role of Non-Executive Directors (NED) and the degree and quality of their engagement with the Board and the Company has undergone significant changes over a period of time. The Company is being hugely benefited from the expertise, advice and inputs provided by the NEDs. They devote their valuable time in deliberating on the strategic and critical issues in the course of the Board and Committee meetings of the Company and give their valuable advice, suggestion and guidance to the management of the Company. The Company is making payment of fee/remuneration payable to its NEDs in accordance with the provisions of the Companies Act, 2013 and Securities and Exchange Board of India (Listing obligations and disclosure requirements) Regulations, 2015. The Company has placed criteria for making payment to Non- Executive Directors on its website.

During the Financial Year ended March 31, 2016, the Non- Executive Directors have been paid, sitting fees for attending the Board meetings of the Company, and commission, the details of which are provided in Form MGT-9 forming part of this Annual Report.

### (C) Stakeholders Relationship Committee

#### Composition

The Stakeholders Relationship Committee of the Board comprises of two Non-Executive Independent Directors and one Executive Director as its members, namely, Mr. Shamsheer Singh Ahlawat as the Chairman and member, Mr. Prem Prakash Mirdha and Mr. Ashwini Omprakash Kumar as the other two members.

#### Terms of Reference

- to approve requests for share transfers and transmissions.
- to approve the requests pertaining to remat of shares/sub-division/consolidation/issue of renewed and duplicate share certificates etc.
- to oversee all matters encompassing the shareholders' / investors' related issues.

#### Meetings and Attendance during the year

During the financial year ended March 31, 2016 the Committee met five times. The dates of the meetings being April 24, 2015, July 21, 2015, October 21, 2015, January 04, 2016 and January 20, 2016.

The attendance record of Committee members in

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respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Shamsher Singh Ahlawat	4
Mr. Ashwini Omprakash Kumar	4
Mr. Prem Prakash Mirdha	4

**Name and designation of Compliance Officer**

Mr. Amit Jain, Company Secretary is the Compliance Officer pursuant to Regulation 6(1) of SEBI(LODR) Regulations, 2015.

Details of queries / complaints received and resolved during the year 2015-16

Sl. No.	Particulars	Opening	Received	Disposed	Pending
1	Legal Cases / Cases before Consumer Forums	0	0	0	0
2	Letters from SEBI / Stock Exchange	0	5	5	0
3	Status of applications lodged for public issue(s)	0	0	0	0
4	Non-receipt of dividend	0	152	152	0
5	Non-receipt of annual report	0	6	6	0
6	Non receipt of Refund order	0	0	0	0
7	Non credit/ receipt of shares in demat account	0	1	1	0
8	Non receipt of securities after transfer	0	0	0	0
	<b>Total</b>	<b>0</b>	<b>164</b>	<b>164</b>	<b>0</b>

**(D) Compensation Committee****Composition**

The Compensation Committee of the Board comprises of two Non-Executive Independent Directors and one Executive Director as its members, namely, Mr. Shamsher Singh Ahlawat as the Chairman and member, Mr. Prem Prakash Mirdha and Mr. Gagan Banga as the other two members.

**Terms of reference of the Compensation Committee**

The terms of reference of the Compensation Committee, inter-alia, include:

- Framing suitable policies and systems to ensure that there is no violation, by an employee of any applicable laws in India or overseas, including:
  - ▶ The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; or
  - ▶ The Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices relating to the Securities Market) Regulations, 1995;
- Perform such functions as are required to be performed by the Compensation Committee under the Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014.

**Meetings and Attendance during the year**

During the financial year ended March 31, 2016, the Committee met seven times. The dates of the meetings being May 01, 2015, July 29, 2015, September 22, 2015, October 30, 2015, January 04, 2016, January 30, 2016 and March 18, 2016.

The attendance record of Committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Shamsher Singh Ahlawat	6
Mr. Gagan Banga	1
Mr. Prem Prakash Mirdha	7

**(E) Risk Management Committee****Composition**

In terms of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the existing Risk Management Committee was re-constituted by the Board of Directors in their meeting held on March 9, 2016, with eight members, namely, Mr. Ajit Kumar Mittal, as the Chairman and member, and Mr. Gagan Banga, Mr. Ashwini Omprakash Kumar, Mr. Shamsher Singh Ahlawat and Mr. Prem Prakash Mirdha, Directors, and Mr. Sachin Chaudhary, Mr. Mukesh Garg and Mr. Subhankar Ghosh, as the other seven members.

**Terms of reference of the Risk Management Committee**

The terms of reference of the Risk Management Committee, inter-alia, include:

- Approve the Credit/Operation Policy and its review /modification from time to time;
- Review of applicable regulatory requirements;



- Approve all the functional policies of the Company;
- Place appropriate mechanism in the system to cater Fraud while dealing with customers/ approval of loans etc;
- Review of profile of the high loan Customers and periodical review of the same.
- Review of Branch Audit Report/Concurrent Audit\* Report of Treasury;
- Review Compliances of lapses;
- Review of implementation of FPCs, KYC and PMLA guidelines;
- Define loan sanctioning authorities, including process of vetting by credit committee, for various types/values of loans as specified in Credit Policy approved by the BoDs;
- Review the SARFAESI cases; and
- Any other matter involving Risk to the asset / business of the Company.

\* inserted during the current FY.

#### Meetings and Attendance during the year

During the financial year ended March 31, 2016, the Committee met nine times. The dates of the meetings being April 07, 2015, April 13, 2015, April 27, 2015, June 09, 2015, August 11, 2015, October 15, 2015, October 20, 2015, December 14, 2015 and January 7, 2016.

The attendance record of Committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Ajit Kumar Mittal	9
Mr. Gagan Banga	2
Mr. Ashwini Omprakash Kumar	5
Mr. Sachin Chaudhary	9
Mr. Subhankar Ghosh	9
Mr. Naveen Uppal <sup>§</sup>	9
Mr. Mukesh Garg	9
Mr. Salil Krishna <sup>§</sup>	9
Mr. Shamsher Singh Ahlawat*	0
Mr. Prem Prakash Mirdha*	0

§ Ceased to be members from the Committee w.e.f. March 9, 2016.

\* Appointed as members of the Committee w.e.f. March 9, 2016.

#### (F) Asset Liability Management Committee (ALCO)

##### Composition

The Asset Liability Management Committee comprises of eight members, namely, Mr. Ajit Kumar Mittal, as the Chairman and member, and Mr. Ashwini Omprakash Kumar, Mr. Mukesh Garg, Mr. Pinank Shah, Mr. Sachin Chaudhary, Mr. Naveen Uppal, Mr. Subhankar Ghosh and Mr. Nafees Ahmed, as the other seven members.

##### Terms of reference of the Asset Liability Management Committee

The terms of reference of the Asset Liability Management Committee, inter-alia, include:

- Review of Assets and Liabilities position of the Company and Liquidity risk Management and give directions to Finance/Treasury Team in the event of ALM mismatches beyond permissible limit as set out by the Committee;
- Management of Interest Risk and product pricing, launching of new products;
- Periodical review of PLR and recommend for change for the benchmark rate of the Company;
- Approval of Inter corporate loans to subsidiaries/ associate companies;
- The ALCO will measure the future cash flow as per maturity profile as per given matrix in the NHB guidelines as fix up tolerance level in different time buckets as prescribed in the guidelines;
- Analyzing various risks like liquidity risk, interest rate risk, investment risk and business risks;
- Assessment of opportunity cost and maintenance of liquidity;
- Evaluate market risk involved in launching of new products;
- Decide the transfer pricing policy of the company; and
- Approval of the business plan, targets and their regular reviews.

#### Meetings and Attendance during the year

During the financial year ended March 31, 2016, the Committee met thirty four times. The dates of the meetings being April 9, 2015, April 14, 2015, April 23, 2015, May 7, 2015, May 29, 2015, June 4, 2015, June 12, 2015, June 15, 2015, June 26, 2015, July 3, 2015, July 7, 2015, August 3, 2015, August 7, 2015, September 7, 2015, September 11, 2015, October 6, 2015, October 8, 2015, October 16, 2015, October 21, 2015, October 26, 2015, November 6, 2015, November 17, 2015, November 18, 2015, November 21, 2015, November 26, 2015, December 5, 2015, December 10, 2015, December 31, 2015, January 7, 2016, February 4, 2016,

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February 18, 2016, February 26, 2016, March 5, 2016 and March 19, 2016.

The attendance record of Committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Ajit Kumar Mittal	34
Mr. Ashwini Omprakash Kumar	18
Mr. Mukesh Garg	34
Mr. Pinank Shah	19
Mr. Sachin Chaudhary	33
Mr. Naveen Uppal	33
Mr. Subhankar Ghosh	33
Mr. Nafees Ahmed	33

**(G) Investment Committee****Composition**

The Investment Committee comprises of eight members, namely, Mr. Gagan Banga, as the Chairman and member, and Mr. Ashwini Omprakash Kumar, Mr. Mukesh Garg, Mr. Pinank Shah, Mr. Subhankar Ghosh, Mr. Akhil Gupta, Mr. Ashwin Mallick and Mr. Harshil Suvarnkar as the other seven members.

**Terms of reference of the Investment Committee**

The terms of reference of the Investment Committee, inter-alia, include:

- To help the company to gainfully deploy the surplus funds available from time to time and creation of long term assets for the Company including funding by way of Capital/Debt infusion in its subsidiary/Joint Venture Companies/Affiliates;
- To periodically review and ensure that all the investments made by the Company are in consonance / compliance with the Investment Policy adopted by the Company; and
- To review and approve the amendments in the Investment Policy.

**Meetings and Attendance during the year**

During the financial year ended March 31, 2016 the Committee met ten times. The dates of the meetings being April 06, 2015, April 07, 2015, April 08, 2015, April 15, 2015, June 30, 2015, September 30, 2015, October 01, 2015, December 23, 2015, December 31, 2015 and March 31, 2016.

The attendance record of Committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Mukesh Garg	10
Mr. Gagan Banga	0
Mr. Ashwini Omprakash Kumar	9
Mr. Pinank Shah	9
Mr. Subhankar Ghosh	10
Mr. Akhil Gupta	10
Mr. Ashwin Mallick	10
Mr. Harshil Suvarnkar	10

**(H) Customer Grievance Committee****Composition**

The Customer Grievance Committee comprises of five members namely Mr. Ajit Kumar Mittal as the Chairman and member, and Mr. Sachin Chaudhary, Mr. Subhankar Ghosh, Mr. Naveen Uppal and Mr. Robin Marwaha as the other four members.

**Terms of reference of the Customer Grievance Committee**

The terms of reference of the Customer Grievance Committee, inter-alia, include:

- approve the Grievance Policy and its review / modification from time to time; and
- review and redress various customer complaints received directly by the Company or through any regulators, courts, legal bodies etc.

**Meetings and Attendance during the year**

During the financial year ended March 31, 2016 the Committee met four times. The dates of the meetings being April 20, 2015, August 11, 2015, October 9, 2015 and January 19, 2016.

The attendance record of Committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Ajit Kumar Mittal	4
Mr. Sachin Chaudhary	4
Mr. Subhankar Ghosh	4
Mr. Naveen Uppal	4
Mr. Robin Marwaha	4

**(I) Corporate Social Responsibility (CSR) Committee****Composition**

The Corporate Social Responsibility Committee comprises of three members namely Mr. Shamsher





Singh Ahlawat, as the Chairman and member, and Mr. Gagan Banga and Mr. Ashwini Omprakash Kumar as the other two members.

**Terms of Reference of the Corporate Social Responsibility Committee**

The Terms of reference of the CSR Committee inter-alia, include:

- To recommend to the Board, the CSR activity to be undertaken by the Company;
- To approve the expenditure to be incurred on the CSR activity;
- To oversee and review the effective implementation of the CSR activity; and
- To ensure compliance of all related applicable regulatory requirements.

**Meetings and Attendance during the year**

During the financial year ended March 31, 2016 the Committee met two times. The dates of the meetings being October 21, 2015 and March 31, 2016.

The attendance record of Committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Shamsheer Singh Ahlawat	2
Mr. Gagan Banga	0
Mr. Ashwini Omprakash Kumar	2

**(J) Allotment Committee**

**Composition**

The Allotment Committee comprises of three members namely Mr. Ajit Kumar Mittal, as the Chairman and member, and Mr. Ashwini Omprakash Kumar and Mr. Shamsheer Singh Ahlawat as the other two members. This Committee was wound-up/dissolved w.e.f. March 9, 2016.

**Terms of reference of the Allotment Committee**

The terms of reference of the Allotment Committee, inter-alia, include:

- Making issuance and allotment of shares, upon conversion of warrants (ISIN No: INE148I13017) into equity shares or upon exercise of options vested under various ESOP Schemes of the Company or by any other mean.
- Such other matters as may from time to time be required, with respect to the regulatory, contractual or other matters, required to be complied with/fulfilled by the Company in this regard.

**Meetings and Attendance during the year**

During the period from April 1, 2015 till March 9, 2016 the Committee met four times. The dates of the meetings being April 6, 2015, April 23, 2015, July 13, 2015, and July 29, 2015.

The attendance record of Committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Ajit Kumar Mittal	4
Mr. Shamsheer Singh Ahlawat	2
Mr. Ashwini Omprakash Kumar	4

**(K) Management Committee**

**Composition**

The Management Committee comprises of four members namely Mr. Gagan Banga, as the Chairman and member, and Mr. Ajit Kumar Mittal, Mr. Ashwini Omprakash Kumar and Mr. Shamsheer Singh Ahlawat as the other three members.

**Terms of reference of the Management Committee**

The terms of reference of the Management Committee, inter-alia, include:

- Discuss and finalize strategic issues related to credit policy, and deliberate on quality of credit portfolio.
- Review/finalize/ revise/ sanction / decide on the policies or matters relating to: credit issues, expenditure and borrowings.
- Approve opening and closure of branches/offices.
- Approve rental / terms of lease of premises.
- Issue/ withdraw/ modify Power of Attorney to Company officials.
- To discuss and decide on issues relating to day to day affairs/ problems and take such steps as may be deemed fit for the smooth functioning of the company.
- Authorise official/s of the Company to represent in a court of law/ tribunal / arbitrator/ tax authority/Banks/companies.
- Empanel/remove Brokers/ Agents/ Lawyers/ Solicitors/ Consultants.
- To apply for registration/empanelment of Company with any authority including tax authorities.

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- To approve derivative limits, derivative transactions and foreign exchange transactions.
- Refinance ECB / Term loans, taken by the Company, to achieve cost reduction.
- Buy back of CPs and NCDs from the market, from time to time, upto INR 2500 Crores.
- Any other routine administrative matter.
- To finalize and approve the notices of the shareholders meeting(s).
- Any other urgent matter which may require Board's attention but cannot be placed before Board due to paucity of time or otherwise.

**Meetings and Attendance during the year**

During the financial year ended March 31, 2016 the Committee met nineteen times. The dates of the meetings being April 07, 2015, May 05, 2015, May 25, 2015, June 09, 2015, June 24, 2015, July 14, 2015, August 05, 2015, September 05, 2015, September 07, 2015, September 14, 2015, November 02, 2015, November 30, 2015, December 10, 2015, December 29, 2015, January 15, 2016, February 2, 2016, February 15, 2016, February 16, 2016 and March 9, 2016.

The attendance record of Committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Gagan Banga	1
Mr. Shamsher Singh Ahlawat	17
Mr. Ajit Kumar Mittal	16
Mr. Ashwini Omprakash Kumar	16

**(L) Bond Issue Committee****Composition**

The Bond Issue Committee comprises of four members namely Mr. Gagan Banga, as the Chairman and member, and Mr. Ajit Kumar Mittal, Mr. Ashwini Omprakash Kumar and Mrs. Manjari Ashok Kacker as the other three members. This Committee was wound-up/dissolved w.e.f. March 9, 2016.

**Terms of reference of the Bond Issue Committee**

The terms of reference of the Bond Issue Committee, inter-alia, include:

- To decide on the timing of the issue, as well as the number of tranches in which such issue should be made, keeping in view the economic conditions of the country and the debt market conditions.
- Approving the offer document and filing the same with the any authority or persons as may be required.
- To appoint the merchant bankers, legal counsels, bankers, registrars or such other intermediaries,

as may be required in connection with the Proposed Issue.

- Approving the terms of the Proposed Issue including number of tranches, number of Bonds etc. proposed to be issued and the terms of such tranches, Bonds etc.
- Approving the issue price, the number of Bonds to be allotted, the basis of allocation and allotment of such Bonds.
- To affix the Common Seal of the Company on any agreement(s)/ documents as may be required to be executed in connection with the above, in the presence of any Director of the Company or the persons authorized who shall sign the same in token thereof.
- Arranging the delivery and execution of all contracts, agreements and all other documents, deeds, and instruments as may be required or desirable in connection with the Proposed Issue of Bonds.
- Taking decision to open the issue, decide bid opening and closing date.
- Opening such banks accounts and demat accounts as may be required for the transaction.
- To do all such acts, deeds, matters and things and execute all such other documents and pay all such fees, as it may, in its absolute discretion, deem necessary or desirable for the purpose of the transactions.
- To make all such necessary applications with the appropriate authorities and make the necessary regulatory filings in this regard.
- Making applications for listing of the Bonds on one or more stock exchange(s) and to execute and to deliver or arrange the delivery of the listing agreement(s) or equivalent documentation to the concerned stock exchange(s).
- To authorize or delegate all or any of the powers herein above conferred to any or more persons, if need be.

**Meetings and Attendance during the year**

Bond Issue committee was constituted by the Board, for the purpose of undertaking a public issue of bonds by the Company. Since, the issue was not undertaken by the Company, the said Committee was wound-up w.e.f. March 9, 2016 and no meeting was held during the financial year ended March 31, 2016.

**(M) Securities Issue Committee****Composition**

The Securities Issue Committee was constituted by the Board of Directors in its meeting held on April 24, 2015 with four members namely Mr. Ajit Kumar Mittal, as the Chairman and member, and Mr. Gagan Banga,



Mr. Ashwini Omprakash Kumar and Mrs. Manjari Ashok Kacker as the other three members. This Committee was wound-up/dissolved w.e.f. March 9, 2016.

**Terms of reference of the Securities Issue Committee**

- Deciding on the timing of the proposed issue of Securities, as well as the number of tranches in which such issue of Securities should be made, keeping in view the economic and the securities market conditions;
- Approving the Placement Document (both Preliminary and Final) and its filing(s) with the any authority or persons as may be required;
- Appointing the merchant bankers, legal counsels, bankers, registrars or such other intermediaries, as may be required in connection with the proposed issue of Securities;
- Approving the terms of the proposed issue of Securities including number of Securities to be offered, issued and allotted, issue price, discount to be offered, if any, basis of allocation and allotment of such Securities etc.;
- Deciding on the issue opening and closing date(s);
- Authorization for opening such banks accounts and demat accounts as may be required for the transaction;
- Making applications for listing of the Securities on one or more stock exchange(s) and to execute and to deliver or arrange the delivery of the listing agreement(s) or equivalent documentation to the concerned stock exchange(s) and to do all such filings as may be required in terms of the listing agreement(s) with the Exchanges;
- for securing the proposed issue of Securities, to finalize with the Trustees, on behalf of the holders of the Securities, the documents for creating mortgages, charges and/or hypothecation, including the terms and conditions thereof;
- Authorization for affixation of the Common Seal of the Company on any agreement(s)/ documents as may be required to be executed in connection with the above;
- Authorization for making all such necessary applications / filings with the appropriate regulatory authorities, in this regard;
- To do all such acts, deeds, matters and things and execute all such other documents and pay all such fees, as it may, in its absolute discretion, deem necessary or desirable for the purpose of the transactions;
- To authorize or delegate all or any of the powers

herein above conferred to any or more persons, if need be.

**Meetings and Attendance during the year**

During the period from April 24, 2015 till March 9, 2016 the Committee met four times. The dates of the meetings being September 08, 2015, September 11, 2015, September 15, 2015 and September 19, 2015.

The attendance record of Committee members in respect of the meetings so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Ajit Kumar Mittal	4
Mr. Gagan Banga	3
Mr. Ashwini Omprakash Kumar	4
Mrs. Manjari Ashok Kacker	2

**(N) Strategic Investment Committee  
Composition**

The Strategic Investment Committee was constituted by the Board of Director in its meeting held on October 21, 2015 with four members namely Dr. Kamallesh Shailesh Chandra Chakrabarty, as the Chairman and member, and Mr. Ashwini Omprakash Kumar, Mr. Ajit Kumar Mittal and Mrs. Manjari Ashok Kacker as the other three members.

**Terms of reference of the Strategic Investment Committee**

- To decide on the timings and the amount of the proposed investment, as well as the number of tranches, in which the proposed investment is to be made and remittance of funds, keeping in view the economic and market conditions.
- To appoint the merchant bankers, legal counsels or such other intermediaries, as may be required, in connection with the proposed investment.
- To approve the terms of the proposed investment, including the subscription / acquisition price, nature and number of securities to be subscribed / acquired, delivery and execution of all contracts, agreements and all other documents, deeds and instruments, as may be required or desirable, in connection with the proposed investment.
- To make all such necessary applications, with the appropriate authorities for seeking enabling approvals for the proposed investment and to make necessary regulatory filings, in this regard.
- To do all such acts, deeds, matters and things and execute all such documents, as it may, in its

**Report on Corporate Governance (Contd...)**

absolute discretion, deem necessary or desirable for the purpose of the proposed investment.

- To authorize or delegate all or any of the powers hereinabove conferred to any of the members of the Committee or any other person(s), if need be.

**Meetings and Attendance during the year**

During the period from October 21, 2015 till March 31, 2016 the Committee met one time. The date of the meetings being November 11, 2015.

The attendance record of Committee members in respect of the meeting so held is depicted in the table given below:

Name of the Member	No. of meetings attended
Mr. Kamalesh Shailesh Chandra Chakrabarty	1
Mr. Ajit Kumar Mittal	1
Mr. Ashwini Omprakash Kumar	1
Mrs. Manjari Ashok Kacker	1

**4. GENERAL BODY MEETINGS****A. Location and time of last three Annual General Meetings (AGMs)**

The details of the last three AGMs, are as under:

Year	Location	Date	Time
2012-13	Centaur Hotel, IGI Airport, Delhi - Gurgaon Road, New Delhi - 110 037	July 1, 2013	10.00 A.M.
2013-14	Centaur Hotel, IGI Airport, Delhi - Gurgaon Road, New Delhi - 110 037	August 11, 2014	10.00 A.M.
2014-15	Centaur Hotel, IGI Airport, Delhi - Gurgaon Road, New Delhi - 110 037	September 07, 2015	10:00 A.M.

**B. Details of special resolutions passed in the previous three AGMs:**

- (1) In the AGM of the Company for the year 2012-13 held on July 1, 2013, three special resolutions as briefly described below, were passed:
  - (i) Special resolution in terms of Section 17 of the Companies Act, 1956, the "Main Objects" Clause of the Memorandum of Association of the Company was altered.
  - (ii) Special resolution, pursuant to Clause 9.2 of the Scheme of Arrangement between Indiabulls

Financial Services Limited (IBFSL), Company and their respective shareholders and creditors, approved by the Hon'ble High Court of Delhi vide its order dated December 12, 2012 and the provisions of Section 81(1A), and all other applicable provisions, if any, of the Companies Act, 1956, and the provisions of the SEBI (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999 (the "ESOS Guidelines"), for adoption of the IBFSL Employees Stock Option Plans in the Company.

- (iii) Special resolution, pursuant to the provisions of Section 81(1A) and other applicable provisions, if any, of the Companies Act, 1956 and other statutes, to create, offer, issue and allot, in one or more tranches, whether Rupee denominated or denominated in foreign currency, in the course of domestic/international offerings, for a value of upto USD equivalent to INR 10,000 crores (US Dollars equivalent to Indian Rupees Ten Thousand Crores), Equity Shares and other securities, which are convertible into or exchangeable with Equity Shares of the Company.
- (2) In the AGM of the Company for the year 2013-14 held on August 11, 2014, two special resolutions as briefly described below, were passed:
    - (i) Special resolution, pursuant to the provisions of Section 42 and other applicable provisions, if any, of the Companies Act, 2013 read with the Rules framed thereunder, the Housing Finance Companies Issuance of Non-Convertible Debentures on a Private Placement Basis (NHB) Directions 2014, the Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations 2008, the Simplified Listing Agreement for Debt Securities, as may be amended from time to time, and subject to other applicable regulations/guidelines, for making offer(s) or invitation(s) to subscribe to Redeemable Non-Convertible Debentures and/or Bonds and/or any other hybrid instruments, which can be classified as being Tier II capital under the provisions of the Housing Finance Companies (NHB) Directions 2010 for cash either at par or premium or discount to the face value, under one or more shelf disclosure documents and/or under one or more letters of offer, as may be issued by the Company, on private placement basis, in one or more tranches, from time to time, during a period of one year from the date of passing of this Resolution within the overall borrowing limits of the Company.
    - (ii) Special resolution, pursuant to the provisions of Sections 197, 198 and all other applicable



provisions of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, for the time being in force (including any statutory modification(s) or re-enactment thereof) and the Listing Agreement, consent of the members be and is hereby accorded to the payment of remuneration to the non-executive directors of the Company (i.e. all the directors of the Company other than its Managing Director and /or the Whole-time Directors), in addition to sitting fees and/ or reimbursement of expenses for attending the meeting of the Board of Directors of the Company and/or Committees thereof (Board), as the Board may from time to time determine, subject to an overall ceiling of 0.1% (point one percent) of the net profits of the Company, for each financial year, as computed in the manner laid down in Section 198 of the Companies Act, 2013, or any statutory modification(s) or re-enactment thereof, to be divided among any one or more directors, in such manner, as the Board may, from time to time, determine.

(3) In the AGM of the Company for the year 2014-15 held on September 07, 2015, seven special resolutions as briefly described below, were passed:

- (i) Special Resolution pursuant to Section 180(1) (c) and other applicable provisions, if any, of the Companies Act, 2013, read with the Rules framed thereunder, as may be amended from time to time, consent of the members of the Company be and is hereby accorded to the Board of Directors of the Company (hereinafter referred to as the "Board" which term shall include any committee thereof) for borrowing from time to time, any sum or sums of monies, which together with the monies already borrowed by the Company (apart from temporary loans obtained or to be obtained from the Company's bankers in the ordinary course of business), may exceed the aggregate of the paid-up capital of the Company and its free reserves, that is to say, reserves not set apart for any specific purpose, provided that the total outstanding amount so borrowed shall not at any time exceed the limit of INR 100,000 crore.
- (ii) Special Resolution pursuant to the provisions of Section 42 and other applicable provisions, if any, of the Companies Act, 2013 read with the Rules framed thereunder, the Housing Finance Companies Issuance of Non-Convertible Debentures on a Private Placement Basis (NHB) Directions 2014, the Securities and Exchange Board of India (Issue and Listing of Debt

Securities) Regulations 2008, the Simplified Listing Agreement for Debt Securities, as may be amended from time to time, and subject to other applicable regulations/ guidelines, consent of the members of the Company, be and is hereby accorded to the Board of Directors of the Company ("Board") for making offer(s) or invitation(s) to subscribe to Redeemable Non-Convertible Debentures ("NCDs") secured or unsecured and/or Bonds and/or any other hybrid instruments, which can be classified as being Tier II capital under the provisions of the Housing Finance Companies (NHB) Directions 2010 for cash either at par or premium or discount to the face value, under one or more shelf disclosure documents and/or under one or more letters of offer, as may be issued by the Company, on private placement basis, in one or more tranches, from time to time, during a period of one year from the date of passing of this Resolution within the overall borrowing limits of the Company.

- (iii) Special Resolution pursuant to the provisions of Section 42, 62 and other applicable provisions and rules, if any, of the Companies Act, 2013 (including any amendments thereto or re-enactment thereof (the "Companies Act"), the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009, as amended from time to time ("SEBI Regulations"), the Foreign Exchange Management Act, 2000, the Foreign Exchange Management (Transfer or Issue of Securities by a Person Resident outside India) Regulations, 2000, the Foreign Exchange Management (Borrowing or Lending in Rupees) Regulations, 2000, including any amendment, modification, variation or re-enactment thereof and such other applicable rules, regulations, guidelines, notifications, circulars and clarifications issued / to be issued thereon by the Government of India (GOI), the Reserve Bank of India (RBI), the Securities and Exchange Board of India (SEBI) and / or any other regulatory / statutory authorities, from time to time, to the extent applicable, the listing agreements entered into with the stock exchanges and in accordance with the provisions of the Memorandum and Articles of Association of the Company and subject to the consents and approvals of any regulatory / statutory authorities, Board of Directors of the Company (the "Board" which term shall be deemed to include, any committee(s) constituted /to be constituted by the Board to exercise its powers including powers conferred by this resolution to the extent permitted by law) be and



**Report on Corporate Governance (Contd...)**

is hereby authorized, in its absolute discretion to create, offer, issue and allot, in one or more tranches, whether Rupee denominated or denominated in foreign currency, in the course of domestic/international offerings, for a value of upto INR equivalent to USD 1 billion, Equity Shares of the Company, including Equity Shares through Global Depository Receipts/American Depository Receipts and/or debentures or bonds whether partially/optionally/fully convertible and/or securities linked to or convertible into or exchangeable for Equity Shares or Fully Convertible Debentures/ Partly Convertible Debentures/Optionally Convertible Debentures, Convertible Preference Shares or any other securities (other than warrants), which are convertible into or exchangeable with Equity Shares, and/or any other financial instrument linked to or convertible into Equity Shares, and/or Non-Convertible Debentures along with warrants, with a right exercisable by the warrant holder to exchange the said warrants with Equity Shares at a later date, and/or Non-Convertible Preference Shares and/or any other security permissible by Indian law including foreign currency convertible bonds in registered or bearer form, or any combination of such securities ("Securities"), to such person or persons, who may or may not be the shareholder(s) of the Company, as the Board may at its sole discretion decide, including one or more of the members, employees (through a reservation in the Public Issue or otherwise), Non-resident Indians, Foreign Institutional Investors (FIIs), Qualified Institutional Buyers (QIBs), Venture Capital Funds, Foreign Venture Capital Investors, State Industrial Development Corporations, Insurance Companies, Provident Funds, Pension Funds, Development Financial Institutions, multilateral and bilateral financial institutions, bodies corporate, companies, private or public or other entities, authorities and to such other persons in one or more combinations thereof through a public issue, rights issue, preferential issue, or qualified institutions placement (QIP) pursuant to and in accordance with the provisions of Chapter VIII of ICDR Regulations, or a combination thereof at such time or times, at such price or prices, at a discount or premium to the market price in such manner and on such terms and conditions, including premium, security, rate of interest and tenor, as may be deemed appropriate by the Board subject to applicable law, in its absolute discretion including the discretion to determine the categories of investors to whom the offer, issue and allotment shall be

made to the exclusion of all other categories of investors at the time of such issue and allotment considering the prevalent market conditions and other relevant factors and where required, in consultation with the merchant banker(s) and / or other advisor(s), as the Board, in its absolute discretion, may deem fit and appropriate.

- (iv) Special Resolution pursuant to the provisions of Section 13 and other applicable provisions if any, of the Companies Act, 2013, the "Ancillary Objects" Clause of the Memorandum of Association of the Company was altered.
- (v) Special Resolution pursuant to the provisions of sections 188, 196, 197, 198, 203 and other applicable provisions, if any, of the Companies Act, 2013 (Act) read with Schedule V to the Act and applicable Rules framed thereunder (including any statutory modification(s) or re-enactment of the Act), consent of the members be and is hereby accorded for the payment of such remuneration to Mr. Gagan Banga (DIN: 00010894), Vice-Chairman and Managing Director of the Company, as may be recommended by the Nomination & Remuneration Committee and approved by the Board, from time to time during his tenure, subject to the overall ceiling of remuneration prescribed in the Act read with Schedule V and applicable Rules thereto, as amended from time to time.
- (vi) Special Resolution pursuant to the provisions of sections 188, 196, 197, 198, 203 and other applicable provisions, if any, of the Companies Act, 2013 (Act) read with Schedule V to the Act and applicable Rules framed thereunder (including any statutory modification(s) or re-enactment of the Act), consent of the members be and is hereby accorded for the payment of such remuneration to Mr. Ajit Kumar Mittal (DIN: 02698115), Executive Director of the Company, as may be recommended by the Nomination & Remuneration Committee and approved by the Board, from time to time during his tenure, subject to the overall ceiling of remuneration prescribed in the Act read with Schedule V and applicable Rules thereto, as amended from time to time."
- (vii) Special Resolution pursuant to the provisions of sections 188, 196, 197, 198, 203 and other applicable provisions, if any, of the Companies Act, 2013 (Act) read with Schedule V to the Act and applicable Rules framed thereunder (including any statutory modification(s) or re-enactment of the Act), consent of the members be and is hereby accorded for the payment of such remuneration to Mr. Ashwini Omprakash Kumar



(DIN: 03341114), Deputy Managing Director of the Company, as may be recommended by the Nomination & Remuneration Committee and approved by the Board, from time to time during his tenure, subject to the overall ceiling of remuneration prescribed in the Act read with Schedule V and applicable Rules thereto, as amended from time to time.”

**C. Postal Ballot during the FY 2015-16**

During the year 2015-16, no resolution was passed by the Company through Postal Ballot. None of the business proposed to be transacted in the ensuing Annual General Meeting require special resolution through postal ballot.

**5. MEANS OF COMMUNICATION**

The Company has provided adequate and timely information to its member’s inter-alia through the following means:

- (i) **Publication of financial Results :** The quarterly / annual results of the Company are published in the leading newspapers viz. The Economic Times (English) and Nav Bharat Times (Hindi).
- (ii) **News, Release etc. :** The Company has its own website <http://www.indiabullshomeloans.com> and all vital information relating to the Company and its performance including financial results, press releases pertaining to important developments, performance updates and corporate presentations etc. are regularly posted on the website
- (iii) **Presentation to institutional investors or analysts:** The presentations made to the institutional investors or analysts, are uploaded on the website of the Company, and also sent to the Stock Exchange for dissemination.
- (iv) **Management’s Discussion and Analysis Report** has been included in the Annual Report, which forms a part of the Annual Report.

**6. GENERAL SHAREHOLDERS INFORMATION**

**(A) Company Registration Details**

The Company is registered in the State of Delhi, India. The Corporate Identity Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is L65922DL2005PLC136029.

**(B) Date, Time and Venue of AGM**

The 11<sup>th</sup> AGM of the Company would be held on the day, date, time and venue as mentioned in the Notice convening the said AGM.

**(C) Financial year**

The financial year of the Company is a period of twelve months beginning on 1<sup>st</sup> April of every calendar year and ending on 31<sup>st</sup> March of the following calendar year.

**(D) Dividend Payment Date**

The First, Second, Third, Fourth and Fifth interim dividends for the financial year 2016, at the rate of ₹ 9/- (Rupees Nine only) per share each were paid on/ from May 8, 2015, August 1, 2015, November 4, 2015, February 3, 2016 and March 22, 2016, respectively.

**(E) Date of Book Closure**

The dates of Book Closure are as mentioned in the Notice convening the 11<sup>th</sup> AGM of the Company.

**(F) Listing on Stock Exchanges**

The Company’s shares and GDRs are listed at the following stock exchanges :

Equity Shares	Global Depository Receipts (GDRs)
<b>BSE Limited(BSE)</b> Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001	<b>Luxembourg Stock Exchange</b> Societe de la Bourse de Luxembourg, 11 av de la Porte - Neuve, L-2227, Luxembourg.
<b>National Stock Exchange of India Limited (NSE)</b> “Exchange Plaza”, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051	

The listing fees for the financial year 2016-17, have been paid to BSE and NSE.

**(G) Stock Code**

BSE Ltd. - 535789  
National Stock Exchange of India Ltd- IBULHSGFIN/EQ  
ISIN for Dematerialization - INE148I01020

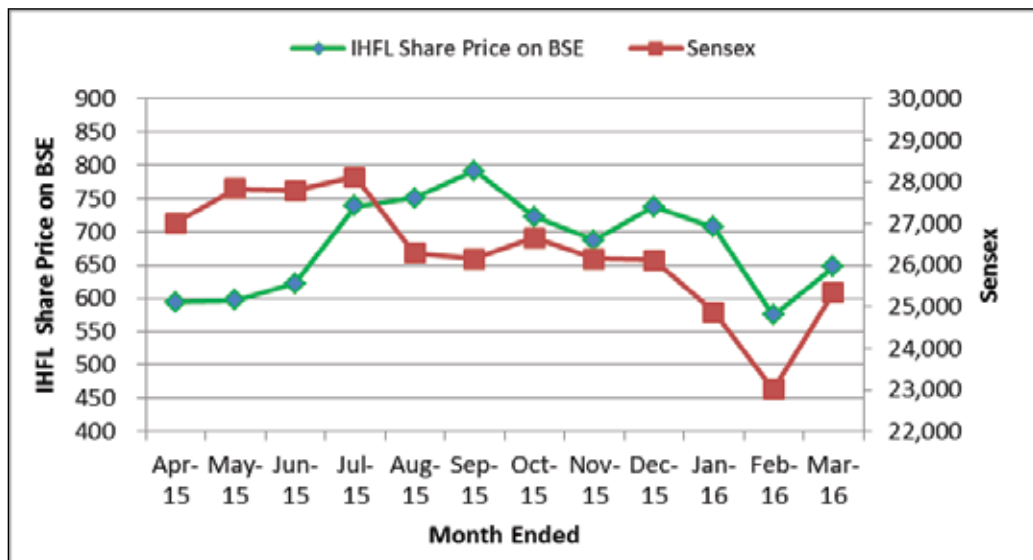
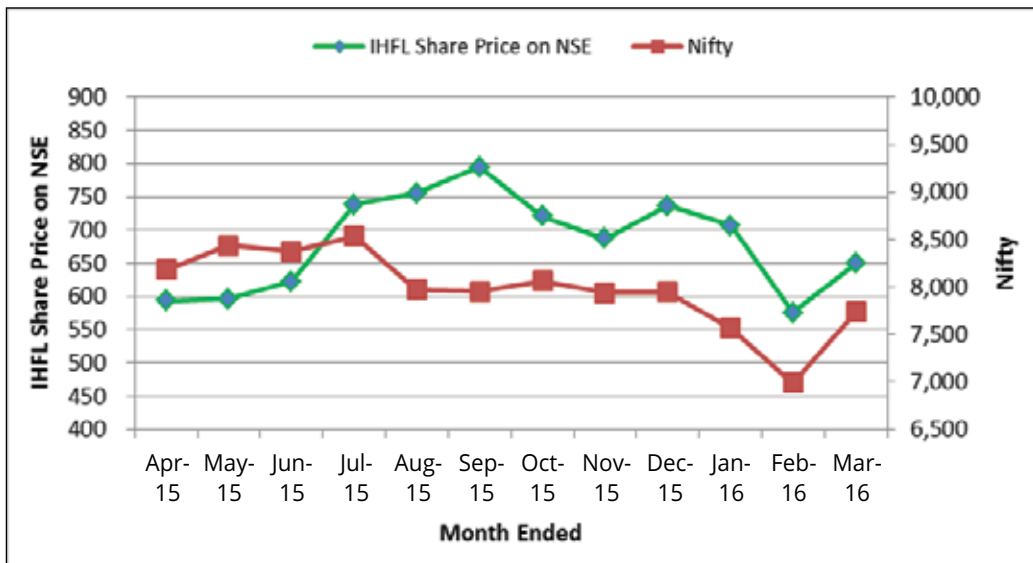
**(H) Stock Market Price at National Stock Exchange of India Ltd (NSE) and BSE Ltd (BSE)**

The monthly high and low market prices of equity shares at the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) for the year ended March 31, 2016 are as under:

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Month	NSE		BSE	
	High (INR)	Low (INR)	High (INR)	Low (INR)
Apr-15	599.75	522.25	599.70	522.25
May-15	607.90	517.00	606.55	518.00
Jun-15	628.00	541.50	627.25	542.75
Jul-15	761.00	616.80	761.70	617.20
Aug-15	820.85	685.15	820.00	686.00
Sep-15	799.90	692.55	797.35	690.00
Oct-15	815.00	715.25	814.00	713.00
Nov-15	730.70	584.00	729.00	590.60
Dec-15	742.20	651.60	741.70	641.00
Jan-16	749.95	641.85	749.00	642.55
Feb-16	718.50	551.10	718.00	551.00
Mar-16	684.75	577.55	684.90	579.50

(I) Performance of the Company in comparison to broad - based indices





**(J) Registrar and Transfer Agents**

M/s Karvy Computershare Private Limited is the Registrar and Transfer Agents of the Company for handling the share related matters both in physical and dematerialized mode.

The contact details are as under:

**Karvy Computershare Private Limited**

Unit: Indiabulls Housing Finance Limited  
Karvy Selenium, Tower B, Plot No.31-32,  
Gachihowli, Financial District, Nanakramguda,  
Hyderabad - 500032

Contact Person: Ms. Shobha Anand, AGM, Corporate  
Registry

Tel : 040-6716 2222 - Fax: 040-23001153

E-mail: einward.ris@karvy.com

**(K) Share Transfer System**

The Board has delegated the authority for share transfers, transmissions, remat / demat of shares/sub-division/consolidation/issue of renewed and duplicate share certificates etc. to the Board constituted Stakeholders' Relationship Committee. For any such action request is to be made to the RTA, which after scrutinizing all such requests, forwards it for approval by Stakeholders' Relationship Committee.

**(L) (i) Distribution of shareholding as on March 31, 2016**

Sl. No.	Category (Amount)	No of holders	% to total holders	Total Shares	Amount (in ₹)	% of amount
1	1-5000	66927	97.92	6,955,734	13,911,468	1.65
2	5001- 10000	402	0.59	1,483,706	2,967,412	0.35
3	10001- 20000	263	0.38	1,944,004	3,888,008	0.46
4	20001- 30000	127	0.19	1,576,297	3,152,594	0.37
5	30001- 40000	79	0.12	1,395,055	2,790,110	0.33
6	40001- 50000	55	0.08	1,242,649	2,485,298	0.29
7	50001- 100000	130	0.19	4,626,091	9,252,182	1.10
8	100001& Above	369	0.54	402,068,426	804,136,852	95.44
	<b>Total:</b>	<b>68352</b>	<b>100.00</b>	<b>421,291,962</b>	<b>842,583,924</b>	<b>100.00</b>

**(ii) Shareholding pattern as on March 31, 2016**

Sl. No.	Description	No. of Shares	% holding
1	Promoters and Promoters Group	101,891,306	24.19
2	Mutual Funds/Indian Financial Institutions	7,808,038	1.85
3	Banks	197,708	0.05
4	Insurance Companies	2,959,483	0.70
5	FII's/FPI's	244,443,285	58.02
6	Private Bodies Corporate	24,171,698	5.74
7	Indian Public (Employees/HUF/Public/Trusts/Directors)	35,641,263	8.46
8	NRIs	443,436	0.11
9	GDRs (Shares underlying)	3,019,521	0.72
10	Other foreign entities(Foreign Bodies -DR)	287,356	0.07
11	NBFC	17,521	0.00
12	Others(Clearing Members)	411,347	0.10
	<b>Total</b>	<b>421,291,962</b>	<b>100.00</b>

**Report on Corporate Governance (Contd...)****(M) Dematerialization of shares and liquidity**

Equity Shares of the Company are traded under compulsory dematerialized mode and are available for trading under both the depositories i.e. NSDL and CDSL.

As on March 31, 2016, 99.996% Equity shares of the Company representing 421,275,520 out of a total of 421,291,962 Equity shares were held in dematerialized form and the balance 16,442 shares representing 0.004% of the total equity capital of the Company were held in physical form.

The Company obtains from a Company Secretary in practice, half yearly certificate of compliance with the share transfer formalities as required under Regulation 40(9) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and files a copy of the certificate with the Stock Exchanges.

**(N) Outstanding GDRs/Convertible Instruments**

As on 31st March, 2016, an aggregate of 10,527,452 Employees Stock options are in force. These options, upon exercise, are convertible into equal number of Equity Shares of the Company. As and when these options are exercised, the paid-up share capital of the Company shall stand increased accordingly.

The number of outstanding GDRs as on March 31, 2016 was 3,019,521. Each GDR represents one equity share of ₹ 2/- each in the Company.

**(O) Commodity price risk or foreign exchange risk and hedging activities**

During FY 15-16, the Company has managed the foreign exchange risk by hedging the entire principal on its foreign currency borrowings. The foreign currency and interest rate risk on the borrowings have been actively hedged through a combination of forward contracts, principal only swaps, interest rate swaps and / or cross currency swaps.

**(P) Plant Locations**

As the Company is engaged in the business of housing finance/financial services, there is no plant location.

**(Q) Address for Correspondence****(i) Registered Office:**

M-62 & 63, First Floor,  
Connaught Place,  
New Delhi - 110 001  
Email: helpdesk@indiabulls.com,  
Tel: 0124-6681199, Fax: 0124-6681240,  
Website: <http://www.indiabullshomeloans.com/>

**(ii) Corporate Office:**

(a) "Indiabulls House"  
448-451, Udyog Vihar, Phase V,  
Gurgaon - 122 016, Haryana

(b) "Indiabulls House",  
Indiabulls Finance Centre, Tower 1,  
Elphinstone Mills, Senapati Bapat Marg  
Mumbai - 400 013

**(R) Debenture Trustees****(i) For Secured Non-convertible Debentures (NCDs)****IDBI Trusteeship Services Limited**

Contact Person: Mr. Omkar Bendre  
Address: Asian Building, Ground Floor,  
17, R. Kamani Marg, Ballard Estate,  
Mumbai - 400 001 (Maharashtra)  
Tel: (022) 40807008  
Fax: (022) 66311776  
Website: <http://www.idbitrustee.co.in/>

**(ii) Unsecured Non-Convertible Subordinate Debt in the nature of Debentures (NCDs)****Axis Trustee Services Limited**

Contact Person: Mr. Neelesh Baheti  
Address: 2nd Floor, Axis House,  
Bombay Dyeing Mills Compound  
Pandurang Budhkar Marg, Worli,  
Mumbai - 400 025 (Maharashtra)  
Tel: (022) 24252525/ 43252525  
Website: <http://www.debenturetrustee@axistrustee.com/>

**(S) Profile of Directors retiring by rotation and seeking appointment/re-appointment, in terms of Regulation 36 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:**

**(a) Mr. Gagan Banga (DIN: 00010894)**, an Executive Director, is designated as Vice-Chairman and Managing Director of the Company. Mr. Banga is 41 years of age and holds a Post-Graduate Diploma in Management from the Goa Institute of Management.

Mr. Banga has over 16 years of industry experience. Since taking over as CEO in 2004, he has been instrumental in transforming Indiabulls Housing Finance Ltd. into the country's second largest private non-bank financier by net worth and profits. Under his leadership the company today is a lender of considerable size, repute and presence in asset classes such as Home Loans, Loans Against Property and Corporate Mortgage Loans.

Mr. Banga is also a director on the Board of GSB Advisory Services Private Limited and OakNorth Bank and is not related to any other director on the Board of the Company. He holds 23,80,842 equity shares in the Company. He is a member of the Risk Management Committee, the Corporate Social Responsibility Committee and the Compensation Committee and is also the





Chairman of the Management Committee and the Investment Committee of the Company.

**(b) Mrs. Manjari Ashok Kacker (DIN:06945359),** Non-executive Director of the Company:

Mrs. Manjari Ashok Kacker, 64 years, holds a Master's Degree in Chemistry from University of Kanpur and Diploma in Business Administration (JBIMS).

Mrs. Manjari Ashok Kacker was a member of Indian Revenue Services and retired as a Member of Central Board of Direct Taxes (CBDT), in the rank of Special Secretary to the Government of India. During her long association with the Government she held important senior positions both in several Executive capacities as well as in policy formation roles. She possesses long and varied experience in several fields like administration, assessment of corporate and large Industrial houses, representing Government cases before the Tax Tribunal, Governmental establishment matters in coordination with allied agencies at the highest level, tax arbitration and settlement, all aspects of court craft etc.

Mrs. Kacker is also a director on the Board of Reliance Communications Limited, Shubhalakshmi Polyesters Limited and Hindustan Gum and Chemicals Limited. Mrs. Kacker is a member of Strategic Investment Committee of the Company. She is also member of the Audit Committee, Stakeholders Relationship Committee, Nomination and Remuneration Committee, Risk Management Committee and Compensation Committee and Chairperson of Corporate Social Responsibility Committee of Reliance Communications Limited. She is also member of Audit Committee of Shubhalakshmi Polyesters Limited,

Mrs. Kacker does not hold any shares in the Company and she is not related to any of the Directors on the Board of the Company.

**(c) Justice Bisheshwar Prasad Singh (Retd. Justice - Supreme Court of India) (DIN: 06949954),** Independent Director of the Company:

Justice Bisheshwar Prasad Singh is a retired Judge of Supreme Court of India. Before his elevation to Supreme Court of India, he was the Chief Justice of Bombay High Court, and prior to which he has also served as a Judge of Patna High Court and of Karnatka High Court. Before joining the Judiciary, he practiced law for around 22 years in the Supreme Court of India specializing in civil, criminal & constitutional matters.

Justice Singh is an honors graduate from Delhi University and also holds Bachelor of Laws Degree from the Delhi University.

Justice Singh does not hold any share in the Company and he is not related to any other director of the Company.

Justice Singh is on the Board of Indiabulls Real Estate Limited.

**(d) Brig Labh Singh Sitara (Retd.) (DIN: 01724648),** Independent Director of the Company:

Brigadier (Retd.) Labh Singh Sitara, had a career spanning three decades in Indian Army during which he led troops both in war and peace. Brig Sitara has also been awarded Dhyana Chand Award, which is India's highest award for lifetime achievement in sports and games and had also won three medals in the Asian Games.

He is an Honorary Sports Advisor to the Sports Department of the Government of Punjab and is also a member of the Punjab Sports Council and Vice President of District Sainik Welfare Department of the Government of Punjab.

Brig Sitara holds a bachelor degree in economics from Punjab University, Chandigarh. As a distinguished army officer and an Olympian, he has undergone staff training at the Defence Services Staff College, Wellington, Nilgiris.

Brig. Sitara does not hold any shares in the Company and he is not related to any of the Directors on the Board of the Company.

Brig. Sitara is also on the Board of Indiabulls Real Estate Limited, Indiabulls Ventures Limited, Citra Properties Limited, Selene Constructions Limited, Juventus Estate Limited, Athena Infrastructure Limited, Indiabulls Distribution Services Limited and Lucina Land Development Limited. He is also Member of Audit Committee and Nomination & Remuneration Committee of the Company. He is also member of Stakeholders Relationship Committee, Audit Committee and Nomination & Remuneration Committee and Chairman of Allotment Committee of Indiabulls Ventures Limited. He is also Member of Corporate Social Responsibility Committee, Audit Committee and Nomination & Remuneration Committee of Lucina Land Development Private Limited. He is also Member of Audit Committee, Nomination & Remuneration Committee and Corporate Social Responsibility Committee of Indiabulls Distribution Services Limited. He is also Member of Audit Committee of Citra Properties Limited. He is also Member of Audit Committee and Nomination & Remuneration Committee of Selene Constructions Limited. He is also Member of Audit Committee and Nomination & Remuneration Committee of Juventus Estate Limited. He is also Member of Audit Committee and Nomination & Remuneration

**Report on Corporate Governance (Contd...)**

Committee of Athena Infrastructure Limited. He is also Member of Stakeholders Relationship Committee and Compensation Committee of Indiabulls Real Estate Limited.

**(e) Mr. Shamsheer Singh Ahlawat (DIN: 00017480),**  
Independent Director of the Company:

Mr. Shamsheer Singh Ahlawat, an Ex-banker, retired at a senior managerial position from State Bank of India. He has over 20 years of rich and varied experience at different senior level positions with the Bank in the areas of Commercial Banking, Merchant Banking and Credit Division.

Mr. Ahlawat holds a post graduate degree in history from St. Stephens College, New Delhi.

Mr. Ahlawat does not hold any shares in the Company and he is not related to any of the Directors on the Board of the Company.

Mr. Ahlawat is also on the Board of Store One Retail India Limited, Indiabulls Wholesale Services Limited, Indiabulls Industrial Infrastructure Limited, Airmid Aviation Services Limited, Indiabulls Commercial Credit Limited, Indiabulls Infraestate Limited and Indiabulls Real Estate Limited.

Mr. Ahlawat is a Chairman of Audit Committee, Stakeholders Relationship Committee, Corporate Social Responsibility Committee and Compensation Committee and Member of Nomination & Remuneration Committee, Risk Management Committee and Management Committee of the Company. He is also Member of Audit Committee, Corporate Social Responsibility Committee and Nomination and Remuneration Committee of Indiabulls Industrial Infrastructure Limited. He is also Member of Audit Committee, Nomination & Remuneration Committee and Corporate Social Responsibility Committee of Indiabulls Commercial Credit Limited. He is also Chairman of Nomination & Remuneration Committee and Corporate Social Responsibility Committee and Member of Audit Committee of Indiabulls Wholesale Services Limited. He is also Chairman of Audit Committee and Corporate Social Responsibility Committee and Member of Nomination & Remuneration Committee of Store One Retail India Limited. He is also Member of Audit Committee and Nomination & Remuneration Committee of Airmid Aviation Services Limited. He is also Member of Audit Committee and Nomination & Remuneration Committee of Indiabulls Infraestate Limited. He is also Chairman of Audit Committee and Stakeholders Relationship Committee and Member of Corporate Social Responsibility Committee,

Compensation Committee and Management Committee of Indiabulls Real Estate Limited.

**(f) Mr. Prem Prakash Mirdha (DIN: 01352748),**  
Independent Director of the Company:

Mr. Prem Prakash Mirdha is an Industrialist with interests in the cement business. He has over 20 years of rich and varied experience in the areas of administration, finance, regulatory and projects execution. Prior to this, he had a long stint of 11 years with the merchant navy.

Mr. Mirdha holds 300 equity shares in the Company and he is not related to any of the Directors on the Board of the Company.

Mr. Mirdha is also on the Board of Indiabulls Ventures Limited, Store One Retail India Limited, Happy Tummy Kitchens Private Limited, Indiabulls Estate Limited, Airmid Developers Limited, Airmid Aviation Services Limited, Indiabulls Commercial Credit Limited and Indiabulls Insurance Advisors Limited.

He is Chairman of Nomination & Remuneration Committee and Member of Audit Committee, Stakeholders Relationship Committee, Risk Management Committee and Compensation Committee of the Company. He is also Member of Audit Committee, Nomination & Remuneration Committee and Corporate Social Responsibility Committee of Indiabulls Commercial Credit Limited. He is also Chairman of Compensation Committee and Member of Audit Committee, Stakeholders Relationship Committee and Nomination & Remuneration Committee of Indiabulls Ventures Limited. He is also Member of Audit Committee and Nomination & Remuneration Committee of Indiabulls Insurance Advisors Limited. He is also Member of Nomination & Remuneration Committee of Store One Retail India Limited. He is also Member of Audit Committee and Nomination & Remuneration Committee of Airmid Aviation Services Limited. He is also Chairman of Nomination & Remuneration Committee and Member of Audit Committee of Indiabulls Estate Limited. He is also Member of Audit Committee and Nomination & Remuneration Committee of Airmid Developers Limited.

**(g) Justice Gyan Sudha Misra (Retd. Justice - Supreme Court of India) (DIN: 07577265):**

Justice Gyan Sudha Misra is a retired Judge of Supreme Court of India. Before her elevation to Supreme Court of India, she was the Chief Justice of Jharkhand High Court, prior to which she has also served as a Judge of Patna High Court and of Rajasthan High Court. Before joining the



Judiciary, she practiced law for around 21 years in the Supreme Court of India specializing in civil, criminal & constitutional matters. She was also actively associated with the activities of the lawyers and the legal profession and served as a Treasurer, Joint Secretary, and Member Executive Committee of the Supreme Court Bar Association, several times. Justice Misra holds Graduate Degree in Law and Post Graduate Degree in Political Science from the Patna University.

Justice Misra does not hold any share in the Company and she is not related to any other director of the Company.

Justice Misra is not on the Board of any other company.

## 7. COMPLIANCE CERTIFICATE FROM THE PRACTICING COMPANY SECRETARY

A certificate from a Practicing Company Secretary certifying the Company's compliance with the provisions of Corporate Governance as stipulated under Clause 49 of the Listing Agreement and Regulation 34(3) read with Schedule-V of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, is annexed to and forms a part of this Report.

## 8. OTHER DISCLOSURES:

### (i) Subsidiary Companies

The Company did not have any material subsidiary having investment of the Company, during the previous financial year. The Company has formulated a Policy for determining material subsidiaries, pursuant to the provisions of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, which is available on the website of the Company (<http://www.indiabullshomeloans.com/>).

### (ii) Related Party Transactions

All the related party transactions, entered into by the Company, during the financial year, were in its ordinary course of business and on an arm's length basis. There are no materially significant related party transactions entered by the Company with its Promoters, Key Management Personnel or other designated persons which may have potential conflict with the interest of the Company at large. The Policy on materiality of Related Party Transactions and also on dealing with such transactions is available on the website of the Company (<http://www.indiabullshomeloans.com/>).

### (iii) VC & MD / CFO Certification

(a) The Vice-Chairman and Managing Director and CFO have issued certificate pursuant

to the Regulation 33(2)(a) of SEBI (LODR) Regulations, 2015, certifying that the financial statements do not contain any false or misleading statement or figures and do not omit any material fact which may make the statements or figures contained therein misleading.

(b) The Vice-Chairman and Managing Director and the CFO have issued certificate pursuant to the provisions of Regulation 17(8) read with Part-B of Schedule-II of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, certifying that the financial statements do not contain any materially untrue statement and these statements represent a true and fair view of the Company's affairs, and is annexed to and forms a part of this Report.

### (iv) (a) Code of Conduct and Ethics

The Company has laid down a Code of Conduct and Ethics (the "Code") for the Board Members and Senior Management personnel of the Company. The Code is available on the website of the Company <http://www.indiabullshomeloans.com/>. All Board Members and Senior Management personnel have affirmed compliance with the Code. A declaration signed by the Chief Executive Officer to this effect is enclosed at the end of this Report.

The Code seeks to ensure that the Board Members and Senior Management personnel observe a total commitment to their duties and responsibilities while ensuring a complete adherence with the applicable statutes along with business values and ethics.

### (b) Code of Conduct for Prevention of Insider Trading

The Company has laid down a Code of Conduct for Prevention of Insider Trading, in accordance with the requirements of The Securities and Exchange Board of India (Insider Trading) Regulations, 2015 and Companies Act, 2013, with a view to regulate trading in Securities of the Company by its directors, designated persons and employees.

### (v) Whistle Blower Policy

The Company is committed to adhere to the highest standards of ethical, moral and legal conduct of its business operations. To maintain these standards, the Company has

**Report on Corporate Governance (Contd...)**

implemented the Whistle Blower Policy ("the Policy"), to provide an avenue for employees to report matters without the risk of subsequent victimization, discrimination or disadvantage. The Policy applies to all employees working for the Company and its subsidiaries. Pursuant to the Policy, the whistle blowers can raise concerns relating to matters such as breach of Company's Code of Conduct, fraud, bribery, corruption, employee misconduct, illegality, misappropriation of Company's funds / assets etc. A whistle-blowing or reporting mechanism, as set out in the Policy, invites all employees to act responsibly to uphold the reputation of the Company and its subsidiaries. The Policy aims to ensure that serious concerns are properly raised and addressed and are recognized as an enabling factor in administering good governance practices. The details of the Whistle Blower Policy are available on the website of the Company (<http://www.indiabullshomeloans.com/>).

**(vi) Strictures and penalties**

Since the establishment of the Company as a listed entity on July 23, 2013, there has been no instance of any non-compliance by the Company on any matter related to capital markets and hence, of any penalties being imposed on the Company or strictures being passed against it, by SEBI or the Stock Exchanges or any other statutory authorities on any such matters.

**(vii) Details of compliance with mandatory requirements and adoption of the non-mandatory requirements pursuant to SEBI (LODR) Regulations, 2015.**

The Company has complied with all the mandatory requirements pursuant to SEBI (LODR) Regulations, 2015 in letter as well as in spirit. The details of these compliances have been given in the relevant sections of this Report. The status on compliance with the Non mandatory requirements are given at the end of the Report.

**9. DISCRETIONARY REQUIREMENTS****(A) Non-Executive Chairman**

The Company has an executive Chairman and hence the requirements recommended as to a non-executive chairman under the Regulation 17 of SEBI (LODR) Regulations, 2015 not required to be adopted by the Company.

**(B) Shareholders Rights**

The Company would be getting its quarterly/half yearly and annual financial results published in leading newspapers with wide circulation across the country and regularly update the same on its public domain website. In view of the same individual communication of quarterly / annual financial results to the shareholders will not be made. Further, information pertaining to important developments in the Company shall be brought to the knowledge of the public at large and to the shareholders of the Company in particular, through communications sent to the stock exchanges where the shares of the Company would get listed, through press releases in leading newspapers and through regular uploads made on the Company website.

**(C) Unqualified financial statements**

The Auditors' Report on the audited annual accounts of the Company does not contain any qualification from the Statutory Auditors and it shall be the endeavor of the Company to continue the trend by building up accounting systems and controls which ensure complete adherence to the applicable accounting standards and practices obviating the possibility of the Auditors qualifying their report as to the audited accounts.

**(D) Reporting of Internal Auditor**

The Internal Auditor of the Company reports to CFO/Group CFO and has direct access to the Audit Committee.

*Except as set out above, the Company has not adopted the non-mandatory requirements as to any of the other matters recommended under Part E of Schedule II of Regulation 27(1) of SEBI (LODR) Regulations, 2015.*

*This Corporate Governance Report of the Company for the financial year ended 31st March, 2016 are in compliance with the requirements of Corporate Governance under Clause 49 of the Listing Agreement with Stock Exchanges and as prescribed under Regulations 17 to 27 and clause (b) to (i) of sub-regulation (2) of Regulation 46 of the SEBI LODR, to the extent applicable to the Company.*



**ANNUAL DECLARATION BY CHIEF EXECUTIVE OFFICER PURSUANT TO REGULATION 34(3) READ WITH SCHEDULE-V OF THE SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015**

As the Vice-Chairman & Managing Director of Indiabulls Housing Finance Limited and as required under Regulation 34(3) read with Schedule-V of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, I hereby declare that all Board Members and Senior Management Personnel of the Company have affirmed compliance with the Company's Code of Conduct for Board Members and Senior Management, for the FY 2015-16.

Date: April 25, 2016

Place: Mumbai

**Gagan Banga**  
**Vice-Chairman & Managing Director**



**CEO/CFO certification pursuant to regulation 17(8) read with Part-B of Schedule-II of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

To  
The Board of Directors  
**Indiabulls Housing Finance Limited**

As required by Regulation 17(8) read with Part-B of Schedule-II of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby confirm to the Board that:

- A. We have reviewed financial statements and the cash flow statement for the year and that to the best of our knowledge and belief:
- (1) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
  - (2) these statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
- B. There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company code of conduct.
- C. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
- D. We have indicated to the auditors and the Audit committee that:
- (1) There were no significant changes in internal control over financial reporting during the year;
  - (2) There were no significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and
  - (3) There were no instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

Date: April 25, 2016  
Place: Mumbai

**Gagan Banga**  
**Vice-Chairman & Managing Director**

**Mukesh Garg**  
**CFO**



## **CERTIFICATE REGARDING COMPLIANCE OF CONDITIONS OF CORPORATE GOVERNANCE**

To  
The Members of  
**Indiabulls Housing Finance Limited**

We have examined the compliance of conditions of Corporate Governance by Indiabulls Housing Finance Limited ("the Company"), for the year ended March 31, 2016, as stipulated in Clause 49 of the Listing Agreement executed by the Company with the BSE Limited ('BSE') and the National Stock Exchange of India Limited ('NSE') for the period from April 1, 2015 to November 30, 2015; and as prescribed in Regulations 17 to 27, 46 (2) (b) to (i) and para C, D and E of Schedule V of Chapter IV of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (LODR) for the period from December 1, 2015 to March 31, 2016.

We state that the compliance of conditions of Corporate Governance is the responsibility of the Company's management and, our examination was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion, and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above mentioned Listing Agreement/ LODR.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

This certificate is issued solely for the purposes of complying with the aforesaid Regulations and may not be suitable for any other purpose.

For **S. K. Hota & Associates**  
Company Secretaries

**S. K. Hota**  
Proprietor  
Membership No: ACS 16165  
CP No. 6425

Date: 25<sup>th</sup> July, 2016  
Place: New Delhi

# Independent Auditor's

REPORT TO THE MEMBERS OF INDIABULLS HOUSING FINANCE LIMITED

## REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS

We have audited the accompanying consolidated financial statements of **INDIABULLS HOUSING FINANCE LIMITED** (hereinafter referred to as "the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its associate, comprising of the Consolidated Balance Sheet as at 31<sup>st</sup> March, 2016, the Consolidated Statement of Profit and Loss, the Consolidated Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

## MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Holding Company's Board of Directors is responsible for the preparation of these consolidated financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Group including its Associate in accordance with the accounting principles generally accepted in India, including the Accounting Standards prescribed under Section 133 of the Act, as applicable. The respective Board of Directors of the companies included in the Group and of its associates 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; the 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

## AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these consolidated financial statements based on our audit.

While conducting the audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Holding Company's preparation of the consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Holding Company's Board of Directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

## OPINION

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group and its associate as at 31<sup>st</sup> March, 2016, and their consolidated profit and their consolidated cash flows for the year ended on that date.



# Independent Auditor's

REPORT TO THE MEMBERS OF INDIABULLS HOUSING FINANCE LIMITED (Contd....)

## OTHER MATTERS

We did not audit the financial statements of fifteen subsidiaries, whose financial statements reflect total assets of ₹21,106,125,614 as at 31<sup>st</sup> March, 2016, total revenues of ₹4,151,290,326 and net cash outflows amounting to ₹455,315,474 for the year ended on that date, as considered in the consolidated financial statements. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the reports of the other auditors. The consolidated financial statements also include the Group's share of net loss after tax of ₹ 81,514,244 for the year ended 31<sup>st</sup> March, 2016, as considered in the consolidated financial statements, in respect of one associate, whose financial statements have not been audited by us. The Group's share of net loss after tax recognised by the Company from its associate is the balancing figure between the audited financial statements of the associate in respect of the full financial year ended 31<sup>st</sup> March, 2016, and unaudited financial information provided by the Management of the associate for the period from 1<sup>st</sup> April, 2015 to 12<sup>th</sup> November, 2015. Our opinion on the consolidated financial statement, in so far as it relates to the amounts and disclosures included in respect of such associate, is based solely on such unaudited financial information furnished to us by the Management.

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements / financial information certified by the Management.

## REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by Section 143(3) of the Act, we report, to the extent applicable, that:
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
  - b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
  - c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss, and the Consolidated Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
  - d) In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards prescribed under Section 133 of the Act, as applicable.
  - e) On the basis of the written representations received from the directors of the Holding Company as on 31<sup>st</sup> March, 2016, taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies incorporated in India, none of the directors of the Group companies is disqualified as on 31<sup>st</sup> March, 2016 from being appointed as a director in terms of Section 164 (2) of the Act.
  - f) With respect to the adequacy of the internal financial controls over financial reporting and the operating effectiveness of such controls, refer to our Report in "Annexure A", which is based on the auditors' reports of the Holding company and subsidiary companies incorporated in India. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Holding company's and subsidiary company's incorporated in India internal financial controls over financial reporting.
  - g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
    - 1) The consolidated financial statements disclose

# Independent Auditor's

REPORT TO THE MEMBERS OF INDIABULLS HOUSING FINANCE LIMITED (Contd....)

- the impact of pending litigations on the consolidated financial position of the Group and its associates – Refer Note 31(a), (b) and (d) of the consolidated financial statements.
- 2) Provision has been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts – Refer Note 28(1) of the consolidated financial statements.
- 3) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company and its subsidiary companies incorporated in India.

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

A. Siddharth  
Partner  
(Membership No. 31467)

MUMBAI, 25<sup>th</sup> April, 2016





# Annexure "A" to the Independent Auditor's Report

(Referred to in paragraph (f) under 'Report on Other Legal and Regulatory Requirements' of our report of even date)

## REPORT ON THE INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING UNDER CLAUSE (I) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 ("THE ACT")

We have audited the internal financial controls over financial reporting of INDIABULLS HOUSING FINANCE LIMITED (hereinafter referred to as "the Holding Company") and its subsidiary companies, which are companies incorporated in India, as of 31<sup>st</sup> March, 2016 in conjunction with our audit of the consolidated financial statements of the Holding Company for the year then ended.

### MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The respective Board of Directors of the Holding Company and its subsidiary companies which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ("the Guidance Note") issued by the Institute of Chartered Accountants of India (ICAI)". These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

### AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting of the Holding Company and its subsidiary companies, which are companies incorporated in India, based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing,

prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors of the subsidiary companies, which are companies incorporated in India, in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting of the aforesaid entities.

### MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit

preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

#### **INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

#### **OPINION**

In our opinion to the best of our information and according to the explanations given to us and taking into consideration the reports of the other auditors referred to in the Other Matters paragraph below, the Holding Company and its subsidiary companies which are companies incorporated in India, have, in

all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March, 2016, based on "the internal control over financial reporting criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India".

#### **OTHER MATTERS**

Our aforesaid report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting insofar as it relates to fifteen subsidiary companies, which are companies incorporated in India, is based on the corresponding reports of the auditors of such companies incorporated in India.

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

A. Siddharth  
Partner  
(Membership No. 31467)

MUMBAI, 25<sup>th</sup> April, 2016



# Consolidated Balance Sheet

of Indiabulls Housing Finance Limited Group as at March 31, 2016

Particulars	Note No.	(Amount ₹)	
		As at March 31, 2016	As at March 31 2015
<b>I. EQUITY AND LIABILITIES</b>			
<b>(1) Shareholders' Fund</b>			
Share Capital	3	842,583,924	711,128,932
Reserves and Surplus	4	106,096,649,534	65,605,893,421
<b>(2) Minority Interest</b>	3 (viii)	-	20,449,842
<b>(3) Non-current liabilities</b>			
Long-term borrowings	6	355,212,567,186	291,054,475,346
Deferred tax liabilities (net)	7	812,419,702	24,026,503
Other long-term liabilities	8	1,540,682,457	2,389,230,698
Long-term provisions	9	6,805,106,992	4,790,358,686
<b>(4) Current liabilities</b>			
Short-term borrowings	10	143,108,168,796	118,614,777,827
Trade payables	11		
(A) Total outstanding dues of micro enterprises and small enterprises; and		-	-
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises		90,060,114	31,598,906
Other current liabilities	12	147,738,045,088	86,171,351,323
Short-term provisions	13	2,113,543,048	2,898,677,874
<b>Total</b>		<b>764,359,826,841</b>	<b>572,311,969,358</b>
<b>II. ASSETS</b>			
<b>(1) Non-current assets</b>			
Fixed assets	14		
(A) Tangible assets		665,025,828	530,061,053
(B) Intangible assets		20,550,675	11,262,693
Goodwill on Consolidation	15	671,431,651	685,640,037
Non-current investments	16	7,243,252,894	229,050,496
Deferred Tax assets (Net)	17	52,828,651	50,335,162
Long-term loans and advances	18	535,227,240,839	406,736,068,043
Other non-current assets	19	4,143,377,208	4,175,616,042
<b>(2) Current assets</b>			
Current investments	20	99,685,240,722	61,408,642,076
Trade receivables	21	27,876,417	42,334,295
Cash and cash equivalents	22	29,017,008,725	34,902,870,373
Short-term loans and advances	23	80,948,293,752	57,993,147,439
Other current assets	24	6,657,699,479	5,546,941,649
<b>Total</b>		<b>764,359,826,841</b>	<b>572,311,969,358</b>
Notes forming part of the financial statements	1-40		

 In terms of our report attached  
 For **Deloitte Haskins & Sells LLP**  
 Chartered Accountants

For and on behalf of the Board of Directors

**A. Siddharth**  
 Partner

**Sameer Gehlaut**  
 Chairman/ Whole Time  
 Director  
 DIN : 00060783

**Gagan Banga**  
 Vice Chairman /  
 Managing Director  
 DIN : 00010894

**Ashwini Omprakash Kumar**  
 Whole Time Director  
 DIN : 03341114

**Mukesh Garg**  
 CFO  
 Mumbai, April 25, 2016

**Amit Jain**  
 Company Secretary

Mumbai, April 25, 2016

# Consolidated Statement of Profit and Loss

of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016

(Amount ₹)			
Particulars	Note No.	For the Year ended March 31, 2016	For the Year ended March 31, 2015
(1) Revenue from Operations	25	82,899,274,280	64,492,979,513
(2) Other Income	26	9,356,322,043	8,030,493,052
(3) Total Revenue (1+2)		<b>92,255,596,323</b>	<b>72,523,472,565</b>
(4) EXPENSES			
Employee benefits expense	27	4,131,499,267	3,248,779,153
Finance costs	28	49,714,322,456	39,441,959,709
Depreciation and amortisation expense	14	203,606,711	187,606,604
Other expenses	29	6,917,512,566	4,919,850,328
Total Expenses		<b>60,966,941,000</b>	<b>47,798,195,794</b>
(5) Profit Before Tax (3-4)		31,288,655,323	24,725,276,771
(6) Tax expense			
Current tax expense		7,525,175,032	6,055,711,733
Less: MAT Credit Entitlement		550,564,762	978,922,426
Net Current Tax expense		6,974,610,270	5,076,789,307
Current tax (credit) relating to prior years		(832,285)	(220,696)
Deferred tax charge (Net)	7 & 17	785,899,711	636,349,922
Total Tax Expenses		<b>7,759,677,696</b>	<b>5,712,918,533</b>
(7) Profit for the Year (5-6)		<b>23,528,977,627</b>	<b>19,012,358,238</b>
(8) Less: Share in Loss of Associate		81,514,244	-
(9) Profit for the year attributable to Minority Interest (7-8)		<b>23,447,463,383</b>	<b>19,012,358,238</b>
(10) Less: Share of Profit attributable to Minority Interest		133,544	1,325,368
(11) Profit for the year attributable to the Shareholders of the Company (9-10)		<b>23,447,329,839</b>	<b>19,011,032,870</b>
Earnings Per Equity share:	35		
Basic		59.84	54.95
Diluted		58.75	53.36
Face value per Equity share		2.00	2.00
Notes forming part of the financial statements	1-40		

In terms of our report attached  
For **Deloitte Haskins & Sells LLP**  
Chartered Accountants

**A. Siddharth**  
Partner

Mumbai, April 25, 2016

For and on behalf of the Board of Directors

**Sameer Gehlaut**  
Chairman/ Whole Time  
Director  
DIN : 00060783

**Mukesh Garg**  
CFO  
Mumbai, April 25, 2016

**Gagan Banga**  
Vice Chairman /  
Managing Director  
DIN : 00010894

**Amit Jain**  
Company Secretary

**Ashwini Omprakash Kumar**  
Whole Time Director  
DIN : 03341114



# Consolidated Cash Flow Statement

of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016

	(Amount ₹)	
		For the Year ended March 31, 2016
		For the Year ended March 31, 2015
<b>A CASH FLOWS FROM OPERATING ACTIVITIES :</b>		
Profit before tax		31,288,655,323
		24,725,276,771
Adjustments for :		
Employee Stock Compensation	3,366,850	4,465,736
Provision for Gratuity	85,338,626	35,992,990
Provision for Compensated Absences	42,452,559	22,561,875
Provision for Superannuation	140,770,789	220,535,028
Provision for Loan Assets	2,334,770,686	2,863,549,305
Contingent Provisions against Standard Assets	1,144,500,000	4,713,574
Depreciation and Amortisation	203,606,711	187,606,604
Bad Loans / Advances written off	1,589,308,401	1,134,382,955
Loss on sale on Fixed Assets	1,229,553	4,467,240
Unrealised gain on Mutual Fund Investments (Current Investments) (Net)	(1,740,811,313)	(1,425,441,672)
Operating Profit before working capital changes	35,093,188,185	27,778,110,406
Adjustments for:		
Trade and Other Receivables	(5,620,148,461)	(4,981,070,257)
Loans and Advances	(151,150,357,984)	(108,819,745,382)
Trade Payables and other liabilities (Refer Note 2 below)	13,413,926,042	4,184,786,145
Cash (used in) operations	(108,263,392,218)	(81,837,919,088)
Income taxes paid (Net)	(8,169,095,565)	(7,081,315,059)
<b>Net cash (used in) operating activities</b>	<b>(116,432,487,783)</b>	<b>(88,919,234,147)</b>
<b>B CASH FLOWS FROM INVESTING ACTIVITIES :</b>		
Purchase of Fixed Assets	(350,501,265)	(334,526,872)
Sale of Fixed Assets	1,412,244	14,355,165
Movement in Capital Advances	1,038,061,618	891,227
Proceeds from / (Investment in) deposit accounts	377,170,455	(590,098,066)
Investments in Mutual Funds / Other Current Investments (Net)	(44,469,482,803)	(20,037,890,167)
(Investment in) / Proceeds from Subsidiary / Associate / Other Long term Investments	(6,639,496,000)	17,919,329
<b>Net cash (used in) investing activities</b>	<b>(50,042,835,751)</b>	<b>(20,929,349,384)</b>
<b>C CASH FLOWS FROM FINANCING ACTIVITIES :</b>		
Proceeds from Issue of Equity Share through ESOPs (Including Securities Premium)	715,212,482	63,153,270
Proceeds from Conversion of Share Warrants (Including Securities Premium)	1,494,832,500	4,692,667,500
Proceeds from Qualified Institutional Placement (Including Securities Premium) (Net)	39,291,719,457	-
Distribution of Equity Dividends (including Corporate Dividend Tax thereon)	(21,423,492,594)	(14,260,894,599)
Debenture issue expenses	(311,094,068)	(241,279,120)



# Consolidated Cash Flow Statement

of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

(Amount ₹)

	For the Year ended March 31, 2016	For the Year ended March 31, 2015
Proceeds from Term loans (Net)	45,957,353,869	64,588,366,408
Proceeds from issue of Commercial Papers (Net)	12,840,000,000	3,630,000,000
Net proceeds from issue of Secured Redeemable Non-Convertible Debentures	67,133,832,580	38,223,482,187
Net proceeds from issue of Subordinated Debt	1,731,500,000	150,000,000
Net proceeds from Working capital loans	5,869,792,287	10,146,521,441
<b>Net cash flows from financing activities</b>	<b>153,299,656,513</b>	<b>106,992,017,087</b>
<b>D Net Decrease in cash and cash equivalents (A+B+C)</b>	<b>(13,175,667,021)</b>	<b>(2,856,566,444)</b>
<b>E Cash and cash equivalents at the beginning of the year</b>	<b>63,880,013,541</b>	<b>66,736,579,985</b>
<b>F Cash and cash equivalents at the end of the year</b>	<b>50,704,346,520</b>	<b>63,880,013,541</b>
<b>(D + E) (Refer Note 5 below)</b>		

## NOTES:

- The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Accounting Standard (AS) - 3 on 'Cash Flow Statements'.
- Trade payables and other liabilities include ₹ 2,235,256,408 (Previous Year ₹ 2,059,874,324) being amount payable (net) on assigned loans. (Refer Note 12)
- Margin Deposits of ₹ 5,800,995,137 (Previous Year ₹ 6,626,594,789) have been placed as collateral for Assignment deals on which assignees have a paramount lien. (Refer Note 19 & 22)
- Deposits of ₹ 821,637,470 (Previous Year ₹ 445,403,090) are under lien with Bank. (Refer Note 22)
- Cash and cash equivalents at the end of the year include:
 

Cash and cash equivalents (Refer Note 22)	29,017,008,725	34,902,870,373
Other Current Investments considered as temporary deployment of funds (Refer Note 20)	25,809,914,422	33,281,014,250
	<b>54,826,923,147</b>	<b>68,183,884,623</b>
Less: In deposit accounts held as margin money and deposits under lien	4,122,576,627	4,303,871,082
Cash and cash equivalents as restated	<b>50,704,346,520</b>	<b>63,880,013,541</b>
- Unclaimed Dividend account balances in designated bank accounts are not available for use by the Company. (Refer Note 22)
- Previous Year's figures are regrouped wherever considered necessary to conform with Current Year's groupings and classification.

In terms of our report attached  
For **Deloitte Haskins & Sells LLP**  
Chartered Accountants

For and on behalf of the Board of Directors

**A. Siddharth**  
Partner

**Sameer Gehlaut**  
Chairman/ Whole Time  
Director  
DIN : 00060783

**Gagan Banga**  
Vice Chairman /  
Managing Director  
DIN : 00010894

**Ashwini Omprakash Kumar**  
Whole Time Director  
DIN : 03341114

**Mukesh Garg**  
CFO  
Mumbai, April 25, 2016

**Amit Jain**  
Company Secretary

Mumbai, April 25, 2016



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016

## 1. SIGNIFICANT ACCOUNTING POLICIES

### i) Basis of accounting and preparation of consolidated financial statements:

The consolidated financial statements of the Company and its subsidiaries (together the 'Group') have been prepared under the historical cost convention on an accrual basis in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) and Accounting Standards (AS) under Section 133 of the Companies Act, 2013 and the relevant Provisions of the Companies Act, 2013 ("the 2013 Act") / Companies Act, 1956 ("the 1956 Act") as applicable. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

### ii) Principles of Consolidation:

The Consolidated Financial Statements relate to Indiabulls Housing Finance Limited (the 'Company' 'Parent') and its direct and indirect subsidiaries (collectively referred to as 'the Group'). The consolidated financial statements have been prepared using uniform accounting policies and on the following basis:

- (i) The financial statements of the Company and its subsidiaries have been combined on a line-by-line basis by adding together the book values of like items of assets, liabilities, income and expenses, after eliminating intra-group transactions, intra-group balances and resultant unrealised profits/ losses.
- (ii) Minority Interest's share of net profit of consolidated subsidiaries for the year is identified and adjusted against the income of the Group in order to arrive at the net income attributable to the shareholders of the Company.
- (iii) Investments of the Group in associate companies is accounted as per the Equity

Method under Accounting Standard 23 - 'Accounting for Investments in Associates in Consolidated Financial Statements'.

- (iv) The financial statements of the subsidiary companies used in the consolidation are drawn upto the same reporting date as that of the Company i.e., March 31, 2016. These have been consolidated based on latest available financial statements.

### iii) Goodwill / Capital Reserve on consolidation:

Goodwill / Capital Reserve represents the difference between the Company's share in the net worth of subsidiaries, and the cost of acquisition at each point of time of making the investment in the subsidiaries. For this purpose, the Company's share of net worth is determined on the basis of the latest financial statements prior to the acquisition after making necessary adjustments for material events between the date of such financial statements and the date of the respective acquisition. Capital Reserve on consolidation is adjusted against Goodwill on consolidation, if any. The Goodwill on consolidation is evaluated for impairment whenever events or changes in circumstances indicate that its carrying amount may have been impaired.

### iv) Investment in Associates:

Investment in entities in which the Company has significant influence but not a controlling interest are reported according to the equity method i.e. the investment is initially recorded at cost, identifying any goodwill / capital reserve arising at the time of acquisition. The carrying amount of the investment is adjusted thereafter for the post acquisition change in the investor's share of net assets of the investee. The consolidated Statement of Profit and Loss includes the investor's share of results of the operations of the investee.

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

## v) Following Associate and Subsidiary Companies have been considered in the preparation of the Consolidated Financial Statements:

(a) Name of Associate	Country of Incorporation	Year / Period	Ownership interest (%)	Original cost of investment (₹)	Share of post acquisition Reserves and Surplus (₹)	Carrying cost of Investment (₹)	Statutory Auditor
OakNorth Holdings Limited*	Jersey	13-November-15 to 31-March-16	39.76%	6,633,121,000	(81,514,244)	6,551,606,756	Singal & Company

\*Refer Note 16(6)

(b) Name of subsidiaries	Country of Incorporation	Year / Period ended included In consolidation	Proportion of Ownership Interest	Statutory Auditor
Indiabulls Collection Agency Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	A Sardana & Co.
Ibulls Sales Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	A Sardana & Co.
Indiabulls Insurance Advisors Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	Sumit Mohit & Company
Indiabulls Finance Company Private Limited*	India	01-April-2014 to 31-March-2015	100%	Deloitte Haskins & Sells LLP
Indiabulls Capital Services Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	Sumit Mohit & Company
Nilgiri Financial Consultants Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	A Sardana & Co.
Indiabulls Commercial Credit Limited (Formerly Indiabulls Infrastructure Credit Limited)	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	A Sardana & Co.
Indiabulls Advisory Services Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	Sumit Mohit & Company
Indiabulls Asset Holding Company Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	A Sardana & Co.
Indiabulls Life Insurance Company Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	A Sardana & Co.
Indiabulls Asset Management Company Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	A Sardana & Co.
Indiabulls Trustee Company Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	Kumar Singhal & Co.
Indiabulls Holdings Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	Sumit Mohit & Company
Indiabulls Venture Capital Management Company Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	Sumit Mohit & Company
Indiabulls Venture Capital Trustee Company Limited	India	01-April-2015 to 31-March-2016 01-April-2014 to 31-March-2015	100%	Kumar Singhal & Co.
Indiabulls Asset Reconstruction Company Limited**	India	20-June-2015 to 31-March-2016 05-May-2015 to 19-June-2015 01-April-2015 to 04-May-2015 01-April-2014 to 31-March-2015	100% 87.50% 75%	A Sardana & Co.

The consolidated financial statements are presented, to the extent possible, in the same format as that adopted by the Company for its independent financial statements.

\*Refer Note 39

\*\*Refer Note 16(2)



Note No. (1) vi.) Additional Information as required by Paragraph 2 of the General Instructions for Preparation of Consolidated Financial Statements to Schedule III to the Companies Act, 2013.

Name of the entity	Net Assets* i.e., total assets minus total liabilities		Share in profit or loss**	
	March 31, 2016	March 31, 2015	March 31, 2016	March 31, 2015
	As % of consolidated net assets	Amount	As % of consolidated profit or loss	Amount
<b>Parent</b>				
Indiabulls Housing Finance Limited	84.78%	90,095,123,263	96.50%	22,626,330,455
<b>Subsidiaries</b>				
<b>Indian</b>				
1. Indiabulls Collection Agency Limited	0.17%	185,545,982	0.04%	9,871,465
2. Ibulls Sales Limited	0.06%	64,067,523	0.13%	30,013,510
3. Indiabulls Insurance Advisors Limited	0.04%	40,134,214	0.01%	1,670,080
4. Nilgiri Financial Consultants Limited	0.00%	(532,803)	0.05%	11,737,693
5. Indiabulls Finance Company Private Limited (Refer Note 39)	N.A.	N.A.	N.A.	N.A.
6. Indiabulls Capital Services Limited	0.10%	104,836,578	0.01%	2,939,932
7. Indiabulls Commercial Credit Limited (formerly known as Indiabulls Infrastructure Credit Limited)	7.97%	8,464,530,201	3.52%	825,066,975
8. Indiabulls Advisory Services Limited	0.02%	26,178,956	0.00%	1,049,734
9. Indiabulls Asset Holding Company Limited	0.00%	353,110	0.00%	270,321
10. Indiabulls Life Insurance Company Limited	0.00%	1,531,764	0.00%	40,177
11. Indiabulls Asset Management Company Limited	0.60%	640,948,861	0.07%	16,074,651
12. Indiabulls Trustee Company Limited	0.01%	5,646,496	0.00%	(941,283)
13. Indiabulls Holdings Limited	0.00%	640,236	0.00%	235,954
14. Indiabulls Venture Capital Management Company Limited	0.00%	554,942	0.00%	155,656
15. Indiabulls Venture Capital Trustee Company Limited	0.00%	530,840	0.00%	156,788
16. Indiabulls Asset Reconstruction Company Limited	0.08%	86,104,888	0.02%	4,305,519
<b>Associate (Investment as per Equity Method)</b>				
<b>Foreign</b>				
1. Oaknorth Holdings Limited (Refer Note 16(6))	6.17%	6,551,606,756	-0.35%	(81,514,244)
<b>Total</b>	<b>100.00%</b>	<b>106,267,801,807</b>	<b>100.00%</b>	<b>23,447,463,383</b>
		<b>65,651,832,158</b>	<b>100.00%</b>	<b>19,012,358,238</b>

\* Share of Minority Interest is considered as a part of Consolidated Net Assets.

\*\* Profit is before Share of Minority Interest.

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

## vii) Prudential Norms:

The Company follows The Housing Finance Companies (NHB) Directions, 2010 ("NHB Directions, 2010") as amended from time to time, in respect of income recognition, income from investments, accounting of investments, asset classification, disclosures in the Balance Sheet and provisioning. The Non Banking Financial Companies in the Group follows the Reserve Bank of India ("RBI") Directions in respect of "Non-Banking Financial (Non-Deposit Accepting or Holding) Companies Prudential Norms (Reserve Bank) Directions, 2015 dated March 27, 2015 and as amended from time to time ("RBI Directions, 2015"), in respect of income recognition, income from investments, accounting of investments, asset classification, disclosures in the Balance Sheet and provisioning. Accounting Standards (AS) and Guidance Notes issued by The Institute of Chartered Accountants of India ("ICAI") are followed insofar as they are not inconsistent with the NHB Directions, 2010 / RBI Directions, 2015.

## viii) Use of Estimates:

The preparation of the consolidated financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) as of the date of the financial statements and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

## ix) Revenue Recognition:

Interest Income from financing and investing activities and others is recognised on an accrual basis. In terms of the NHB Directions, 2010 / RBI Directions, 2015 interest income on Non-performing assets ('NPAs') is recognised only when it is actually realised.

Processing Fees in respect of loans given is recognised on log in / disbursement as per the terms of the contract.

Income from Fee Income from Services is recognised on an accrual basis.

Commission on insurance policies sold is recognised when the Company under its agency code sells the insurance policies and when the same is accepted by the principal insurance company.

Additional /overdue interest/ charges is recognised only when it is reasonably certain that the ultimate collection will be made.

Repayment of loans is as stipulated in the respective loan agreements or by way of Equated Monthly Installments (EMI's) comprising principal and interest. EMIs commence generally once the entire loan is disbursed however on request of customer it commences even before the entire loan is disbursed. In case of pending commencement of EMIs, Pre-EMI interest is payable every month and accounted for on accrual basis.

Dividend income on Equity Shares is recognised when the right to receive the dividend is unconditional as at the Balance Sheet date. In terms of the Housing Finance Companies (NHB) Directions 2010 / RBI Directions, 2015 wherever applicable, Dividend Income on units of Mutual Fund(s) held by the Company are recognised on cash basis as per the NHB Directions, 2010 / RBI Directions, 2015.

Interest Income on Deposit Accounts are recognised on accrual basis.

Income from management fees are recognised on an accrual basis in accordance with the SEBI regulations.

The net gain/loss on account of Investments in Debentures/Bonds/Certificate of Deposit/ Commercial papers and Government Securities is recognised on trade date basis. Interest Income is recognised on accrual basis.

Trusteeship Income is recognised on accrual basis.

## x) Securitisation / Assignment of Loan portfolio:

Derecognition of loans assigned/securitised in the books of the Company, recognition of gain / loss arising on securitisation /assignment and accounting for credit enhancements provided by the Company is based on the guidelines issued by The Institute of Chartered Accountants of India.

Derecognition of loans assigned / securitised in the books of the Company is based on the principle of surrender of control over the loans resulting in a "true sale" of loans.





# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

Residual income on Assignment / Securitisation of Loans is recognised over the life of the underlying loans and not on an upfront basis.

Credit enhancement in the form of cash collateral, if provided by the Company, by way of deposits and pass through certificates included under Cash and cash equivalents / Other non-current assets / Investments, as applicable.

## **xi) Fixed Assets:**

### (a) Tangible Assets:

Tangible fixed assets are stated at cost, net of tax / duty credits availed, less accumulated depreciation / impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition and installation.

### (b) Intangible Assets:

Intangible assets are stated at cost, net of tax / duty credits availed, less accumulated amortisation / impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition.

## **xii) Depreciation and Amortisation:**

Depreciation on tangible fixed assets is provided on straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013, except for Vehicles.

Vehicles are amortised on a straight line basis over a period of five years from the date when the assets are available for use. The life has been assessed based on past usage experience and considering the change in technology.

Depreciation on additions to fixed assets is provided on a pro-rata basis from the date the asset is put to use. Leasehold improvements are amortised over the period of Lease. Depreciation on sale / deduction from fixed assets is provided for up to the date of sale / deduction, as the case may be.

Assets costing less than ₹ 5,000 each are fully depreciated in the year of capitalisation.

Intangible assets consisting of Software are amortised on a straight line basis over a period of four years from the date when the assets are available for use.

## **xiii) Impairment of Assets:**

The Company assesses at each Balance Sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. The recoverable amount is the higher of an asset's net selling price and its value in use. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the Statement of Profit and Loss. If at the Balance Sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount.

## **xiv) Taxes on Income:**

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act, 1961 and other applicable tax laws.

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which during the specified period gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the Company.

Deferred tax is recognised on all timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws substantively enacted as at the Balance Sheet date, to the extent that the timing differences are expected to crystallise / capable of reversal in one or more subsequent periods.

Deferred Tax Assets are recognised where realisation is reasonably certain whereas in case of carried forward losses or unabsorbed depreciation, deferred tax assets are recognised only if there is virtual certainty of realisation backed by convincing

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evidence that there will be sufficient future taxable income available to realise such assets. Deferred Tax Assets are reviewed for the appropriateness of their respective carrying values at each Balance Sheet date.

Current and deferred tax relating to items directly recognised in reserves are recognised in reserves and not in the Statement of Profit and Loss.

## xv) Share/Debenture Issue Expenses and Premium/Discount on Issue:

Share / Debenture issue expenses, net of tax, are adjusted against the Securities Premium Account, as permissible under Section 52(2) of the Companies Act, 2013, to the extent of balance available and thereafter, the balance portion is charged to the Statement of Profit and Loss, as incurred.

Premium / Discount on Issue of debentures, net of tax, are adjusted against the Securities Premium Account, as permissible under 52(2) of the Companies Act, 2013, to the extent of balance available and thereafter, the balance portion is charged to the Statement of Profit and Loss, as incurred.

## xvi) Investments:

Investments are classified as long term and current investments. Long term investments are carried individually at cost less provision, if any, for diminution other than temporary in the value of such investments. In terms of NHB Directions, 2010 / RBI Directions 2015, quoted Current investments are valued at lower of cost or market value. Unquoted current investments in units of Mutual Funds are valued as per Net Asset Value of the Plan. Provision for diminution in value of investments is made in accordance with the NHB Directions, 2010 / RBI Directions, 2015 and Accounting Standard (AS) - 13 'Accounting for Investments'.

## xvii) Employee benefits:

The Company's contribution to Provident Fund and Employee State Insurance Scheme are considered as defined contribution plans and are charged as an expense based on the amount of contribution required to be made and when services are rendered by the employees. The Company has unfunded defined benefit plans as Compensated Absences and Gratuity for all eligible employees, the liability for which is determined on the basis of an actuarial valuation at the end of the year using the 'Projected Unit Credit Method'. Actuarial gains and losses comprise experience adjustments and the

effects of changes in actuarial assumptions and are recognised in the Statement of Profit and Loss as income or expenses, as applicable. Superannuation (Pension & Medical coverage) payable to a Director on retirement is actuarially valued at the end of the year using the Projected Unit Credit Method. Actuarial gains and losses comprise experience adjustments and the effects of change in actuarial assumptions and are recognised in the Statement of Profit and Loss as income or expenses as applicable.

## xviii) Commercial Papers:

The liability is recognised at the face value of the Commercial Paper at the time of its issue. The discount on issue of Commercial Papers is amortised over the tenure of the instrument.

## xix) Borrowing Cost:

Borrowing costs that are attributable to the acquisition, construction or production of qualifying assets are capitalised as part of cost of the asset. Ancillary costs in connection with long-term external commercial borrowings are amortised to the Statement of Profit and Loss over the tenure of the loan. All other borrowing costs are charged to the Statement of Profit and Loss.

## xx) Deferred Employee Stock Compensation Cost:

Deferred employee stock compensation cost for stock options are recognised on the basis of generally accepted accounting principles and are measured by the difference between the intrinsic value of the Company's shares of stock options at the grant date and the exercise price to be paid by the option holders. The compensation expense is amortised over the vesting period of the options. The fair value of options for disclosure purpose is measured on the basis of a valuation certified by an independent firm of Chartered Accountants in respect of stock options granted.

## xxi) Leases:

In case of assets taken on operating lease, the lease rentals are charged to the Statement of Profit and Loss on a straight line basis in accordance with Accounting Standard (AS) 19 – Leases.

## xxii) Segment Reporting:

The Company identifies primary segments based on the dominant source, nature of risks and returns and the internal organisation and management structure.



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The operating segments are the segments for which separate financial information is available and for which operating profit/loss amounts are evaluated regularly by the Management in deciding how to allocate resources and in assessing performance. Revenue, expenses, assets and liabilities which relate to the Company as a whole and are not allocable to segments on reasonable basis have been included under "unallocated revenue / expenses / assets / liabilities.

## xxiii) Derivative Transactions:

The Company has entered into Interest Rate Swap (IRS), Cross Currency Swaps(CCS), Forward Contracts(FC) and Foreign Currency Options(FCO). All outstanding IRS, CCS, FC contracts and FCO contracts are marked-to-market as at the year end. Losses are recognised in the Statement of Profit and Loss based on category of contracts and gains towards category of contracts are ignored, in line with the Announcement made by the ICAI dated March 29, 2008. Any profit/loss arising on cancellation/unwinding of IRS, CCS, FC contracts and FCO contract are recognised as income or expenses for the period. Premium / discount on IRS / CCS / FC / FCO contract which are not intended for trading or speculation purposes, are amortised over the period of the contracts if such contracts relate to monetary items as at the Balance Sheet date, except in case where they relate to the acquisition or construction of fixed assets, in which case, they are adjusted to the carrying cost of such assets.

## xxiv) Foreign Currency Transactions and Translations :

- i. Transactions denominated in foreign currencies are recorded at the exchange rates prevailing on the date of transaction.
- ii. Monetary items denominated in foreign currencies at the year end are translated at year end rates. In case of Forward Foreign Exchange Contract (FEC), the difference between the year-end rate and the rate on the date of the contract is recognised as exchange difference and the premium on such forward contracts is recognised over the life of the forward contract. Any profit/loss arising on cancellation or renewal of forward contract is recognised as income or expense for the period in which such cancellation or renewal is made.
- iii. Non monetary foreign currency items are carried at cost.

- iv. Exchange differences arising on settlement / restatement of short-term foreign currency monetary assets and liabilities of the Company are recognised as income or expense in the Statement of Profit and Loss.
- v. The exchange differences arising on settlement / restatement of long-term monetary items which do not relate to acquisition of depreciable fixed assets are amortised over the maturity period / upto the date of settlement of such monetary items, whichever is earlier, and charged to the Statement of Profit and Loss. The unamortised exchange differences are carried in the Balance Sheet as "Foreign Currency Monetary Item Translation Difference Account" net of the tax effect thereon, where applicable.

## xxv) Provisions, Contingent Liabilities and Contingent Assets:

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. Contingent liability is disclosed for (1) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or (2) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation can not be made. Contingent Assets are not recognised in the financial statements.

## xxvi) Stock of Securities:

Stock of securities is valued at lower of cost and net realisable value. Cost is determined on weighted average basis.

## xxvii) Equity Index / Stock Futures:

- a) Initial Margin – Equity Index/ Stock Futures, representing the initial margin paid, and Margin Deposits representing additional margin paid over and above the initial margin, for entering into a contract for equity index/ stock futures which are released on final settlement/ squaring-up of the underlying contract, are disclosed under Loans and Advances.
- b) Equity index/ stock futures are marked-to-market on a daily basis. Debit or credit balance

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disclosed under Loans and Advances or Current Liabilities, respectively, in the Mark-to-Market Margin – Equity Index/ Stock Futures Account, represents the net amount paid or received on the basis of movement in the prices of index/ stock futures till the Balance Sheet date.

- c) As on the Balance Sheet date, profit/loss on open positions in equity index/ stock futures is accounted for as follows:
- Credit balance in the Mark-to-Market Margin – Equity Index/Stock Futures Account, being the anticipated profit, is ignored and no credit for the same is taken in the Statement of Profit and Loss.
  - Debit balance in the Mark-to-Market Margin – Equity Index/Stock Futures Account, being the anticipated loss, is adjusted in the Statement of Profit and Loss.
- d) On final settlement or squaring-up of contracts for equity index/stock futures, the profit or loss is calculated as the difference between the settlement/squaring-up price and the contract price. Accordingly, debit or credit balance pertaining to the settled/squared-up contract in Mark-to-Market Margin – Equity Index/ Stock Futures Account after adjustment of the provision for anticipated losses is recognised in the Statement of Profit and Loss. When more than one contract in respect of the relevant series of equity index/stock futures contract to which the squared-up contract pertains is outstanding at the time of the squaring-up of the contract, the contract price of the contract so squared-up is determined using the weighted average cost method for calculating the profit/loss on squaring-up.

## 2. CORPORATE INFORMATION:

The Board of Directors of Indiabulls Housing Finance Limited (100% subsidiary of “IBFSL”) and Indiabulls Financial Services Limited (“IBFSL”, “Erstwhile Holding Company”) at their meeting held on April 27, 2012 had approved the Scheme of Arrangement involving the reverse merger of IBFSL with the Company in terms of the provisions of Sections 391 to 394 of the Companies Act, 1956 (the “Scheme of Arrangement”). The Appointed Date of the proposed merger fixed under the Scheme of Arrangement was April 1, 2012. The Hon'ble High Court of Delhi, vide

its Order dated December 12, 2012, received by the Company on February 8, 2013, approved the Scheme of Arrangement. In terms of the Court approved Scheme of Arrangement, with the filing of the copy of the Order, on March 8, 2013, with the office of ROC, NCT of Delhi & Haryana (the Effective Date), IBFSL, as a going concern, stands amalgamated with IBHFL with effect from the Appointed Date, being April 1, 2012.

Indiabulls Financial Services Limited (“IBFSL”) was incorporated on January 10, 2000 as a Private Limited Company. On March 30, 2001, the Company was registered under Section 45-IA of the Reserve Bank of India (RBI) Act, 1934 to carry on the business of a Non-Banking Financial Company. The Company was converted into a public limited Company pursuant to Section 44 of the Companies Act, 1956 on February 03, 2004.

Indiabulls Housing Finance Limited (“the Company”) (“IBHFL”) was incorporated on May 10, 2005. On December 28, 2005 the Company was registered under Section 29A of the National Housing Bank Act, 1987 to commence / carry on the business of a Housing Finance Institution without accepting public deposits. The Company is required to comply with provisions of the National Housing Bank Act, 1987, the Housing Finance Companies (NHB) Directions, 2010 and other guidelines / instructions / circulars issued by the National Housing Bank from time to time.

The Company is engaged in the business to provide finance and to undertake all lending and finance to any person or persons, co-operative society, association of persons, body of individuals, companies, institutions, firms, builders, developers, contractors, tenants and others either at interest or without and/or with or without any security for construction, erection, building, repair, remodeling, development, improvement, purchase of houses, apartments, flats, bungalows, rooms, huts, townships and/or other buildings and real estate of all descriptions or convenience there on and to equip the same or part thereof with all or any amenities or conveniences, drainage facility, electric, telephonic, television, and other installations, either in total or part thereof and /or to purchase any free hold or lease hold lands, estate or interest in any property and such other activities as may be permitted under the Main Objects of the Memorandum of Association of the Company.



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## 3. SHARE CAPITAL

	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
<b>Authorised</b>		
3,000,000,000 (Previous Year 3,000,000,000) Equity Shares of face value ₹ 2 each	6,000,000,000	6,000,000,000
1,000,000,000 (Previous Year 1,000,000,000) Preference Shares of face value ₹10 each	10,000,000,000	10,000,000,000
<b>Issued, subscribed and fully paid up</b> <sup>(i) to (viii)</sup>		
421,291,962 (Previous Year 355,564,466) Equity Shares of Face Value ₹ 2 (Previous Year ₹ 2) each fully paid up	842,583,924	711,128,932
The Company has only one class of Equity Shares of face value ₹ 2 each (Previous Year ₹ 2) each fully paid up. Each holder of Equity shares is entitled to one vote per share. The dividend proposed by the Board of Directors, if any, is subject to the approval of the Shareholders in the ensuing Annual General Meeting, if applicable.		
In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.		
	<b>842,583,924</b>	<b>711,128,932</b>

- (i) Indiabulls Financial Services Limited ("Erstwhile Holding Company") had issued Global Depository Receipts (GDR's) which were transferred under the Scheme of Arrangement in financial year 2012-13. As at March 31, 2016 3,019,521 (Previous Year 723,461) GDR's were outstanding and were eligible for conversion into Equity Shares. The Company does not have information with respect to holders of these GDR's. Holders of Global Depository Receipts (GDRs) will be entitled to receive dividends, subject to the terms of the Deposit Agreement, to the same extent as the holders of Equity Shares, less the fees and expenses payable under such Deposit Agreement and any Indian tax applicable to such dividends. Holders of GDRs will not have voting rights with respect to the Deposited Shares. The GDRs may not be transferred to any person located in India including Indian residents or ineligible investors except as permitted by Indian laws and regulations.
- (ii) 312,511,167 (Previous Year 312,511,167) equity Shares were allotted by the Company, for consideration other than cash to the shareholders of Erstwhile Holding Company pursuant to and in terms of the Scheme of Arrangement, approved by the Hon'ble High Court of Delhi vide its Order dated December 12, 2012, which came into effect on March 8, 2013 from the Appointed Date April 1, 2012. <sup>(Refer Note 38)</sup>

### (iii) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the financial year:-

Particulars	As at March 31, 2016 Equity Shares		As at March 31, 2015 Equity Shares	
	No. of shares	(Amount ₹)	No. of shares	(Amount ₹)
Opening Balance	355,564,466	711,128,932	334,042,443	668,084,886
Add: Equity Shares of ₹ 2 each issued during the year*	65,727,496	131,454,992	21,522,023	43,044,046
<b>Closing Balance</b>	<b>421,291,962</b>	<b>842,583,924</b>	<b>355,564,466</b>	<b>711,128,932</b>

\*Includes 2,149,424 (Previous Year 665,723) Equity Shares of ₹ 2 each issued during the year, under various ESOP Schemes aggregating to ₹ 4,298,848 (Previous Year ₹ 1,331,446), 6,643,700 (Previous Year 20,856,300) Equity Shares of ₹ 2 each issued during the year to eligible warrant holders <sup>(Refer Note 5(i))</sup> against outstanding Share warrants aggregating to ₹ 13,287,400 (Previous Year ₹ 41,712,600) and 56,934,372 Equity Shares ₹ 2 each issued during the year (Previous Year ₹ Nil) under Qualified Institutions Placement <sup>(Refer Note 5(ii))</sup> aggregating to ₹ 113,868,744.



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(Amount ₹)

(iv) Shares held by Shareholders holding more than 5% shares:-	As at March 31, 2016	
	No. of Shares held	% of Holding
<b>Promoter<sup>(1)</sup></b>		
Mr. Sameer Gehlaut	37,601,278	8.93%
<b>Non - Promoters</b>		
Copthall Mauritius Investment Limited	22,101,194	5.25%
Europacific Growth Fund	26,207,577	6.22%
	As at March 31, 2015	
	No. of Shares held	% of Holding
Mr. Sameer Gehlaut	37,601,278	10.58%

(1) To impart greater focus and undivided accountability at the leadership level and to rationalize operations of the diverse businesses of the Indiabulls group, so as to put the Company firmly on the growth path, the promoters, during the year 2014-15, had mutually decided to reorganize the management control of different group companies amongst themselves. As part of the restructuring, Mr. Sameer Gehlaut, Chairman of the Company and the entities promoted by him, namely, Orthia Land Development Private Limited, Orthia Developers Private Limited, Cleta Properties Private Limited, Cleta Buildtech Private Limited, Inuus Infrastructure Private Limited and Inuus Land Development Private Limited have continued as Promoters / Promoter Group / Persons acting in Concert with the promoters of the Company.

Further, with effect from July 18, 2014, Mr. Rajiv Rattan and the entities promoted by him, namely, Priapus Properties Private Limited, Priapus Real Estate Private Limited, Priapus Developers Private Limited, Priapus Constructions Private Limited and Mr. Saurabh Kumar Mittal and the entities promoted by him, namely, Hespera Infrastructure Private Limited, Hespera Properties Private Limited, Hespera Real Estate Private Limited, Hespera Realty Private Limited and Hespera Realcon Private Limited, have ceased to be the Promoters / Promoter Group / PACs with the promoters of the Company.

## (v) Employees Stock Options Schemes:

Indiabulls Financial Services Limited ("Erstwhile Holding Company") (Refer Note 38) and its erstwhile subsidiary, Indiabulls Credit Services Limited ("ICSL") had announced ESOS / ESOP schemes for its employees and the employees of its group companies wherein each option represents one Equity Share of the Company. The Company has adopted the ESOS / ESOP schemes in respect of its employees. A Compensation Committee constituted by the Board of Directors administers each of the plans.

### (a) Stock option schemes of the erstwhile Holding Company including schemes in lieu of stock options schemes of erstwhile fellow subsidiary Indiabulls Credit Services Limited transferred under the Court approved Scheme of Arrangement<sup>(Refer Note 38)</sup> :

S. No.	ERSTWHILE ICSL PLANS	New PLANS*
1	IBFSL - ICSL Employees Stock Option Plan - 2006	IHFL - IBFSL Employees Stock Option Plan - 2006
2	IBFSL - ICSL Employees Stock Option Plan II - 2006	IHFL - IBFSL Employees Stock Option Plan II - 2006
3	IBFSL - Employees Stock Option - 2008	IHFL - IBFSL Employees Stock Option - 2008

\*The name of the schemes have been revised by the approval of the Shareholders of the Company in the 8th Annual General Meeting held on July 1, 2013.

### (b) Indiabulls Housing Finance Limited Employees Stock Option Scheme-2013

The members of the Company at their Meeting dated March 6, 2013 approved the IHFL ESOS - 2013 scheme consisting of 39,000,000 stock options representing 39,000,000 fully paid up Equity Shares of ₹ 2 each of the Company to be issued in one or more tranches to eligible employees of the Company or to eligible employees of the subsidiaries / step down subsidiaries of the Company. The Compensation Committee constituted by the Board of Directors of the Company has, at its meeting held on October 11, 2014, granted, 10,500,000 Stock Options representing an equal number of equity shares of face value of ₹ 2 each at an exercise price of ₹ 394.75, being the then latest available closing market price on the National Stock Exchange of India Limited as on October 10, 2014 following the intrinsic method of accounting as is prescribed in the Guidance Note issued by the Institute of Chartered Accountants of India on Accounting for Employees Share Based Payments ("the Guidelines"). As the options have



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been granted at intrinsic value, there is no employee stock compensation expense on account of the same. These options vest with effect from the first vesting date i.e. October 11, 2015, whereby the options vest on each vesting date as per the vesting schedule provided in the Scheme.

**(c) The other disclosures in respect of the ESOS / ESOP Schemes are as under:-**

Particulars	IHFL-IBFSL Employees Stock Option Plan – 2006	IHFL-IBFSL Employees Stock Option Plan II – 2006	IHFL-IBFSL Employees Stock Option – 2008	IHFL ESOS - 2013	IHFL-IBFSL Employees Stock Option – 2008 - Regrant
<b>Total Options under the Scheme</b>	1,440,000	720,000	7,500,000	39,000,000	N.A.
Options issued	1,440,000	720,000	7,500,000	10,500,000	N.A.
Vesting Period and Percentage	Four years, 25% each year	Four years, 25% each year	Ten years, 15% First year, 10% for next eight years and 5% in last year	Five years, 20% each year	N.A.
Vesting Date	1st April	1st November	8th December	12th October	31st December
Revised Vesting Period & Percentage	Eight years, 12% each year for 7 years and 16% during the 8th year	Nine years, 11% each year for 8 years and 12% during the 9th year	N.A.	N.A.	Ten years, 10% for every year
Exercise Price (₹)	41.67	100	95.95	394.75	125.90
Exercisable Period	4 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year (Nos.)	104,526	63,126	1,596,088	10,468,000	37,440
Regrant Addition	N.A.	N.A.	N.A.	N.A.	N.A.
Regrant Date	N.A.	N.A.	N.A.	N.A.	December 31, 2009
Options vested during the year (Nos.)	44,334	21,753	417,300	2,088,400	6,840
Exercised during the year (Nos.)	45,414	13,464	357,731	1,706,375	3,600
Expired during the year (Nos.)	-	-	-	-	-
Cancelled during the year	-	-	-	-	-
Lapsed during the year	576	3,240	9,438	75,600	-
Re-granted during the year	-	-	-	-	N.A.
Outstanding at the end of the year (Nos.)	58,536	46,422	1,228,919	8,686,025	33,840
Exercisable at the end of the year (Nos.)	-	22,254	189,153	382,025	6,480
Remaining contractual Life (Weighted Months)	48	58	73	83	80

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Particulars	IHFL-IBFSL Employees Stock Option – 2008-Regrant	IHFL-IBFSL Employees Stock Option Plan – 2006 - Regrant	IHFL-IBFSL Employees Stock Option – 2008 -Regrant	IHFL-IBFSL Employees Stock Option Plan II – 2006 -Regrant
<b>Total Options under the Scheme</b>	N.A.	N.A.	N.A.	N.A.
Options issued	N.A.	N.A.	N.A.	N.A.
Vesting Period and Percentage	N.A.	N.A.	N.A.	N.A.
Vesting Date	16th July	27th August	11th January	27th August
Revised Vesting Period & Percentage	Ten years, 10% for every year	Ten years, 10% for every year	Ten years, 10% for every year	Ten years, 10% for every year
Exercise Price (₹)	158.50	95.95	153.65	100
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	123,450	237,000	10,700	131,400
Regrant Addition	N.A.	N.A.	N.A.	N.A.
Regrant Date	July 16, 2010	August 27, 2009	January 11, 2011	August 27, 2009
Options vested during the year (Nos.)	19,440	39,500	1,500	21,900
Exercised during the year (Nos.)	19,640	-	3,200	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	6,000	-	-	-
Re-granted during the year	N.A	N.A	N.A	N.A
Outstanding at the end of the year (Nos.)	97,810	237,000	7,500	131,400
Exercisable at the end of the year (Nos.)	610	79,000	-	43,800
Remaining contractual Life (Weighted Months)	87	71	93	71

N.A - Not Applicable

The Fair value of the options as determined by an Independent firm of Chartered Accountants, which has been regranted by the Erstwhile Holding Company under the respective plans using the Black-Scholes Merton Option Pricing Model based on the following parameters are as under:-

Particulars	IHFL - IBFSL Employees Stock Option – 2008 Regrant	IHFL - IBFSL Employees Stock Option – 2008 Regrant	IHFL - IBFSL Employees Stock Option – 2006- Regrant	IHFL - IBFSL Employees Stock Option Plan II – 2006- Regrant	IHFL - IBFSL Employees Stock Option – 2008 Regrant	IHFL ESOS - 2013
Exercise price	125.90	158.50	95.95	100	153.65	394.75
Expected volatility*	99.61%	99.60%	75.57%	75.57%	99.60%	46.30%
Expected forfeiture percentage on each vesting date	Nil	Nil	Nil	Nil	Nil	Nil
Option Life (Weighted Average)	9.80 Years	9.80 Years	9.80 Years	9.80 Years	9.80 Years	5 Years
Expected Dividends yield	3.19%	2.89%	4.69%	4.50%	2.98%	10%
Weighted Average Fair Value (₹)	83.48	90.24	106.3	108.06	84.93	89.76
Risk Free Interest rate	7.59%	7.63%	7.50%	7.50%	7.63%	8.57%

\*The expected volatility was determined based on historical volatility data.



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## Fair Value Methodology:

As all the other plans were issued based on the fair value of the options on the date of the grant, there is no impact of the same on the net profit and earnings per share. The IHFL - IBFSL Employees Stock Option Plan – 2008 (including re-grant) were issued at the Intrinsic value of the options on the date of the grant. Had the compensation cost for the stock options granted under IHFL - IBFSL Employees Stock Option Plan – 2008 (including re-grant) been determined based on the fair value approach, the Company's net profit and earnings per share would have been as per the pro forma amounts indicated below:-

Particulars	For the year ended March 31, 2016 Amount (₹)	For the year ended March 31, 2015 Amount (₹)
Net Profit available to Equity Share holders (as reported)	23,447,329,839	19,011,032,870
Less : Stock-based compensation expense determined under fair value based method: [Gross ₹ 1,293,285,915 (Previous Year ₹ 1,299,524,367)] (Pro forma)	353,167,962	220,592,739
Net Profit available to Equity Share holders (as per Pro forma)	23,094,161,877	18,790,440,131
Basic earnings per share (as reported)	59.84	54.95
Basic earnings per share (Pro forma)	58.94	54.31
Diluted earnings per share (as reported)	58.75	53.36
Diluted earnings per share (Pro forma)	57.86	52.74

(vi) During the year ended March 31, 2013, pursuant to the Scheme of Arrangement the Authorised Capital of the Company has been rearranged to ₹16,000,000,000 divided into 3,000,000,000 Equity Shares of ₹ 2 each and 1,000,000,000 Preference Shares of ₹ 10 each.

(vii) 10,527,452 Equity Shares of ₹ 2 each (Previous year 19,415,430) are reserved for issuance as follows:

- 10,527,452 Equity shares of ₹ 2 each (Previous Year 12,771,730) towards Employees Stock options as granted.
- Nil Equity shares of ₹ 2 each (Previous Year 6,643,700) towards outstanding share warrants. (Refer Note 5(i))

## (viii) Minority Interest includes:

- As at March 31, 2016, Nil (Previous Year 1,275,000) Equity Shares of Face Value ₹10 each fully paid up issued by subsidiary company Indiabulls Asset Reconstruction Company Limited.
- Proportionate share in the movement in Reserves & Surplus of the said subsidiary.

## 4. RESERVES AND SURPLUS

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
<b>Capital Reserve</b>		
Opening Balance	139,196,727	139,196,727
Add: Transferred during the year	-	-
Closing Balance	139,196,727	139,196,727
<b>Capital Reserve on consolidation</b>		
Opening Balance	-	-
Add: Transferred during the year <sup>(1)</sup>	14,208,386	-
Less : Adjusted Against Goodwill <sup>(Refer Note 15)</sup>	(14,208,386)	-
Closing Balance	-	-
<b>Capital Redemption Reserve</b>		
Opening Balance	63,627,392	63,627,392
Add: Transferred during the year	-	-
Closing Balance	63,627,392	63,627,392

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
<b>Securities Premium Account</b>		
Opening Balance	34,604,243,573	32,320,871,758
Add: Additions during the year on account of shares issued under ESOPs	710,913,634	61,821,824
Add: Additions during the year on account of shares issued against Share Warrants	1,481,545,100	4,650,954,900
Add: Transfer from Stock Compensation Adjustment Account	-	6,140,335
Add: Additions during the year on account of shares issued under Qualified Institutional Placement	39,854,060,400	-
	76,650,762,707	37,039,788,817
Less: QIP issue Expenses <sup>(Refer Note 5(iii))</sup>	676,209,687	-
Less: Debenture issue expenses (Net of tax effect of ₹ 80,074,699 (Previous Year ₹ 56,102,251))	231,019,369	185,176,869
Less: Premium on Redemption of Non Convertible Debentures (Net of tax effect of ₹ 697,465,192 (Previous Year ₹ 681,784,573))	2,012,220,719	2,250,368,375
Closing Balance	73,731,312,932	34,604,243,573
<b>Stock Compensation Adjustment</b>		
Employee Stock options outstanding	61,403,350	61,403,350
Less: Deferred Employee Stock Compensation expense	5,142,647	8,509,497
Less: Transferred to Securities Premium account	24,561,340	24,561,340
Closing Balance	31,699,363	28,332,513
<b>General Reserve</b>		
Opening Balance	3,929,874,369	5,134,232,769
Add: Amount transferred during the year from Surplus in the Consolidated Statement of Profit and Loss	-	-
Less: Amount Utilised during the Year for Transfer to Deferred Tax Liability <sup>(2)</sup>	-	1,204,358,400
Closing Balance	3,929,874,369	3,929,874,369
<b>Foreign Currency Monetary Item Translation Difference Account<sup>(3)</sup></b>		
Opening Balance	(84,395,733)	-
Add: Transferred during the Year	(811,188,881)	(165,527,895)
Less: Adjusted during the Year	183,194,578	81,132,162
Closing Balance	(712,390,036)	(84,395,733)
<b>Other Reserves:-</b>		
<b>Special Reserve u/s 36(1)(viii) of Income Tax Act, 1961</b>		
Opening Balance	1,068,223,891	1,016,047,786
Add: Amount transferred during the year from Surplus in the Consolidated Statement of Profit and Loss <sup>(4)</sup>	46,373,244	52,176,105
Closing Balance	1,114,597,135	1,068,223,891
<b>Statutory Reserve:-</b>		
<b>Reserve (I) as per Section 29C of the Housing Finance Act, 1987<sup>(5)</sup></b>		
Opening Balance	5,056,073,955	2,959,619,203
Add: Amount transferred during the year from Surplus in the Consolidated Statement of Profit and Loss	1,968,247,713	2,096,454,752
Closing Balance	7,024,321,668	5,056,073,955





# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
<b>Reserve (II) as per Section 45-IC of the RBI Act, 1934<sup>(6)</sup></b>		
Opening Balance	5,576,172,163	5,488,469,978
Add: Amount transferred during the year from Surplus in the Consolidated Statement of Profit and Loss	101,090,341	87,702,185
Closing Balance	5,677,262,504	5,576,172,163
<b>Reserve (III)<sup>(5)</sup></b>		
Opening Balance	5,340,000,000	3,480,000,000
Add: Transferred during the year	2,620,000,000	1,860,000,000
Closing Balance	7,960,000,000	5,340,000,000
<b>Additional Reserve Fund (U/s 29C of the National Housing Bank Act, 1987)<sup>(5)</sup></b>		
Opening Balance	5,249,352,909	3,749,352,909
Add: Amount transferred during the year from Surplus in the Consolidated Statement of Profit and Loss	-	1,500,000,000
Closing Balance	5,249,352,909	5,249,352,909
<b>Surplus in the Consolidated Statement of Profit and Loss</b>		
Opening Balance	4,635,191,662	2,005,584,922
Less: Adjustment on account of Depreciation (Net of tax benefit) <sup>(7) &amp; (Note 14)</sup>	-	36,545,882
Profit for the year	23,447,329,839	19,011,032,870
<b>Amount available for appropriation (A)</b>	<b>28,082,521,501</b>	<b>20,980,071,910</b>
<b>Appropriations:</b>		
Interim Dividend paid on Equity Shares (₹ 45.00 Per Share (Previous Year ₹ 26.00))	17,829,374,499	9,104,090,057
Dividend for the previous year on Equity Shares issued by the Company after the year end pursuant to ESOPs Allotment	-	1,067,652
Corporate Dividend Tax on Interim Dividend paid on Equity Shares	3,629,641,133	1,643,208,049
Corporate Dividend Tax on Dividend for the previous year on Equity Shares issued by the Company after the year end pursuant to ESOPs Allotment	-	181,448
Transferred to Special Reserve (U/s 36(1)(viii) of the Income Tax Act, 1961) <sup>(4)</sup>	46,373,244	52,176,105
Transferred to Special Reserve (U/s 29C of the National Housing Bank Act, 1987) <sup>(5)</sup>	1,968,247,713	2,096,454,752
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987) <sup>(5)</sup>	-	1,500,000,000
Transferred to Reserve (U/s 45-IC of the RBI Act, 1934) <sup>(6)</sup>	101,090,341	87,702,185
Transferred to Reserve U/s 36(1)(viii)(Considered as eligible transfer to Special Reserve U/s 29C of the National Housing Bank Act, 1987) <sup>(5)</sup>	2,620,000,000	1,860,000,000
<b>Total Appropriations (B)</b>	<b>26,194,726,930</b>	<b>16,344,880,248</b>
<b>Balance of Profit Carried Forward (A)-(B)</b>	<b>1,887,794,571</b>	<b>4,635,191,662</b>
	<b>106,096,649,534</b>	<b>65,605,893,421</b>

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

(1) Goodwill / Capital Reserve:

As at the beginning of the current financial year, the Company had recorded Net Goodwill arising on Consolidation amounting to ₹ 685,640,037. During the current financial year, Indiabulls Advisory Services Limited (IASL) (being a wholly owned subsidiary of the Company) had purchased the remaining 25% stake (i.e. 1,275,000 Equity Shares) in Indiabulls Asset Reconstruction Company Limited (IARCL), at a total consideration of ₹ 6,375,000. Post this transaction IARCL is now a wholly owned subsidiary of the Company. Capital Reserve arising due to this transaction was ₹ 14,208,386. As at the end of the current financial year Net Goodwill arising on Consolidation is ₹ 671,431,651.

(2) Vide Circular NHB(ND)/DRS/Pol. 62/2014 dated May 27, 2014, the National Housing Bank (NHB) has directed Housing Finance Companies to provide for deferred tax liability in respect of the balance in the "Special Reserve" created under Section 36(1)(viii) of the Income Tax Act, 1961. NHB has clarified that the deferred tax liability in respect of the opening balance in the Special Reserve as at April 1, 2014, may be created by adjusting the opening reserves as of that date. Accordingly, the Company has adjusted its reserves, with the amount of deferred tax liability in respect of the balance in the Special Reserve.

(3) Pursuant to the notification dated December 29, 2011 issued by the Ministry of Corporate Affairs amending Accounting Standard 11 - The Effects of Changes in Foreign Exchange Rates, the Company has exercised the option as per para 46A inserted in the said Standard for all long term monetary assets and liabilities. Consequently an amount of ₹ 712,390,036 (Previous Year ₹ 84,395,733) representing translation difference on foreign currency loans is carried forward in the Foreign Currency Monetary Item Translation Difference Account as on March 31, 2016.

(4) In terms of Section 36(1)(viii) of the Income-tax Act, 1961, a deduction is allowed for income from eligible business viz, Income from providing long-term infrastructure finance, long-term finance for the construction or purchase of houses in India for residential purposes and the business of providing long-term finance for industrial or agricultural development etc. The Company claims the deduction as it falls under some of the categories of eligible business as defined under Section 36 (1)(viii) of the Income-tax Act, 1961. Consequently the Company has, as at the year end, transferred an amount of ₹ 46,373,244 (Previous Year ₹ 52,176,105) to the Special Reserve created to claim deduction in respect of eligible business under the said section.

(5) In terms of Section 29C of the National Housing Bank ("NHB") Act, 1987, the Company is required to transfer at least 20% of its Profit after tax to a Reserve Fund before any dividend is declared. Transfer to a Reserve Fund in terms of Section 36(1)(viii) of the Income Tax Act, 1961 is also considered as an eligible transfer as transfer to Special Reserve under Section 29C of the National Housing Bank ("NHB") Act, 1987. The Company has transferred an amount of ₹ 2,620,000,000 (Previous Year ₹ 1,860,000,000) to reserve created in terms of Section 36(1)(viii) of the Income Tax Act, 1961 termed as "Special Reserve (II)" and also transferred an amount of ₹ 1,968,247,713 (Previous Year ₹ 2,096,454,752) to the Reserve in terms of Section 29C of the National Housing Bank ("NHB") Act, 1987 as at the year end. Further an additional amount of ₹ Nil (Previous Year ₹ 1,500,000,000) has been set apart by way of transfer to Additional Reserve Fund in excess of the statutory minimum requirement as specified under Section 29C pursuant to Circular no. NHB(ND)/DRS/Pol-No. 03/2004-05 dated August 26, 2004 issued by the National Housing Bank. The additional amount so transferred may be utilised in the future for any business purpose.

(6) This pertains to reserve created under section 45-IC of the RBI Act 1934, by the Erstwhile Holding Company Indiabulls Financial Services Limited and its subsidiaries transferred under the Scheme of Arrangement. In terms of Section 45-IC of the RBI Act, 1934, the Subsidiary Non Banking Finance Companies ("NBFC") Companies in the Group are required to transfer at least 20% of its Net Profits to a reserve before any dividend is declared. As at the year end, the NBFC has transferred an amount of ₹ 101,090,341 (Previous Year ₹ 87,702,185) to the Reserve Fund during the year.

(7) Due to change in the method of calculating depreciation, on account of change in depreciation rate based on useful life of the assets in terms of schedule II of the Companies Act, 2013, the opening balance of accumulated depreciation as at April 1, 2014, has been recalculated. The remaining depreciation has been amortised over the balance useful life of the assets. The impact on account of change in method of calculating the depreciation has been debited (net of tax benefit) to the opening balance of Statement of Profit and Loss for the year ended March 31, 2015.

(5) (i) During the financial year 2009-10, in terms of Chapter VIII of the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009 in respect of the issue of the Secured Non Convertible Debentures of the Company to QIBs under Qualified Institutions Placement, the erstwhile Holding Company issued 27,500,000 Share Warrants being issued at a Warrant Issue Price of ₹5 per Share Warrant, with a right exercisable by the Warrant holder to exchange each Warrant with one equity share of the Company of face value ₹2 each, any time before the expiry of 60 months from the date of allotment of the Warrants, at a Warrant Exercise Price of ₹225 per equity share. During the current financial year the company has



# Notes

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issued and allotted 6,643,700 (Previous Year 20,856,300) equity shares of face value of ₹ 2 each at an exercise price of ₹225 per equity share to the eligible warrant holders. (Refer Note 38)

- (ii) During the current financial year, the Company in terms of SEBI ICDR Regulations, has concluded Qualified Institutions Placement (QIP), by issuing 56,934,372 equity shares at a price of ₹ 702 per equity share aggregating to ₹ 39,967,929,144, on September 15, 2015. Share issue expenses amounting to ₹ 676,209,687 (incurred in respect of this issuance) has been adjusted against the Securities Premium Account. (Includes ₹ 12,840,000 paid to Statutory Auditors (including service tax)).

## 6. LONG-TERM BORROWINGS

	(Amount ₹)	
	As at March 31, 2016	
	As at March 31, 2015	
<b>Secured</b>		
Redeemable, Non Convertible Debentures <sup>(Refer Note 30 (i))**</sup>	154,741,000,000	112,971,000,000
Term Loans <sup>(Refer Note 30 (ii))*</sup>		
- from banks	173,926,687,186	153,268,515,347
- External Commercial Borrowing	13,266,580,000	12,518,160,000
- from others	750,000,000	1,499,999,999
<b>Unsecured</b>		
Loans and Advances from Others		
-10.60% Redeemable Non convertible Perpetual Debentures***	1,000,000,000	1,000,000,000
-Subordinated Debt <sup>(Refer Note 30 (iii))</sup>	11,528,300,000	9,796,800,000
	<b>355,212,567,186</b>	<b>291,054,475,346</b>

\*Secured by hypothecation of Loan Receivables(Current and Future) /Current Assets/Cash and Cash Equivalents of the Company.

\*\*Redeemable Non-Convertible Debentures are secured against Immovable Property / Current Assets and pool of Current and Future Loan Receivables of the Company.

\*\*\*No Put Option, Call Option exercisable at the end of 10 years from the date of allotment (exercisable only with the prior approval of the concerned regulatory authority).

## 7. DEFERRED TAX LIABILITIES (NET)

Pursuant to Accounting Standard (AS) – 22 'Accounting for Taxes on Income', the Company has debited an amount of ₹ 785,899,711 (Previous Year ₹ 636,349,922) as deferred tax charge (net) to the Consolidated Statement of Profit and Loss arising on account of timing differences. The breakup of deferred tax into major components as at March 31, 2016 is as under:

	(Amount ₹)	
	As at March 31, 2016	
	As at March 31, 2015	
<b>Deferred Tax Liabilities</b>		
On Reserve Created U/s 36(1)(viii) of the Income Tax Act, 1961	2,751,880,856	1,846,133,799
On difference between accounting income and taxable income on investments	999,640,588	498,550,411
On account of disallowance under Income Computation and Disclosure Standard-VI	246,543,944	-
On difference between book balance and tax balance of fixed assets/other assets	-	79,656
<b>Deferred Tax Assets</b>		
Provision for loan assets and contingent provision against standard assets	2,763,004,918	2,002,520,248
On difference between book balance and tax balance of fixed assets/other assets	58,453,752	43,573,402
Disallowance under Section 40A(7) of the Income-Tax Act, 1961	98,864,485	39,063,954
Disallowance under Section 43B of the Income-Tax Act, 1961	265,322,531	235,579,759
<b>Deferred Tax Liabilities (net)</b>	<b>812,419,702</b>	<b>24,026,503</b>

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

## 8. OTHER LONG TERM LIABILITIES

	As at March 31, 2016	As at March 31, 2015
Foreign Currency Forward payable	-	2,286,886,540
Other Liabilities	2,236,144	2,236,144
Interest Accrued but not due on Secured Redeemable Non Convertible Debentures	1,538,446,313	100,108,014
	<b>1,540,682,457</b>	<b>2,389,230,698</b>

## 9. LONG TERM PROVISIONS

	As at March 31, 2016	As at March 31, 2015
Provision for Contingencies <sup>(1)</sup>	3,726,025,646	2,722,950,570
Provision for Gratuity <sup>(Refer Note 27(1))</sup>	207,084,677	124,722,063
Provision for Compensated Absences <sup>(Refer Note 27(1))</sup>	98,771,942	57,633,828
Provision for Superannuation <sup>(Refer Note 27(1))</sup>	766,650,863	625,880,074
Premium on Redemption on Secured Non Convertible Debentures (Accrued but not due) (Sinking fund)	2,006,573,864	1,259,172,151
	<b>6,805,106,992</b>	<b>4,790,358,686</b>

(1) Provision for Contingencies includes Contingent provision against standard assets and other contingencies. As per National Housing Bank Circular No. NHB/HFC/DIR.3/CMD/2011 dated August 5, 2011 and NHB/HFC/DIR.9/CMD/2013 dated September 6, 2013, in addition to provision for non performing assets, all housing finance companies are required to carry a general provision. (i) at the rate of 2% on housing loans disbursed at comparatively lower rate of interest in the initial few years, after which rates are reset at higher rates; (ii) at the rate of 1% of Standard Assets in respect of Commercial Real Estates and (iii) at the rate of 0.40% of the total outstanding amount of loans which are Standard Assets other than (i) & (ii) above. Also in terms of RBI Notification No. RBI/2010-11/370 DNBS.PD.CC.No.207/ 03.022 /2010-11 dated January 17, 2011, every Non-Banking Financial Company is required to make an additional provision for Standard Assets at 0.25% of the outstanding standard assets. Accordingly, the Company and its subsidiaries is carrying a provision of ₹ 4,205,693,023 (Previous Year ₹ 3,055,693,023) towards standard assets (included in Provisions for Contingencies), which is over the required minimum provision as per the NHB Guidelines in case of the Company and on outstanding balance of Standard Assets as per RBI Directions in case of subsidiary companies.

**Movement in Provision for Contingencies Account during the year is as under :**

Particulars	As at March 31, 2016	As at March 31, 2015
Opening Balance	3,085,688,488	3,080,974,914
Add: Addition during the Year	1,144,500,000	4,713,574
Closing Balance*	<b>4,230,188,488</b>	<b>3,085,688,488</b>

\*Includes Contingent Provision Against Standard Assets amounting to ₹ 4,205,693,023 (Previous Year ₹ 3,055,693,023)



# Notes

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## 10. SHORT-TERM BORROWINGS

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
<b>Secured</b>		
<b>(a) Loans Repayable on Demand</b>		
From banks- Working Capital Demand Loan*	38,900,000,000	35,800,000,000
From Banks - Cash Credit Facility*	23,825,274,263	21,055,481,976
<b>(b) Other Loans and Advances</b>		
From Banks *	35,472,894,533	29,689,295,851
<b>Unsecured</b>		
<b>Other Loans and Advances</b>		
Commercial Papers **	44,910,000,000	32,070,000,000
	<b>143,108,168,796</b>	<b>118,614,777,827</b>

\*Secured by hypothecation of Loan Receivables (Current and Future) / Current Assets / Cash and Cash Equivalents of the Company.

\*\*Maximum balance outstanding during the year ₹ 93,840,000,000 (Previous Year ₹ 91,380,000,000).

## 11. TRADE PAYABLES

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
(a) Total outstanding dues of micro enterprises and small enterprises*; and	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	90,060,114	31,598,906
	<b>90,060,114</b>	<b>31,598,906</b>

\* Disclosures under the Micro, Small and Medium Enterprises Development Act, 2006:

- An amount of Nil and Nil was due and outstanding to suppliers as at the end of the accounting year on account of Principal and Interest respectively.
- No interest was paid during the year in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 and no amount was paid to the supplier beyond the appointed day.
- No amount of interest is due and payable for the period of delay in making payment but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006.
- No interest was accrued and unpaid at the end of the accounting year.
- No further interest remaining due and payable even in the succeeding years for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the Auditors.



# Notes

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## 12. OTHER CURRENT LIABILITIES

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
Current maturities of long term debt <sup>(1)</sup>	112,532,346,539	65,205,188,889
Interest accrued but not due <sup>(2)</sup>	9,410,359,928	5,620,778,933
Temporary overdrawn balance as per books	14,303,700,746	11,073,083,796
Amount payable on assigned loans (net)	2,235,256,408	2,059,874,324
Foreign Currency Forward Payable	7,516,712,308	1,082,020,465
Other Current Liabilities for Statutory Dues and Expense Provisions	1,674,990,464	1,101,249,259
Unclaimed Dividends <sup>(3)</sup>	64,678,695	29,155,657
	<b>147,738,045,088</b>	<b>86,171,351,323</b>
<b>(1) Current maturities of long term debt</b>		
Redeemable, Non Convertible Debentures	49,695,000,000	22,513,000,000
<b>Term Loans</b>		
From Banks <sup>(Refer Note 30 (ii))</sup>	62,087,346,539	41,567,188,889
From Others <sup>(Refer Note 30 (ii))</sup>	750,000,000	1,125,000,000
	<b>112,532,346,539</b>	<b>65,205,188,889</b>
<b>(2) Interest accrued but not due</b>		
On Term Loans and Working Capital Demand Loans	253,353,271	139,374,070
On Secured Redeemable Non Convertible Debentures	8,476,605,106	4,919,249,260
On Subordinated Debt and Perpetual Debt	680,401,551	562,155,603
	<b>9,410,359,928</b>	<b>5,620,778,933</b>

(3) In respect of amounts as mentioned under Section 205C of the Companies Act, 1956, there were no dues required to be credited to the Investor Education and Protection Fund as on March 31, 2016.

## 13. SHORT-TERM PROVISIONS

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
Provision for Taxation (net of Advance Tax ₹ 9,445,011,967 (Previous Year ₹ 8,495,129,212))	336,441,479	1,411,408,457
Provision for Fringe Benefits Tax (net of Advance Tax ₹ 2,269,191 (Previous Year ₹ 2,269,191))	185,628	185,628
Provision for Contingencies <sup>(Refer Note 9(1))</sup>	504,162,842	362,737,918
Provision for Gratuity <sup>(Refer Note 27(1))</sup>	11,568,739	8,592,727
Provision for Compensated Absences <sup>(Refer Note 27(1))</sup>	7,829,898	6,515,453
Premium on Redemption on Secured Non Convertible Debentures (Accrued but not due) (Sinking fund)	1,253,354,462	1,109,237,691
	<b>2,113,543,048</b>	<b>2,898,677,874</b>



# Notes

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## 14. FIXED ASSETS

Particulars	GROSS BLOCK AT COST			DEPRECIATION AND AMORTISATION				NET BLOCK	
	As at 01.04.2015	Additions during the Year	Adjustment Sales During the Year	As at 01.04.2015	Transition adjustment recorded against surplus Balance in Statement of Profit and Loss	Provided during the Year	Adjustments / Sales during the Year	As at 31.03.2016	As at 31.03.2015
<b>(i) Tangible Assets</b>									
Land*	3,218,270	-	-	-	-	-	-	3,218,270	3,218,270
Building <sup>(1)</sup>	13,339,075	-	-	776,678	-	222,538	999,216	12,339,859	12,562,397
Furniture & Fixtures <sup>(2)</sup>	153,665,456	57,164,535	3,184,809	74,675,041	-	22,285,480	2,366,325	113,050,986	4,157,379
Vehicles	405,438,760	132,820,587	4,049,620	534,209,727	-	86,572,018	3,350,690	317,345,344	271,795,705
Office Equipment	114,573,595	20,219,860	855,490	133,937,965	-	16,915,171	752,022	35,882,881	32,681,660
Computers	226,632,379	83,517,606	5,541,280	304,608,705	-	34,699,232	5,489,880	81,523,791	32,756,817
Leasehold Improvements <sup>(2)</sup>	235,713,729	40,354,318	2,240,288	273,827,759	-	35,775,895	1,270,773	101,664,697	172,888,825
<b>TOTAL (i)</b>	<b>1,152,581,264</b>	<b>334,076,906</b>	<b>15,871,487</b>	<b>622,520,211</b>	<b>-</b>	<b>196,470,334</b>	<b>13,229,690</b>	<b>665,025,828</b>	<b>530,061,053</b>
<b>PREVIOUS YEAR (a)</b>	<b>869,415,119</b>	<b>325,288,729</b>	<b>42,122,584</b>	<b>406,800,871</b>	<b>55,882,213</b>	<b>182,921,098</b>	<b>23,083,971</b>	<b>530,061,053</b>	
<b>(ii) Intangible Assets</b>									
Software	206,141,902	16,424,359	-	194,879,209	-	7,136,377	-	202,015,586	11,262,693
<b>TOTAL (ii)</b>	<b>206,141,902</b>	<b>16,424,359</b>	<b>-</b>	<b>194,879,209</b>	<b>-</b>	<b>7,136,377</b>	<b>-</b>	<b>202,015,586</b>	<b>11,262,693</b>
<b>PREVIOUS YEAR (b)</b>	<b>196,683,159</b>	<b>9,238,143</b>	<b>(220,600)</b>	<b>190,189,311</b>	<b>-</b>	<b>4,685,506</b>	<b>(4,392)</b>	<b>194,879,209</b>	<b>11,262,693</b>
<b>CURRENT YEAR TOTAL [(i)+(ii)]</b>	<b>1,358,723,166</b>	<b>350,501,265</b>	<b>15,871,487</b>	<b>817,399,420</b>	<b>-</b>	<b>203,606,711</b>	<b>13,229,690</b>	<b>1,007,776,441</b>	<b>541,323,746</b>
<b>PREVIOUS YEAR [(a)+(b)]</b>	<b>1,066,098,278</b>	<b>334,526,872</b>	<b>41,901,984</b>	<b>596,990,182</b>	<b>55,882,213</b>	<b>187,606,604</b>	<b>23,079,579</b>	<b>541,323,746</b>	

\*Mortgaged as Security against Secured Non Convertible Debentures (Refer Note 6, 10 &amp; 12)

#Due to change in the method of calculating depreciation, on account of change in depreciation rate based on useful life of the assets in terms of schedule II of the Companies Act, 2013, the depreciation for the current financial year is higher by ₹ Nil (Previous Year ₹ 107,978,255) than the depreciation calculated for previous financial year in terms of schedule XIV of Companies Act, 1956.

(1) Flat costing ₹ 3,083,975 Mortgaged as Security against Secured Non Convertible Debentures (Refer Note 6, 9 &amp; 12)

(2) Depreciation on Furniture and Fixtures aggregating to ₹ 74,833,036 have been regrouped to Leasehold Improvements as at April 1, 2015.

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

## 15. GOODWILL ON CONSOLIDATION<sup>(REFER NOTE 4(1)) & \*</sup>

	As at March 31, 2016	As at March 31, 2015
Opening Balance	685,640,037	685,640,037
Add: Transferred during the year	-	-
Less : Adjusted from Capital Reserve	(14,208,386)	-
	<b>671,431,651</b>	<b>685,640,037</b>

\*Net Goodwill on Consolidation amounting to ₹ 671,431,651 (Previous Year ₹ 685,640,037) consists of ₹ 700,360,191 (Previous Year ₹ 700,360,191) being Goodwill arising on Consolidation and ₹ 28,928,540 (Previous Year ₹ 14,720,154) being Capital Reserve arising on Consolidation.

## 16. NON-CURRENT INVESTMENTS

	As at March 31, 2016	As at March 31, 2015
<b>Long Term - Trade - Unquoted</b>		
<b>Other Long Term Investments (Unquoted):</b>		
<b>In Associate Company:</b>		
- 818,615 (Previous Year Nil) Fully paid up Equity Shares of face value GBP 0.59 each in OakNorth Holdings Limited <sup>(6)</sup>	6,633,121,000	-
Less:- Proportionate Share of post acquisition Loss	(81,514,244)	-
<b>Long Term - Non Trade - Unquoted</b>		
- 28,000,000 (Previous Year 28,000,000) Fully paid up Equity Shares of face value Rs 5 each in Indian Commodity Exchange Limited <sup>(1) &amp; (3)</sup>	101,555,854	101,555,854
-50 (Previous Year 50) 9.25% Unsecured Redeemable Non-Convertible Subordinated Bonds of Dena Bank of Face Value of ₹ 1,000,000 each <sup>(3)</sup>	50,000,000	50,000,000
-Investment in units of Mutual Funds	20,000,000	-
-Investments in Pass Through Certificates /Bonds / Other Long Term investment <sup>(Refer Note 30(iv(c)))</sup>	519,590,284	76,994,642
-Investments in Equity shares	500,000	500,000
<b>Total</b>	<b>7,243,252,894</b>	<b>229,050,496</b>
Aggregate market value of quoted Investments	-	-
Aggregate book value of quoted Investments	-	-
Aggregate book value of unquoted Investments	<b>7,243,252,894</b>	<b>229,050,496</b>
Aggregate provision for diminution in value of Investments	-	-



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

- (1) On December 13, 2010 the Erstwhile Holding Company (IBFSL) had sold 26% shares held by it in Indian Commodity Exchange Limited (ICEX) to Reliance Exchange Next Limited (R-Next) for a total consideration of ₹ 473,500,000 against a proportionate cost of ₹ 260,000,000. As a result thereof, the stake of IBFSL in ICEX has been reduced from 40% to 14% and the same has been reclassified as a long term investment from the earlier classification of being an Associate. MMTC filed a petition before the Company Law Board (CLB) against ICEX, R-Next and IBFSL alleging that the transfer is null and void in terms of the Shareholders Agreement in view of the Forward Markets Commission (FMC) guidelines. IBFSL contends that such view of MMTC is based on the old FMC guidelines and without considering the amended FMC Guidelines dated June 17, 2010 wherein the transfer norms were relaxed. IBFSL had filed its objections on maintainability of the petition which is pending adjudication before the CLB.
- (2) During the current financial year, Indiabulls Advisory Services Limited (IASL), a wholly owned subsidiary of the Company had invested ₹ 6,375,000 by purchasing 1,275,000 Equity Shares of face value ₹ 10 each per Equity Share from the earlier shareholders of Indiabulls Asset Reconstruction Company Limited (IARCL). After this purchase, the stake in IARCL had increased from 75% to 100% (together with IASL) and then IARCL had become a wholly owned subsidiary of the Company.
- (3) During the year ended March 31, 2013, transferred from Erstwhile Holding Company (IBFSL) under the Scheme of Arrangement<sup>(Refer Note 38)</sup>
- (4) During the current financial year, the Company has invested ₹ Nil (Previous Year ₹ 490,000,000) by subscribing to Nil (Previous year 49,000,000) Equity Shares of face value ₹ 10 per share, issued by its wholly owned subsidiary namely Indiabulls Asset Management Company Limited.
- (5) During the previous financial year 2013-14 the Company had advanced a sum of ₹ 49,400,000 by way of loan to its wholly owned subsidiary Indiabulls Life Insurance Company Limited. The subsidiary was not able to pursue the business and the resulted in losses. Based upon the availability of resources with the subsidiary as at financial year 2014-15 end to repay this loan, the Company had written off loan given as bad loans /advances written off during the financial year 2014-15.
- (6) During the current financial year, the Company has invested ₹ 6,633,121,000 in OakNorth Holdings Limited by subscribing to 818,615 of face value of GBP 0.59 per share for 39.76% stake. OakNorth Bank- a licensed UK commercial bank is a wholly owned subsidiary of OakNorth Holdings Limited.

## 17. DEFERRED TAX ASSETS (NET)

Pursuant To Accounting Standard (AS) – 22 'Accounting for Taxes on Income', the Company has debited an amount of ₹ 785,899,711 (Previous Year ₹ 636,349,922) as deferred tax charge (net) to the consolidated Statement of Profit and Loss arising on account of timing differences. The breakup of deferred tax into major components as at March 31, 2016 is as under:

	(Amount ₹)
	As at March 31, 2016
	As at March 31, 2015
<b>Deferred Tax Liabilities</b>	
On difference between book balance and tax balance of fixed assets/other assets	1,300,726
On difference between accounting income and taxable income on investments	8,806,113
<b>Deferred Tax Assets</b>	
Provision for loan assets and contingent provision against standard assets	48,698,197
On difference between book balance and tax balance of fixed assets/other assets	270,983
Disallowance under Section 35DD of the Income Tax Act, 1961	387,056
Disallowance under Section 40A(7) of the Income-Tax Act, 1961	9,207,723
Disallowance under Section 43B of the Income Tax Act, 1961	4,371,531
<b>Deferred Tax Assets (net)</b>	<b>52,828,651</b>
	<b>50,335,162</b>

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

## 18. LONG-TERM LOANS AND ADVANCES (UNSECURED UNLESS OTHERWISE STATED)

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
(i) Loans and Other Credit Facilities		
(a) Secured Loans <sup>(1)</sup>		
- Considered Good	603,015,924,912	457,311,437,534
- Considered Doubtful	2,397,208,190	2,023,361,277
Less: Loans Assigned	71,848,175,090	55,643,556,587
	533,564,958,012	403,691,242,224
(b) Unsecured Loans		
- Considered Good	2,231,941,949	688,482,650
- Considered Doubtful	-	6,824,272
	2,231,941,949	695,306,922
<b>Total (a) +(b)</b>	<b>535,796,899,961</b>	<b>404,386,549,146</b>
Less: Provision for Loan Assets <sup>(2)</sup> (Including additional provision made by the Company)	3,864,542,947	2,879,864,311
	<b>531,932,357,014</b>	<b>401,506,684,835</b>
(ii) Other Loans and Advances		
Capital Advances	128,282,768	1,166,344,386
Security Deposit for Rented Premises	173,514,471	66,895,656
Security Deposit with others	10,270,598	10,037,211
MAT Credit Entitlement	1,699,780,533	1,149,588,257
Advance Fringe Benefits tax (FBT) (Net of Provision for FBT ₹ 2,471,281 (Previous Year ₹ 2,471,281))	68,776	68,776
Advance Tax /Tax deducted at source (Net of Provision for Tax of ₹ 11,398,761,793 (Previous Year ₹ 4,698,189,004))	1,030,158,880	682,460,669
Foreign Currency Forward Receivable	-	1,975,557,522
Others including Prepaid Expenses and Employee advances	252,807,799	178,430,731
	<b>535,227,240,839</b>	<b>406,736,068,043</b>

(1) Secured Loans and Other Credit Facilities given to customers amounting to ₹ 533,564,958,012 (Previous Year ₹ 403,691,242,224) are secured / partly secured by :

- (a) Equitable mortgage of property and / or
- (b) Pledge of shares / debentures, units, other securities, assignment of life insurance policies and / or
- (c) Hypothecation of assets and / or
- (d) Company guarantees and / or
- (e) Personal guarantees and / or
- (f) Negative lien and / or Undertaking to create a security.





# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

## (2) Movement in Provision for Loan Assets is as under :

Particulars	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
Opening Balance	3,069,425,639	1,944,311,011
Add: Transfer from Consolidated Statement of Profit and Loss	2,334,770,686	2,863,549,305
Less: Utilised during the year - towards Loans written off	1,319,506,620	1,738,434,677
<b>Closing Balance</b>	<b>4,084,689,705</b>	<b>3,069,425,639</b>

## 19. OTHER NON-CURRENT ASSETS

	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
Margin Money Accounts	2,572,250,797	2,768,126,797
Interest Accrued on Deposit accounts / Margin Money	495,306,921	446,099,540
Interest Accrued on Loans	1,075,819,490	853,856,310
FCNR Hedge Premium	-	107,533,395
	<b>4,143,377,208</b>	<b>4,175,616,042</b>

## 20. CURRENT INVESTMENTS

	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
Quoted		
Investments in Bonds(Quoted) <sup>*(Refer Note 30(iv)(a))</sup>	2,692,727,200	-
Investments in Commercial Papers / Certificate of Deposits(Quoted) <sup>*(Refer Note 30(iv)(b))</sup>	23,117,187,222	33,281,014,250
	<b>25,809,914,422</b>	<b>33,281,014,250</b>
Unquoted		
Investment in Mutual Funds	73,875,326,300	28,127,627,826
	73,875,326,300	28,127,627,826
	<b>99,685,240,722</b>	<b>61,408,642,076</b>
*Considered as Cash and Cash equivalents for Cash Flow Statement		
Aggregate market value of quoted Investments	25,964,807,606	33,330,195,060
Aggregate book value of quoted Investments	25,809,914,422	33,281,014,250
Aggregate book value of unquoted Investments	73,875,326,300	28,127,627,826
Aggregate provision for diminution in value of Investments	-	-

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

## 21. TRADE RECEIVABLES

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
Debts Outstanding for a period more than six months from its due date		
- Secured, Considered Good	82,987	82,987
- Unsecured, Considered Good	-	-
Debts Outstanding for a period less than six months from its due date		
- Secured, Considered Good	-	-
- Unsecured, Considered Good	27,793,430	42,251,308
	<b>27,876,417</b>	<b>42,334,295</b>

## 22. CASH AND CASH EQUIVALENTS

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
Cash on Hand	90,687,119	147,129,841
Balances with banks		
- in current accounts <sup>#</sup>	24,056,817,831	24,449,326,574
- in demand deposits accounts	746,927,148	6,002,542,876
	<b>24,894,432,098</b>	<b>30,598,999,291</b>
<b>Other bank balances</b>		
- Margin Money Accounts	3,228,744,340	3,858,467,992
- in deposit accounts	72,194,817	-
- in deposit accounts held as margin money (under lien) <sup>(1)</sup>	821,637,470	445,403,090
	4,122,576,627	4,303,871,082
	<b>29,017,008,725</b>	<b>34,902,870,373</b>

(1) Deposits accounts with bank of ₹ 821,637,470 (Previous Year ₹ 445,403,090) are under lien. The Company has the complete beneficial interest on the income earned from these deposits.

# includes ₹ 64,678,695 (Previous Year ₹ 29,155,657) in designated unclaimed dividend accounts.

## 23. SHORT-TERM LOANS AND ADVANCES (UNSECURED UNLESS OTHERWISE STATED)

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
(i) Loans and Other Credit Facilities		
(a) Secured Loans <sup>(1)</sup>		
- Considered Good	78,100,111,503	58,626,226,323
- Considered Doubtful	-	-
Less: Loans assigned	6,339,289,535	6,310,311,227
	71,760,821,968	52,315,915,096
(b) Unsecured Loans		
- Considered Good	1,080,280,728	3,693,995,452



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
- Considered Doubtful	-	-
	1,080,280,728	3,693,995,452
<b>Total (a) +(b)</b>	<b>72,841,102,696</b>	<b>56,009,910,548</b>
Less: Provision for Loan Assets (Including additional provision made by the Company) <sup>(Refer Note 18(2))</sup>	220,146,758	189,561,328
	<b>72,620,955,938</b>	<b>55,820,349,220</b>
(ii) Other Loans and Advances		
Advance Interest on Short term borrowings	592,717,644	406,372,786
Security Deposit for Rented Premises	33,844,786	128,176,345
Security Deposit with Others	90,019,838	90,003,500
Foreign Currency Forward Receivable	7,162,658,130	1,007,028,357
Others including Prepaid Expenses/Cenvat Credit and Employee advances	448,097,416	541,217,231
	<b>80,948,293,752</b>	<b>57,993,147,439</b>

(1) Secured Loans and Other Credit Facilities given to customers amounting to ₹ 71,760,821,968 (Previous Year ₹ 52,315,915,096) are secured / partly secured by :

- Equitable mortgage of property and / or
- Pledge of shares / debentures, units, other securities, assignment of life insurance policies and / or
- Hypothecation of assets and / or
- Company guarantees and / or
- Personal guarantees and / or
- Negative lien and / or Undertaking to create a security.

## 24. OTHER CURRENT ASSETS

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
FCNR Hedge Premium	110,611,413	184,537,373
Interest Accrued on Loans	5,959,194,635	5,028,853,020
Interest accrued but not due on loans	377,868,871	-
Interest Accrued on Deposit accounts / Margin Money / Bonds	208,497,237	181,960,206
Other Receivable	1,527,323	151,591,050
	<b>6,657,699,479</b>	<b>5,546,941,649</b>

## 25. REVENUE FROM OPERATIONS

	For the Year ended March 31, 2016	(Amount ₹) For the Year ended March 31, 2015
<b>(a) Income from Financing and Investing Activities</b>		
Interest on Financing Activities <sup>(1)</sup>	78,418,268,272	61,210,265,023
<b>(b) Income from other Financial Services</b>		
Fee Income from Services	1,150,993,809	620,763,768

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

	(Amount ₹)	
	For the Year ended March 31, 2016	For the Year ended March 31, 2015
Commission on Insurance	150,550,823	126,060,223
Other Operating Income <sup>(2)</sup>	3,179,461,376	2,535,890,499
	<b>82,899,274,280</b>	<b>64,492,979,513</b>
<b>(1) Interest from Financing Activities includes:</b>		
Interest on Loan Financing / Income from Securitisation / Assignment	76,824,001,351	59,436,589,361
Interest on Deposit Accounts	740,019,535	822,144,469
Interest on Bonds / Commercial Papers / Certificate of Deposits / Pass Through Certificates	854,247,386	951,531,193
	<b>78,418,268,272</b>	<b>61,210,265,023</b>
<b>(2) Other Operating Income includes:</b>		
Loan processing fees	2,990,567,922	2,366,785,322
Foreclosure fees and other related income	934,652,485	763,505,631
Less: Direct Selling Agents Commission	507,973,003	424,639,608
Less: Client Verification Charges	221,589,077	153,454,767
Less: CERSAI Charges	16,196,951	16,306,079
	<b>3,179,461,376</b>	<b>2,535,890,499</b>

## 26. OTHER INCOME

	(Amount ₹)	
	For the Year ended March 31, 2016	For the Year ended March 31, 2015
Sundry Balances written back	10,759,623	5,238,852
Dividend Income on Units of Mutual Funds	1,555,435,640	49,612,293
Unrealised Income / Gain on Current Investments	1,769,079,581	1,450,719,915
Profit on sale of Current Investments	5,906,969,027	6,405,125,540
Miscellaneous Income	31,447,615	87,495,859
Interest on Income Tax Refund	82,630,557	32,300,593
	<b>9,356,322,043</b>	<b>8,030,493,052</b>

## 27. EMPLOYEE BENEFITS EXPENSE

	(Amount ₹)	
	For the Year ended March 31, 2016	For the Year ended March 31, 2015
Salaries	3,750,348,179	2,892,503,886
Contribution to Provident Funds and Other Funds <sup>(1)</sup>	37,904,134	24,321,421
Employee Stock Compensation Expense	3,366,850	4,465,736
Provision for Gratuity, Compensated Absences and Superannuation Expense <sup>(1)</sup>	279,735,971	291,241,805
Staff Welfare Expenses	60,144,133	36,246,305
	<b>4,131,499,267</b>	<b>3,248,779,153</b>



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

## (1) Note on AS - 15 disclosure:

Employee Benefits – Provident Fund, ESIC, Gratuity and Compensated Absences disclosures as per Accounting Standard (AS) 15 (Revised) – Employee Benefits:

Contributions are made to Government Provident Fund and Family Pension Fund, ESIC and other statutory funds which cover all eligible employees under applicable Acts. Both the employees and the Company make predetermined contributions to the Provident Fund and ESIC. The contributions are normally based on a certain proportion of the employee's salary. The Company has recognised an amount of ₹ 37,904,134 (Previous Year ₹ 24,321,421) in the Consolidated Statement of Profit and Loss towards Employers contribution for the above mentioned funds.

Provision for unfunded Gratuity and Compensated Absences for all employees is based upon actuarial valuations carried out at the end of every financial year. Major drivers in actuarial assumptions, typically, are years of service and employee compensation. Pursuant to the issuance of the Accounting Standard (AS) 15 (Revised) on 'Employee Benefits', commitments are actuarially determined using the 'Projected Unit Credit' Method. Gains and losses on changes in actuarial assumptions are accounted for in the Statement of Profit and Loss.

Disclosures in respect of Gratuity, Compensated Absences and Superannuation are given below:

Particulars	Gratuity		Compensated Absences		Superannuation	
	(Unfunded)	(Unfunded)	(Unfunded)	(Unfunded)	(Unfunded)	(Unfunded)
	2015-2016	2014-2015	2015-2016	2014-2015	2015-2016	2014-2015
	₹					
<b>Reconciliation of liability recognised in the Balance Sheet:</b>						
Present Value of commitments (as per Actuarial valuation)	218,653,416	133,314,790	106,601,840	64,149,281	766,650,863	625,880,074
Fair value of plan assets						
<b>Net liability in the Balance sheet (as per Actuarial valuation)</b>	<b>218,653,416</b>	<b>133,314,790</b>	<b>106,601,840</b>	<b>64,149,281</b>	<b>766,650,863</b>	<b>625,880,074</b>
<b>Movement in net liability recognised in the Balance Sheet:</b>						
Net liability as at the beginning of the year	133,314,790	97,321,800	64,149,281	41,587,406	625,880,074	405,345,046
Amount paid during the year	(11,143,803)	(12,594,624)	(30,194)	-	-	-
Net expenses recognised / (reversed) in the Statement of Profit and Loss	96,482,429	48,271,710	42,482,753	22,435,067	140,770,789	220,535,028
Acquisition Adjustment	-	3,341,500	-	1,577,455	-	-
Transferred to fellow subsidiary Companies (on account of transfer of employees)	-	(3,025,596)	-	(1,450,647)	-	-
<b>Net liability as at the end of the year</b>	<b>218,653,416</b>	<b>133,314,790</b>	<b>106,601,840</b>	<b>64,149,281</b>	<b>766,650,863</b>	<b>625,880,074</b>
<b>Expenses recognised in the Statement of Profit and Loss:</b>						
Current service cost	44,429,200	27,362,923	29,035,432	16,898,820	52,557,608	47,096,492
Past service cost	-	-	-	-	-	-
Interest Cost	12,200,054	8,925,542	6,030,301	4,139,912	53,001,233	41,680,273
Expected return on plan assets	-	-	-	-	-	-
Actuarial (gains) / Losses	39,853,175	11,983,245	7,417,020	1,396,335	35,211,948	131,758,263
<b>Expenses charged / (reversal) to the Statement of Profit and Loss</b>	<b>96,482,429</b>	<b>48,271,710</b>	<b>42,482,753</b>	<b>22,435,067</b>	<b>140,770,789</b>	<b>220,535,028</b>
<b>Return on Plan assets:</b>						
Expected return on plan assets	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Actuarial (gains) / losses	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Actual return on plan assets	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.



# Notes

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## Reconciliation of defined-benefit commitments:

Commitments as at the beginning of the year	133,314,790	97,321,800	64,149,281	41,587,406	625,880,074	405,345,046
Current service cost	44,429,200	27,362,923	29,035,432	16,898,820	52,557,608	47,096,492
Past service cost	-	-	-	-	-	-
Interest cost	12,200,054	8,925,542	6,030,301	4,139,912	53,001,233	41,680,273
(Paid benefits)	(11,143,803)	(15,620,220)	(30,194)	(1,450,647)	-	-
Acquisition Adjustment	-	3,341,500	-	1,577,455	-	-
Actuarial (gains) / losses	39,853,175	11,983,245	7,417,020	1,396,335	35,211,948	131,758,263
<b>Commitments as at the end of the year</b>	<b>218,653,416</b>	<b>133,314,790</b>	<b>106,601,840</b>	<b>64,149,281</b>	<b>766,650,863</b>	<b>625,880,074</b>

## Reconciliation of Plan assets:

Plan assets as at the beginning of the year	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Expected return on plan assets	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Contributions during the year	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Paid benefits	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Actuarial (gains) / losses	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
<b>Plan assets as at the end of the year</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>

Particulars	Gratuity		Compensated Absences		Superannuation	
	(Unfunded) 2015-2016	(Unfunded) 2014-2015	(Unfunded) 2015-2016	(Unfunded) 2014-2015	(Unfunded) 2015-2016	(Unfunded) 2014-2015
₹						
<b>Experience adjustment</b>						
On plan liabilities	(6,430,631)	(6,660,513)	8,384,990	(1,352,718)	87,238,629	(110,555,339)
On plan assets						
Present value of benefit obligation	218,653,416	133,314,790	106,601,840	64,149,281	766,650,863	625,880,074
Fair value of plan assets						
Excess of (obligation over plan assets) / plan assets over obligation	<b>218,653,416</b>	<b>133,314,790</b>	<b>106,601,840</b>	<b>64,149,281</b>	<b>766,650,863</b>	<b>625,880,074</b>

The actuarial calculations used to estimate commitments and expenses in respect of unfunded Gratuity, Compensated absences and Superannuation (Pension & Medical coverage) are based on the following assumptions which if changed, would affect the commitment's size, funding requirements and expenses:

Particulars	Gratuity		Compensated Absences		Superannuation	
	(Unfunded) 2015-2016	(Unfunded) 2014-2015	(Unfunded) 2015-2016	(Unfunded) 2014-2015	(Unfunded) 2015-2016	(Unfunded) 2014-2015
Discount rate	8%	8.25%	8%	8.25%	8%	8.25%
Expected return on plan assets	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Expected rate of salary increase	6%	5%	6%	5%	6%	5%
Mortality	IALM (2006-08)	IALM (2006-08)	IALM (2006-08)	IALM (2006-08)	IALM (2006-08)	IALM (2006-08)
Retirement Age	60	60	60	60	60	60

(N.A. - not applicable)

The employer's best estimate of contributions expected to be paid during the annual period beginning after the Balance Sheet date, towards Gratuity, Compensated Absences and Superannuation is ₹ 81,978,022 (Previous Year ₹ 51,472,271), ₹ 40,519,118 (Previous Year ₹ 23,051,671) and ₹ 167,681,128 (Previous Year ₹ 136,217,255) respectively.



# Notes

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## 28. FINANCE COSTS

	(Amount ₹)	
	For the Year ended March 31, 2016	
	For the year ended March 31, 2015	
Interest on Loans <sup>(1)</sup>	28,262,085,528	23,603,024,765
Interest on Non Convertible Debentures	14,797,628,875	9,191,673,506
Interest on Commercial Papers	4,775,832,509	5,362,250,634
Interest on Subordinate Debt	1,143,525,071	1,016,910,827
Interest on Taxes	45,693,149	7,037,582
Bank Charges towards Borrowings	12,700,200	13,395,674
Processing fees	169,608,431	89,400,166
Net Revaluation on Foreign Currency Loans	183,194,578	81,132,162
FCNR Hedge Premium	324,054,115	77,134,393
	<b>49,714,322,456</b>	<b>39,441,959,709</b>

1) During the year, the Company has recognized Premium on forward contract & principal only swaps on ECB amounting to ₹ 1,061,188,724 (Previous Year ₹ 155,769,372) included in Interest on Loans and unrealised marked to market loss towards derivatives amounting to ₹ 140,446,781 (Previous Year ₹ 23,016,946) which has been included under Bank / Finance Charges. Derivative instruments that are outstanding as at March 31, 2016 is as given below:-

- I. Cross Currency Swaps entered for hedging purposes outstanding as at March 31, 2016 for USD 255,084,236 (Previous Year USD 233,115,351.58) against cross currency of ₹ 16,034,750,000 (Previous Year ₹ 14,434,750,000) for a total of 9 outstanding Contracts (Previous Year 7 Contracts).
- II. INR Interest Rate Swaps (Fixed to Floating) for Notional Principal of ₹ 9,250,000,000 outstanding as at March 31, 2016 (Previous Year ₹ 750,000,000) for a total of 11 outstanding contracts (Previous Year 3 contracts).
- III. USD Interest Rate Swaps (Floating to Fixed/ Floating to Floating) for Notional Principal INR of ₹ 15,622,250,000 against USD 249,299,717.39 (Previous Year Notional Principal INR of ₹ 5,148,475,000 against USD 82,802,351.54) for a total of 18 contracts outstanding as at March 31, 2016 (Previous Year 6 contracts) against fluctuations in USD Libor.
- IV. Forward Contract entered for hedging purposes outstanding as at March 31, 2016 for USD 108,204,332.61 (Previous Year USD 47,802,351.54) against cross currency of ₹ 7,015,965,407 (Previous Year ₹ 3,000,000,000 ) for a total of 13 Contracts outstanding (Previous Year 2 Contracts).

## 29. OTHER EXPENSES

	(Amount ₹)	
	For the Year ended March 31, 2016	
	For the year ended March 31 2015	
Collection Charges	15,716,208	10,102,122
Demat Charges	1,806,613	2,156,237
Stamp Papers/Stamp Duty charges	43,219,838	31,878,517
Rates and Taxes	9,828,332	17,743,574
Communication Expenses	59,829,887	54,169,648
Legal and Professional Charges	202,871,235	273,495,840
Rent and Other charges <sup>(1)</sup>	416,198,290	389,726,302
Electricity Expenses	74,198,729	55,536,960
Repairs & Maintenance - Others	171,717,218	111,423,030
Recruitment and Training	16,349,969	11,032,125
Printing and Stationery	32,899,844	25,614,479

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

	(Amount ₹)	
	For the Year ended March 31, 2016	
	For the year ended March 31 2015	
Traveling and Conveyance Expenses	151,660,440	119,703,557
Business Promotion	75,543,727	57,028,814
Payment to Auditors comprises (net of service tax input credit ₹ 1,954,554 (Previous Year ₹ 1,129,396))		
Audit Fees	14,248,750	10,977,410
Other Services	12,729,839	6,450,435
Reimbursement of Expenses	1,935,000	1,672,335
Contingent Provisions against Standard Assets / Provision for Loan assets / Bad Debts Written Off (Net of Recoveries) <sup>(2)</sup>	5,068,579,087	3,002,652,267
Advertisement	156,828,806	50,419,849
Expenditure on Corporate Social Responsibility <sup>(3)</sup>	328,989,000	243,013,000
Loss on sale of fixed assets	1,229,553	4,467,240
Trusteeship Fees	4,825,061	4,525,770
Donations <sup>(3)</sup>	1,500,000	400,250,000
Service charges	1,168,750	-
Miscellaneous Expenses	53,638,390	35,810,817
	<b>6,917,512,566</b>	<b>4,919,850,328</b>

(1) The Company has taken office premises on Lease and Leave & License basis at various locations in India. Lease rent / License fees aggregating to ₹ 379,437,288 (Previous Year ₹ 360,469,718) in respect of the same have been charged to the Statement of Profit and Loss. The agreements are executed for periods ranging from 11 months to 9 years with a renewable clause. In many cases, the agreements also provide for termination at will by either party by giving a prior notice period between 30 to 90 days. The minimum lease rentals outstanding as at March 31, 2016, are as under:

#### Minimum Lease Rentals

	(Amount ₹)	
	For the Year ended March 31, 2016	
	For the year ended March 31, 2015	
Not later than One year	287,830,226	220,436,858
Later than One year but not later than Five years	889,701,335	402,793,219
Later than Five Years	182,427,205	131,275,290
	<b>1,359,958,766</b>	<b>754,505,367</b>

(2) Contingent Provisions against Standard Assets / Provision for Loan assets / Bad Debts Written Off (Net of Recoveries) includes;

	(Amount ₹)	
	For the Year ended March 31, 2016	
	For the year ended March 31, 2015	
Contingent Provisions against Standard Assets	1,144,500,000	4,713,574
Provision for Loan Assets	2,334,770,686	2,863,549,305
Bad Debt / Advances written off (Net)*	1,589,308,401	134,389,388
<b>Total</b>	<b>5,068,579,087</b>	<b>3,002,652,267</b>
*Net of recoveries of ₹ 382,529,376 (Previous year ₹ 999,993,567)		

(3) Expenditure on Corporate Social Responsibility and Contribution to an Electoral Trust aggregates to ₹ 328,989,000 (Previous Year ₹ 643,013,000).



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

## 30. EXPLANATORY NOTES

Particulars	(Amount ₹)
	As at March 31, 2016
<b>(i) Secured Redeemable Non Convertible Debentures (payable at par unless otherwise stated) include:*</b>	
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 13, 2026**	250,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 7, 2026	500,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 31, 2025	100,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 20, 2025	2,650,000,000
9.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 26, 2025	10,000,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on May 19, 2025	250,000,000
9.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 31, 2024	250,000,000
9.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 16, 2024	250,000,000
10.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 30, 2024	250,000,000
10.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 5, 2024	250,000,000
10.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 24, 2023	250,000,000
10.55 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 21, 2023	4,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 8, 2023	250,000,000
11.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 29, 2023	10,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 25, 2023	50,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 19, 2023	1,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 26, 2023	250,000,000
10.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 16, 2023	350,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 31, 2022	500,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 18, 2022	150,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 20, 2022	100,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 19, 2022	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 6, 2022	150,000,000
10.70 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 6, 2022	200,000,000
10.70 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 28, 2022	8,000,000,000
10.75 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 3, 2022	1,250,000,000
10.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 27, 2022	5,000,000,000
10.70 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 22, 2021	1,000,000,000
10.65 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 7, 2021	5,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 18, 2021	200,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 8, 2021	750,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 19, 2021	1,000,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 7, 2021	3,000,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 20, 2020	2,550,000,000
9.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 18, 2020	4,250,000,000
9.40 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 4, 2020	10,000,000,000

# Notes

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Particulars	As at March 31, 2016
9.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 13, 2020	150,000,000
9.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 7, 2020	150,000,000
9.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 11, 2020	500,000,000
9.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 30, 2020**	833,335,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 27, 2020	200,000,000
9.45 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 8, 2019	1,000,000,000
4.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 2, 2019 <sup>(1)</sup>	2,000,000,000
4.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 27, 2019 <sup>(1)</sup>	3,000,000,000
9.65 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 14, 2019	150,000,000
9.88 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 30, 2019	100,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 13, 2019	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 29, 2019	950,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 25, 2019 <sup>(1)</sup>	3,000,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 15, 2019	5,000,000,000
9.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 29, 2019**	833,332,500
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 29, 2019**	1,000,000,000
9.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 11, 2019**	500,000,000
9.80 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 9, 2019	500,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 22, 2019**	1,000,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 19, 2019	1,000,000,000
9.08 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 14, 2019	65,000,000
8.95 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 27, 2018	50,000,000
9.28 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 13, 2018	630,000,000
9.18 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 22, 2018	520,000,000
9.18 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 8, 2018	580,000,000
9.46 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 12, 2018**	2,250,000,000
9.80 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 9, 2018	2,500,000,000
9.10 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 31, 2018	200,000,000
9.10 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 27, 2018	700,000,000
9.10 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 20, 2018	3,000,000,000
9.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 20, 2018	250,000,000
9.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 1, 2018	450,000,000
9.11 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 25, 2018	160,000,000
9.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 19, 2018	750,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 26, 2018	1,000,000,000
9.45 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 27, 2018	40,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 25, 2018	240,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 20, 2018	150,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 4, 2018	200,000,000
9.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 29, 2018**	833,332,500
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 28, 2018**	500,000,000
9.65 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 28, 2018	1,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 28, 2018 <sup>(1)</sup>	1,000,000,000





# Notes

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Particulars	As at March 31, 2016
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 25, 2018	150,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 19, 2018	1,000,000,000
10.10 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 19, 2018	1,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 14, 2018 <sup>(1)</sup>	320,000,000
9.49 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 12, 2018**	2,350,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 9, 2018	200,000,000
9.80 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 9, 2018	7,200,000,000
9.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 5, 2018	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 23, 2018 <sup>(1)</sup>	400,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 19, 2018	500,000,000
10.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 16, 2018	400,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 28, 2017	1,500,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 17, 2017	401,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 1, 2017 <sup>(1)</sup>	100,000,000
9.58 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 25, 2017	250,000,000
0.00% Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 24, 2017 <sup>(1)</sup>	350,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 16, 2017 <sup>(1)</sup>	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 8, 2017 <sup>(1)</sup>	270,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 31, 2017 <sup>(1)</sup>	60,000,000
9.88 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 30, 2017	50,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 26, 2017 <sup>(1)</sup>	250,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 23, 2017	30,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 19, 2017 <sup>(1)</sup>	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 11, 2017 <sup>(1)</sup>	30,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 29, 2017	1,810,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 25, 2017 <sup>(1)</sup>	430,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 11, 2017 <sup>(1)</sup>	280,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 30, 2017 <sup>(1)</sup>	130,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 18, 2017	350,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 17, 2017 <sup>(1)</sup>	150,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 8, 2017 <sup>(1)</sup>	190,000,000
9.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 3, 2017	250,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 31, 2017 <sup>(1)</sup>	50,000,000
9.19 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 24, 2017	1,000,000,000
9.11 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 17, 2017	130,000,000
9.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 16, 2017	250,000,000
10.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 27, 2017	3,250,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 26, 2017 <sup>(1)</sup>	50,000,000
9.28 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 23, 2017	4,000,000,000
9.28 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 19, 2017	3,000,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 16, 2017	250,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 12, 2017 <sup>(1)</sup>	50,000,000
4.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 5, 2017 <sup>(1)</sup>	3,000,000,000

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

Particulars	As at March 31, 2016
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on May 29, 2017 <sup>(1)</sup>	60,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 30, 2017	5,000,000,000
9.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 27, 2017	25,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 27, 2017 <sup>(1)</sup>	90,000,000
9.05 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 11, 2017	245,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 11, 2017	90,000,000
9.05 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 10, 2017	115,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 10, 2017	120,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 6, 2017 <sup>(1)</sup>	30,000,000
	<b>154,741,000,000</b>

(1) Redeemable at premium

\*Redeemable Non-Convertible Debentures are secured against Immovable Property / Current Assets and pool of Current and Future Loan Receivables of the Company.

\*\* As at the year end, the Company was in the process of creating the charge / security on assets.

	As at March 31, 2015 (Amount ₹)
<b>(i) Secured Redeemable Non Convertible Debentures (payable at par unless otherwise stated) include:*</b>	
9.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 31, 2024	250,000,000
9.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 16, 2024	250,000,000
10.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 30, 2024	250,000,000
10.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 5, 2024	250,000,000
10.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 24, 2023	250,000,000
10.55 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 21, 2023	4,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 8, 2023	250,000,000
11.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 29, 2023	10,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 25, 2023	50,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 19, 2023	1,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 26, 2023	250,000,000
10.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 16, 2023	350,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 31, 2022	500,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 18, 2022	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 19, 2022	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 6, 2022	150,000,000
10.70 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 6, 2022	200,000,000
10.70 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 28, 2022	8,000,000,000
10.75 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 3, 2022	1,250,000,000
10.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 27, 2022	5,000,000,000
10.70 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 22, 2021	1,000,000,000
10.65 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 7, 2021	5,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 18, 2021	200,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 27, 2020**	200,000,000
9.45 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 8, 2019	1,000,000,000
4.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 2, 2019 <sup>(1)</sup>	2,000,000,000



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

Particulars	As at March 31, 2015
4.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 27, 2019 <sup>(1)</sup>	3,000,000,000
9.65 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 14, 2019	150,000,000
9.88 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 30, 2019	100,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 13, 2019	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 29, 2019	1,600,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 25, 2019 <sup>(1)</sup>	3,000,000,000
9.80 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 9, 2019**	2,500,000,000
9.80 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 9, 2018**	2,500,000,000
9.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 1, 2018**	450,000,000
9.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 19, 2018	750,000,000
9.45 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 27, 2018	40,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 25, 2018**	240,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 20, 2018	150,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 4, 2018**	200,000,000
9.65 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 28, 2018	1,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 28, 2018 <sup>(1)</sup>	1,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 25, 2018	150,000,000
10.10 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 19, 2018	1,000,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 19, 2018**	1,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 14, 2018 <sup>(1)</sup>	320,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 9, 2018**	200,000,000
9.80 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 9, 2018**	7,200,000,000
9.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 5, 2018**	100,000,000
0.00% Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 23, 2018 <sup>(1)</sup>	400,000,000
10.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 16, 2018	400,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 28, 2017	1,500,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 17, 2017	401,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 17, 2017	-
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 1, 2017 <sup>(1)</sup>	100,000,000
9.58 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 25, 2017	250,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 24, 2017 <sup>(1)</sup>	350,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 16, 2017 <sup>(1)</sup>	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 8, 2017 <sup>(1)</sup>	270,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 31, 2017 <sup>(1)</sup>	60,000,000
9.88 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 30, 2017	50,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 26, 2017 <sup>(1)</sup>	250,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 23, 2017	30,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 19, 2017 <sup>(1)</sup>	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 11, 2017 <sup>(1)</sup>	30,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 29, 2017	1,810,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 25, 2017 <sup>(1)</sup>	430,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 11, 2017 <sup>(1)</sup>	280,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 30, 2017 <sup>(1)</sup>	130,000,000

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

Particulars	As at March 31, 2015
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 18, 2017	350,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 17, 2017 <sup>(1)</sup>	150,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 8, 2017 <sup>(1)</sup>	190,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 31, 2017 <sup>(1)</sup>	50,000,000
10.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 27, 2017	3,250,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 26, 2017 <sup>(1)</sup>	50,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 16, 2017	250,000,000
4.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 5, 2017 <sup>(1)</sup>	3,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on May 29, 2017 <sup>(1)</sup>	60,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 30, 2017	5,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 27, 2017 <sup>(1)</sup>	90,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 11, 2017**	90,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 10, 2017**	120,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 6, 2017 <sup>(1)</sup>	30,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 30, 2017**	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 25, 2017 <sup>(1)</sup>	50,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 7, 2017**	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 23, 2017 <sup>(1)</sup>	85,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 5, 2017	750,000,000
9.60 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 31, 2016	2,250,000,000
4.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 30, 2016 <sup>(1)</sup>	3,000,000,000
9.40 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 27, 2016	100,000,000
9.45 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 30, 2016	180,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 25, 2016 <sup>(1)</sup>	300,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 16, 2016 <sup>(1)</sup>	100,000,000
9.88 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 30, 2016	50,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 13, 2016	50,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 13, 2016 <sup>(1)</sup>	50,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 29, 2016	2,350,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 23, 2016	4,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 21, 2016 <sup>(1)</sup>	70,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 14, 2016 <sup>(1)</sup>	220,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 13, 2016 <sup>(1)</sup>	190,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 28, 2016 <sup>(1)</sup>	750,000,000
10.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 30, 2016	2,000,000,000
10.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 27, 2016	2,500,000,000
10.45 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 15, 2016	2,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 15, 2016 <sup>(1)</sup>	330,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 7, 2016 <sup>(1)</sup>	65,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 3, 2016 <sup>(1)</sup>	650,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on May 17, 2016 <sup>(1)</sup>	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on May 3, 2016 <sup>(1)</sup>	600,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 5, 2016 <sup>(1)</sup>	230,000,000



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

Particulars	As at March 31, 2015
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 4, 2016 <sup>(1)</sup>	180,000,000
	<b>112,971,000,000</b>

(1) Redeemable at premium

\*Redeemable Non-Convertible Debentures are secured against Immovable Property / Current Assets and pool of Current and Future Loan Receivables of the Company.

\*\* As at the year end, the Company was in the process of creating the charge / security on assets.

Particulars	As at March 31, 2016
<b>(ii) (a) Term Loan from banks includes as at March 31, 2016<sup>*(1)</sup>:</b>	
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 6 months from the date of disbursement. The balance tenure for these loans is 70 months (average) from the Balance Sheet date.	4,018,310,339
Term Loan taken from Bank(s). These loans are repayable in half yearly installment after the moratorium of 3 years from the date of disbursement. The balance tenure for these loans is 30 months (average) from the Balance Sheet date.	2,500,000,000
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 1 years from the date of disbursement. The balance tenure for these loans is 33 months (average) from the Balance Sheet date.	8,461,805,548
Term Loan taken from Bank(s). These loans are repayable in yearly installment from the date of disbursement. The balance tenure for these loans is 38 months (average) from the Balance Sheet date.	17,200,000,000
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 2 years from the date of disbursement. The balance tenure for these loans is 35 months (average) from the Balance Sheet date.	105,013,300,004
Term Loan taken from Bank(s). These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 13 months (average) from the Balance Sheet date.	17,500,000,000
Term Loan taken from Bank(s). These loans are repayable in yearly installment after the moratorium period of 1 years from the date of disbursement. The balance tenure for these loans is 33 months (average) from the Balance Sheet date.	18,083,333,333
Term Loan taken from Bank. This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loan is 73 months from the Balance Sheet date.	500,000,000
Term Loan taken from Bank(s). These loans are repayable in quarterly installment from the date of disbursement. The balance tenure for these loans is 24 months (average) from the Balance Sheet date.	20,437,349,108
Term Loan taken from Bank. This loan is repayable in quarterly installment after the moratorium of 2 years from the date of disbursement. The balance tenure for this loan is 21 months from the Balance Sheet date.	1,750,000,000
Term loan taken from Bank. This loan is repayable in equal half yearly installment in 24th, 30th and 36th months. The balance tenure for this loan is 34 months from the Balance Sheet date.	1,500,000,000
Term loan taken from Bank. This loan is repayable in two equal installment at the end of 18th and 30th months. The balance tenure for this loan is 30 months from the Balance Sheet date.	5,000,000,000
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 3 years from the date of disbursement. The balance tenure for these loans is 57 months (average) from the Balance Sheet date.	24,900,000,000
Term Loan taken from Bank(s). These loans are repayable in quarterly Installments with moratorium of 18 months from the date of disbursement. The balance tenure for these loans is 21 months (average) from the Balance Sheet date. <sup>(2)</sup>	3,642,857,142
This loan is secured by way of hypothecation on book debts/receivables and current assets. This loan is repayable in 18 equal quarterly installments after a moratorium period of 6 months from the date of disbursement. The balance tenure for this loan is 30 months from the Balance Sheet date.	1,388,888,888
This loan is secured by way of hypothecation on book debts/receivables. This loan is repayable in 3 yearly installments from the end of the first year from the date of disbursement. The balance tenure for this loan is 12 months from the Balance Sheet date.	333,333,333
This loan is secured by way of hypothecation on book debts/receivables. This loan is repayable in 3 yearly installments from the end of the third year from the date of first disbursement. The balance tenure for this loan is 45 months from the Balance Sheet date.	1,500,000,000



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

Particulars	As at March 31, 2016
This loan is secured by way of hypothecation on book debts/receivables. This loan is repayable in 3 yearly installments from the end of the third year from the end of the moratorium period of 24 months from the date of disbursement. The balance tenure for this loan is 48 months from the Balance Sheet date.	1,500,000,000
<b>Total (a)(1)</b>	<b>235,229,177,695</b>
<b>(ii) (a)(2) Term Loan from Banks- Foreign Currency(3) &amp;(4)</b>	
Term Loan taken from Bank(s). These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 12 months (average) from the Balance Sheet.	12,043,446,125
Term Loan taken from Bank. This loan is repayable in equal installments at the 49th, 61st and 72nd month from the date of the first drawdown. The balance tenure for this loan is 56 months from the Balance Sheet date.	3,316,645,000
Term loan taken from Bank. The balance amount is payable after 24 months from the date of disbursement. The balance tenure for this loan is 17 months from the Balance Sheet.	191,344,905
<b>Total (a)(2)</b>	<b>15,551,436,030</b>
<b>Grand Total</b>	<b>250,780,613,725</b>

(1) Linked to base rate of respective lenders

(2) Includes Loan taken other than from banks for ₹ 1,500,000,000

(3) Linked to Libor

(4) Includes External commercial borrowings from banks for ₹13,266,580,000

\*Secured by hypothecation of Loan Receivables(Current and Future) / Current Assets / Cash and Cash Equivalents of the Company.

	As at March 31, 2015 (Amount ₹)
<b>(ii) (b) Term Loan from banks includes as at March 31, 2015<sup>(a)</sup>:</b>	
Term Loan taken from Bank(s), These loans are repayable in quarterly installment with moratorium period of 6 months from the date of disbursement. The balance tenure for these loans is 72 months (average) from the Balance Sheet date.	8,025,994,253
Term Loan taken from Bank(s), These loans are repayable in half yearly installment after the moratorium of 3 years from the date of disbursement. The balance tenure for these loans is 33 months (average) from the Balance Sheet date.	2,500,000,000
Term Loan taken from Bank(s), These loans are repayable in quarterly installment with moratorium period of 1 years from the date of disbursement. The loan is secured by hypothecation of loan receivables of the company. The balance tenure for these loans is 48 months (average) from the Balance Sheet date.	5,808,672,220
Term Loan taken from Bank(s), These loans are repayable in yearly installment from the date of disbursement. The balance tenure for these loans is 45 months (average) from the Balance Sheet date.	20,000,000,000
Term Loan taken from Bank(s), These loans are repayable in yearly installment with the moratorium period of 2 years from the date of disbursement. The balance tenure for these loans is 40 months (average) from the Balance Sheet date.	106,250,300,000
Term Loan of taken from Bank(s), These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 20 months (average) from the Balance Sheet date.	16,500,000,000
Term Loan taken from Bank(s), These loans are repayable in yearly installment after the moratorium period of 1 years from the date of disbursement. The balance tenure for these loans is 25 months (average) from the Balance Sheet date.	7,875,000,000
Term Loan taken from Bank, This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loans is 7 months from the Balance Sheet date. <sup>(1)</sup>	375,000,000
Term Loan taken from Bank(s), These loans are repayable in quarterly installment from the date of disbursement. The balance tenure for these loans is 29 months (average) from the Balance Sheet date.	12,610,784,620
Term Loan taken from Bank(s), This loan is repayable in quarterly installment after the moratorium of 2 years from the date of disbursement. The balance tenure for these loans is 17 months (average) from the Balance Sheet date.	4,249,891,252
Quarterly Installment with moratorium of 18 months from the date of disbursement. The balance tenure for these loans is 33 months (average) from the Balance Sheet date. <sup>(2)</sup>	5,678,542,857
This loan is secured by way of hypothecation on book debts/receivables and current assets. This loan is repayable in 18 equal quarterly installments after a moratorium period of 6 months from the date of disbursement. The balance tenure for this loan is 42 months from the Balance Sheet date.	1,944,444,444



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

Particulars	As at March 31, 2015
This loan is secured by way of hypothecation on book debts/receivables. This loan is repayable in 3 yearly installments from the end of the first year from the date of disbursement. The balance tenure for this loan is 24 months from the Balance Sheet date.	666,666,667
This loan is secured by way of hypothecation on book debts/receivables. This loan is repayable in 3 yearly installments from the end of the third year from the date of first disbursement. The balance tenure for this loan is 57 months from the Balance Sheet date.	1,500,000,000
This loan is secured by way of hypothecation on book debts/receivables. This loan is repayable in 3 yearly installments from the end of the third year from the end of the moratorium period of 24 months from the date of disbursement. The balance tenure for this loan is 60 months from the Balance Sheet date.	1,500,000,000
<b>Total (b)(1)</b>	<b>195,485,296,313</b>
<b>(ii) (b)(2) Term Loan from Banks- Foreign Currency(4) &amp;(5)</b>	
Term Loan taken from Bank. Repayable in equal installments at the 49th , 61st and 72nd month from the date of the first drawdown. The balance tenure for this loans is 68 months from the Balance Sheet date.	3,129,540,000
Term Loan of taken from Bank(s), These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 42 months (average) from the Balance Sheet date.	11,364,027,922
<b>Total (b)(2)</b>	<b>14,493,567,922</b>
<b>Grand Total</b>	<b>209,978,864,235</b>

(1) Loan taken other than from banks

(2) Includes Loan taken other than from banks for ₹ 2,624,999,999

(3) Linked to base rate of respective lenders

(4) Linked to Libor

(5) Includes External commercial borrowings from banks for ₹12,518,160,000

\*Secured by hypothecation of Loan Receivables (Current and Future) / Current Assets / Cash and Cash Equivalents of the Company.

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

## III. SUBORDINATE DEBT:-

Particulars	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
10.65% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on November 15, 2027	326,000,000	326,000,000
10.65% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on June 30, 2027	496,500,000	496,500,000
10.25% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on June 28, 2027	1,000,000,000	1,000,000,000
10.65% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on June 05, 2027	1,100,300,000	1,100,300,000
10.00% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on August 03, 2025	1,650,000,000	-
10.10% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on July 21, 2025	81,500,000	-
9.70% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on March 17, 2025	50,000,000	50,000,000
10.85% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on July 17, 2024	100,000,000	100,000,000
10.80 % Subordinated Debt of Face value of ₹ 100,000 each Redeemable on December 23, 2023	200,000,000	200,000,000
10.85 % Subordinated Debt of Face value of ₹ 100,000 each Redeemable on October 24, 2023	50,000,000	50,000,000
10.85 % Subordinated Debt of Face value of ₹ 100,000 each Redeemable on September 27, 2023	250,000,000	250,000,000
10.10 % Subordinated Debt of Face value of ₹ 100,000 each Redeemable on September 23, 2023	250,000,000	250,000,000
9.90 % Subordinated Debt of Face value of ₹ 100,000 each Redeemable on June 3, 2023	1,250,000,000	1,250,000,000
9.80 % Subordinated Debt of Face value of ₹ 100,000 each Redeemable on May 23, 2023	200,000,000	200,000,000
10.10% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on March 28, 2023	250,000,000	250,000,000
10.10% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on March 06, 2023	200,000,000	200,000,000
10.10% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on February 18, 2023	250,000,000	250,000,000
10.65% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on January 30, 2023	100,000,000	100,000,000
10.10% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on January 14, 2023	250,000,000	250,000,000
10.20% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on December 04, 2022	200,000,000	200,000,000
10.65% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on November 15, 2022	11,000,000	11,000,000
10.30% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on October 31, 2022	250,000,000	250,000,000
10.30% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on October 22, 2022	400,000,000	400,000,000
10.30% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on October 09, 2022	350,000,000	350,000,000
10.65% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on June 05, 2022	150,000,000	150,000,000
11.00% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on March 30, 2022	150,000,000	150,000,000
11.85% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on February 22, 2022	200,000,000	200,000,000
11.85% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on January 31, 2022	362,000,000	362,000,000
10.50% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on March 26, 2018	1,250,000,000	1,250,000,000
11.60% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on June 22, 2017	1,000,000	1,000,000
11.60% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on May 31, 2017	150,000,000	150,000,000
	<b>11,528,300,000</b>	<b>9,796,800,000</b>



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

## IV. CURRENT INVESTMENTS

### (a) Investment in Bonds (Quoted)

Particulars	Quantity	Face Value (₹)	(Amount ₹)
			As at March 31, 2016
HOUSING DEVELOPMENT FINANCE CORPORATION LTD SR-I 028 NCD 16JN17 FVRS10LAC	300	300,000,000	426,283,200
HOUSING DEVELOPMENT FINANCE CORPORATION LTD SR-I 031 NCD 24JN17 FVRS 10 LAC	1,000	1,000,000,000	1,458,594,000
IL&FS FINANCIAL SERVICES LIMITED SR-III 9.03 NCD 22MR26 FVRS 1000	650,000	650,000,000	656,500,000
INDIA INFRADEBT LIMITED SR-II MRCH III 2016 8.65 NCD 21MR26 FVRS 10LAC	150	150,000,000	151,350,000
		<b>Total (A)</b>	<b>2,692,727,200</b>

Particulars	Quantity	Face Value (₹)	(Amount ₹)
			As at March 31, 2015
		<b>Total (A)</b>	-

Particulars	Quantity	Face Value (₹)	(Amount ₹)
			As at March 31, 2016
<b>(b) Investment in Commercial Papers / Certificate of Deposits (Quoted)</b>			
ANDHRA BANK CD 10MAR17	20,000	2,000,000,000	1,861,410,000
ANDHRA BANK CD 14MAR17	20,000	2,000,000,000	1,854,190,000
BANK OF MAHARASHTRA CD 06MAR17	5,000	500,000,000	464,884,000
BANK OF MAHARASHTRA CD 10MAR17	5,000	500,000,000	463,922,500
CORPORATION BANK CD 09MAR17	17,500	1,750,000,000	1,624,805,000
CORPORATION BANK CD 14MAR17	2,500	250,000,000	231,373,000
DENA BANK CD 06MAR17	5,000	500,000,000	464,957,000
DENA BANK CD 14MAR17	5,000	500,000,000	462,779,000
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 354D CP 27JAN17	1,000	500,000,000	464,254,000
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 354D CP 27JAN17	1,000	500,000,000	464,687,000
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 364D CP 06FEB17	3,500	1,750,000,000	1,620,908,722
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 364D CP 10AUG16	1,500	750,000,000	726,320,250
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 364D CP 13FEB17	1,000	500,000,000	462,016,000
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 364D CP 16FEB17	2,500	1,250,000,000	1,155,455,000
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 364D CP 16FEB17	500	250,000,000	231,612,250
IDBI BANK LIMITED CD 04APR16	30,000	3,000,000,000	2,995,569,000
IDBI BANK LIMITED CD 15FEB17	10,000	1,000,000,000	924,853,000
IDBI BANK LIMITED CD 27FEB17	15,000	1,500,000,000	1,393,899,000
IDBI BANK LIMITED CD 28FEB17	15,000	1,500,000,000	1,398,874,500
SYNDICATE BANK CD 04APR16	20,000	2,000,000,000	1,997,154,000
VIJAYA BANK CD 10MAR17	20,000	2,000,000,000	1,853,264,000
		<b>Total (B)</b>	<b>23,117,187,222</b>

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

(Amount ₹)

Particulars	Quantity	Face Value (₹)	As at March 31, 2015
<b>(b) Investment in Commercial Papers / Certificate of Deposits (Quoted)</b>			
ANDHRA BANK CD 04MAR16	7,500	750,000,000	692,636,750
ANDHRA BANK CD 17MAR16	5,000	500,000,000	460,642,500
ANDHRA BANK CD 18MAR16	5,000	500,000,000	461,372,000
AXIS BANK LTD 08MAR16	10,000	1,000,000,000	921,659,000
BANK OF BARODA CD 06AP15	10,000	1,000,000,000	998,613,000
BANK OF INDIA CD 04MAR16	2,500	250,000,000	231,333,250
BANK OF INDIA CD 18MAR16	2,500	250,000,000	230,644,500
BANK OF INDIA CD 23MAR16	5,000	500,000,000	461,288,250
BANK OF MAHARASHTRA CD 01MAR16	5,000	500,000,000	460,267,500
BANK OF MAHARASHTRA CD 03MAR16	2,500	250,000,000	230,033,000
BANK OF MAHARASHTRA CD 08JU15	15,000	1,500,000,000	1,477,378,500
BANK OF MAHARASHTRA CD 15JU15	2,500	250,000,000	245,555,500
CANARA BANK CD 01MR16	2,500	250,000,000	230,577,250
CANARA BANK CD 04MR16	2,500	250,000,000	230,707,500
CANARA BANK CD 05MY15	2,500	250,000,000	248,096,750
CANARA BANK CD 09MAR16	7,500	750,000,000	696,196,500
CANARA BANK CD 10MR16	2,500	250,000,000	230,067,750
CANARA BANK CD 12JU15	2,500	250,000,000	243,260,750
CANARA BANK CD 14MAR16	2,500	250,000,000	230,474,750
CANARA BANK CD 18MAR16	2,500	250,000,000	230,559,500
CANARA BANK CD 22FB16	2,500	250,000,000	232,842,500
CANARA BANK CD 23MAR16	7,500	750,000,000	691,551,750
CANARA BANK CD 26FB16	5,000	500,000,000	460,595,000
CORPORATION BANK CD 01JU15	2,500	250,000,000	246,594,500
CORPORATION BANK CD 08MAR16	10,000	1,000,000,000	922,705,000
CORPORATION BANK CD 11MAR16	5,000	500,000,000	461,034,500
CORPORATION BANK CD 14MAR16	15,000	1,500,000,000	1,385,133,500
DENA BANK CD 25JUN15	40,000	4,000,000,000	3,925,712,500
DENA BANK CD 25MAY15	10,000	1,000,000,000	988,089,000
EXPORT IMPORT BANK OF INDIA CD 25MAR16	2,500	250,000,000	230,471,750
IDBI BANK LIMITED CD 02JUN15	2,500	250,000,000	246,574,000
IDBI BANK LIMITED CD 05MY15	5,000	500,000,000	495,967,000
IDBI BANK LIMITED CD 07AP15	5,000	500,000,000	499,138,500
IDBI BANK LIMITED CD 09AP15	5,000	500,000,000	498,949,500
IDBI BANK LIMITED CD 14MAR16	5,000	500,000,000	461,057,000
IDBI Bank LIMITED CD 18MAR16	10,000	1,000,000,000	921,518,000
IDBI BANK LIMITED CD 27MY15	2,500	250,000,000	246,831,500
IDBI Bank Limited CD 2Mar16	2,500	250,000,000	230,054,250
INDIAN BANK CD 14MAR16	2,500	250,000,000	230,496,000
INDIAN BANK CD 15MAR16	10,000	1,000,000,000	923,336,000
INDUSIND BANK LIMITED CD 06AP15	5,000	500,000,000	499,261,500
INDUSIND BANK LIMITED CD 08MY15	5,000	500,000,000	495,588,500
INDUSIND BANK LIMITED CD 10AP15	2,500	250,000,000	249,410,250
ORIENTAL BANK OF COMMERCE CD 08AP15	5,000	500,000,000	499,068,000
ORIENTAL BANK OF COMMERCE CD 10MAR16	7,500	750,000,000	692,537,000



# Notes

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(Amount ₹)

Particulars	Quantity	Face Value (₹)	As at March 31, 2015
ORIENTAL BANK OF COMMERCE CD 26MY15	10,000	1,000,000,000	987,052,000
PUNJAB AND SIND BANK CD 17MAR16	7,500	750,000,000	692,301,750
PUNJAB AND SIND BANK CD 30AP15	500	50,000,000	49,653,100
PUNJAB NATIONAL BANK CD 04MAR16	17,500	1,750,000,000	1,621,571,250
STATE BANK OF MYSORE CD 06AP15	1,000	100,000,000	99,856,400
STATE BANK OF PATIALA CD 29FEB16	2,500	250,000,000	231,419,000
SYNDICATE BANK CD 18JUN15	2,500	250,000,000	245,155,000
UCO BANK CD 10AP15	2,500	250,000,000	249,417,750
UCO BANK CD 11MAR16	5,000	500,000,000	461,063,000
UNION BANK OF INDIA CD 28MAY15	20,000	2,000,000,000	1,972,882,000
VIJAYA BANK CD 10MAR16	2,500	250,000,000	230,754,000
VIJAYA BANK CD 25MAY15	5,000	500,000,000	494,007,500
		<b>Total (B)</b>	<b>33,281,014,250</b>

(Amount ₹)

Particulars	Quantity	Face Value (₹)	As at March 31, 2016
<b>(c) Investments in Pass Through Certificates / Bonds / Other Long Term investment</b>			
INNOVATION TRUST XVI DEC 13 SR-A PTC 30DC13	159	100,006	9,121,948
INNOVATION TRUST XIX MAR 14 SR-A PTC 20MR14	39	1,000,117	15,862,974
INNOVATION TRUST XX MAR 14 SR-A PTC 20MR14	40	1,000,213	27,441,446
INNOVATION TRUST XXII FEB 15	6	1,000,150	5,126,668
Indiabulls Real Estate Fund	4,600,000	100	462,037,248
		<b>Total (C)</b>	<b>519,590,284</b>

(Amount ₹)

Particulars	Quantity	Face Value (₹)	As at March 31, 2015
<b>(c) Investments in Pass Through Certificates / Bonds / Other Long Term investment</b>			
INNOVATION TRUST XVI DEC 13 SR-A PTC 30DC13	159	100,006	11,538,858
INNOVATION TRUST XIX MAR 14 SR-A PTC 20MR14	39	1,000,117	26,005,180
INNOVATION TRUST XX MAR 14 SR-A PTC 20MR14	40	1,000,213	33,503,284
INNOVATION TRUST XXII FEB 15	6	1,000,150	5,947,320
		<b>Total (C)</b>	<b>76,994,642</b>

As at  
March 31, 2016

**Total (A)+(B)+(C)** **26,329,504,706**

As at  
March 31, 2015

**Total (A)+(B)+(C)** **33,358,008,892**



# Notes

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## 31. Contingent Liability and Commitments:

- (a) Demand pending u/s 143(3) of the Income Tax Act,1961:-
- (i) For ₹ 1,612,574 with respect to FY 2006-07 (Previous Year ₹ 1,612,574) against disallowance U/s 14A of the Income Tax Act,1961, against which the department has filed appeal before the ITAT against the order of CIT (Appeal).
  - (ii) Contingent Liabilities not provided for in respect of income tax demand arising out of assessment U/s 143 (3) of the Income Tax Act,1961 for Financial year 2007-08 amounts to Rs Nil (Previous year ₹ 44,548,083). The matters in dispute is under appeal before ITAT (Appeals) - XV, New Delhi.
  - (iii) For ₹ Nil with respect to FY 2007-08 (Previous Year ₹ 4,480,638) against disallowance U/s 14A of the Income Tax Act,1961, against which the department has filed appeal before the ITAT against the order of CIT (Appeal).
  - (iv) For ₹ 51,442,931 with respect to FY 2007-08 (Previous Year ₹ 2,414,210) against disallowance U/s 14A, against which appeal is pending before ITAT.
  - (v) For ₹ 12,301,239 with respect to FY 2008-09 (Previous Year ₹ 12,712,719) against disallowance U/s 14A of the Income Tax Act,1961,against which the department has filed appeal before the ITAT against the order of CIT (Appeal).
  - (vi) For ₹ Nil with respect to FY 2008-09 (Previous Year ₹ 411,480) against disallowance U/s 14A of the Income Tax Act,1961, against which the department has filed appeal before the ITAT against the order of CIT (Appeal).
  - (vii) For ₹ 12,737,519 with respect to FY 2010-11 (Previous Year ₹ Nil) against disallowance U/s 14A of the Income Tax Act,1961, against which the department has filed appeal before the ITAT against the order of CIT (Appeal).
  - (viii) For ₹ 11,625,706 with respect to FY 2011-12 (Previous Year ₹ 11,625,706) against disallowances U/s 14A and 32 (1 ) of the Income Tax Act,1961 against which appeal is pending before CIT (Appeal).
  - (ix) For ₹ 17,526,280 with respect to FY 2011-12 (Previous Year ₹ 17,526,280) against disallowance of bad debts U/s 36 (1) (vii) of the Income Tax Act,1961,against which appeal is pending before CIT (Appeal).
  - (x) For ₹ 632,676 with respect to FY 2011-12 (Previous Year ₹ Nil) against disallowance U/s 37 of the Income Tax Act, 1961 against which the appeal is pending before CIT (Appeals).
- (b) (i) Demand pending u/s of 25, 55 , 56 & 61 of The Rajasthan Value Added Tax Act, 2003 for ₹ 14,505,873 (Including interest & Penalty) with respect to FY 2007-08 to FY 2012-13 (Previous Year ₹ 14,505,873) against which appeal is pending before Rajasthan High Court. The Company has paid tax along with interest for ₹ 6,231,069(Previous Year ₹ 6,231,069) under protest.
- (ii) Demand pending u/s of 25, 55 & 61 of The Rajasthan Value Added Tax Act, 2003 for ₹ 1,240,200 (Including interest & Penalty) with respect to FY 2012-13 to FY 2014-15 (Previous Year ₹ NIL ) against which appeal is pending before The Appellate Authority-II , Commercial Taxes , Jaipur. The Company has paid tax along with interest for ₹472,200 (Previous Year ₹ NIL) under protest.



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

- (c) Corporate counter guarantees outstanding in respect of securitisation/ assignment agreements entered by the Company with different assignees as at March 31, 2016 is ₹ 1,879,775,887 (Previous Year ₹ 1,879,775,887) against which collateral deposit of ₹ 81,059,574 (Previous Year ₹ 63,516,470) for the period ended March 31, 2016 is being provided to the assignees by the Company in the form of Fixed Deposit Receipts. The Company does not anticipate any losses on account of the said corporate guarantees, in the event of the rights under guarantee being exercised by the assignees.
- (d) The Group in the ordinary course of business, has certain court cases pending, the management does not expect any unfavorable outcome resulting in material adverse effect on the financial position of the Group.
- (e) Capital commitments for acquisition of fixed assets at various branches as at the year end (net of capital advances paid) ₹ 102,142,251 (Previous Year ₹ 2,068,034,349).

**32.** The Company was holding 57.50% of the capital of Indiabulls Finance Company Private Limited (IFCPL), which has become a subsidiary of the Company during the financial year 2013-14 pursuant to the Scheme of Arrangement. The balance 42.50% or 3,233,696 Equity Shares were held by Amaprop Limited (Amaprop), vide a Share Subscription and Shareholders Agreement (SHA) entered into between the erstwhile Holding Company [Indiabulls Financial Services Limited (IBFSL)], IFCPL and Amaprop.

The Company had purchased the remaining 42.50% or 3,233,696 Equity Shares, which were earlier held by Amaprop Limited at a consideration of ₹ 2,616,891,255. Post this transaction IFCPL is a wholly owned subsidiary of the Company.

During the financial year 2014-15, the Company had further invested ₹ 1,000,020,000 by subscribing to 3,333,400 Equity Shares of face value ₹ 10 per share at a premium of ₹ 290 per equity share.

## 33. SEGMENT REPORTING:

Segment information for the Year ended March 31, 2016:, as per Accounting Standard (AS)-17 "Segment Reporting".

(a) Primary segment information (by business segments)

Particulars	Investing and financing related activities	Fee Income	(Amount ₹)
			Total
Segment Revenue#	90,829,213,896	1,301,544,632	92,130,758,528
	71,808,003,204	746,823,991	72,554,827,195
Segment Result	30,587,699,027	1,110,516,068	31,698,215,095
	24,869,368,076	610,407,924	25,479,776,000
Less: Unallocated expenditure net of other unallocated income			409,559,772
			754,499,229
Less: Current taxes (Net of Mat Credit entitlement) and Deferred tax charge			7,759,677,696
			5,712,918,533
Profit after tax			23,528,977,627
			19,012,358,238
Segment Assets*	759,661,364,806	142,972,851	759,804,337,657
	568,450,296,606	203,474,418	568,653,771,024
Unallocated Corporate Assets			3,884,057,533
			2,972,558,297

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

Particulars	Quantity	Face Value (₹)	(Amount ₹)
			As at March 31, 2015
Total Assets			763,688,395,190
			571,626,329,321
Segment Liabilities	655,458,806,381	204,770,101	655,663,576,482
	503,573,839,377	203,335,302	503,777,174,679
Unallocated Corporate Liabilities			1,757,016,901
			2,197,322,484
Total Liabilities			657,420,593,383
			505,974,497,163
Capital Expenditure	215,606,124	2,074,554	217,680,678
	89,407,999	2,037,251	91,445,250
Unallocated Capital Expenditure			132,820,587
			242,190,395
Total Capital Expenditure			350,501,265
			333,635,645
Depreciation / Amortisation	114,652,887	2,159,267	116,812,154
	107,680,689	3,178,280	110,858,969
Unallocated Depreciation			86,794,557
			76,747,635
Total Depreciation / Amortisation			203,606,711
			187,606,604
Non-Cash expenditure other than depreciation	5,336,162,160	5,304,949	5,341,467,109
	4,283,833,679	3,079,446	4,286,913,125
Unallocated Non-Cash expenditure other than depreciation			270,355
			3,755,578
Total Non-Cash Expenditure other than depreciation			5,341,737,464
			4,290,668,703

(Figures in respect of previous years are stated in italics)

#Includes Dividend Income on units of Mutual Fund, Gain on Mutual Fund Investments and Profit on sale of current investments included in other income.

\*Excluding Goodwill on Consolidation amounting to ₹ 671,431,651 (Previous Year ₹ 685,640,037).

- b) The Company operates solely in one Geographic segment namely "Within India" and hence no separate information for Geographic segment wise disclosure is required.
- c) The group's primary business segments are reflected based on principal business activities carried on by the Group. The Group's primary business activities are to carry on business of investing and finance related activities (investing in various subsidiaries, financing of loans and credit activities) and fee income which mainly comprises of financial service related Fee Income from Services, selling of Insurance products as a Licensed Corporate Agent; and other related ancillary services.
- d) Segment revenue, results, assets and liabilities include amounts identifiable to each segment and amounts allocated on a reasonable basis.
- e) The accounting policies adopted for segment reporting are in line with the accounting policies adopted for preparation of financial information as disclosed in Significant Accounting Policies (1) above.



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

## 34. Disclosures in respect of Related Parties as per Accounting Standard, AS-18, 'Related Parties Disclosures'.

### (a) Details of Related Party:

Nature of relationship	Related party
Associate Company	OakNorth Holdings Limited (W.e.f. November 13, 2015)
Key Management Personnel	Mr. Sameer Gehlaut, Chairman & Executive Director Mr. Gagan Banga, CEO & Managing Director Mr. Ashwini Omprakash Kumar, Deputy Managing Director Mr. Ajit Kumar Mittal, Executive Director Mr. Rajiv Rattan, Non -Executive Director (upto July 18, 2014) Mr. Saurabh Kumar Mittal, Non -Executive Director (upto July 18, 2014)

### (b) Significant transactions with related parties during the year ended March 31, 2016:

Nature of Transaction	(Amount ₹)	
	Key Management Personnel	Total
<b>Other receipts and payments</b>		
Salary / Remuneration (including perquisite and retirement benefits)	627,275,385	627,275,385
	639,248,486	639,248,486
Issue of Equity Shares Under ESOP Schemes	37,196,510	37,196,510
	15,593,175	15,593,175
<i>(Figures in respect of previous years are stated in italics)</i>		

### (c) Statement of Partywise transactions during the Year:

Particulars	(Amount ₹)	
	For the Year ended March 31, 2016	For the Year ended March 31, 2015
<b>Salary / Remuneration</b>		
<b>Remuneration to Directors</b>		
Mr. Sameer Gehlaut	408,950,290	465,479,060
Mr. Gagan Banga	103,770,917	113,671,758
Mr. Ajit Kumar Mittal	67,300,442	23,661,663
Mr. Ashwini Omprakash Kumar	47,253,736	36,436,005
<b>Issue of Equity Shares Under ESOPS Schemes</b>		
- Gagan Banga	-	14,403,395
- Ajit Kumar Mittal	37,196,510	1,189,780
Related Party relationships as given above are as identified by the Company.		

## 35. Earnings Per Equity Share (EPS):

Earnings Per Equity Share (EPS) as per Accounting Standard (AS)-20 "Earnings Per Share".

The basic earnings per share is computed by dividing the net profit attributable to Equity Shareholders for the year by the weighted average number of Equity Shares outstanding during the year. Diluted earnings per share are computed using the weighted average number of Equity Shares and also the weighted average number of Equity Shares that could have been issued on the conversion of all dilutive potential Equity Shares. The dilutive potential Equity Shares are adjusted for the proceeds receivable, had the shares been actually issued at fair value.

# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

Dilutive potential Equity Shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The number of Equity Shares and potential diluted Equity Shares are adjusted for potential dilutive effect of Employee Stock Option Plan as appropriate. Potential dilutive Equity Shares on account of Share warrants are not adjusted being anti dilutive in nature.

(Amount ₹)

Particulars	For the Year ended March 31, 2016	For the Year ended March 31, 2015
Profit available for Equity Shareholders (₹)	23,447,329,839	19,011,032,870
Weighted average number of Shares used in computing Basic earnings per share (Nos.)	391,814,413	345,960,231
Add: Potential number of Equity Share that could arise on exercise of Share Warrants and Employee Stock Options (Nos.)	7,293,625	10,350,596
Weighted average number of Shares used in computing Diluted earnings per share (Nos.)	399,108,038	356,310,827
Face Value of Equity Shares (₹)	2.00	2.00
Basic Earnings Per Equity Share (₹)	59.84	54.95
Diluted Earnings Per Equity Share (₹)	58.75	53.36

36. In respect of amounts as mentioned under Section 205C of the Companies Act, 1956, there were no dues required to be credited to the Investor Education and Protection Fund as on March 31, 2016.
37. The Company has entered into various agreements for the assignment/securitisation of loans with assignees, wherein it has assigned/securitised a part of its secured loan portfolio amounting to ₹ 140,777,859,647 upto March 31, 2016 (₹ 108,924,903,442 upto March 31, 2015), being the principal value outstanding as on the date of the deals that are outstanding as on the Balance Sheet date.

The Company assigned/securitized various loan portfolios to banks and/or other institutions which are derecognised in the books of accounts of the Company in terms of accounting policy mentioned in Significant Accounting policies in Note 1 (ix) above and residual income on these Loans is being recognised over the life of the underlying loans and not on an upfront basis.

38. The Board of Directors at their meeting held on April 27, 2012 had approved the Scheme of Arrangement involving the merger of Indiabulls Financial Services Limited (IBFSL, the Holding Company) with the Company in terms of the provisions of Sections 391 to 394 of the Companies Act, 1956 (the "Scheme of Arrangement"). The Appointed Date of the proposed merger fixed under the Scheme of Arrangement was April 1, 2012. The Hon'ble High Court of Delhi, vide its Order dated December 12, 2012, received by the Company on February 8, 2013, approved the Scheme of Arrangement (Order). In terms of the Court approved Scheme of Arrangement, with the filing of the copy of the Order, on March 8, 2013 with the office of ROC, NCT of Delhi & Haryana (the Effective Date), IBFSL, as a going concern, stands amalgamated with IBHFL with effect from the Appointed Date, being April 1, 2012 (Under the Accounting Standard 14 - Pooling of interest method). Consequent to the Scheme of Arrangement becoming effective, the Board of Directors of the Company, at their meeting held on March 25, 2013, issued and allotted –
- 312,511,167 Equity Shares of ₹ 2 each of the Company,
  - 27,500,000 Warrants of the Company (against the listed warrants of IBFSL), and
  - 20,700,000 Warrants of the Company (against the unlisted warrants of IBFSL held by certain promoter group entities and Key Management Personnel of IBFSL)



# Notes

forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2016 (Contd...)

to the Equity Shareholders / Warrants holders of IBFSL, against their holdings in such Equity Shares / Warrants, as on March 20, 2013 i.e. the record date fixed by IBFSL in this regard. The issue of Equity Shares / warrants by the Company was in terms of the share exchange ratio as mentioned in the Court approved Scheme of Arrangement. The Company is in the process of getting its Shares and Warrants (issued in lieu of listed warrants of IBFSL) listed with National Stock Exchange of India Limited and BSE Limited, for which the necessary applications are being finalised to be filed with the Stock Exchanges.

**39.** The Board of Directors of Indiabulls Finance Company Private Limited ("IFCPL") and Indiabulls Commercial Credit Limited ("ICCL") (formerly Indiabulls Infrastructure Credit Limited) (both being wholly owned subsidiaries of the Company)) at their meeting held on April 16, 2015 had approved, the merger of IFCPL, on an ongoing basis, into ICCL, pursuant to and in terms of the provisions of Section 391 – 394 of the Companies Act, 1956, as amended from time to time. The appointed date of the proposed merger fixed under the Scheme was April 01, 2015. The Hon'ble High Court of Delhi, vide its order dated March 15, 2016, received by the Company on March 31, 2016, approved the Scheme (Order). In terms of the court approved Scheme, with the filing of the copy of the Order, on March 31, 2016 with the office of ROC, NCT of Delhi & Haryana (the Effective Date), the Scheme came into effect and IFCPL, as a going concern, stands amalgamated with ICCL with effect from the Appointed Date, being April 01, 2015. Subsequently the Board of Directors of ICCL, on March 31, 2016, issued and allotted 32,826,288 Equity Shares of ₹10 each of ICCL to the Company against its holding of 10,942,096 fully paid Equity Shares of ₹ 10/- each of IFCPL, in the ratio of 3:1 i.e the Share Exchange Ratio, fixed under the Scheme.

**40.** Previous Year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosures.

For and on behalf of the Board of Directors

**Sameer Gehlaut**  
Chairman / Whole Time Director  
DIN : 00060783

**Gagan Banga**  
Vice Chairman / Managing Director  
DIN : 00010894

**Ashwini Omprakash Kumar**  
Whole Time Director  
DIN : 03341114

**Mukesh Garg**  
CFO

**Amit Jain**  
Company Secretary

Mumbai, April 25, 2016



# Independent Auditor's Report

TO THE MEMBERS OF INDIABULLS HOUSING FINANCE LIMITED

## REPORT ON THE STANDALONE FINANCIAL STATEMENTS

We have audited the accompanying standalone financial statements of INDIABULLS HOUSING FINANCE LIMITED ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2016, the Statement of Profit and Loss and the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

## MANAGEMENT'S RESPONSIBILITY FOR THE STANDALONE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards prescribed under section 133 of the Act, as applicable.

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 judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

## AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these standalone financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder and the Order under section 143 (11) of the Act.

We conducted our audit of the standalone financial statements in accordance with the Standards on

Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

## OPINION

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31<sup>st</sup> March, 2016, and its profit and its cash flows for the year ended on that date.

## REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by Section 143 (3) of the Act, we report that:
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.



- c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards prescribed under section 133 of the Act, as applicable.
  - e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2016 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2016 from being appointed as a director in terms of Section 164 (2) of the Act.
  - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
  - g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
    - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements-- Refer Note 29(a), (b) and (d) to the financial statements;
    - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, on long-term contracts including derivative contracts- Refer Note 26(1) to the financial statements.
    - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

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

A. Siddharth  
Partner  
(Membership No. 31467)  
MUMBAI, 25<sup>th</sup> April, 2016

# Annexure A to the Independent Auditor's Report (Referred to in paragraph (f) under 'Report on Other Legal and Regulatory Requirements' of our report of even date)

## Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of INDIABULLS HOUSING FINANCE LIMITED ("the Company") as of 31<sup>st</sup> March, 2016 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

### MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

### AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

### MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.



## **INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

## **OPINION**

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial

controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March, 2016, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

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

A. Siddharth  
Partner  
(Membership No. 31467)  
MUMBAI, 25<sup>th</sup> April, 2016

## Annexure B to the Independent Auditor's Report

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- i. a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- b) The Company has a program of verification of fixed assets to cover all the items in a phased manner over a period of three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program, certain fixed assets were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
- c) According to the information and explanations given to us and the records examined by us and based on the examination of the registered sale deed / conveyance deed provided to us, we report that, the title deeds, comprising all the immovable properties of land and buildings which are freehold, are held in the name of the Company as at the balance sheet date, except the following:
1. Freehold land located at Lal Dora Village. of Bijwasan, New Delhi, having carrying amount of ₹ 1,131,270 as at 31<sup>st</sup> March, 2016, mortgaged as security towards Secured Non-Convertible Debentures issued by the Company.
  2. Freehold land located at District. Mehsana, Ahmedabad, having carrying amount of ₹ 912,000 as at 31<sup>st</sup> March, 2016, mortgaged as security towards Secured Non-Convertible Debentures issued by the Company.
- wherein, the title deeds are in the name of Indiabulls Financial Services Limited, (erstwhile Holding Company) that was merged with the Company under Section 391 to 394 of the Companies Act, 1956 in terms of the approval of the Honorable High Court of judicature.
- Further, based on the information and explanations given to us, immovable property consisting of a freehold land and a flat (building) whose title deeds have been mortgaged as security towards Secured Non-Convertible Debentures issued by the Company and are held in the name of the Company.
- ii. The Company does not have any inventory and hence reporting under clause (ii) of the Order is not applicable.
- iii. The Company has not granted any loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013.
- iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of grant of loans, making investments and providing guarantees and securities, as applicable. The Company being a housing finance company, nothing contained in section 186, except sub-section (1), shall apply.
- v. According to the information and explanations given to us, the Company has not accepted any deposit from the public during the year within the meaning of Sections 73 to 76 or any other relevant provisions of the Companies Act, 2013.
- vi. Having regard to the nature of the Company's business / activities, reporting under clause (vi) of the Order pertaining to maintenance of cost records is not applicable.
- vii. According to the information and explanations given to us, in respect of statutory dues:
- a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Service Tax, cess and other material statutory dues applicable to it to the appropriate authorities. During the year, there were no dues payable in respect of Sales Tax, Value Added Tax, Customs Duty and Excise Duty.
  - b) There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Service Tax, cess and other material statutory dues in arrears as at 31<sup>st</sup> March, 2016 for a period of more than six months from the date they became payable.
- viii. In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings to financial institutions, banks and dues to debenture



c) Details of dues of Income-tax and Value Added Tax which have not been deposited as on 31<sup>st</sup> March, 2016 on account of disputes are given below:

Name of Statute	Nature of Dues	Forum where Dispute is Pending	Period to which the Amount Relates	Amount Involved (₹)	Amount Unpaid (₹)
The Income- Tax Act, 1961	Disallowance u/s. 14A	Income Tax Appellate Tribunal	Year ended 31 <sup>st</sup> March, 2008	2,414,210	2,414,210
The Income- Tax Act, 1961	Disallowance u/s. 14A	Income Tax Appellate Tribunal	Year ended 31 <sup>st</sup> March, 2009	12,301,239	12,301,239
The Income- Tax Act, 1961	Disallowance u/s. 14A	Income Tax Appellate Tribunal	Year ended 31 <sup>st</sup> March, 2011	12,737,519	12,737,519
The Income- Tax Act, 1961	Disallowance u/s. 14A and 32(1)	Commissioner of Income tax (Appeals)	Year ended 31 <sup>st</sup> March, 2012	11,625,706	11,625,706
The Rajasthan Value Added Tax Act, 2003	Disallowance u/s. 25, 55, 56 & 61	Rajasthan High Court	Year ended 31 <sup>st</sup> March, 2008 to 31 <sup>st</sup> October, 2012	14,505,873	8,274,804
The Rajasthan Value Added Tax Act, 2003	Disallowance u/s. 25, 55 & 61	The Appellate Authority – II, Commercial Taxes, Jaipur	From 01 <sup>st</sup> November, 2012 to 31 <sup>st</sup> December, 2014	1,240,200	768,000

holders. During the year the Company has not taken any loans or borrowings from Government.

- ix. According to information and explanation given to us, term loans have been applied by the Company during the year for the purposes for which they were raised other than temporary deployment pending application of proceeds. During the year, the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments).
- x. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no fraud on the Company by its officers or employees has been noticed or reported during the year.
- xi. In our opinion and according to the information and explanations given to us, the Company has paid / provided managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act, 2013.
- xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- xiii. In our opinion and according to the information and explanations given to us the Company is in compliance with Section 188 and 177 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions

have been disclosed in the financial statements etc. as required by the applicable accounting standards.

- xiv. During the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiv) of the Order is not applicable to the Company.
- xv. In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or persons connected with him and hence provisions of section 192 of the Companies Act, 2013 are not applicable.
- xvi. The Company is not required to be registered under section 45-I of the Reserve Bank of India Act, 1934.

For DELOITTE HASKINS & SELLS LLP

Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

A. Siddharth

Partner

(Membership No. 31467)  
MUMBAI, 25<sup>th</sup> April, 2016



# Balance Sheet

of Indiabulls Housing Finance Limited as at March 31, 2016

(Amount ₹)

Particulars	Note No.	As at March 31, 2016	As at March 31, 2015
<b>I. EQUITY AND LIABILITIES</b>			
<b>(1) Shareholders' Funds</b>			
Share capital	3	842,583,924	711,128,932
Reserves and surplus	4	104,195,691,308	64,211,026,473
<b>(2) Non-current Liabilities</b>			
Long-term borrowings	6	351,379,233,854	286,332,253,124
Deferred tax liabilities (Net)	7	812,419,702	24,008,447
Other long-term liabilities	8	1,540,682,457	2,389,230,698
Long-term provisions	9	6,726,006,607	4,719,649,369
<b>(3) Current Liabilities</b>			
Short-term borrowings	10	136,608,168,796	104,914,777,827
Trade payables	11		
(A) Total outstanding dues of micro enterprises and small enterprises; and		-	-
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises		90,060,114	31,598,906
Other current liabilities	12	146,756,465,050	85,254,593,458
Short-term provisions	13	2,058,513,412	2,837,809,597
<b>Total</b>		<b>751,009,825,224</b>	<b>551,426,076,831</b>
<b>II. ASSETS</b>			
<b>(1) Non-current assets</b>			
Fixed Assets	14		
(A) Tangible Assets		633,148,594	506,797,002
(B) Intangible Assets		19,398,553	9,210,264
Non current investment	15	14,568,872,539	7,493,155,897
Long-term loans and advances	16	523,069,725,627	389,953,977,778
Other non-current assets	17	3,943,802,202	3,505,216,293
<b>(2) Current assets</b>			
Current investments	18	97,910,735,546	59,820,144,987
Trade receivables	19	13,287,005	14,183,167
Cash and cash equivalents	20	27,119,252,801	32,928,893,792
Short-term loans and advances	21	77,456,313,480	52,217,026,793
Other current assets	22	6,275,288,877	4,977,470,858
<b>Total</b>		<b>751,009,825,224</b>	<b>551,426,076,831</b>
Notes forming part of the financial statements	1 - 41		

In terms of our report attached  
For **Deloitte Haskins & Sells LLP**  
Chartered Accountants

For and on behalf of the Board of Directors

**A. Siddharth**  
Partner

**Sameer Gehlaut**  
Chairman/ Whole Time  
Director  
DIN : 00060783

**Gagan Banga**  
Vice Chairman /  
Managing Director  
DIN : 00010894

**Ashwini Omprakash Kumar**  
Whole Time Director  
DIN : 03341114

**Mukesh Garg**  
CFO  
Mumbai, April 25, 2016

**Amit Jain**  
Company Secretary

Mumbai, April 25, 2016



# Statement of Profit and Loss

of Indiabulls Housing Finance Limited for the year ended March 31, 2016

(Amount ₹)

Particulars	Note No.	For the Year ended March 31, 2016	For the Year ended March 31, 2015
(1) Revenue from operations	23	79,329,344,758	62,321,266,715
(2) Other Income	24	9,089,869,345	9,072,164,392
(3) Total Revenue (1 + 2)		<b>88,419,214,103</b>	<b>71,393,431,107</b>
(4) EXPENSES			
Employee benefits expense	25	3,686,296,617	2,792,773,663
Finance costs	26	48,424,107,594	38,435,037,705
Depreciation and amortisation expense	14	193,714,873	180,120,868
Other expenses	27	5,582,833,838	4,653,875,614
<b>Total Expenses</b>		<b>57,886,952,922</b>	<b>46,061,807,850</b>
(5) Profit Before Tax (3-4)		<b>30,532,261,181</b>	<b>25,331,623,257</b>
(6) Tax expense			
Current tax expense		7,343,539,884	5,887,886,824
Less: MAT Credit Entitlement		540,928,519	971,484,007
Net Current Tax expense		6,802,611,365	4,916,402,817
Deferred tax charge (net)	7	788,411,255	632,946,675
<b>Total Tax expense</b>		<b>7,591,022,620</b>	<b>5,549,349,492</b>
(7) Profit for the Year (5-6)		<b>22,941,238,561</b>	<b>19,782,273,765</b>
(8) Earnings per Equity share:	33		
Basic		58.55	57.18
Diluted		57.48	55.52
Face value per Equity share		2.00	2.00
Notes forming part of the financial statements	1 - 41		

In terms of our report attached  
For **Deloitte Haskins & Sells LLP**  
Chartered Accountants

**A. Siddharth**  
Partner

Mumbai, April 25, 2016

For and on behalf of the Board of Directors

**Sameer Gehlaut**  
Chairman/ Whole Time  
Director  
DIN : 00060783

**Mukesh Garg**  
CFO  
Mumbai, April 25, 2016

**Gagan Banga**  
Vice Chairman /  
Managing Director  
DIN : 00010894

**Amit Jain**  
Company Secretary

**Ashwini Omprakash Kumar**  
Whole Time Director  
DIN : 03341114

# Cash Flow Statement

of Indiabulls Housing Finance Limited for the year ended March 31, 2016

(Amount ₹)

	For the Year ended March 31, 2016	For the Year ended March 31, 2015
<b>A. Cash flows from operating activities :</b>		
Profit before tax	30,532,261,181	25,331,623,257
Adjustments for:		
Employee Stock Compensation	3,366,850	4,465,736
Provision for Gratuity, Compensated Absences and Superannuation Expense	258,913,842	274,138,234
Provision for Loan Assets	2,187,431,118	2,768,618,195
Contingent Provisions against Standard Assets	1,144,500,000	-
Depreciation and Amortisation	193,714,873	180,120,868
Bad debts /Advances written off	946,862,635	1,144,206,890
Loss on sale of Fixed Assets	755,172	4,220,549
Unrealised gain on Mutual Fund Investments (Current Investments) (Net)	(1,720,634,586)	(1,415,285,819)
Operating Profit before working capital changes	33,547,171,085	28,292,107,910
Adjustments for:		
Trade and Other Receivables	(5,882,164,276)	(4,293,814,555)
Loans and Advances	(157,021,058,821)	(106,211,387,341)
Trade Payables and other liabilities (Refer Note 2 below)	13,349,103,870	4,392,082,299
Cash (used in) operations	(116,006,948,142)	(77,821,011,687)
Income taxes paid (Net)	(7,834,589,491)	(6,768,561,084)
<b>Net cash (used in) operating activities</b>	<b>(123,841,537,633)</b>	<b>(84,589,572,771)</b>
<b>B. Cash flows from investing activities</b>		
Purchase of Fixed Assets	(332,322,170)	(309,949,868)
Sale of Fixed Assets	1,312,243	13,987,419
Movement in Capital Advances	1,115,757,780	498,782
Proceeds from / (Investment in) deposit accounts	449,365,272	(590,098,066)
Investments in Subsidiaries / Long term Investments	(7,075,716,642)	(1,472,100,671)
Proceeds from / (Investments in) Mutual Funds / Other Current Investments (Net)	(43,841,055,800)	(18,559,048,927)
<b>Net cash (used in) investing activities</b>	<b>(49,682,659,317)</b>	<b>(20,916,711,331)</b>
<b>C. Cash flows from financing activities</b>		
Proceeds from Issue of Equity Share through ESOPs (Including Securities Premium)	715,212,482	63,153,270
Proceeds from Conversion of Share Warrants (Including Securities Premium)	1,494,832,500	4,692,667,500
Proceeds from Qualified Institutional Placement(Including Securities Premium) (Net)	39,291,719,457	-
Distribution of Equity Dividends (including Corporate Dividend Tax thereon)	(21,423,492,594)	(14,043,654,154)
Debenture issue expenses	(311,094,068)	(241,279,120)
(Loan to) / Repayment from Subsidiary Companies	(584,700,000)	3,700,900,000
Proceeds from Term loans (Net)	49,616,035,046	69,323,776,738
Proceeds from / (Repayment of) Commercial Papers (Net)	20,040,000,000	(4,570,000,000)
Net proceeds from Issue of Secured Redeemable Non-Convertible Debentures	67,133,832,580	38,223,482,187
Net proceeds from issue of Subordinated Debt	1,731,500,000	150,000,000
Net proceeds from Working capital loans	3,100,000,000	4,800,000,000
<b>Net cash flows from financing activities</b>	<b>160,803,845,403</b>	<b>102,099,046,421</b>



# Cash Flow Statement

of Indiabulls Housing Finance Limited for the year ended March 31, 2016 (Contd...)

<b>D. Net Decrease in cash and cash equivalents ( A+B+C )</b>	<b>(12,720,351,547)</b>	<b>(3,407,237,681)</b>
<b>E. Cash and cash equivalents at the beginning of the year</b>	<b>61,906,036,960</b>	<b>65,313,274,641</b>
<b>F. Cash and cash equivalents at the end of the year (D + E) (Refer Note 5 below)</b>	<b>49,185,685,413</b>	<b>61,906,036,960</b>

## NOTES:

- The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Accounting Standard (AS) - 3 on 'Cash Flow Statements'.
- Trade payables and other liabilities include ₹ 2,214,983,305 (Previous Year ₹ 2,099,375,285) being amount payable (net) on assigned loans. (Refer Note 12)
- Margin Deposits of ₹ 5,494,095,137 (Previous Year ₹ 6,319,694,789) have been placed as collateral for Assignment deals on which assignees have a paramount lien. (Refer Note 17 & 20)
- Deposits of ₹ 821,637,470 (Previous Year ₹ 445,403,090) are under lien with Bank. (Refer Note 20)
- Cash and cash equivalents at the end of the year include:

Cash and cash equivalents (Refer Note 20)	27,119,252,801	32,928,893,792
Other Current Investments considered as temporary deployment of funds (Refer Note 18)	25,809,914,422	33,281,014,250
	<b>52,929,167,223</b>	<b>66,209,908,042</b>
Less: In deposit accounts held as margin money and deposits under lien	3,743,481,810	4,303,871,082
Cash and cash equivalents as restated	<b>49,185,685,413</b>	<b>61,906,036,960</b>

- Unclaimed Dividend account balances in designated bank accounts are not available for use by the Company. (Refer Note 20)
- Previous Year's figures are regrouped wherever considered necessary to conform with Current Year's groupings and classification.

In terms of our report attached  
For **Deloitte Haskins & Sells LLP**  
Chartered Accountants

**A. Siddharth**  
Partner

Mumbai, April 25, 2016

For and on behalf of the Board of Directors

**Sameer Gehlaut**  
Chairman/ Whole Time  
Director  
DIN : 00060783

**Mukesh Garg**  
CFO  
Mumbai, April 25, 2016

**Gagan Banga**  
Vice Chairman /  
Managing Director  
DIN : 00010894

**Amit Jain**  
Company Secretary

**Ashwini Omprakash Kumar**  
Whole Time Director  
DIN : 03341114

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016

## (1) Significant Accounting Policies

- (i) **Basis of Accounting:**  
The financial statements are prepared under the historical cost convention on an accrual basis in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) and Accounting Standards (AS) under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act") / Companies Act, 1956 ("the 1956 Act") as applicable. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.
- (ii) **Use of Estimates:**  
The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) as of the date of the financial statements and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.
- (iii) **Prudential Norms:**  
The Company follows The Housing Finance Companies (NHB) Directions, 2010 ("NHB Directions, 2010") as amended from time to time, in respect of income recognition, income from investments, accounting of investments, asset classification, disclosures in the Balance Sheet and provisioning. Accounting Standards (AS) and Guidance Notes issued by The Institute of Chartered Accountants of India ("ICAI") are followed insofar as they are not inconsistent with the NHB Directions, 2010.
- (iv) **Revenue Recognition:**  
Interest Income from financing and investing activities and others is recognised on an accrual basis. In terms of the NHB Directions, 2010, interest income on Non-performing assets ('NPAs') is recognised only when it is actually realised.  
Processing Fees in respect of loans given is recognised on log in / disbursement as per the terms of the contract.  
Income from Fee Income from Services is recognised on an accrual basis.  
Commission on insurance policies sold is recognised when the Company under its agency code sells the insurance policies and when the same is accepted by the principal insurance company.
- Additional interest/overdue charges is recognised on realisation basis.  
Repayment of loans is as stipulated in the respective loan agreements or by way of Equated Monthly Installments (EMI's) comprising principal and interest. EMIs commence generally once the entire loan is disbursed however on request of customer it commences even before the entire loan is disbursed. In case of pending commencement of EMIs, Pre-EMI interest is payable every month and accounted for on accrual basis.  
Dividend income on Equity Shares is recognised when the right to receive the dividend is unconditional as at the Balance Sheet date. In terms of the Housing Finance Companies (NHB) Directions 2010, Dividend Income on units of Mutual Fund(s) held by the Company are recognised on cash basis as per the NHB Directions, 2010.  
The net gain / loss on account of Investments in Debentures / Bonds / Certificate of Deposit / Commercial papers and Government Securities is recognised on trade date basis. Interest Income is recognised on accrual basis.
- (v) **Securitisation / Assignment of Loan portfolio:**  
Derecognition of loans assigned/secured in the books of the Company, recognition of gain / loss arising on securitisation /assignment and accounting for credit enhancements provided by the Company is based on the guidelines issued by The Institute of Chartered Accountants of India.  
Derecognition of loans assigned / securitised in the books of the Company is based on the principle of surrender of control over the loans resulting in a "true sale" of loans.  
Residual income on Assignment / Securitisation of Loans is recognised over the life of the underlying loans and not on an upfront basis.  
Credit enhancement in the form of cash collateral, if provided by the Company, by way of deposits and pass through certificates included under Cash and cash equivalents / Non-current Assets / Investments, as applicable.
- (vi) **Fixed Assets:**  
(a) **Tangible Assets:**  
Tangible fixed assets are stated at cost, net of tax / duty credits availed, less accumulated depreciation / impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition and installation.  
(b) **Intangible Assets:**  
Intangible assets are stated at cost, net of tax / duty credits availed, less accumulated amortisation /



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition.

(vii) **Depreciation and Amortisation:**

Depreciation on tangible fixed assets is provided on straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013, except for Vehicles:

Vehicles are amortised on a straight line basis over a period of five years from the date when the assets are available for use. The life has been assessed based on past usage experience and considering the change in technology.

Depreciation on additions to fixed assets is provided on a pro-rata basis from the date the asset is put to use. Leasehold improvements are amortised over the period of Lease. Depreciation on sale / deduction from fixed assets is provided for up to the date of sale / deduction, as the case may be.

Assets costing less than ₹ 5,000 each are fully depreciated in the year of capitalisation.

Intangible assets consisting of Software are amortised on a straight line basis over a period of four years from the date when the assets are available for use.

(viii) **Impairment of Assets:**

The Company assesses at each Balance Sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. The recoverable amount is the higher of an asset's net selling price and its value in use. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the Statement of Profit and Loss. If at the Balance Sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount.

(ix) **Taxes on Income:**

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act, 1961 and other applicable tax laws.

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which during the specified period gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing

evidence that the Company will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the Company.

Deferred tax is recognised on all timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws substantively enacted as at the Balance Sheet date, to the extent that the timing differences are expected to crystallise / capable of reversal in one or more subsequent periods.

Deferred Tax Assets are recognised where realisation is reasonably certain whereas in case of carried forward losses or unabsorbed depreciation, deferred tax assets are recognised only if there is virtual certainty of realisation backed by convincing evidence that there will be sufficient future taxable income available to realise such assets. Deferred Tax Assets are reviewed for the appropriateness of their respective carrying values at each Balance Sheet date.

Current and deferred tax relating to items directly recognised in reserves are recognised in reserves and not in the Statement of Profit and Loss.

(x) **Share/Debenture Issue Expenses and Premium/Discount on Issue:**

Share / Debenture issue expenses, net of tax, are adjusted against the Securities Premium Account, as permissible under Section 52(2) of the Companies Act, 2013, to the extent of balance available and thereafter, the balance portion is charged to the Statement of Profit and Loss, as incurred. Premium / Discount on Issue of debentures, net of tax, are adjusted against the Securities Premium Account, as permissible under 52(2) of the Companies Act, 2013, to the extent of balance available and thereafter, the balance portion is charged to the Statement of Profit and Loss, as incurred.

(xi) **Investments:**

Investments are classified as long term and current investments. Long term investments are carried individually at cost less provision, if any, for diminution other than temporary in the value of such investments. In terms of NHB Directions, 2010, quoted Current investments are valued at lower of cost or market value. Unquoted current investments in units of Mutual Funds are valued as per Net Asset Value of the Plan. Provision for diminution in value of investments is made in accordance with the NHB



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

Directions, 2010 and Accounting Standard (AS) - 13 'Accounting for Investments'.

(xii) **Employee benefits:**

The Company's contribution to Provident Fund and Employee State Insurance Scheme are considered as defined contribution plans and are charged as an expense based on the amount of contribution required to be made and when services are rendered by the employees. The Company has unfunded defined benefit plans as Compensated Absences and Gratuity for all eligible employees, the liability for which is determined on the basis of an actuarial valuation at the end of the year using the 'Projected Unit Credit Method'. Actuarial gains and losses comprise experience adjustments and the effects of changes in actuarial assumptions and are recognised in the Statement of Profit and Loss as income or expenses, as applicable. Superannuation (Pension & Medical coverage) payable to a Director on retirement is actuarially valued at the end of the year using the Projected Unit Credit Method. Actuarial gains and losses comprise experience adjustments and the effects of change in actuarial assumptions and are recognised in the Statement of Profit and Loss as income or expenses as applicable.

(xiii) **Commercial Papers:**

The liability is recognised at the face value of the Commercial Paper at the time of its issue. The discount on issue of Commercial Papers is amortised over the tenure of the instrument.

(xiv) **Borrowing Costs:**

Borrowing costs that are attributable to the acquisition, construction or production of qualifying assets are capitalised as part of cost of the asset. Ancillary costs in connection with long-term external commercial borrowings are amortised to the Statement of Profit and Loss over the tenure of the loan. All other borrowing costs are charged to the Statement of Profit and Loss.

(xv) **Deferred Employee Stock Compensation Cost:**

Deferred employee stock compensation cost for stock options are recognised on the basis of generally accepted accounting principles and are measured by the difference between the intrinsic value of the Company's shares of stock options at the grant date and the exercise price to be paid by the option holders. The compensation expense is amortised over the vesting period of the options. The fair value of options for disclosure purpose is measured on the basis of a valuation certified by an independent firm of Chartered Accountants in respect of stock options granted.

(xvi) **Leases:**

In case of assets taken on operating lease, the lease rentals are charged to the Statement of Profit and Loss on a straight line basis in accordance with Accounting Standard (AS) 19 – Leases.

(xvii) **Segment reporting:**

The Company identifies primary segments based on the dominant source, nature of risks and returns and the internal organisation and management structure. The operating segments are the segments for which separate financial information is available and for which operating profit/loss amounts are evaluated regularly by the Management in deciding how to allocate resources and in assessing performance. Revenue, expenses, assets and liabilities which relate to the Company as a whole and are not allocable to segments on reasonable basis have been included under "unallocated revenue / expenses / assets / liabilities.

(xviii) **Derivative Transactions:**

The Company has entered into Interest Rate Swap (IRS), Cross Currency Swaps (CCS), Forward Contracts (FC) and Foreign Currency Options (FCO). All outstanding IRS, CCS, FC contracts and FCO contracts are marked-to-market as at the year end. Losses are recognised in the Statement of Profit and Loss based on category of contracts and gains towards category of contracts are ignored, in line with the Announcement made by the ICAI dated March 29, 2008. Any profit/loss arising on cancellation/unwinding of IRS, CCS, FC contracts and FCO contract are recognised as income or expenses for the period. Premium / discount on IRS / CCS / FC / FCO contract which are not intended for trading or speculation purposes, are amortised over the period of the contracts if such contracts relate to monetary items as at the Balance Sheet date, except in case where they relate to the acquisition or construction of fixed assets, in which case, they are adjusted to the carrying cost of such assets.

(xix) **Foreign Currency Transactions and Translations:**

- i. Transactions denominated in foreign currencies are recorded at the exchange rates prevailing on the date of transaction.
- ii. Monetary items denominated in foreign currencies at the year end are translated at year end rates. In case of Forward Foreign Exchange Contract (FEC), the difference between the year-end rate and the rate on the date of the contract is recognised as exchange difference and the premium on such forward contracts is recognised over the life of the forward



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

contract. Any profit/loss arising on cancellation or renewal of forward contract is recognised as income or expense for the period in which such cancellation or renewal is made.

- iii. Non monetary foreign currency items are carried at cost.
- iv. Exchange differences arising on settlement / restatement of short-term foreign currency monetary assets and liabilities of the Company are recognised as income or expense in the Statement of Profit and Loss.
- v. The exchange differences arising on settlement / restatement of long-term monetary items which do not relate to acquisition of depreciable fixed assets are amortised over the maturity period / upto the date of settlement of such monetary items, whichever is earlier, and charged to the Statement of Profit and Loss. The unamortised exchange differences are carried in the Balance Sheet as "Foreign Currency Monetary Item Translation Difference Account" net of the tax effect thereon, where applicable.

**(xx) Provisions, Contingent Liabilities and Contingent Assets:**

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. Contingent liability is disclosed for (1) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or (2) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation can not be made. Contingent Assets are not recognised in the financial statements.

**(2) Corporate Information:**

The Board of Directors of Indiabulls Housing Finance Limited (100% subsidiary of "IBFSL") and Indiabulls Financial Services Limited ("IBFSL", "Erstwhile Holding Company") at their meeting held on April 27, 2012 had approved the Scheme of Arrangement involving the reverse merger of IBFSL with the Company in terms of the provisions of Sections 391 to 394 of the Companies Act, 1956 (the "Scheme of Arrangement"). The Appointed Date of the proposed

merger fixed under the Scheme of Arrangement was April 1, 2012. The Hon'ble High Court of Delhi, vide its Order dated December 12, 2012, received by the Company on February 8, 2013, approved the Scheme of Arrangement. In terms of the Court approved Scheme of Arrangement, with the filing of the copy of the Order, on March 8, 2013, with the office of ROC, NCT of Delhi & Haryana (the Effective Date), IBFSL, as a going concern, stands amalgamated with IBHFL with effect from the Appointed Date, being April 1, 2012.

Indiabulls Financial Services Limited ( "IBFSL") was incorporated on January 10, 2000 as a Private Limited Company. On March 30, 2001, the Company was registered under Section 45-IA of the Reserve Bank of India (RBI) Act, 1934 to carry on the business of a Non-Banking Financial Company. The Company was converted into a public limited Company pursuant to Section 44 of the Companies Act, 1956 on February 03, 2004.

Indiabulls Housing Finance Limited ("the Company") ("IBHFL") was incorporated on May 10, 2005. On December 28, 2005 the Company was registered under Section 29A of the National Housing Bank Act, 1987 to commence / carry on the business of a Housing Finance Institution without accepting public deposits. The Company is required to comply with provisions of the National Housing Bank Act, 1987, the Housing Finance Companies (NHB) Directions, 2010 and other guidelines / instructions / circulars issued by the National Housing Bank from time to time.

The Company is engaged in the business to provide finance and to undertake all lending and finance to any person or persons, co-operative society, association of persons, body of individuals, companies, institutions, firms, builders, developers, contractors, tenants and others either at interest or without and/or with or without any security for construction, erection, building, repair, remodeling, development, improvement, purchase of houses, apartments, flats, bungalows, rooms, huts, townships and / or other buildings and real estate of all descriptions or convenience there on and to equip the same or part thereof with all or any amenities or conveniences, drainage facility, electric, telephonic, television, and other installations, either in total or part thereof and /or to purchase any free hold or lease hold lands, estate or interest in any property and such other activities as may be permitted under the Main Objects of the Memorandum of Association of the Company.

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## 3. SHARE CAPITAL

	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
<b>Authorised</b>		
3,000,000,000 (Previous Year 3,000,000,000) Equity Shares of face value ₹ 2 each	6,000,000,000	6,000,000,000
1,000,000,000 (Previous Year 1,000,000,000) Preference Shares of face value ₹ 10 each	10,000,000,000	10,000,000,000
<b>Issued, subscribed and fully paid up<sup>(i to vii)</sup></b>		
421,291,962 (Previous Year 355,564,466) Equity Shares of face value ₹ 2 each	842,583,924	711,128,932
The Company has only one class of Equity Shares of face value ₹ 2 each (Previous Year ₹ 2) each fully paid up. Each holder of Equity Shares is entitled to one vote per share. The final dividend proposed by the Board of Directors, if any, is subject to the approval of the Shareholders in the ensuing Annual General Meeting, if applicable.		
In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.		
	<b>842,583,924</b>	<b>711,128,932</b>

(i) Indiabulls Financial Services Limited ("Erstwhile Holding Company") had issued Global Depository Receipts (GDR's) which were transferred under the Scheme of Arrangement in financial year 2012-13. As at March 31, 2016 3,019,521 (Previous Year 723,461) GDR's were outstanding and were eligible for conversion into Equity Shares. The Company does not have information with respect to holders of these GDR's. Holders of Global Depository Receipts (GDRs) will be entitled to receive dividends, subject to the terms of the Deposit Agreement, to the same extent as the holders of Equity Shares, less the fees and expenses payable under such Deposit Agreement and any Indian tax applicable to such dividends. Holders of GDRs will not have voting rights with respect to the Deposited Shares. The GDRs may not be transferred to any person located in India including Indian residents or ineligible investors except as permitted by Indian laws and regulations.

(ii) 312,511,167 (Previous Year 312,511,167) equity Shares were allotted by the Company, for consideration other than cash to the shareholders of Erstwhile Holding Company pursuant to and in terms of the Scheme of Arrangement, approved by the Hon'ble High Court of Delhi vide its Order dated December 12, 2012, which came into effect on March 8, 2013 from the Appointed Date April 1, 2012. <sup>(Refer Note 39)</sup>

(iii) **Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the financial year:-**

Particulars	As at March 31, 2016 Equity Shares		As at March 31, 2015 Equity Shares	
	No. of shares	(Amount ₹)	No. of shares	(Amount ₹)
Opening Balance	355,564,466	711,128,932	334,042,443	668,084,886
Add: Equity Shares of ₹ 2 each issued during the year*	65,727,496	131,454,992	21,522,023	43,044,046
<b>Closing Balance</b>	<b>421,291,962</b>	<b>842,583,924</b>	<b>355,564,466</b>	<b>711,128,932</b>

\*Includes 2,149,424 (Previous Year 665,723) Equity Shares of ₹ 2 each issued during the year, under various ESOP Schemes aggregating to ₹ 4,298,848 (Previous Year ₹ 1,331,446), 6,643,700 (Previous Year 20,856,300) Equity Shares of ₹ 2 each issued during the year to eligible warrant holders<sup>(Refer Note 5(ii))</sup> against outstanding Share warrants aggregating to ₹ 13,287,400 (Previous Year ₹ 41,712,600) and 56,934,372 Equity Shares ₹ 2 each issued during the year (Previous Year ₹ Nil) under Qualified Institutions Placement<sup>(Refer Note 5(iii))</sup> aggregating to ₹ 113,868,744.



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## (iv) Shares held by Shareholders holding more than 5% shares

(Amount ₹)

	As at March 31, 2016	
	No. of Shares held	% of Holding
<b>Promoter<sup>(1)</sup></b>		
Mr. Sameer Gehlaut	37,601,278	8.93%
<b>Non - Promoters</b>		
Copthall Mauritius Investment Limited	22,101,194	5.25%
Europacific Growth Fund	26,207,577	6.22%

	As at March 31, 2015	
	No. of Shares held	% of Holding
<b>Promoter<sup>(1)</sup></b>		
Mr. Sameer Gehlaut	37,601,278	10.58%

- (1) To impart greater focus and undivided accountability at the leadership level and to rationalize operations of the diverse businesses of the Indiabulls group, so as to put the Company firmly on the growth path, the promoters, during the year 2014-15, had mutually decided to reorganize the management control of different group companies amongst themselves. As part of the restructuring, Mr. Sameer Gehlaut, Chairman of the Company and the entities promoted by him, namely, Orthia Land Development Private Limited, Orthia Developers Private Limited, Cleta Properties Private Limited, Cleta Buildtech Private Limited, Inuus Infrastructure Private Limited and Inuus Land Development Private Limited have continued as Promoters / Promoter Group / Persons acting in Concert with the promoters of the Company.

Further, with effect from July 18, 2014, Mr. Rajiv Rattan and the entities promoted by him, namely, Priapus Properties Private Limited, Priapus Real Estate Private Limited, Priapus Developers Private Limited, Priapus Constructions Private Limited and Mr. Saurabh Kumar Mittal and the entities promoted by him, namely, Hespera Infrastructure Private Limited, Hespera Properties Private Limited, Hespera Real Estate Private Limited, Hespera Realty Private Limited and Hespera Realcon Private Limited, have ceased to be the Promoters / Promoter Group / PACs with the promoters of the Company.

## (V) Employees Stock Options Schemes:

Indiabulls Financial Services Limited ("Erstwhile Holding Company") (Refer Note 39) and its erstwhile subsidiary, Indiabulls Credit Services Limited ("ICSL") had announced ESOS / ESOP schemes for its employees and the employees of its group companies wherein each option represents one Equity Share of the Company. The Company has adopted the ESOS / ESOP schemes in respect of its employees. A Compensation Committee constituted by the Board of Directors administers each of the plans.

### (a) Stock option schemes of the erstwhile Holding Company including schemes in lieu of stock options schemes of erstwhile fellow subsidiary Indiabulls Credit Services Limited transferred under the Court approved Scheme of Arrangement (Refer Note 39) :

S. No.	ERSTWHILE PLANS	NEW PLANS*
1	IBFSL - ICSL Employees Stock Option Plan - 2006	IHFL- IBFSL Employees Stock Option Plan - 2006
2	IBFSL - ICSL Employees Stock Option Plan II - 2006	IHFL - IBFSL Employees Stock Option Plan II - 2006
3	IBFSL - Employees Stock Option - 2008	IHFL - IBFSL Employees Stock Option - 2008

\*The name of the schemes have been revised by the approval of the Shareholders of the Company in the 8th Annual General Meeting held on July 1, 2013.

### (b) Indiabulls Housing Finance Limited Employees Stock Option Scheme-2013

The members of the Company at their Meeting dated March 6, 2013 approved the IHFL ESOS - 2013 scheme consisting of 39,000,000 stock options representing 39,000,000 fully paid up Equity Shares of ₹ 2 each of the Company to be issued in one or more tranches to eligible employees of the Company or to eligible employees of the subsidiaries / step down subsidiaries

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

of the Company. The Compensation Committee constituted by the Board of Directors of the Company has, at its meeting held on October 11, 2014, granted, 10,500,000 Stock Options representing an equal number of equity shares of face value of ₹ 2 each at an exercise price of ₹ 394.75, being the then latest available closing market price on the National Stock Exchange of India Ltd. as on October 10, 2014 following the intrinsic method of accounting as is prescribed in the Guidance Note issued by the Institute of Chartered Accountants of India on Accounting for Employees Share Based Payments ("the Guidelines"). As the options have been granted at intrinsic value, there is no employee stock compensation expense on account of the same. These options vest with effect from the first vesting date i.e. October 11, 2015, whereby the options vest on each vesting date as per the vesting schedule provided in the Scheme.

**(c) The other disclosures in respect of the ESOS / ESOP Schemes are as under:-**

Particulars	IHFL-IBFSL Employees Stock Option Plan – 2006	IHFL-IBFSL Employees Stock Option Plan II – 2006	IHFL-IBFSL Employees Stock Option – 2008	IHFL ESOS – 2013
Total Options under the Scheme	1,440,000	720,000	7,500,000	39,000,000
Options issued	1,440,000	720,000	7,500,000	10,500,000
Vesting Period and Percentage	Four years, 25% each year	Four years, 25% each year	Ten years, 15% First year, 10% for next eight years and 5% in last year	Five years, 20% each year
Vesting Date	1st April	1st November	8th December	12th October
Revised Vesting Period & Percentage	Eight years, 12% each year for 7 years and 16% during the 8th year	Nine years, 11% each year for 8 years and 12% during the 9th year	N.A.	N.A.
Exercise Price (₹)	41.67	100.00	95.95	394.75
Exercisable Period	4 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year (Nos.)	104,526	63,126	1,596,088	10,468,000
Regrant Addition	N.A	N.A	N.A	N.A
Regrant Date	N.A	N.A	N.A	N.A
Options vested during the year (Nos.)	44,334	21,753	417,300	2,088,400
Exercised during the year (Nos.)	45,414	13,464	357,731	1,706,375
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	576	3,240	9,438	75,600
Re-granted during the year	-	-	-	-
Outstanding at the end of the year (Nos.)	58,536	46,422	1,228,919	8,686,025
Exercisable at the end of the year (Nos.)	-	22,254	189,153	382,025
Remaining contractual Life (Weighted Months)	48	58	73	83

N.A - Not Applicable



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

Particulars	IHFL-IBFSL Employees Stock Option - 2008 - Regrant	IHFL-IBFSL Employees Stock Option - 2008 - Regrant	IHFL-IBFSL Employees Stock Option Plan - 2006 - Regrant	IHFL-IBFSL Employees Stock Option - 2008 - Regrant	IHFL-IBFSL Employees Stock Option Plan II - 2006 - Regrant
Total Options under the Scheme	N.A.	N.A.	N.A.	N.A.	N.A.
Options issued	N.A.	N.A.	N.A.	N.A.	N.A.
Vesting Period and Percentage	N.A.	N.A.	N.A.	N.A.	N.A.
Vesting Date	31st December	16th July	27th August	11th January	27th August
Revised Vesting Period & Percentage	Ten years, 10% for every year	Ten years, 10% for every year	Ten years, 10% for every year	Ten years, 10% for every year	Ten years, 10% for every year
Exercise Price (₹)	125.90	158.50	95.95	153.65	100.00
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year (Nos.)	37,440	123,450	237,000	10,700	131,400
Regrant Addition	N.A.	N.A.	N.A.	N.A.	N.A.
Regrant Date	December 31, 2009	July 16, 2010	August 27, 2009	January 11, 2011	August 27, 2009
Options vested during the year (Nos.)	6,840	19,440	39,500	1,500	21,900
Exercised during the year (Nos.)	3,600	19,640	-	3,200	-
Expired during the year (Nos.)	-	-	-	-	-
Cancelled during the year	-	-	-	-	-
Lapsed during the year	-	6,000	-	-	-
Re-granted during the year	N.A.	N.A.	N.A.	N.A.	N.A.
Outstanding at the end of the year (Nos.)	33,840	97,810	237,000	7,500	131,400
Exercisable at the end of the year (Nos.)	6,480	610	79,000	-	43,800
Remaining contractual Life (Weighted Months)	80	87	71	93	71

N.A - Not Applicable



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

The Fair value of the options as determined by an Independent firm of Chartered Accountants, which has been regranted by the Erstwhile Holding Company under the respective plans using the Black-Scholes Merton Option Pricing Model based on the following parameters are as under:-

Particulars	IHFL - IBFSL Employees Stock Option - 2008 Regrant	IHFL - IBFSL Employees Stock Option - 2008 Regrant	IHFL - IBFSL Employees Stock Option - 2006- Regrant	IHFL - IBFSL Employees Stock Option Plan II - 2006- Regrant	IHFL - IBFSL Employees Stock Option - 2008 Regrant	IHFL ESOS - 2013
Exercise price (₹)	125.90	158.50	95.95	100.00	153.65	394.75
Expected volatility*	99.61%	99.60%	75.57%	75.57%	99.60%	46.30%
Expected forfeiture percentage on each vesting date	Nil	Nil	Nil	Nil	Nil	Nil
Option Life (Weighted Average)	9.80 Years	9.80 Years	9.80 Years	9.80 Years	9.80 Years	5 Years
Expected Dividends yield	3.19%	2.89%	4.69%	4.50%	2.98%	10.00%
Weighted Average Fair Value (₹)	83.48	90.24	106.3	108.06	84.93	89.76
Risk Free Interest rate	7.59%	7.63%	7.50%	7.50%	7.63%	8.57%

\*The expected volatility was determined based on historical volatility data.

## Fair Value Methodology:

As all the other plans were issued based on the fair value of the options on the date of the grant, there is no impact of the same on the net profit and earnings per share. The IHFL - IBFSL Employees Stock Option Plan - 2008 (including re-grant) and IHFL ESOS - 2013, were issued at the Intrinsic value of the options on the date of the grant. Had the compensation cost for the stock options granted under IHFL - IBFSL Employees Stock Option Plan - 2008 (including re-grant) and IHFL ESOS - 2013, been determined based on the fair value approach, the Company's net profit and earnings per share would have been as per the pro forma amounts indicated below:-

Particulars	Year ended March 31, 2016 Amount (₹)	Year ended March 31, 2015 Amount (₹)
Net Profit available to Equity Share holders (as reported)	22,941,238,561	19,782,273,764
Less : Stock-based compensation expense determined under fair value based method: [Gross ₹ 1,293,285,915 (Previous Year ₹ 1,299,524,367)] (Pro forma)	353,167,962	220,592,739
Net Profit available to Equity Share holders (as per Pro forma)	22,588,070,599	19,561,681,025
Basic earnings per share (as reported)	58.55	57.18
Basic earnings per share (Pro forma)	57.65	56.16
Diluted earnings per share (as reported)	57.48	55.52
Diluted earnings per share (Pro forma)	56.60	54.52

- (VI) During the year ended March 31, 2013, pursuant to the Scheme of Arrangement the Authorised Capital of the Company has been rearranged to ₹ 16,000,000,000 divided into 3,000,000,000 Equity Shares of ₹ 2 each and 1,000,000,000 Preference Shares of ₹ 10 each.
- (VII) 10,527,452 Equity Shares of ₹ 2 each (Previous year 19,415,430) are reserved for issuance as follows:-
- 10,527,452 Equity shares of ₹ 2 each (Previous Year 12,771,730) towards Employees Stock options as granted.
  - Nil Equity shares of ₹ 2 each (Previous Year 6,643,700) towards outstanding share warrants. (Refer Note 5(i))



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## 4. RESERVES AND SURPLUS

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
<b>Capital Reserve:</b>		
Opening Balance	137,500,000	137,500,000
Add: Transferred during the year	-	-
Closing Balance	137,500,000	137,500,000
<b>Capital Redemption Reserve:</b>		
Opening Balance	3,627,392	3,627,392
Add: Transferred during the year	-	-
Closing Balance	3,627,392	3,627,392
<b>Securities Premium Account:</b>		
Opening Balance	34,366,739,226	32,083,367,411
Add: Additions during the year on account of shares issued under ESOPs	710,913,634	61,821,824
Add: Additions during the year on account of shares issued against Share Warrants	1,481,545,100	4,650,954,900
Add: Transfer from Stock Compensation Adjustment Account	-	6,140,335
Add: Additions during the year on account of shares issued under Qualified Institutional Placement	39,854,060,400	-
	76,413,258,360	36,802,284,470
Less: QIP issue Expenses <small>(Refer Note 5(iii))</small>	676,209,687	-
Less: Debenture issue expenses (Net of tax effect of ₹ 80,074,699 (Previous Year ₹ 56,102,251))	231,019,369	185,176,869
Less: Premium on Redemption of Non Convertible Debentures (Net of tax effect of ₹ 697,465,192 (Previous Year ₹ 681,784,573))	2,012,220,719	2,250,368,375
Closing Balance	73,493,808,585	34,366,739,226
<b>Stock Compensation Adjustment: <small>(Refer Note 39)</small></b>		
Employee Stock Options outstanding	61,403,350	61,403,350
Less: Deferred Employee Stock Compensation expense	5,142,647	8,509,497
Less: Transferred to Securities Premium Account	24,561,340	24,561,340
Closing Balance	31,699,363	28,332,513
<b>General Reserve:</b>		
Opening Balance	3,929,889,800	5,134,248,200
Add: Amount transferred during the year from Surplus in Statement of Profit and Loss	-	-
Less: Amount Utilised during the Year for Transfer to Deferred Tax Liability <sup>(1)</sup>	-	(1,204,358,400)
Closing Balance	3,929,889,800	3,929,889,800
<b>Foreign Currency Monetary Item Translation Difference Account: <sup>(2)</sup></b>		
Opening Balance	(84,395,733)	-
Add: Transferred during the Year	(811,188,881)	(165,527,895)
Less: Adjusted during the Year	183,194,578	81,132,162
Closing Balance	(712,390,036)	(84,395,733)

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

	As at March 31, 2016	As at March 31, 2015
(Amount ₹)		
<b>Other Reserves:</b>		
<b>Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961<sup>(5)</sup>:</b>		
Opening Balance	890,000,000	890,000,000
Add: Transferred during the year	-	-
Closing Balance	890,000,000	890,000,000
<b>Statutory Reserve:</b>		
<b>Reserve (I)(As per Section 29C of the Housing Bank Act, 1987) <sup>(3) &amp; (4)</sup></b>		
Opening Balance	5,056,073,955	2,959,619,203
Add : Amount transferred during the year from Surplus in Statement of Profit and Loss	1,968,247,713	2,096,454,752
Closing Balance	7,024,321,668	5,056,073,955
<b>Reserve (II)<sup>(5)</sup></b>		
Opening Balance	5,054,795,194	5,054,795,194
Add: Transferred during the year	-	-
Closing Balance	5,054,795,194	5,054,795,194
<b>Reserve (III) <sup>(3) &amp; (4)</sup></b>		
Opening Balance	5,340,000,000	3,480,000,000
Add: Transferred during the year	2,620,000,000	1,860,000,000
Closing Balance	7,960,000,000	5,340,000,000
<b>Additional Reserve Fund (U/s 29C of the National Housing Bank Act, 1987):<sup>(3)</sup></b>		
Opening Balance	5,249,352,909	3,749,352,909
Add: Amount transferred during the year from Surplus in Statement of Profit and Loss	-	1,500,000,000
Closing Balance	5,249,352,909	5,249,352,909
<b>Surplus in Statement of Profit and Loss:</b>		
Opening Balance	4,239,111,217	481,135,068
Less: Adjustment on account of Depreciation(Net of tax benefit amount) <sup>(6) &amp; (Note 14)</sup>	-	36,536,103
Profit for the year	22,941,238,561	19,782,273,765
<b>Amount available for appropriation (A)</b>	<b>27,180,349,778</b>	<b>20,226,872,730</b>
<b>Appropriations:</b>		
Interim Dividend paid on Equity Shares (₹ 45.00 Per Share (Previous Year ₹ 26.00 Per Share))	17,829,374,499	9,104,090,057
Dividend for the previous year on Equity Shares issued after the year end pursuant to ESOPs Allotment	-	1,067,652
Corporate Dividend Tax on Interim Dividend paid on Equity Shares	3,629,641,133	1,425,967,604
Corporate Dividend Tax on Dividend for the previous year on Equity Shares issued after the year end pursuant to ESOPs Allotment	-	181,448
Transferred to Reserve U/s 36(1) (viii) (Considered as eligible transfer to Special Reserve U/s 29C of the National Housing Bank Act, 1987) <sup>(3)</sup>	2,620,000,000	1,860,000,000
Transferred to Special Reserve (U/s 29C of the National Housing Bank Act, 1987) <sup>(3)</sup>	1,968,247,713	2,096,454,752
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987) <sup>(3)</sup>	-	1,500,000,000
<b>Total Appropriations (B)</b>	<b>26,047,263,345</b>	<b>15,987,761,513</b>
<b>Balance of Profit Carried Forward (A)-(B)</b>	<b>1,133,086,433</b>	<b>4,239,111,217</b>
	<b>104,195,691,308</b>	<b>64,211,026,473</b>



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

- (1) Vide Circular NHB(ND)/DRS/Pol. 62/2014 dated May 27, 2014, the National Housing Bank (NHB) has directed Housing Finance Companies to provide for deferred tax liability in respect of the balance in the "Special Reserve" created under Section 36(1)(viii) of the Income Tax Act, 1961. NHB has clarified that the deferred tax liability in respect of the opening balance in the Special Reserve as at April 1, 2014, may be created by adjusting the opening reserves as of that date. Accordingly, the Company has adjusted its reserves, with the amount of deferred tax liability in respect of the balance in the Special Reserve.
- (2) Pursuant to the notification dated December 29, 2011 issued by the Ministry of Corporate Affairs amending Accounting Standard 11 - The Effects of Changes in Foreign Exchange Rates, the Company has exercised the option as per para 46A inserted in the said Standard for all long term monetary assets and liabilities. Consequently an amount of ₹ 712,390,036 (Previous Year ₹ 84,395,733) representing translation difference on foreign currency loans is carried forward in the Foreign Currency Monetary Item Translation Difference Account as on March 31, 2016.
- (3) In terms of Section 29C of the National Housing Bank ("NHB") Act, 1987, the Company is required to transfer at least 20% of its Profit after tax to a Reserve Fund before any dividend is declared. Transfer to a Reserve Fund in terms of Section 36(1)(viii) of the Income Tax Act, 1961 is also considered as an eligible transfer as transfer to Special Reserve under Section 29C of the National Housing Bank ("NHB") Act, 1987. The Company has transferred an amount of ₹ 2,620,000,000 (Previous Year ₹ 1,860,000,000) to reserve created in terms of Section 36(1)(viii) of the Income Tax Act, 1961 termed as "Special Reserve (III)" and also transferred an amount of ₹ 1,968,247,713 (Previous Year ₹ 2,096,454,752) to the Reserve in terms of Section 29C of the National Housing Bank ("NHB") Act, 1987 as at the year end. Further an additional amount of ₹ Nil (Previous Year ₹ 1,500,000,000) has been set apart by way of transfer to Additional Reserve Fund in excess of the statutory minimum requirement as specified under Section 29C pursuant to Circular no. NHB(ND)/DRS/Pol-No. 03/2004-05 dated August 26, 2004 issued by the National Housing Bank. The additional amount so transferred may be utilised in the future for any business purpose.
- (4) Disclosure in terms of Circular No. NHB(ND)/ DRS/ Pol.Circular.61/ 2013-14 dated April 7, 2014:-

Particulars	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
<b>Balance at the beginning of the year</b>		
a) Statutory Reserve U/s 29C of the National Housing Bank Act, 1987	5,056,073,955	2,959,619,203
b) Amount of special reserve U/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	5,340,000,000	3,480,000,000
c) Total	10,396,073,955	6,439,619,203
<b>Addition / Appropriation / Withdrawal during the year</b>		
Add:		
a) Amount transferred U/s 29C of the NHB Act, 1987	1,968,247,713	2,096,454,752
b) Amount of special reserve U/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	2,620,000,000	1,860,000,000
Less:		
a) Amount appropriated from the Statutory Reserve U/s 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from the Special Reserve U/s 36(1)(viii) of Income Tax Act, 1961 which has been taken into account for the purpose of provision U/s 29C of the NHB Act, 1987	-	-
<b>Balance at the end of the year</b>		
a) Statutory Reserve U/s 29C of the National Housing Bank Act, 1987	7,024,321,668	5,056,073,955
b) Amount of special reserve U/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	7,960,000,000	5,340,000,000
c) Total	<b>14,984,321,668</b>	<b>10,396,073,955</b>

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

- (5) This pertains to reserve created under section 45-IC of the Reserve Bank of India Act 1934, by the Erstwhile Holding Company Indiabulls Financial Services Limited, which has been transferred to the Company under the Scheme of Arrangement during the year ended March 31, 2013. (Refer Note 39)
- (6) Due to change in the method of calculating depreciation, on account of change in depreciation rate based on useful life of the assets in terms of schedule II of the Companies Act, 2013, the opening balance of accumulated depreciation as at April 1, 2014, has been recalculated. The remaining depreciation has been amortised over the balance useful life of the assets. The impact on account of change in method of calculating the depreciation has been debited (net of tax benefit) to the opening balance of Statement of Profit and Loss for the year ended March 31, 2015.
- (5) (i) During the financial year 2009-10, in terms of Chapter VIII of the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009 in respect of the issue of the Secured Non Convertible Debentures of the Company to QIBs under Qualified Institutions Placement, the erstwhile Holding Company issued 27,500,000 Share Warrants being issued at a Warrant Issue Price of ₹ 5 per Share Warrant, with a right exercisable by the Warrant holder to exchange each Warrant with one equity share of the Company of face value ₹ 2 each, any time before the expiry of 60 months from the date of allotment of the Warrants, at a Warrant Exercise Price of ₹ 225 per equity share. During the current financial year the company has issued and allotted 6,643,700 (previous Year 20,856,300) equity shares of face value of ₹ 2 each at an exercise price of ₹ 225 per equity share to the eligible warrant holders. (Refer Note 39)
- (ii) During the current financial year, the Company in terms of SEBI ICDR Regulations, has concluded Qualified Institutions Placement (QIP), by issuing 56,934,372 equity shares at a price of ₹ 702 per equity share aggregating to ₹ 39,967,929,144, on September 15, 2015. Share issue expenses amounting to ₹ 676,209,687 (incurred in respect of this issuance) has been adjusted against the Securities Premium Account. (Includes ₹ 12,840,000 paid to Statutory Auditors (including service tax)).

## 6. LONG-TERM BORROWINGS

	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
<b>Secured</b>		
Redeemable Non Convertible Debentures (Refer Note 28 (i))**	154,741,000,000	112,971,000,000
Term Loans (Refer Note 28(ii))*		
- from banks	170,093,353,854	148,546,293,125
- External Commercial Borrowing	13,266,580,000	12,518,160,000
- from others	750,000,000	1,499,999,999
<b>Unsecured</b>		
Loans and Advances from Others		
- 10.60% Non convertible Subordinated Perpetual Debentures***	1,000,000,000	1,000,000,000
- Subordinated Debt (Refer Note 28 (iii))	11,528,300,000	9,796,800,000
	<b>351,379,233,854</b>	<b>286,332,253,124</b>

\*Secured by hypothecation of Loan Receivables(Current and Future) /Current Assets/Cash and Cash Equivalents of the Company.

\*\*Redeemable Non-Convertible Debentures are secured against Immovable Property / Current Assets and pool of Current and Future Loan Receivables of the Company.

\*\*\*No Put Option, Call Option exercisable at the end of 10 years from the date of allotment (exercisable only with the prior approval of the concerned regulatory authority).



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## 7. DEFERRED TAX LIABILITIES (NET)

Pursuant to Accounting Standard (AS) – 22 'Accounting for Taxes on Income', the Company debited an amount of ₹ 788,411,255 (Previous Year ₹ 632,946,675) as deferred tax charge (net) to the Statement of Profit and Loss arising on account of timing differences. The breakup of deferred tax into major components as at March 31, 2016 is as under:

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
<b>Deferred Tax Liabilities</b>		
On Reserve Created U/s 36(1)(viii) of the Income Tax Act, 1961	2,751,880,856	1,846,133,799
On difference between accounting income and taxable income on investments	999,640,588	498,550,411
On account of disallowance under Income Computation and Disclosure Standard-VI	246,543,944	-
<b>Deferred Tax Assets</b>		
Provision for loan assets and contingent provision against standard assets	2,763,004,918	2,002,520,248
On difference between book balance and tax balance of fixed assets/other assets	58,453,752	43,573,402
Disallowance under Section 40A(7) of the Income-Tax Act, 1961	98,864,485	39,016,506
Disallowance under Section 43B of the Income-Tax Act, 1961	265,322,531	235,565,607
<b>Deferred Tax Liabilities (Net)</b>	<b>812,419,702</b>	<b>24,008,447</b>

## 8. OTHER LONG-TERM LIABILITIES

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
Foreign Currency Forward payable	-	2,286,886,540
Other Liabilities	2,236,144	2,236,144
Interest Accrued but not due on Secured Redeemable, Non Convertible Debentures	1,538,446,313	100,108,014
	<b>1,540,682,457</b>	<b>2,389,230,698</b>

## 9. LONG TERM PROVISIONS

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
Provision for Contingencies <sup>(1) &amp; (Refer Note 37)</sup>	3,685,522,120	2,681,281,024
Provision for Gratuity <sup>(Refer Note 25)</sup>	180,874,598	104,722,030
Provision for Compensated Absences <sup>(Refer Note 25)</sup>	86,385,162	48,594,090
Provision for Superannuation <sup>(Refer Note 25)</sup>	766,650,863	625,880,074
Premium on Redemption on Secured Non Convertible Debentures (Accrued but not due)(Sinking fund)	2,006,573,864	1,259,172,151
	<b>6,726,006,607</b>	<b>4,719,649,369</b>

- (1) Provision for Contingencies includes Contingent provision against standard assets and other contingencies. As per National Housing Bank Circular No. NHB/HFC/DIR.3/CMD/2011 dated August 5, 2011 and NHB/HFC/DIR.9/CMD/2013 dated September 6, 2013, in addition to provision for non performing assets, all housing finance companies are required to carry a general provision. (i) at the rate of 2% on housing loans disbursed at comparatively lower rate of interest in the initial few years, after which rates are reset at higher rates; (ii) at the rate of 0.75% of Standard Assets in respect of Commercial Real Estates (Residential Housing);, (iii) at the rate of 1.00% of Standard Assets in respect of other Commercial Real Estates and (iv) at the rate of 0.40% of the total outstanding amount of loans which are Standard Assets other than (i), (ii) & (iii) above. Accordingly, the Company is carrying a provision of ₹ 4,150,000,000 (Previous Year ₹ 3,000,000,000) towards standard assets (included in Provisions for Contingencies), which is over the required minimum provision as per the NHB Guidelines.



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## Movement in Provision for Contingencies Account during the year is as under

Particulars	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
Opening Balance	3,029,995,465	3,029,995,465
Add: Addition during the Year	1,144,500,000	-
<b>Closing Balance*</b>	<b>4,174,495,465</b>	<b>3,029,995,465</b>

\*Includes Contingent Provision Against Standard Assets amounting to ₹ 4,150,000,000 (Previous Year ₹ 3,000,000,000)

## 10. SHORT-TERM BORROWINGS

	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
<b>Secured</b>		
<b>(a) Loans repayable on demand</b>		
From banks- Working Capital Demand Loan*	38,900,000,000	35,800,000,000
From banks- Cash Credit Facility*	23,825,274,263	21,055,481,976
<b>(b) Other Loans and advances</b>		
From banks*	35,472,894,533	29,689,295,851
From Others	-	-
<b>Unsecured</b>		
<b>Other Loans and advances</b>		
Commercial Papers***	38,410,000,000	18,370,000,000
	<b>136,608,168,796</b>	<b>104,914,777,827</b>

\*Secured by hypothecation of Loan Receivables (Current and Future) / Current Assets / Cash and Cash Equivalents of the Company.

\*\*\* Maximum balance outstanding during the year ₹ 80,140,000,000 (Previous year ₹ 77,380,000,000).

## 11. TRADE PAYABLES

	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
(a) Total outstanding dues of micro enterprises and small enterprises*; and	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	90,060,114	31,598,906
	<b>90,060,114</b>	<b>31,598,906</b>

\* Disclosures under the Micro, Small and Medium Enterprises Development Act, 2006:

- An amount of Nil and Nil was due and outstanding to suppliers as at the end of the accounting year on account of Principal and Interest respectively.
- No interest was paid during the year in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 and no amount was paid to the supplier beyond the appointed day.
- No amount of interest is due and payable for the period of delay in making payment but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006.
- No interest was accrued and unpaid at the end of the accounting year.
- No further interest remaining due and payable even in the succeeding years for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the Auditors.



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## 12. OTHER CURRENT LIABILITIES

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
Current maturities of long term debt <sup>(1)</sup>	111,643,457,650	64,316,300,000
Interest accrued but not due <sup>(2)</sup>	9,410,359,928	5,620,778,933
Temporary Overdrawn Balances as per books	14,299,778,053	11,072,849,520
Amount payable on Assigned Loans	2,214,983,305	2,099,375,285
Foreign Currency Forward payable	7,516,712,308	1,082,020,465
Other Current Liabilities for Statutory Dues and Expense Provisions	1,606,495,111	1,034,113,598
Unclaimed Dividends <sup>(3)</sup>	64,678,695	29,155,657
	<b>146,756,465,050</b>	<b>85,254,593,458</b>
(1) Current maturities of long term debt		
Redeemable, Non Convertible Debentures	49,695,000,000	22,513,000,000
Term Loans		
From Banks <sup>(Refer Note 28 (ii))</sup>	61,198,457,650	40,678,300,000
From Others <sup>(Refer Note 28 (ii))</sup>	750,000,000	1,125,000,000
	<b>111,643,457,650</b>	<b>64,316,300,000</b>
(2) Interest accrued but not due		
On Term Loans and Working Capital Demand Loans	253,353,271	139,374,070
On Secured Redeemable Non Convertible Debentures	8,476,605,106	4,919,249,260
On Subordinate Debt and Perpetual Debt	680,401,551	562,155,603
	<b>9,410,359,928</b>	<b>5,620,778,933</b>

(3) In respect of amounts as mentioned under Section 205C of the Companies Act, 1956, there were no dues required to be credited to the Investor Education and Protection Fund as on March 31, 2016.

## 13. SHORT-TERM PROVISIONS

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
Provision for Taxation (Net of Advance Tax/ TDS/ Self assessment Tax ₹ 9,160,906,824 (Previous Year ₹ 8,063,560,789))	297,590,283	1,365,461,556
Provision for Fringe Benefits Tax (net of Advance Tax ₹ 2,269,191 (Previous Year ₹ 2,269,191))	185,628	185,628
Provision for Contingencies <sup>(Refer Note. 9(1) &amp; 37)</sup>	488,973,345	348,714,441
Provision for Gratuity <sup>(Refer Note 25)</sup>	10,937,629	8,016,372
Provision for Compensated Absences <sup>(Refer Note 25)</sup>	7,472,065	6,193,909
Premium on Redemption on Secured Non Convertible Debentures (Accrued but not due)(Sinking fund)	1,253,354,462	1,109,237,691
	<b>2,058,513,412</b>	<b>2,837,809,597</b>

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## 14. FIXED ASSETS

Particulars	GROSS BLOCK AT COST			DEPRECIATION AND AMORTISATION				NET BLOCK		
	As at April 01, 2015	Additions during the Year	Sales during the year	As at March 31, 2016	As at April 01, 2015	Transition adjustment recorded against surplus Balance in Statement of Profit and Loss#	Provided during the Year	Sales during the year	As at March 31, 2016	As at March 31, 2015
	₹	₹	₹	₹	₹	₹	₹	₹	₹	₹
<b>A. Tangible Assets</b>										
Land*	3,218,270	-	-	3,218,270	-	-	-	-	3,218,270	3,218,270
Building <sup>(1)</sup>	13,339,075	-	-	13,339,075	776,678	-	222,538	999,216	12,339,859	12,562,397
Computers	220,801,793	70,699,291	5,541,280	285,959,804	190,607,659	-	30,975,959	5,489,880	69,866,066	30,194,134
Furniture & Fixtures <sup>(2)</sup>	152,990,497	52,642,977	2,660,628	202,972,846	74,416,013	-	22,026,023	2,343,008	108,873,818	3,741,448
Leasehold improvements <sup>(2)</sup>	235,713,729	40,354,318	2,240,288	273,827,759	137,657,940	-	35,775,895	1,270,773	101,664,697	172,888,825
Office Equipment	111,065,535	19,380,638	773,205	129,672,968	80,906,296	-	16,037,446	743,254	33,472,480	30,159,239
Vehicles	383,710,369	132,820,587	4,049,620	512,481,336	129,677,680	-	82,440,942	3,350,690	303,713,404	254,032,689
<b>Total (A)</b>	<b>1,120,839,268</b>	<b>315,897,811</b>	<b>15,265,021</b>	<b>1,421,472,058</b>	<b>614,042,266</b>	<b>-</b>	<b>187,478,803</b>	<b>13,197,605</b>	<b>633,148,594</b>	<b>506,797,002</b>
<b>Previous Year (I)</b>	<b>860,466,318</b>	<b>301,595,998</b>	<b>41,223,048</b>	<b>1,120,839,268</b>	<b>404,441,701</b>	<b>55,872,433</b>	<b>176,743,212</b>	<b>23,015,080</b>	<b>506,797,002</b>	
<b>B. Intangible Assets</b>										
Software	198,902,884	16,424,359	-	215,327,243	189,692,620	-	6,236,070	-	195,928,690	9,210,264
<b>Total (B)</b>	<b>198,902,884</b>	<b>16,424,359</b>	<b>-</b>	<b>215,327,243</b>	<b>189,692,620</b>	<b>-</b>	<b>6,236,070</b>	<b>-</b>	<b>195,928,690</b>	<b>9,210,264</b>
<b>Previous Year (II)</b>	<b>190,549,014</b>	<b>8,353,870</b>	<b>-</b>	<b>198,902,884</b>	<b>186,314,964</b>	<b>-</b>	<b>3,377,656</b>	<b>-</b>	<b>9,210,264</b>	
<b>Total (A+B)</b>	<b>1,319,742,152</b>	<b>332,322,170</b>	<b>15,265,021</b>	<b>1,636,799,301</b>	<b>803,734,886</b>	<b>-</b>	<b>193,714,873</b>	<b>13,197,605</b>	<b>652,547,147</b>	<b>516,007,266</b>
<b>Previous Year (I)+(II)</b>	<b>1,051,015,332</b>	<b>309,949,868</b>	<b>41,223,048</b>	<b>1,319,742,152</b>	<b>590,756,665</b>	<b>55,872,433</b>	<b>180,120,868</b>	<b>23,015,080</b>	<b>516,007,266</b>	

\*Mortgaged as Security against Secured Non Convertible Debentures (Refer Note 6, 9 & 12)

#Due to change in the method of calculating depreciation, on account of change in depreciation rate based on useful life of the assets in terms of schedule II of the Companies Act, 2013, the depreciation for the current financial year is higher by ₹ Nil (Previous Year ₹ 106,428,739) than the depreciation calculated for previous financial year in terms of schedule XIV of Companies Act, 1956.

(1) Flat costing ₹ 3,083,975 Mortgaged as Security against Secured Non Convertible Debentures (Refer Note 6, 9 & 12)

(2) Depreciation on Furniture and Fixtures aggregating to ₹ 74,833,036 have been regrouped to Leasehold Improvements as at April 1, 2015.



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## 15. NON-CURRENT INVESTMENTS (REFER NOTE 39)

	As at March 31, 2016	Amount (₹) As at March 31, 2015
<b>Long Term - Trade - Unquoted</b>		
(i) In Wholly owned Subsidiary Companies (Unless otherwise stated):		
- 50,000 (Previous Year 50,000) Fully paid up Equity Shares of face value ₹ 10 each in Indiabulls Insurance Advisors Limited <sup>(1)</sup>	500,000	500,000
- Nil (Previous Year 10,942,096 ) Fully paid up Equity Shares of face value ₹ 10 each in Indiabulls Finance Company Private Limited <sup>(2) &amp; (3)</sup>	-	4,054,411,255
- 5,000,000 (Previous Year 5,000,000 ) Fully paid up Equity Shares of face value ₹ 10 each in Indiabulls Capital Services Limited <sup>(1)</sup>	50,000,000	50,000,000
- 42,826,288 (Previous Year 10,000,000) Fully paid up Equity Shares of face value ₹ 10 each in Indiabulls Commercial Credit Limited (formerly known as Indiabulls Infrastructure Credit Limited) <sup>(3)</sup>	4,304,411,255	250,000,000
- 22,500,000 (Previous Year 22,500,000) Fully paid up Compulsory Convertible Cumulative Preference shares face value ₹ 10 each in Indiabulls Commercial Credit Limited (formerly known as Indiabulls Infrastructure Credit Limited)	2,025,000,000	2,025,000,000
- 2,550,000 (Previous Year 2,550,000) Fully paid up Equity Shares of face value ₹ 10 each in Indiabulls Advisory Services Limited	25,500,000	25,500,000
- 50,000 (Previous Year 50,000) Fully paid up Equity Shares of face value ₹ 10 each in Indiabulls Asset Holding Company Limited	500,000	500,000
- 50,000 (Previous Year 50,000) Fully paid up Equity Shares of face value ₹ 10 each in Indiabulls Life Insurance Company Limited <sup>(1) &amp; (6)</sup>	500,000	500,000
- 150,000 (Previous Year 150,000) Fully paid up Equity Shares of face value ₹ 10 each in Indiabulls Collection Agency limited	100,500,000	100,500,000
- 50,000 (Previous Year 50,000) Fully paid up Equity Shares of face value ₹ 10 each in Ibulls Sales Limited	500,000	500,000
- 70,000,000 (Previous Year 70,000,000) Fully paid up Equity Shares of face value ₹ 10 each in Indiabulls Asset Management Company Limited <sup>(5)</sup>	700,000,000	700,000,000
- 500,000 (Previous Year 500,000) Fully paid up Equity Shares of face value ₹ 10 each in Indiabulls Trustee Company Limited	5,000,000	5,000,000
- 150,000 (Previous Year 150,000) Fully paid up Equity Shares of face value ₹ 10 each in Indiabulls Holdings Limited	1,500,000	1,500,000
- 1,225,000 (Previous Year 1,225,000) Fully paid up Equity Shares of face value ₹ 10 each in Indiabulls Asset Reconstruction Company Limited	12,250,000	12,250,000
<b>Total (i)</b>	<b>7,226,161,255</b>	<b>7,226,161,255</b>
(ii) In Associate Companies:		
- 818,615 (Previous Year Nil) Fully paid up Equity shares of face value GBP 0.59 each in OakNorth Holdings Limited <sup>(7)</sup>	6,633,121,000	-
<b>Total (ii)</b>	<b>6,633,121,000</b>	<b>-</b>
(iii) Other Long Term Investments (Unquoted):		
- 28,000,000 (Previous Year 28,000,000) Fully paid up Equity Shares of face value ₹ 5 each in Indian Commodity Exchange Limited <sup>(4)</sup>	140,000,000	140,000,000
- 50 (Previous Year 50) 9.25% Unsecured Redeemable, Non-Convertible Subordinated Bonds of Dena Bank of Face Value of ₹ 1,000,000 each	50,000,000	50,000,000
- Investments in Pass Through Certificates/Bonds/Other Long Term investment (Refer Note 28(iv)(d))	519,590,284	76,994,642
<b>Total (iii)</b>	<b>709,590,284</b>	<b>266,994,642</b>
<b>Total (i)+(ii)+(iii)</b>	<b>14,568,872,539</b>	<b>7,493,155,897</b>
Aggregate market value of quoted Investments	-	-
Aggregate book value of quoted Investments	-	-
Aggregate book value of unquoted Investments	14,568,872,539	7,493,155,897
Aggregate provision for diminution in value of Investments	-	-

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

- (1) Investments by the Company in the Equity Share capital of Indiabulls Insurance Advisors Limited and Indiabulls Capital Services Limited are considered as strategic and long term in nature and are held at a cost of ₹ 500,000 and ₹ 50,000,000 respectively. The Company considers the losses suffered by these subsidiaries as temporary in nature and accordingly no provision for diminution in value has been made in the books of account.

As at March 31, 2016, the Company holds 100% of the Equity capital of Indiabulls Life Insurance Company Limited at a cost of ₹ 500,000. Based on the audited financials of this company, as at March 31, 2016, there has been an erosion in the value of investment made in this company as the operations in this company have not yet commenced / are in the process of being set up. As the Management considers the investment in this company as strategic and long term in nature, the Company considers the losses suffered by this subsidiary as temporary in nature and accordingly no provision for diminution in the carrying value has been made in the books of account.

- (2) The Company was holding 57.50% of the capital of Indiabulls Finance Company Private Limited (IFCPL), which has become a subsidiary of the Company during the year 2013-14 pursuant to the Scheme of Arrangement. The balance 42.50% or 3,233,696 Equity Shares were held by Amaprop Limited (Amaprop), vide a Share Subscription and Shareholders Agreement (SHA) entered into between the erstwhile Holding Company [Indiabulls Financial Services Limited (IBFSL)], IFCPL and Amaprop. The Company had purchased the remaining 42.50% or 3,233,696 Equity Shares, which were earlier held by Amaprop Limited at a consideration of ₹ 2,616,891,255. Post this transaction IFCPL is a wholly owned subsidiary of the Company.

During the financial year 2014-15, the Company had further invested ₹ 1,000,020,000 by subscribing to 3,333,400 Equity Shares of face value ₹ 10 per share at a premium of ₹ 290 per equity share.

- (3) The Board of Directors of Indiabulls Finance Company Private Limited ("IFCPL") and Indiabulls Commercial Credit Limited ("ICCL") (formerly Indiabulls Infrastructure Credit Limited) (both being wholly owned subsidiaries of the Company)) at their meeting held on April 16, 2015 had approved, the merger of IFCPL, on an ongoing basis, into ICCL, pursuant to and in terms of the provisions of Section 391 - 394 of the Companies Act, 1956, as amended from time to time. The appointed date of the proposed merger fixed under the Scheme was April 01, 2015. The Hon'ble High Court of Delhi, vide its order dated March 15, 2016, received by the Company on March 31, 2016, approved the Scheme (Order). In terms of the court approved Scheme, with the filing of the copy of the Order, on March 31, 2016 with the office of ROC, NCT of Delhi & Haryana (the Effective Date), the Scheme came into effect and IFCPL, as a going concern, stands amalgamated with ICCL with effect from the Appointed Date, being April 01, 2015. Subsequently the Board of Directors of ICCL, on March 31, 2016, issued and allotted 32,826,288 Equity Shares of ₹ 10 each of ICCL to the Company against its holding of 10,942,096 fully paid Equity Shares of ₹ 10/- each of IFCPL, in the ratio of 3:1 i.e the Share Exchange Ratio, fixed under the Scheme.
- (4) On December 13, 2010 the Erstwhile Holding Company (IBFSL) had sold 26% shares held by it in Indian Commodity Exchange Limited (ICEX) to Reliance Exchange Next Limited (R-Next) for a total consideration of ₹ 473,500,000 against a proportionate cost of ₹ 260,000,000. As a result thereof, the stake of IBFSL in ICEX has been reduced from 40% to 14% and the same has been reclassified as a long term investment from the earlier classification of being an Associate. MMTC filed a petition before the Company Law Board (CLB) against ICEX, R-Next and IBFSL alleging that the transfer is null and void in terms of the Shareholders Agreement in view of the Forward Markets Commission (FMC) guidelines. IBFSL contends that such view of MMTC is based on the old FMC guidelines and without considering the amended FMC Guidelines dated June 17, 2010 wherein the transfer norms were relaxed. IBFSL had filed its objections on maintainability of the petition which is pending adjudication before the CLB.
- (5) During the current financial year, the Company has invested ₹ Nil (Previous Year ₹ 490,000,000) by subscribing to Nil (Previous year ₹ 49,000,000) Equity Shares of face value ₹ 10 per share, issued by its wholly owned subsidiary namely Indiabulls Asset Management Company Limited.
- (6) During the previous financial year 2013-14 the Company had advanced a sum of ₹ 49,400,000 by way of loan to its wholly owned subsidiary Indiabulls Life Insurance Company Limited. The subsidiary was not able to pursue the business and the resulted in losses. Based upon the availability of resources with the subsidiary as at financial year 2014-15 end to repay this loan, the Company had written off loan given as bad loans / advances written off during the financial year 2014-15.
- (7) During the current financial year, the Company has invested ₹ 6,633,121,000 in OakNorth Holdings Limited by subscribing to 818,615 of face value of GBP 0.59 per share for 39.76% stake. OakNorth Bank- a licensed UK commercial bank is a wholly owned subsidiary of OakNorth Holdings Limited.



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## 16. LONG-TERM LOANS AND ADVANCES

(Unsecured unless otherwise stated)

	As at March 31, 2016	As at March 31, 2015
(Amount ₹)		
(i) Loans and Other Credit Facilities		
(a) Secured Loans <sup>(1)</sup>		
- Considered Good	593,350,125,905	442,035,636,157
- Considered Doubtful	2,360,220,950	2,023,361,277
Less: Loans Assigned	72,964,717,271	56,999,615,192
	<b>522,745,629,584</b>	<b>387,059,382,242</b>
(b) Unsecured Loans		
- Considered Good	1,337,939,767	606,459,440
- Considered Doubtful	-	6,824,272
	1,337,939,767	613,283,712
Total (a)+(b)	<b>524,083,569,351</b>	<b>387,672,665,954</b>
Less: Provision for Loan Assets <sup>(2)</sup> (Including additional provision made by the Company) <sup>(Refer Note.37)</sup>	3,844,822,469	2,816,973,088
	<b>520,238,746,882</b>	<b>384,855,692,866</b>
(ii) Other Loans and Advances		
Capital Advance	47,949,539	1,163,707,319
Security Deposit for Rented Premises	168,482,471	60,544,287
Security Deposit with others	10,270,598	9,893,211
MAT Credit Entitlement	1,683,078,357	1,142,149,838
Advance Fringe Benefits tax (FBT) (Net of Provision for FBT ₹ 902,091 (Previous Year ₹ 902,091))	68,776	68,776
Advance Tax / Tax deducted at source (Net of Provision for Tax ₹ 10,444,809,261 (Previous Year ₹ 3,878,809,261))	768,651,446	567,933,228
Foreign Currency Forward Receivable	-	1,975,557,522
Others including Prepaid Expenses and Employee advances	152,477,558	178,430,731
	<b>523,069,725,627</b>	<b>389,953,977,778</b>
(1) Secured Loans and Other Credit Facilities given to customers amounting to ₹ 522,745,629,584 (Previous Year ₹ 387,059,382,242) are secured / partly secured by :		
(a) Equitable mortgage of property and / or		
(b) Pledge of shares / debentures, units, other securities, assignment of life insurance policies and / or		
(c) Hypothecation of assets and / or		
(d) Company guarantees and / or		
(e) Personal guarantees and / or		
(f) Negative lien and / or Undertaking to create a security.		
(2) Movement in Provision for Loan Assets is as under :		
Opening Balance	2,946,744,529	1,916,561,011
Add: Transfer from Statement of Profit and Loss	2,187,431,118	2,768,618,195
Less: Utilised during the year - towards Loans written off	1,134,506,621	1,738,434,677
Closing Balance	3,999,669,026	2,946,744,529



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## 17. OTHER NON-CURRENT ASSETS

	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
FCNR Hedge Premium	-	107,533,395
Margin Money Accounts	2,572,250,797	2,461,226,797
Interest Accrued on Deposit accounts / Margin Money	495,306,921	432,445,788
Interest Accrued on Loans	876,244,484	504,010,313
	<b>3,943,802,202</b>	<b>3,505,216,293</b>

## 18. CURRENT INVESTMENTS

	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
Investments in Mutul Funds <small>(Refer Note 28(iv(a)))</small>	72,100,821,124	26,539,130,737
Investments in Bonds(Quoted)* <small>(Refer Note 28(iv(b)))</small>	2,692,727,200	-
Investments in Commercial Papers / Certificate of Deposits(Quoted) * <small>(Refer Note 28(iv(c)))</small>	23,117,187,222	33,281,014,250
	<b>97,910,735,546</b>	<b>59,820,144,987</b>
*Considered as Cash and Cash equivalents for Cash Flow Statement		
Aggregate Market value of Quoted Investments	25,964,807,606	33,330,195,060
Aggregate book value of Quoted Investments	25,809,914,422	33,281,014,250
Aggregate book value of Unquoted Investments	72,100,821,124	26,539,130,737
Aggregate provision for diminution in the value of investments	-	-

## 19. TRADE RECEIVABLES

	(Amount ₹)	
	As at March 31, 2016	As at March 31, 2015
Other Debts		
Other Debts Outstanding for a period exceeding six months from its due date		
- Secured, Considered Good	-	-
- Unsecured, Considered Good	-	-
Other Debts Outstanding for a period less than six months from its due date		
- Secured, Considered Good	-	-
- Unsecured, Considered Good	13,287,005	14,183,167
	<b>13,287,005</b>	<b>14,183,167</b>



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## 20. CASH AND CASH EQUIVALENTS

	As at March 31, 2016	As at March 31, 2015
		(Amount ₹)
Cash on Hand	77,441,838	124,375,833
Balances with banks		
- in current accounts <sup>#</sup>	22,913,727,005	22,518,442,396
- in demand deposits accounts	384,602,148	5,982,204,481
	<b>23,375,770,991</b>	<b>28,625,022,710</b>
Other Bank balances		
- Margin Money Accounts	2,921,844,340	3,858,467,992
- in deposit accounts held as margin money (under lien) <sup>(1)</sup>	821,637,470	445,403,090
	3,743,481,810	4,303,871,082
	<b>27,119,252,801</b>	<b>32,928,893,792</b>

(1) Deposits accounts with bank of ₹ 821,637,470 (Previous Year ₹ 445,403,090) are under lien. The Company has the complete beneficial interest on the income earned from these deposits.

# includes ₹ 64,678,695 (Previous Year ₹ 29,155,657) in designated unclaimed dividend accounts.

## 21. SHORT-TERM LOANS AND ADVANCES (Unsecured unless otherwise stated)

	As at March 31, 2016	As at March 31, 2015
		(Amount ₹)
(i) Loans and Other Credit Facilities		
(a) Secured Loans <sup>(1)</sup>		
- Considered Good	74,058,372,738	55,607,338,641
- Considered Doubtful	-	-
Less: Loans assigned	6,404,121,392	6,984,209,472
	<b>67,654,251,346</b>	<b>48,623,129,169</b>
(b) Unsecured Loans		
- Considered Good	833,366,684	1,335,702,693
	<b>833,366,684</b>	<b>1,335,702,693</b>
(c) Secured Loans to Related Parties		
Indiabulls Finance Company Private Limited <sup>(Refer Note 15(3))</sup>	-	460,000,000
Indiabulls Commercial Credit Limited <sup>(Refer Note 15(3))</sup>	1,044,700,000	-
	<b>1,044,700,000</b>	<b>460,000,000</b>
Total (a) +(b)+(c)	<b>69,532,318,030</b>	<b>50,418,831,862</b>
Less: Provision for Loan Assets (Including additional provision made by the Company) <sup>(Refer Note.16(2) &amp; 37)</sup>	154,846,558	129,771,441
	<b>69,377,471,472</b>	<b>50,289,060,421</b>
(ii) Other Loans and Advances		
Advance Interest on Short term borrowings	502,464,620	308,810,120
Security Deposit for Rented Premises	30,817,724	124,906,470
Foreign Currency Forward Receivable	7,162,658,130	1,007,028,357
Others including Prepaid Expenses / Cenvat Credit and Employee advances	382,901,534	487,221,425
	<b>77,456,313,480</b>	<b>52,217,026,793</b>

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

- (1) Secured Loans and Other Credit Facilities given to customers amounting to ₹ 68,698,951,346 (Previous Year ₹ 49,083,129,169) are secured / partly secured by :
- Equitable mortgage of property and / or
  - Pledge of shares / debentures, units, other securities, assignment of life insurance policies and / or
  - Hypothecation of assets and / or
  - Company guarantees and / or
  - Personal guarantees and / or
  - Negative lien and / or Undertaking to create a security.

## 22. OTHER CURRENT ASSETS

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
FCNR Hedge Premium	110,611,413	184,537,373
Interest Accrued on Loans	5,959,194,635	4,611,358,251
Interest Accrued on Deposit accounts / Margin Money / Bonds	205,482,829	181,575,234
	<b>6,275,288,877</b>	<b>4,977,470,858</b>

## 23. REVENUE FROM OPERATIONS

	For the year ended March 31, 2016	(Amount ₹) For the year ended March 31, 2015
(a) Income from Financing and Investing Activities		
Income from Financing Activities <sup>(1)</sup>	75,600,495,137	59,332,034,599
(b) Income from other Financial Services		
Fee Income from Services	433,937,387	364,566,261
Commission on Insurance	150,550,823	126,060,223
Other Operating Income <sup>(2)</sup>	3,144,361,411	2,498,605,632
	<b>79,329,344,758</b>	<b>62,321,266,715</b>
(1) Income from Financing Activities Includes:		
Interest on Loan Financing / Income from Securitisation / Assignment	74,043,375,208	57,590,225,020
Interest on Deposit Accounts	708,605,311	791,141,400
Interest on Bonds / Commercial Papers / Certificate of Deposit / Pass Through Certificates	848,514,618	950,668,179
	<b>75,600,495,137</b>	<b>59,332,034,599</b>
(2) Other Operating Income includes:		
Loan processing fees	2,981,354,444	2,336,268,234
Foreclosure fees and other related income	908,571,070	756,320,157
Less: Direct Selling Agents Commission	507,973,003	424,639,608
Less: Client Verification Charges	221,394,149	153,037,072
Less: Cersai Charges	16,196,951	16,306,079
	<b>3,144,361,411</b>	<b>2,498,605,632</b>



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## 24. OTHER INCOME

	(Amount ₹)	
	For the year ended March 31, 2016	For the year ended March 31, 2015
Dividend received from Subsidiary Company	-	1,278,260,928
Dividend Income on Units of Mutual Funds	1,516,098,635	-
Sundry Balances Written back	6,011,758	10,361
Unrealised Income / Gain on Current Investments	1,748,902,854	1,440,564,062
Profit on sale of Current Investments	5,710,533,896	6,236,165,002
Interest on Income tax Refund	82,167,966	32,082,931
Miscellaneous Income	26,154,236	85,081,108
	<b>9,089,869,345</b>	<b>9,072,164,392</b>

## 25. EMPLOYEE BENEFITS EXPENSE

	(Amount ₹)	
	For the year ended March 31, 2016	For the year ended March 31, 2015
Salaries	3,326,975,930	2,454,104,220
Contribution to Provident Fund and Other Funds <sup>(1)</sup>	35,035,247	18,529,706
Employee Stock Compensation Expense	3,366,850	4,465,736
Provision for Gratuity, Compensated Absences and Superannuation Expense <sup>(1)</sup>	262,611,625	280,764,093
Staff Welfare Expenses	58,306,965	34,909,908
	<b>3,686,296,617</b>	<b>2,792,773,663</b>

(1) Employee Benefits – Provident Fund, ESIC, Gratuity and Compensated Absences disclosures as per Accounting Standard (AS) 15 (Revised) – Employee Benefits:

Contributions are made to Government Provident Fund and Family Pension Fund, ESIC and other statutory funds which cover all eligible employees under applicable Acts. Both the employees and the Company make predetermined contributions to the Provident Fund and ESIC. The contributions are normally based on a certain proportion of the employee's salary. The Company has recognised an amount of ₹ 35,035,247 (Previous year ₹ 18,529,706) in the Statement of Profit and Loss towards Employers contribution for the above mentioned funds.

Provision for unfunded Gratuity and Compensated Absences for all employees is based upon actuarial valuations carried out at the end of every financial year. Major drivers in actuarial assumptions, typically, are years of service and employee compensation. Pursuant to the issuance of the Accounting Standard (AS) 15 (Revised) on 'Employee Benefits', commitments are actuarially determined using the 'Projected Unit Credit' Method. Gains and losses on changes in actuarial assumptions are accounted for in the Statement of Profit and Loss.

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## Disclosure in respect of Gratuity, Compensated Absences and Superannuation:

(Amount ₹)

Particulars	Gratuity (Unfunded)		Compensated Absences (Unfunded)		Superannuation (Unfunded)	
	2015-2016	2014-2015	2015-2016	2014-2015	2015-2016	2014-2015
<b>Reconciliation of liability recognised in the Balance Sheet:</b>						
Present Value of commitments (as per Actuarial valuation)	191,812,227	112,738,402	93,857,227	54,787,999	766,650,863	625,880,074
Fair value of plan assets	-	-	-	-	-	-
Net liability in the Balance sheet (as per Actuarial valuation)	191,812,227	112,738,402	93,857,227	54,787,999	766,650,863	625,880,074
<b>Movement in net liability recognised in the Balance Sheet:</b>						
<b>Net liability as at the beginning of the year</b>	112,738,402	80,389,766	54,787,999	33,533,429	625,880,074	405,345,046
Amount (paid) during the year	(8,542,908)	(10,149,169)	(30,194)	-	-	-
Net expenses recognised / (reversed) in the Statement of Profit and Loss	84,131,881	40,289,744	37,708,955	19,939,321	140,770,789	220,535,028
Acquisition Adjustment (on account of transfer of employees)	3,484,852	2,208,061	1,390,467	1,315,249	-	-
Net liability as at the end of the year	191,812,227	112,738,402	93,857,227	54,787,999	766,650,863	625,880,074
<b>Expenses recognised in the Statement of Profit and Loss:</b>						
Current service cost	36,432,511	22,089,247	24,232,785	13,734,108	52,557,608	47,096,492
Past service cost	-	-	-	-	-	-
Interest Cost	10,596,423	7,711,660	5,289,752	3,545,519	53,001,233	41,680,273
Expected return on plan assets	-	-	-	-	-	-
Actuarial (gains) / Losses	37,102,947	10,488,837	8,186,418	2,659,694	35,211,948	131,758,263
<b>Expenses charged / (reversal) to the Statement of Profit and Loss</b>	<b>84,131,881</b>	<b>40,289,744</b>	<b>37,708,955</b>	<b>19,939,321</b>	<b>140,770,789</b>	<b>220,535,028</b>
<b>Return on Plan assets:</b>						
Expected return on plan assets	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Actuarial (gains) / losses	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Actual return on plan assets	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

Particulars	(Amount ₹)					
	Gratuity (Unfunded)		Compensated Absences (Unfunded)		Superannuation (Unfunded)	
	2015-2016	2014-2015	2015-2016	2014-2015	2015-2016	2014-2015
<b>Reconciliation of defined-benefit commitments:</b>						
Commitments as at the beginning of the year	112,738,402	80,389,766	54,787,999	33,533,429	625,880,074	405,345,046
Current service cost	36,432,511	22,089,247	24,232,785	13,734,108	52,557,608	47,096,492
Past service cost	-	-	-	-	-	-
Interest cost	10,596,423	7,711,660	5,289,752	3,545,519	53,001,233	41,680,273
(Paid benefits)	(8,542,908)	(10,149,169)	(30,194)	-	-	-
Acquisition Adjustment (on account of transfer of employees)	3,484,852	2,208,061	1,390,467	1,315,249	-	-
Actuarial (gains) / losses	37,102,947	10,488,837	8,186,418	2,659,694	35,211,948	131,758,263
Commitments as at the end of the year	191,812,227	112,738,402	93,857,227	54,787,999	766,650,863	625,880,074
<b>Reconciliation of Plan assets:</b>						
Plan assets as at the beginning of the year	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Expected return on plan assets	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Contributions during the year	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Paid benefits	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Actuarial (gains) / losses	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Plan assets as at the end of the year	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
N.A - not applicable						

Particulars	(Amount ₹)				
	Gratuity (Unfunded)				
	Financial Years				
	2015-2016	2014-2015	2013-2014	2012-2013	2011-2012
<b>Experience adjustment</b>					
On plan liabilities	(4,184,689)	(6,463,969)	(1,641,298)	10,602,743	7,356,120
On plan assets	-	-	-	-	-
Present value of benefit obligation	191,812,227	112,738,402	80,389,766	77,701,009	5,709,653
Fair value of plan assets	-	-	-	-	-
Excess of (obligation over plan assets) / plan assets over obligation	191,812,227	112,738,402	80,389,766	77,701,009	5,709,653

Particulars	(Amount ₹)				
	Compensated Absences (Unfunded)				
	Financial Years				
	2015-2016	2014-2015	2013-2014	2012-2013	2011-2012
<b>Experience adjustment</b>					
On plan liabilities	7,304,983	(2,659,694)	6,258,794	8,763,744	3,052,548
On plan assets	-	-	-	-	-
Present value of benefit obligation	93,857,227	54,787,999	33,533,429	34,409,481	2,250,153
Fair value of plan assets	-	-	-	-	-
Excess of (obligation over plan assets) / plan assets over obligation	93,857,227	54,787,999	33,533,429	34,409,481	2,250,153



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

Particulars	(Amount ₹)				
	Superannuation (Unfunded)				
	Financial Years				
	2015-2016	2014-2015	2013-2014	2012-2013	2011-2012
<b>Experience adjustment</b>					
On plan liabilities	87,238,629	(110,555,339)	(81,179,750)	(52,033,314)	N.A.
On plan assets	-	-	-	-	N.A.
Present value of benefit obligation	766,650,863	625,880,074	405,345,046	292,225,359	N.A.
Fair value of plan assets	-	-	-	-	N.A.
Excess of (obligation over plan assets) / plan assets over obligation	766,650,863	625,880,074	405,345,046	292,225,359	N.A.

N.A - not available

The actuarial calculations used to estimate commitments and expenses in respect of unfunded Gratuity, Compensated absences and Superannuation (Pension & Medical coverage) are based on the following assumptions which if changed, would affect the commitment's size, funding requirements and expenses:

Particulars	(Amount ₹)					
	Gratuity (Unfunded)		Compensated Absences (Unfunded)		Superannuation (Unfunded)	
	2015-2016	2014-2015	2015-2016	2014-2015	2015-2016	2014-2015
Discount Rate	8.00%	8.25%	8.00%	8.25%	8.00%	8.25%
Expected Return on plan assets	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Expected rate of salary increase	6.00%	5.00%	6.00%	5.00%	6.00%	5.00%
Mortality	IALM (2006-08)	IALM (2006-08)	IALM (2006-08)	IALM (2006-08)	IALM (2006-08)	IALM (2006-08)
Retirement Age (Years)	60	60	60	60	60	60

N.A - not applicable

The employer's best estimate of contributions expected to be paid during the annual period beginning after the Balance Sheet date, towards Gratuity, Compensated Absences and Superannuation is ₹ 70,681,191 (Previous Year ₹ 42,140,758) ₹ 35,364,179 (Previous Year ₹ 19,223,947) and ₹ 167,681,128 (Previous Year ₹ 136,217,255) respectively.

## 26. FINANCE COSTS

	(Amount ₹)	
	For the year ended March 31, 2016	For the year ended March 31, 2015
Interest on Loans <sup>(1)</sup>	27,703,100,414	23,193,589,335
Interest on Non-Convertible Debentures	14,797,628,875	9,191,673,506
Interest on Commercial Papers	4,046,980,400	4,766,294,259
Interest on Subordinate Debt	1,143,525,071	1,016,910,827
Interest on Taxes	44,203,285	320,097
Bank Charges towards Borrowings	11,812,425	13,179,814
Processing fees	169,608,431	94,803,312
Net Revaluation on Foreign Currency Loans	183,194,578	81,132,162
FCNR Hedge Premium	324,054,115	77,134,393
	<b>48,424,107,594</b>	<b>38,435,037,705</b>



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

- 1) During the year, the Company has recognized Premium on forward contract & principal only swaps on ECB amounting to ₹ 1,061,188,724 (Previous Year ₹ 155,769,372) included in Interest on Loans and unrealised marked to market loss towards derivatives amounting to ₹ 140,446,781 (Previous Year ₹ 23,016,946) which has been included under Bank / Finance Charges. Derivative instruments that are outstanding as at March 31, 2016 is as given below:-
  - I. Cross Currency Swaps entered for hedging purposes outstanding as at March 31, 2016 for USD 255,084,236 (Previous Year USD 233,115,351.58) against cross currency of ₹ 16,034,750,000 (Previous Year ₹ 14,434,750,000) for a total of 9 outstanding Contracts (Previous Year 7 Contracts).
  - II. INR Interest Rate Swaps (Fixed to Floating) for Notional Principal of ₹ 9,250,000,000 outstanding as at March 31, 2016 (Previous Year ₹ 750,000,000) for a total of 11 outstanding contracts (Previous Year 3 contracts).
  - III. USD Interest Rate Swaps (Floating to Fixed/ Floating to Floating) for Notional Principal INR of ₹ 15,622,250,000 against USD 249,299,717.39 (Previous Year Notional Principal INR of ₹ 5,148,475,000 against USD 82,802,351.54) for a total of 18 contracts outstanding as at March 31, 2016 (Previous Year 6 contracts) against fluctuations in USD Libor.
  - IV. Forward Contract entered for hedging purposes outstanding as at March 31, 2016 for USD 108,204,332.61 (Previous Year USD 47,802,351.54) against cross currency of ₹ 7,015,965,407 (Previous Year ₹ 3,000,000,000 ) for a total of 13 Contracts outstanding (Previous Year 2 Contracts).

## 27. OTHER EXPENSES

	(Amount ₹)	
	For the year ended March 31, 2016	For the year ended March 31, 2015
Collection Charges	8,047,977	8,528,999
Demat Charges	1,628,142	1,808,731
Stamp Papers/Stamp Duty charges	41,725,868	29,646,519
Rates & Taxes	5,927,585	10,035,218
Communication Expenses	56,875,578	51,050,223
Legal and Professional Charges	188,336,109	178,705,778
Rent and Other Charges <sup>(1)</sup>	387,005,245	358,387,140
Electricity Expenses	70,491,816	52,699,204
Repairs and Maintenance-Others	148,718,911	89,491,353
Recruitment and Training	15,095,271	9,027,138
Printing and Stationery	31,715,100	24,471,594
Traveling and Conveyance Expenses	135,894,938	107,363,381
Business Promotion	68,933,872	52,710,690
Payment to Auditors comprises (net of service tax input credit ₹ 1,790,160 (Previous year ₹ 1,029,743))		
Audit Fees	13,115,000	9,768,560
Other Services	12,729,839	6,370,800
Reimbursement of Expenses	1,935,000	1,552,883
Contingent Provision against standard Assets / Provision for Loan assets / Bad Debts Written Off(Net of Recoveries) <sup>(2) &amp; (Refer Note 37)</sup>	3,898,912,377	2,952,577,635
Expenditure on Corporate Social Responsibility <sup>(3) &amp; (4)</sup>	318,211,000	231,994,000
Advertisement	156,828,806	49,491,250
Loss on sale of fixed assets	755,172	4,220,549
Trusteeship Fees	4,728,311	4,406,383
Donations <sup>(3)</sup>	1,500,000	400,250,000
Miscellaneous Expenses	13,721,921	19,317,587
	<b>5,582,833,838</b>	<b>4,653,875,615</b>

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

- (1) The Company has taken office premises on Lease and Leave & License basis at various locations in India. Lease rent / License fees aggregating to ₹ 351,742,791 (Previous Year ₹ 329,130,556) in respect of the same have been charged to the Statement of Profit and Loss. The agreements are executed for periods ranging from 11 months to 12 years with a renewable clause. In many cases, the agreements also provide for termination at will by either party by giving a prior notice period between 30 to 90 days. The minimum lease rentals outstanding as at March 31, 2016, are as under:

Particulars	(Amount ₹)	
	For the year ended March 31, 2016	For the year ended March 31, 2015
	<b>Minimum Lease Rentals</b>	
Not later than One year	269,295,559	204,671,131
Later than One year but not later than Five years	845,166,759	382,804,321
Later than Five Years	179,144,543	129,999,914
	<b>1,293,606,861</b>	<b>717,475,366</b>

- (2) Contingent Provision against standard Assets / Provision for Loan assets / Bad Debts Written Off(Net of Recoveries) includes;

Particulars	(Amount ₹)	
	For the year ended March 31, 2016	For the year ended March 31, 2015
Contingent Provisions against Standard Assets	1,144,500,000	-
Provision for Loan Assets	2,187,431,118	2,768,618,195
Bad Debt/Advances written off (Net)*	566,981,259	183,959,440
<b>Total</b>	<b>3,898,912,377</b>	<b>2,952,577,635</b>

\*Net of recoveries of ₹ 379,881,376(Previous year ₹ 960,247,450)

- (3) Expenditure on Corporate Social Responsibility and Contribution to an Electoral Trust aggregates to ₹ 318,211,000 (Previous Year ₹ 631,994,000).
- (4) In respect of Corporate Social Responsibility activities, gross amount required to be spent by the Company during the year was ₹ 318,210,932(Previous Year ₹ 231,993,723) and Company has paid/spent ₹ 318,211,000 (Previous Year ₹ 231,994,000).



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## 28. EXPLANATORY NOTES

	(Amount ₹)
	As at March 31, 2016
<b>(i) Secured Redeemable Non Convertible Debentures (payable at par unless otherwise stated) include:*</b>	
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 13, 2026**	250,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 7, 2026	500,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 31, 2025	100,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 20, 2025	2,650,000,000
9.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 26, 2025	10,000,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on May 19, 2025	250,000,000
9.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 31, 2024	250,000,000
9.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 16, 2024	250,000,000
10.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 30, 2024	250,000,000
10.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 5, 2024	250,000,000
10.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 24, 2023	250,000,000
10.55 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 21, 2023	4,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 8, 2023	250,000,000
11.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 29, 2023	10,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 25, 2023	50,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 19, 2023	1,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 26, 2023	250,000,000
10.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 16, 2023	350,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 31, 2022	500,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 18, 2022	150,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 20, 2022	100,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 19, 2022	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 6, 2022	150,000,000
10.70 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 6, 2022	200,000,000
10.70 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 28, 2022	8,000,000,000
10.75 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 3, 2022	1,250,000,000
10.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 27, 2022	5,000,000,000
10.70 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 22, 2021	1,000,000,000
10.65 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 7, 2021	5,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 18, 2021	200,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 8, 2021	750,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 19, 2021	1,000,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 7, 2021	3,000,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 20, 2020	2,550,000,000
9.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 18, 2020	4,250,000,000
9.40 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 4, 2020	10,000,000,000
9.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 13, 2020	150,000,000
9.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 7, 2020	150,000,000
9.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 11, 2020	500,000,000
9.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 30, 2020**	833,335,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 27, 2020	200,000,000
9.45 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 8, 2019	1,000,000,000
4.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 2, 2019 <sup>(1)</sup>	2,000,000,000
4.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 27, 2019 <sup>(1)</sup>	3,000,000,000
9.65 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 14, 2019	150,000,000

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

	(Amount ₹)
	As at March 31, 2016
<b>(i) Secured Redeemable Non Convertible Debentures (payable at par unless otherwise stated) include:*</b>	
9.88 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 30, 2019	100,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 13, 2019	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 29, 2019	950,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 25, 2019 <sup>(1)</sup>	3,000,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 15, 2019	5,000,000,000
9.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 29, 2019**	833,332,500
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 29, 2019**	1,000,000,000
9.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 11, 2019**	500,000,000
9.80 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 9, 2019	500,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 22, 2019**	1,000,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 19, 2019	1,000,000,000
9.08 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 14, 2019	65,000,000
8.95 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 27, 2018	50,000,000
9.28 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 13, 2018	630,000,000
9.18 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 22, 2018	520,000,000
9.18 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 8, 2018	580,000,000
9.46 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 12, 2018**	2,250,000,000
9.80 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 9, 2018	2,500,000,000
9.10 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 31, 2018	200,000,000
9.10 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 27, 2018	700,000,000
9.10 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 20, 2018	3,000,000,000
9.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 20, 2018	250,000,000
9.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 1, 2018	450,000,000
9.11 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 25, 2018	160,000,000
9.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 19, 2018	750,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 26, 2018	1,000,000,000
9.45 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 27, 2018	40,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 25, 2018	240,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 20, 2018	150,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 4, 2018	200,000,000
9.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 29, 2018**	833,332,500
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 28, 2018**	500,000,000
9.65 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 28, 2018	1,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 28, 2018 <sup>(1)</sup>	1,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 25, 2018	150,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 19, 2018	1,000,000,000
10.10 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 19, 2018	1,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 14, 2018 <sup>(1)</sup>	320,000,000
9.49 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 12, 2018**	2,350,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 9, 2018	200,000,000
9.80 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 9, 2018	7,200,000,000
9.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 5, 2018	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 23, 2018 <sup>(1)</sup>	400,000,000
9.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 19, 2018	500,000,000
10.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 16, 2018	400,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 28, 2017	1,500,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 17, 2017	401,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 1, 2017 <sup>(1)</sup>	100,000,000
9.58 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 25, 2017	250,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 24, 2017 <sup>(1)</sup>	350,000,000



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

	(Amount ₹)
	<b>As at March 31, 2016</b>
<b>(i) Secured Redeemable Non Convertible Debentures (payable at par unless otherwise stated) include:*</b>	
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 16, 2017 <sup>(1)</sup>	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 8, 2017 <sup>(1)</sup>	270,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 31, 2017 <sup>(1)</sup>	60,000,000
9.88 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 30, 2017	50,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 26, 2017 <sup>(1)</sup>	250,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 23, 2017	30,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 19, 2017 <sup>(1)</sup>	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 11, 2017 <sup>(1)</sup>	30,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 29, 2017	1,810,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 25, 2017 <sup>(1)</sup>	430,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 11, 2017 <sup>(1)</sup>	280,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 30, 2017 <sup>(1)</sup>	130,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 18, 2017	350,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 17, 2017 <sup>(1)</sup>	150,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 8, 2017 <sup>(1)</sup>	190,000,000
9.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 3, 2017	250,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 31, 2017 <sup>(1)</sup>	50,000,000
9.19 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 24, 2017	1,000,000,000
9.11 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 17, 2017	130,000,000
9.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 16, 2017	250,000,000
10.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 27, 2017	3,250,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 26, 2017 <sup>(1)</sup>	50,000,000
9.28 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 23, 2017	4,000,000,000
9.28 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 19, 2017	3,000,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 16, 2017	250,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 12, 2017 <sup>(1)</sup>	50,000,000
4.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 5, 2017 <sup>(1)</sup>	3,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on May 29, 2017 <sup>(1)</sup>	60,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 30, 2017	5,000,000,000
9.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 27, 2017	25,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 27, 2017 <sup>(1)</sup>	90,000,000
9.05 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 11, 2017	245,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 11, 2017	90,000,000
9.05 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 10, 2017	115,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 10, 2017	120,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 6, 2017 <sup>(1)</sup>	30,000,000
	<b>154,741,000,000</b>
(1) Redeemable at premium	
*Redeemable Non-Convertible Debentures are secured against Immovable Property / Current Assets and pool of Current and Future Loan Receivables of the Company.	
** As at the year end, the Company was in the process of creating the charge / security on assets.	
	<b>As at March 31, 2015</b>
<b>(i) Secured Redeemable Non Convertible Debentures (payable at par unless otherwise stated) include:*</b>	
9.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 31, 2024	250,000,000
9.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 16, 2024	250,000,000
10.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 30, 2024	250,000,000
10.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 5, 2024	250,000,000
10.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 24, 2023	250,000,000
10.55 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 21, 2023	4,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 8, 2023	250,000,000



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

	(Amount ₹)
	<b>As at March 31, 2015</b>
<b>(i) Secured Redeemable Non Convertible Debentures (payable at par unless otherwise stated) include:*</b>	
11.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 29, 2023	10,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 25, 2023	50,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 19, 2023	1,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 26, 2023	250,000,000
10.20 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 16, 2023	350,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 31, 2022	500,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 18, 2022	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 19, 2022	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 6, 2022	150,000,000
10.70 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 6, 2022	200,000,000
10.70 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 28, 2022	8,000,000,000
10.75 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 3, 2022	1,250,000,000
10.15 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 27, 2022	5,000,000,000
10.70 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 22, 2021	1,000,000,000
10.65 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 7, 2021	5,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 18, 2021	200,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 27, 2020**	200,000,000
9.45 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 8, 2019	1,000,000,000
4.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 2, 2019 <sup>(1)</sup>	2,000,000,000
4.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 27, 2019 <sup>(1)</sup>	3,000,000,000
9.65 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 14, 2019	150,000,000
9.88 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 30, 2019	100,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 13, 2019	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 29, 2019	1,600,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 25, 2019 <sup>(1)</sup>	3,000,000,000
9.80 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 9, 2019**	2,500,000,000
9.80 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 9, 2018**	2,500,000,000
9.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 1, 2018**	450,000,000
9.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 19, 2018	750,000,000
9.45 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 27, 2018	40,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 25, 2018**	240,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 20, 2018	150,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 4, 2018**	200,000,000
9.65 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 28, 2018	1,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 28, 2018 <sup>(1)</sup>	1,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 25, 2018	150,000,000
10.10 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 19, 2018	1,000,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 19, 2018**	1,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 14, 2018 <sup>(1)</sup>	320,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 9, 2018**	200,000,000
9.80 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 9, 2018**	7,200,000,000
9.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 5, 2018**	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 23, 2018 <sup>(1)</sup>	400,000,000
10.25 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on January 16, 2018	400,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 28, 2017	1,500,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 17, 2017	401,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 1, 2017 <sup>(1)</sup>	100,000,000
9.58 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 25, 2017	250,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 24, 2017 <sup>(1)</sup>	350,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 16, 2017 <sup>(1)</sup>	100,000,000



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

	(Amount ₹)
	<b>As at March 31, 2015</b>
<b>(i) Secured Redeemable Non Convertible Debentures (payable at par unless otherwise stated) include:*</b>	
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 8, 2017 <sup>(1)</sup>	270,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 31, 2017 <sup>(1)</sup>	60,000,000
9.88 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 30, 2017	50,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 26, 2017 <sup>(1)</sup>	250,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 23, 2017	30,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 19, 2017 <sup>(1)</sup>	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 11, 2017 <sup>(1)</sup>	30,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 29, 2017	1,810,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 25, 2017 <sup>(1)</sup>	430,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 11, 2017 <sup>(1)</sup>	280,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 30, 2017 <sup>(1)</sup>	130,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 18, 2017	350,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 17, 2017 <sup>(1)</sup>	150,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on August 8, 2017 <sup>(1)</sup>	190,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 31, 2017 <sup>(1)</sup>	50,000,000
10.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 27, 2017	3,250,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 26, 2017 <sup>(1)</sup>	50,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 16, 2017	250,000,000
4.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 5, 2017 <sup>(1)</sup>	3,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on May 29, 2017 <sup>(1)</sup>	60,000,000
10.50 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 30, 2017	5,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 27, 2017 <sup>(1)</sup>	90,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 11, 2017**	90,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 10, 2017**	120,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 6, 2017 <sup>(1)</sup>	30,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 30, 2017**	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 25, 2017 <sup>(1)</sup>	50,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on March 7, 2017**	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 23, 2017 <sup>(1)</sup>	85,000,000
9.30 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on February 5, 2017	750,000,000
9.60 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 31, 2016	2,250,000,000
4.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 30, 2016 <sup>(1)</sup>	3,000,000,000
9.40 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on December 27, 2016	100,000,000
9.45 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 30, 2016	180,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 25, 2016 <sup>(1)</sup>	300,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on November 16, 2016 <sup>(1)</sup>	100,000,000
9.88 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 30, 2016	50,000,000
9.90 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 13, 2016	50,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on October 13, 2016 <sup>(1)</sup>	50,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 29, 2016	2,350,000,000
10.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 23, 2016	4,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 21, 2016 <sup>(1)</sup>	70,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 14, 2016 <sup>(1)</sup>	220,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on September 13, 2016 <sup>(1)</sup>	190,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on July 28, 2016 <sup>(1)</sup>	750,000,000
10.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 30, 2016	2,000,000,000
10.35 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 27, 2016	2,500,000,000
10.45 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 15, 2016	2,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 15, 2016 <sup>(1)</sup>	330,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 7, 2016 <sup>(1)</sup>	65,000,000

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

	(Amount ₹)
	<b>As at March 31, 2015</b>
<b>(i) Secured Redeemable Non Convertible Debentures (payable at par unless otherwise stated) include:*</b>	
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on June 3, 2016 <sup>(1)</sup>	650,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on May 17, 2016 <sup>(1)</sup>	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on May 3, 2016 <sup>(1)</sup>	600,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 5, 2016 <sup>(1)</sup>	230,000,000
0.00 % Redeemable Non convertible Debentures of Face value ₹ 1,000,000 each Redeemable on April 4, 2016 <sup>(1)</sup>	180,000,000
	<b>112,971,000,000</b>

(1) Redeemable at premium

\*Redeemable Non-Convertible Debentures are secured against Immovable Property / Current Assets and pool of Current and Future Loan Receivables of the Company.

\*\* As at the year end, the Company was in the process of creating the charge / security on assets.

	<b>As at March 31, 2016</b>
<b>(ii) (a)(1) Term Loan from banks includes as at March 31, 2016<sup>*(1)</sup>:</b>	
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 6 months from the date of disbursement. The balance tenure for these loans is 70 months (average) from the Balance Sheet date.	4,018,310,339
Term Loan taken from Bank(s). These loans are repayable in half yearly installment after the moratorium of 3 years from the date of disbursement. The balance tenure for these loans is 30 months (average) from the Balance Sheet date.	2,500,000,000
Term Loan taken from Bank(s). These loans are repayable in quarterly installment with moratorium period of 1 years from the date of disbursement. The balance tenure for these loans is 33 months (average) from the Balance Sheet date.	8,461,805,548
Term Loan taken from Bank(s). These loans are repayable in yearly installment from the date of disbursement. The balance tenure for these loans is 38 months (average) from the Balance Sheet date.	17,200,000,000
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 2 years from the date of disbursement. The balance tenure for these loans is 35 months (average) from the Balance Sheet date.	105,013,300,004
Term Loan taken from Bank(s). These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 13 months (average) from the Balance Sheet date.	17,500,000,000
Term Loan taken from Bank(s). These loans are repayable in yearly installement after the moratorium period of 1 years from the date of disbursement. The balance tenure for these loans is 33 months (average) from the Balance Sheet date.	18,083,333,333
Term Loan taken from Bank. This loan is repayable in monthly installement from the date of disbursement. The balance tenure for this loan is 73 months from the Balance Sheet date.	500,000,000
Term Loan taken from Bank(s). These loans are repayable in quarterly installment from the date of disbursement. The balance tenure for these loans is 24 months (average) from the Balance Sheet date.	20,437,349,108
Term Loan taken from Bank. This loan is repayable in quarterly installment after the moratorium of 2 years from the date of disbursement. The balance tenure for this loan is 21 months from the Balance Sheet date.	1,750,000,000
Term loan taken from Bank. This loan is repayable in equal half yearly installment in 24th , 30th and 36th months. The balance tenure for this loan is 34 months from the Balance Sheet date.	1,500,000,000
Term loan taken from Bank. This loan is repayable in two equal installment at the end of 18th and 30th months. The balance tenure for this loan is 30 months from the Balance Sheet date.	5,000,000,000
Term Loan taken from Bank(s). These loans are repayable in yearly installment with the moratorium period of 3 years from the date of disbursement. The balance tenure for these loans is 57 months (average) from the Balance Sheet date.	24,900,000,000
Term Loan taken from Bank(s). These loans are repayable in quarterly Installments with moratorium of 18 months from the date of disbursement. The balance tenure for these loans is 21 months (average) from the Balance Sheet date. <sup>(2)</sup>	3,642,857,142
<b>Total (a)(1)</b>	<b>230,506,955,474</b>

	<b>As at March 31, 2016</b>
<b>(ii) (a)(2) Term Loan from Banks- Foreign Currency<sup>(3) &amp;(4)</sup></b>	
Term Loan taken from Bank(s). These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 12 months (average) from the Balance Sheet.	12,043,446,125
Term Loan taken from Bank. This loan is repayable in equal installments at the 49th, 61st and 72nd month from the date of the first drawdown. The balance tenure for this loan is 56 months from the Balance Sheet date date.	3,316,645,000



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

	(Amount ₹)
	As at March 31, 2016
<b>(ii) (a)(2) Term Loan from Banks- Foreign Currency<sup>(3) &amp;(4)</sup></b>	
Term loan taken from Bank. The balance amount is payable after 24 months from the date of disbursement. The balance tenure for this loan is 17 months from the Balance Sheet.	191,344,905
<b>Total (a)(2)</b>	<b>15,551,436,030</b>
<b>Grand Total</b>	<b>246,058,391,504</b>

(1) Linked to base rate of respective lenders

(2) Includes Loan taken other than from banks for ₹ 1,500,000,000

(3) Linked to Libor

(4) Includes External commercial borrowings from banks for ₹ 13,266,580,000

\*Secured by hypothecation of Loan Receivables(Current and Future) / Current Assets / Cash and Cash Equivalents of the Company.

	As at March 31, 2015
<b>(ii) (a)(1) Term Loan from banks includes as at March 31, 2015<sup>*(3)</sup>:</b>	
Term Loan taken from Bank(s), These loans are repayable in quarterly installment with moratorium period of 6 month from the date of disbursement. The balance tenure for these loans is 72 months (average) from the Balance Sheet date.	8,025,994,253
Term Loan taken from Bank(s), These loans are repayable in half yearly installment after the moratorium of 3 years from the date of disbursement. The balance tenure for these loans is 33 months (average) from the Balance Sheet date.	2,500,000,000
Term Loan taken from Bank(s), These loans are repayable in quarterly installment with moratorium period of 1 years from the date of disbursement. The loan is secured by hypothecation of loan receivables of the company. The balance tenure for these loans is 48 months (average) from the Balance Sheet date.	5,808,672,220
Term Loan taken from Bank(s), These loans are repayable in yearly installment from the date of disbursement. The balance tenure for these loans is 45 months (average) from the Balance Sheet date.	20,000,000,000
Term Loan taken from Bank(s), These loans are repayable in yearly installment with the moratorium period of 2 years from the date of disbursement. The balance tenure for these loans is 40 months (average) from the Balance Sheet date.	106,250,300,000
Term Loan of taken from Bank(s), These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 20 months (average) from the Balance Sheet date.	16,500,000,000
Term Loan taken from Bank(s), These loans are repayable in yearly installment after the moratorium period of 1 years from the date of disbursement. The balance tenure for these loans is 25 months (average) from the Balance Sheet date.	7,875,000,000
Term Loan taken from Bank, This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loans is 7 months from the Balance Sheet date. <sup>(1)</sup>	375,000,000
Term Loan taken from Bank(s), These loans are repayable in quarterly installment from the date of disbursement. The balance tenure for these loans is 29 months (average) from the Balance Sheet date.	12,610,784,620
Term Loan taken from Bank(s), This loan is repayable in quarterly installment after the moratorium of 2 years from the date of disbursement. The balance tenure for these loans is 17 months (average) from the Balance Sheet date.	4,249,891,252
Quarterly Installment with moratorium of 18 months from the date of disbursement. The balance tenure for these loans is 33 months (average) from the Balance Sheet date. <sup>(2)</sup>	5,678,542,857
<b>Total (a)(1)</b>	<b>189,874,185,202</b>
<b>(ii) (a)(2) Term Loan from Banks- Foreign Currency<sup>(4) &amp;(5)</sup></b>	
Term Loan taken from Bank. Repayable in equal installments at the 49th, 61st and 72nd month from the date of the first drawdown. The balance tenure for this loans is 68 months from the Balance Sheet date.	3,129,540,000
Term Loan of taken from Bank(s), These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 42 months (average) from the Balance Sheet date.	11,364,027,922
<b>Total (a)(2)</b>	<b>14,493,567,922</b>
<b>Grand Total</b>	<b>204,367,753,124</b>

(1) Loan taken other than from banks

(2) Includes Loan taken other than from banks for ₹ 2,249,999,999

(3) Linked to base rate of respective lenders

(4) Linked to Libor

(5) Includes External commercial borrowings from banks for ₹12,518,160,000

\*Secured by hypothecation of Loan Receivables(Current and Future) / Current Assets / Cash and Cash Equivalents of the Company.

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

	As at March 31, 2016	(Amount ₹) As at March 31, 2015
<b>(iii) Subordinated Debt</b>		
10.65% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on November 15, 2027	326,000,000	326,000,000
10.65% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on June 30, 2027	496,500,000	496,500,000
10.25% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on June 28, 2027	1,000,000,000	1,000,000,000
10.65% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on June 05, 2027	1,100,300,000	1,100,300,000
10.00% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on August 03, 2025	1,650,000,000	-
10.10% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on July 21, 2025	81,500,000	-
9.70% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on March 17, 2025	50,000,000	50,000,000
10.85% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on July 17, 2024	100,000,000	100,000,000
10.80% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on December 23, 2023	200,000,000	200,000,000
10.85% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on October 24, 2023	50,000,000	50,000,000
10.85% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on September 27, 2023	250,000,000	250,000,000
10.10% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on September 23, 2023	250,000,000	250,000,000
9.90% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on June 3, 2023	1,250,000,000	1,250,000,000
9.80% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on May 23, 2023	200,000,000	200,000,000
10.10% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on March 28, 2023	250,000,000	250,000,000
10.10% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on March 06, 2023	200,000,000	200,000,000
10.10% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on February 18, 2023	250,000,000	250,000,000
10.65% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on January 30, 2023	100,000,000	100,000,000
10.10% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on January 14, 2023	250,000,000	250,000,000
10.20% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on December 04, 2022	200,000,000	200,000,000
10.65% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on November 15, 2022	11,000,000	11,000,000
10.30% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on October 31, 2022	250,000,000	250,000,000
10.30% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on October 22, 2022	400,000,000	400,000,000
10.30% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on October 09, 2022	350,000,000	350,000,000
10.65% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on June 05, 2022	150,000,000	150,000,000
11.00% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on March 30, 2022	150,000,000	150,000,000
11.85% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on February 22, 2022	200,000,000	200,000,000
11.85% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on January 31, 2022	362,000,000	362,000,000
10.50% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on March 26, 2018	1,250,000,000	1,250,000,000
11.60% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on June 22, 2017	1,000,000	1,000,000
11.60% Subordinated Debt of Face value of ₹ 100,000 each Redeemable on May 31, 2017	150,000,000	150,000,000
	<b>11,528,300,000</b>	<b>9,796,800,000</b>



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## (iv) Current Investments

### (a) Investment in Mutual Funds (Unquoted)

Particulars	Quantity (No of Units)	NAV (₹)	(Amount ₹)
			As at March 31, 2016
Axis Liquid Fund - Direct Growth	893,860.87	1,679.4281	1,501,175,069
Birla Sun Life Cash Plus - Growth-Direct Plan	1,028,472.23	243.3140	250,241,691
DHFL Pramerica Insta Cash Plus Fund Direct Plan - Annual Bonus	22,693,553.30	118.9917	2,700,344,486
DHFL Pramerica Short Term Floating Rate Fund - Annual Bonus	179,432,533.60	11.4506	2,054,610,169
DHFL Pramerica Ultra Short Term Fund Direct Plan - Annual Bonus	100,418,410.04	12.2274	1,227,856,067
HDFC Liquid Fund - Direct Plan -Growth Option	167,355.05	2,990.1978	500,424,696
ICICI Prudential Liquid - Direct Plan Growth	7,139,921.49	224.2869	1,601,390,857
IDBI Liquid Fund Direct Plan - Bonus Plan	1,405,353.08	1,217.6541	1,711,233,936
Indiabulls Gilt Fund - Direct Plan Growth (GFDG)	29,721.36	1,351.6985	40,174,319
Indiabulls Income Fund - Direct Plan - Growth (IFDG)	163,628,369.75	12.8302	2,099,384,710
Indiabulls Liquid Fund - Direct Plan Growth	9,493,792.18	1,477.0680	14,022,976,632
Indiabulls Short Term Fund - Direct Plan Growth (STDG)	1,485,042.79	1,293.5393	1,920,961,206
Indiabulls Ultra Short Term Fund - Direct Plan Growth (USG1)	2,375,793.19	1,477.7521	3,510,833,380
JM Arbitrage Advantage Fund - (Direct) Annual Bonus Option	296,748,573.86	10.7604	3,193,133,354
JM Balanced Fund - Quarterly Dividend (576)	405,870,040.41	11.2404	4,562,141,602
JM Income Fund (Direct) - Growth Option	209,986,287.96	43.5976	9,154,898,188
Kotak Liquid Scheme Plan A - Direct Plan - Growth	244,238.51	3,074.0502	750,801,444
L&T Cash Fund Direct Plan - Growth	1,182,109.33	1,225.5219	1,448,700,873
L&T Ultra Short Term Fund Direct Plan - Bonus	108,049,808.10	13.5354	1,462,497,373
Reliance Liquid Fund - Treasury Plan - Direct Plan Growth Plan - Growth Option	514,681.93	3,695.0156	1,901,757,742
Reliance Money Manager Fund - Direct Bonus Plan Bonus Option	318,752.46	1,219.7160	388,787,472
Reliance Money Manager Fund-Direct Growth Plan Growth	1,208,529.00	2,099.6963	2,537,543,866
Religare Invesco Liquid Fund - Direct Plan - Growth	479,942.00	2,085.1074	1,000,730,616
Religare Invesco Ultra Short Term Fund - Direct Plan Bonus	2,465,957.39	1,170.9846	2,887,598,122
SBI Magnum Income Fund -Regular Plan - Growth	6,926,670.80	35.8163	248,087,719
SBI Premier Liquid Fund - Direct Plan - Growth	420,548.56	2,380.9577	1,001,308,327
Sundaram Money Fund Direct Plan Bonus (Bonus Units)	202,985,671.09	11.4358	2,321,303,538
Taurus Liquid Fund - Direct Plan - Super Institutional Growth	3,713,952.47	1,642.4345	6,099,923,670
<b>Total (a)</b>			<b>72,100,821,124</b>

## (iv) Current Investments

### (a) Investment in Mutual Funds (Unquoted)

Particulars	Quantity (No of Units)	NAV (₹)	(Amount ₹)
			As at March 31, 2015
DWS Insta Cash Plus Fund Direct Plan - Annual Bonus	22,693,553.301	109.8279	2,492,385,303
DWS Treasury Fund - Investment - Annual Bonus	179,432,533.595	10.5848	1,899,257,482
DWS Ultra Short Term Fund Direct Plan - Annual Bonus	100,418,410.042	11.2084	1,125,529,707
IDBI Liquid Fund - Direct Plan - Bonus Plan - LFB1	1,405,353.077	1,125.0013	1,581,024,039
Indiabulls Gilt Fund - Direct Plan Bonus	31,286.338	1,255.8583	39,291,207



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## (iv) Current Investments

### (a) Investment in Mutual Funds (Unquoted)

(Amount ₹)

Particulars	Quantity (No of Units)	NAV (₹)	As at March 31, 2015
Indiabulls Gilt Fund - Direct Plan Growth	18,935.435	1,255.8802	23,780,638
Indiabulls Income Fund - Direct Plan - Growth	7,000,000.000	11.8651	83,055,700
Indiabulls Short Term Fund - Direct Plan Growth	236,616.301	1,162.2438	275,005,829
Indiabulls Ultra Short Term Fund - Direct Plan Growth	757,284.547	1,350.8839	1,023,003,502
JM Arbitrage Advantage Fund - (Direct) Bonus Option	276,763,644.821	10.4860	2,902,143,580
JM Arbitrage Advantage Fund - Bonus Option	310,839,685.698	10.4975	3,263,039,601
L&T Cash Fund Direct Plan - Growth	1,182,109.331	1,133.2028	1,339,569,604
L&T Ultra Short Term Fund Direct Plan - Bonus	108,049,808.097	12.4402	1,344,161,223
Reliance liquidity fund- Direct Growth plan Growth option-LQAG	498,209.884	2,108.6826	1,050,566,514
Reliance Money Manger Fund- Direct Bouns Plan Bouns Options-LPAB	318,752.457	1,121.4790	357,474,187
Religare Invesco Liquid Fund - Direct Plan - Growth	1,169,531.794	1,924.9939	2,251,341,569
Religare Invesco Ultra Short Term Fund - Direct Plan Bonus	2,465,957.385	1,078.5746	2,659,719,000
SBI Magnum Income Fund - Regular Plan - Growth	6,926,670.800	33.8345	234,360,443
SBI Premier Liquid Fund - Regular Plan - Growth	205,045.589	2,195.7218	450,223,070
Sundaram Mutual Fund Money Fund Direct Plan Bonus (Principal Units)	202,985,671.094	10.5633	2,144,198,539
<b>Total (a)</b>			<b>26,539,130,737</b>

### (b) Investment in Bonds (Quoted)

Particulars	Quantity	Face Value (₹)	As at March 31, 2016
HOUSING DEVELOPMENT FINANCE CORPORATION LTD SR-I 028 NCD 16JN17 FVRS10LAC	300	300,000,000	426,283,200
HOUSING DEVELOPMENT FINANCE CORPORATION LTD SR-I 031 NCD 24JN17 FVRS 10 LAC	1,000	1,000,000,000	1,458,594,000
IL&FS FINANCIAL SERVICES LIMITED SR-III 9.03 NCD 22MR26 FVRS 1000	650,000	650,000,000	656,500,000
INDIA INFRADEBT LIMITED SR-II MRCH III 2016 8.65 NCD 21MR26 FVRS 10LAC	150	150,000,000	151,350,000
<b>Total (b)</b>			<b>2,692,727,200</b>

### (b) Investment in Bonds (Quoted)

Particulars	Quantity	Face Value (₹)	As at March 31, 2015
<b>Total (b)</b>			-

### (c) Investment in Commercial papers / Certificate of Deposits (Quoted)

Particulars	Quantity	Face Value (₹)	As at March 31, 2016
ANDHRA BANK CD 10MAR17	20,000	2,000,000,000	1,861,410,000
ANDHRA BANK CD 14MAR17	20,000	2,000,000,000	1,854,190,000
BANK OF MAHARASHTRA CD 06MAR17	5,000	500,000,000	464,884,000
BANK OF MAHARASHTRA CD 10MAR17	5,000	500,000,000	463,922,500
CORPORATION BANK CD 09MAR17	17,500	1,750,000,000	1,624,805,000
CORPORATION BANK CD 14MAR17	2,500	250,000,000	231,373,000
DENA BANK CD 06MAR17	5,000	500,000,000	464,957,000
DENA BANK CD 14MAR17	5,000	500,000,000	462,779,000



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## (c) Investment in Commercial papers / Certificate of Deposits (Quoted)

Particulars	Quantity	Face Value (₹)	(Amount ₹)
			As at March 31, 2016
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 354D CP 27JAN17	1,000	500,000,000	464,254,000
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 354D CP 27JAN17	1,000	500,000,000	464,687,000
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 364D CP 06FEB17	3,500	1,750,000,000	1,620,908,722
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 364D CP 10AUG16	1,500	750,000,000	726,320,250
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 364D CP 13FEB17	1,000	500,000,000	462,016,000
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 364D CP 16FEB17	2,500	1,250,000,000	1,155,455,000
HOUSING DEVELOPMENT FINANCE CORPORATION LTD 364D CP 16FEB17	500	250,000,000	231,612,250
IDBI BANK LIMITED CD 04APR16	30,000	3,000,000,000	2,995,569,000
IDBI BANK LIMITED CD 15FEB17	10,000	1,000,000,000	924,853,000
IDBI BANK LIMITED CD 27FEB17	15,000	1,500,000,000	1,393,899,000
IDBI BANK LIMITED CD 28FEB17	15,000	1,500,000,000	1,398,874,500
SYNDICATE BANK CD 04APR16	20,000	2,000,000,000	1,997,154,000
VIJAYA BANK CD 10MAR17	20,000	2,000,000,000	1,853,264,000
<b>Total (c)</b>			<b>23,117,187,222</b>

## (c) Investment in Commercial papers / Certificate of Deposits (Quoted)

Particulars	Quantity	Face Value (₹)	(Amount ₹)
			As at March 31, 2015
ANDHRA BANK CD 04MAR16	7,500	750,000,000	692,636,750
ANDHRA BANK CD 17MAR16	5,000	500,000,000	460,642,500
ANDHRA BANK CD 18MAR16	5,000	500,000,000	461,372,000
AXIS BANK LTD 08MAR16	10,000	1,000,000,000	921,659,000
BANK OF BARODA CD 06AP15	10,000	1,000,000,000	998,613,000
BANK OF INDIA CD 04MAR16	2,500	250,000,000	231,333,250
BANK OF INDIA CD 18MAR16	2,500	250,000,000	230,644,500
BANK OF INDIA CD 23MAR16	5,000	500,000,000	461,288,250
BANK OF MAHARASHTRA CD 01MAR16	5,000	500,000,000	460,267,500
BANK OF MAHARASHTRA CD 03MAR16	2,500	250,000,000	230,033,000
BANK OF MAHARASHTRA CD 08JU15	15,000	1,500,000,000	1,477,378,500
BANK OF MAHARASHTRA CD 15JU15	2,500	250,000,000	245,555,500
CANARA BANK CD 01MR16	2,500	250,000,000	230,577,250
CANARA BANK CD 04MR16	2,500	250,000,000	230,707,500
CANARA BANK CD 05MY15	2,500	250,000,000	248,096,750
CANARA BANK CD 09MAR16	7,500	750,000,000	696,196,500
CANARA BANK CD 10MR16	2,500	250,000,000	230,067,750
CANARA BANK CD 12JU15	2,500	250,000,000	243,260,750
CANARA BANK CD 14MAR16	2,500	250,000,000	230,474,750
CANARA BANK CD 18MAR16	2,500	250,000,000	230,559,500
CANARA BANK CD 22FB16	2,500	250,000,000	232,842,500
CANARA BANK CD 23MAR16	7,500	750,000,000	691,551,750

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## (c) Investment in Commercial papers / Certificate of Deposits (Quoted)

(Amount ₹)

Particulars	Quantity	Face Value (₹)	As at March 31, 2015
CANARA BANK CD 26FB16	5,000	500,000,000	460,595,000
CORPORATION BANK CD 01JU15	2,500	250,000,000	246,594,500
CORPORATION BANK CD 08MAR16	10,000	1,000,000,000	922,705,000
CORPORATION BANK CD 11MAR16	5,000	500,000,000	461,034,500
CORPORATION BANK CD 14MAR16	15,000	1,500,000,000	1,385,133,500
DENA BANK CD 25JUN15	40,000	4,000,000,000	3,925,712,500
DENA BANK CD 25MAY15	10,000	1,000,000,000	988,089,000
EXPORT IMPORT BANK OF INDIA CD 25MAR16	2,500	250,000,000	230,471,750
IDBI BANK LIMITED CD 02JUN15	2,500	250,000,000	246,574,000
IDBI BANK LIMITED CD 05MY15	5,000	500,000,000	495,967,000
IDBI BANK LIMITED CD 07AP15	5,000	500,000,000	499,138,500
IDBI BANK LIMITED CD 09AP15	5,000	500,000,000	498,949,500
IDBI BANK LIMITED CD 14MAR16	5,000	500,000,000	461,057,000
IDBI Bank LIMITED CD 18MAR16	10,000	1,000,000,000	921,518,000
IDBI BANK LIMITED CD 27MY15	2,500	250,000,000	246,831,500
IDBI Bank Limited CD 2Mar16	2,500	250,000,000	230,054,250
INDIAN BANK CD 14MAR16	2,500	250,000,000	230,496,000
INDIAN BANK CD 15MAR16	10,000	1,000,000,000	923,336,000
INDUSIND BANK LIMITED CD 06AP15	5,000	500,000,000	499,261,500
INDUSIND BANK LIMITED CD 08MY15	5,000	500,000,000	495,588,500
INDUSIND BANK LIMITED CD 10AP15	2,500	250,000,000	249,410,250
ORIENTAL BANK OF COMMERCE CD 08AP15	5,000	500,000,000	499,068,000
ORIENTAL BANK OF COMMERCE CD 10MAR16	7,500	750,000,000	692,537,000
ORIENTAL BANK OF COMMERCE CD 26MY15	10,000	1,000,000,000	987,052,000
PUNJAB AND SIND BANK CD 17MAR16	7,500	750,000,000	692,301,750
PUNJAB AND SIND BANK CD 30AP15	500	50,000,000	49,653,100
PUNJAB NATIONAL BANK CD 04MAR16	17,500	1,750,000,000	1,621,571,250
STATE BANK OF MYSORE CD 06AP15	1,000	100,000,000	99,856,400
STATE BANK OF PATIALA CD 29FEB16	2,500	250,000,000	231,419,000
SYNDICATE BANK CD 18JUN15	2,500	250,000,000	245,155,000
UCO BANK CD 10AP15	2,500	250,000,000	249,417,750
UCO BANK CD 11MAR16	5,000	500,000,000	461,063,000
UNION BANK OF INDIA CD 28MAY15	20,000	2,000,000,000	1,972,882,000
VIJAYA BANK CD 10MAR16	2,500	250,000,000	230,754,000
VIJAYA BANK CD 25MAY15	5,000	500,000,000	494,007,500
<b>Total (c)</b>			<b>33,281,098,804</b>

## (d) Investments in Pass Through Certificates/Bonds/Other Long Term investment

Particulars	Quantity	Face Value (₹)	As at March 31, 2016
INNOVATION, TRUST XVI DEC 13 SR-A PTC 30DC13	159	100,006	9,121,948
INNOVATION, TRUST XIX MAR 14 SR-A PTC 20MR14	39	1,000,117	15,862,974
INNOVATION, TRUST XX MAR 14 SR-A PTC 20MR14	40	1,000,213	27,441,446
INNOVATION TRUST XXII FEB 15	6	1,000,150	5,126,668
Indiabulls Real Estate Fund	4,600,000	100	462,037,248
<b>Total (d)</b>			<b>519,590,284</b>



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## (d) Investments in Pass Through Certificates/Bonds Other Long Term investment

(Amount ₹)

Particulars	Quantity	Face Value (₹)	As at March 31, 2015
INNOVATION, TRUST XVI DEC 13 SR-A PTC 30DC13	159	100,006	11,538,858
INNOVATION, TRUST XIX MAR 14 SR-A PTC 20MR14	39	1,000,117	26,005,180
INNOVATION, TRUST XX MAR 14 SR-A PTC 20MR14	40	1,000,213	33,503,284
INNOVATION TRUST XXII FEB 15	6	1,000,150	5,947,320
		<b>Total (d)</b>	<b>76,994,642</b>
			<b>As at March 31, 2016</b>
		<b>Total (a)+(b)+(c)+(d)</b>	<b>98,430,325,830</b>
			<b>As at March 31, 2015</b>
		<b>Total (a)+(b)+(c)+(d)</b>	<b>59,897,224,183</b>

## 29. CONTINGENT LIABILITY AND COMMITMENTS:

(a) Demand pending u/s 143(3) of the Income Tax Act,1961

(i) For ₹ 2,414,210 with respect to FY 2007-08 (Previous Year ₹ 2,414,210) against disallowance U/s 14A of the Income Tax Act,1961, against which appeal is pending before ITAT.

(ii) For ₹ 12,301,239 with respect to FY 2008-09 ( Previous Year ₹ 12,301,239 ) against disallowance u/s 14A of the Income Tax Act,1961,against which the department has filed appeal before the ITAT against the order of CIT (Appeal).

(iii) For ₹ 12,737,519 with respect to FY 2010-11 (Previous Year ₹ NIL) against disallowance U/s 14A of the Income Tax Act,1961, against which the department has filed appeal before the ITAT against the order of CIT (Appeal).

(iv) For ₹ 11,625,706 with respect to FY 2011-12 (Previous Year ₹ 11,625,706 ) against disallowances u/s 14A and 32 (1) of the Income Tax Act,1961 against which appeal is pending before CIT (Appeal).

(b) (i) Demand pending u/s of 25, 55 , 56 & 61 of The Rajasthan Value Added Tax Act, 2003 for ₹ 14,505,873 (Including interest & Penalty) with respect to FY 2007-08 to FY 2012-13 (Previous Year ₹ 14,505,873) against which appeal is pending before Rajasthan High Court. The Company has paid tax along with interest for ₹ 6,231,069(Previous Year ₹ 6,231,069) under protest.

(ii) Demand pending u/s of 25, 55 & 61 of The Rajasthan Value Added Tax Act, 2003 for ₹ 1,240,200 (Including interest & Penalty) with respect to FY 2012-13 to FY 2014-15 (Previous Year ₹ NIL ) against which appeal is pending before The Appellate Authority-II, Commercial Taxes, Jaipur.The Company has paid tax along with interest for ₹ 472,200 (Previous Year ₹ NIL) under protest.

(c) Corporate counter guarantees outstanding in respect of securitisation/ assignment agreements entered by the Company with different assignees as at March 31, 2016 is ₹ 1,879,775,887 (Previous Year ₹ 1,879,775,887) against which collateral deposit of ₹ 81,059,574 (Previous Year ₹ 63,516,470) for the period ended March 31, 2016 is being provided to the assignees by the Company in the form of Fixed Deposit Receipts. The Company does not anticipate any losses on account of the said corporate guarantees, in the event of the rights under guarantee being exercised by the assignees.

(d) The Company in the ordinary course of business, has court cases pending, however, the management does not expect any unfavourable outcome resulting in material adverse effect on the financial position of the Company.

(e) Capital commitments for acquisition of fixed assets at various branches as at the year end (net of capital advances paid) ₹ 74,153,763 (Previous Year ₹ 2,109,736,611).

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## 30. SEGMENT REPORTING:

Segment information for the year ended March 31, 2016, as per Accounting Standard (AS)-17 "Segment Reporting" :

### (a) Primary segment information (by business segments)

Particulars	Investing and financing related activities Amount (₹)	Fee Income Amount (₹)	Total Amount (₹)
Segment Revenue#	87,720,391,933	584,488,210	88,304,880,143
	70,785,630,223	490,626,484	71,276,256,707
Segment Result	30,349,439,983	580,528,425	30,929,968,408
	25,584,181,740	486,725,649	26,070,907,389
Less: Unallocated expenditure net of other unallocated income			397,707,227
			739,284,132
Less: Current taxes (Net of Mat Credit entitlement) and Deferred tax (charge)			7,591,022,620
			5,549,349,492
Profit after tax			22,941,238,561
			19,782,273,765
Segment Assets	747,868,537,353	13,331,824	747,881,869,177
	549,190,539,566	14,227,986	549,204,767,552
Unallocated Corporate Assets			3,127,956,047
			2,221,309,279
Total Assets			751,009,825,224
			551,426,076,831
Segment Liabilities	644,075,953,484	192,000,000	644,267,953,484
	484,194,133,908	192,000,000	484,386,133,908
Unallocated Corporate Liabilities			1,703,596,508
			2,117,787,518
Total Liabilities			645,971,549,992
			486,503,921,426
Capital Expenditure	(916,256,197)	-	(916,256,197)
	85,511,030	-	85,511,030
Unallocated Capital Expenditure			132,820,587
			223,940,056
Total Capital Expenditure			(783,435,610)
			309,451,086
Depreciation / Amortisation	111,032,375	19,018	111,051,393
	105,249,663	18,966	105,268,629
Unallocated Depreciation			82,663,480
			74,852,239
Total Depreciation / Amortisation			193,714,873
			180,120,868
Non-Cash expenditure other than depreciation	4,541,559,262	-	4,541,559,262
	4,192,140,717	-	4,192,140,717
Unallocated Non-Cash expenditure other than depreciation			270,355
			3,508,887
Total Non-Cash Expenditure other than depreciation			4,541,829,617
			4,195,649,604

(Figures in respect of previous years are stated in italics)

#Includes Dividend Income on units of Mutual Fund, Dividend Income from Subsidiary Company, Gain on Mutual Fund Investments and Profit on sale of current investments included in other income.



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

- b) The Company operates solely in one Geographic segment namely "Within India" and hence no separate information for Geographic segment wise disclosure is required.
- c) The Company's primary business segment is reflected based on principal business activities carried on by the Company. The Company's primary business comprises of investing and financing related activities (investing in various subsidiaries, financing of loans and credit activities) and fee income which mainly comprises of financial service related fee from services income, commission on insurance and other fee based activities.
- d) Segment revenue, results, assets and liabilities include amounts identifiable to each segment and amounts allocated on a reasonable basis.
- e) The accounting policies adopted for segment reporting are in line with the accounting policies adopted for preparation of financial information as disclosed in Significant Accounting Policies <sup>(Refer Note 1)</sup> above.

## 31. DISCLOSURES IN RESPECT OF RELATED PARTIES AS PER ACCOUNTING STANDARD (AS) – 18 'RELATED PARTY DISCLOSURES'.

**(a) Detail of related party**

**Nature of relationship**

Subsidiary Companies

**Related party**

Indiabulls Asset Reconstruction Company Limited  
(Subsidiary of Indiabulls Advisory Services Limited)  
Indiabulls Finance Company Private Limited  
(till March 31, 2015)<sup>(Refer Note 15(3))</sup>  
Indiabulls Commercial Credit Limited<sup>(Refer Note 15(3))</sup>  
(formerly Indiabulls Infrastructure Credit Limited)  
Indiabulls Insurance Advisors Limited  
Indiabulls Life Insurance Company Limited  
Indiabulls Capital Services Limited  
Indiabulls Collection Agency Limited  
Ibulls Sales Limited  
Indiabulls Advisory Services Limited  
Nilgiri Financial Consultants Limited  
(Subsidiary of Indiabulls Insurance Advisors Limited)  
Indiabulls Asset Holding Company Limited  
Indiabulls Asset Management Company Limited  
Indiabulls Trustee Company Limited  
Indiabulls Holdings Limited  
Indiabulls Venture Capital Management Company Limited  
(Subsidiary of Indiabulls Holdings Limited)  
Indiabulls Venture Capital Trustee Company Limited  
(Subsidiary of Indiabulls Holdings Limited)

Associate Company

OakNorth Holdings Limited(W.e.f. November 13, 2015)

Key Management Personnel

Mr. Sameer Gehlaut, Chairman & Executive Director  
Mr. Gagan Banga, CEO & Managing Director  
Mr. Ashwini Omprakash Kumar, Deputy Managing Director  
Mr. Ajit Kumar Mittal, Executive Director  
Mr. Rajiv Rattan, Non -Executive Director(upto July 18, 2014)  
Mr. Saurabh Kumar Mittal, Non -Executive Director(upto July 18, 2014)



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

## (b) Significant transactions with related parties during the year ended March 31, 2016:

Nature of Transactions	Subsidiary Companies	Key Management Personnel	(Amount ₹)
			Total
<b>Finance</b>			
Loan given	7,921,500,000	-	7,921,500,000
(Maximum balance outstanding during the year)	5,799,400,000	-	5,799,400,000
Issue of Equity Shares Under ESOP Schemes / Share Warrants (Based on the Exercise price)	-	37,196,510	37,196,510
	-	15,593,175	15,593,175
<b>Income</b>			
Income from Service Fee	1,000,000	-	1,000,000
Interest Income on Loan	314,908,106	-	314,908,106
	574,805,905	-	574,805,905
Dividend Income	1,278,260,928	-	1,278,260,928
<b>Expenses</b>			
Bad Debt Written off	49,400,000	-	49,400,000
<b>Other receipts and payments</b>			
Investment in Equity Shares	1,490,020,000	-	1,490,020,000
Investment in Commercial paper	3,441,907,500	-	3,441,907,500
Sale of Investment in Commercial paper	793,606,400	-	793,606,400
Investment in Alternative Investment Fund	52,861,003	-	52,861,003
Maturity of Commercial Paper	7,250,000,000	-	7,250,000,000
Salary / Remuneration (including perquisite and retirement benefits)	-	627,275,385	627,275,385
	-	639,248,486	639,248,486
Issue of Equity Shares Under ESOPS Schemes	-	37,196,510	37,196,510
	-	15,593,175	15,593,175
Employee Benefits Transfer Received / (Paid)(net)	4,875,319	-	4,875,319
	2,992,647	-	2,992,647
Sale of Loan Receivables	2,982,107,456	-	2,982,107,456

(Figures in respect of previous years are stated in italics)

## (c) Outstanding balance as at March 31, 2016:

Nature of Transactions	Subsidiary Companies	Key Management Personnel	(Amount ₹)
			Total
Loan given	1,044,700,000	-	1,044,700,000
	460,000,000	-	460,000,000
Assignment (Payable)/ Receivable (Net)	(2,135,435)	-	(2,135,435)
	(83,087,689)	-	(83,087,689)

(Figures in respect of previous years are stated in italics)



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

(d) **Statement of Partywise transactions during the Year:**

Particulars	(Amount ₹)	
	For the Year ended March 31, 2016	For the Year ended March 31, 2015
<b>Loan Given (Maximum balance outstanding during the year)</b>		
<b>Subsidiaries</b>		
- Indiabulls Finance Company Private Limited	-	4,781,500,000
- Indiabulls Commercial Credit Limited	7,921,500,000	1,878,500,000
- Ibulls Sales Limited	-	294,000,000
- Indiabulls Life Insurance Company Limited	-	49,400,000
- Nilgiri Financial Consultants Limited	-	223,300,000
<b>Income from Service Fee</b>		
<b>Subsidiaries</b>		
- Indiabulls Commercial Credit Limited	-	1,000,000
<b>Interest Income on Loan</b>		
<b>Subsidiaries</b>		
- Indiabulls Finance Company Private Limited	-	534,701,776
- Indiabulls Commercial Credit Limited	314,908,106	28,236,998
- Ibulls Sales Limited	-	6,764,186
- Nilgiri Financial Consultants Limited	-	5,102,945
<b>Dividend Income</b>		
- Indiabulls Finance Company Private Limited	-	1,278,260,928
<b>Bad Debt Written off</b>		
- Indiabulls Life Insurance Company Limited	-	49,400,000
<b>Investment in Equity Shares</b>		
<b>Subsidiary</b>		
- Indiabulls Asset Management Company Limited	-	490,000,000
- Indiabulls Finance Company Private Limited	-	1,000,020,000
<b>Investment in Commercial paper</b>		
<b>Subsidiary</b>		
- Indiabulls Finance Company Private Limited	-	1,962,292,500
- Indiabulls Commercial Credit Limited	-	1,479,615,000
<b>Sale of Investment in Commercial Paper</b>		
<b>Subsidiaries</b>		
- Indiabulls Commercial Credit Limited	793,606,400	-
<b>Investment in Alternative Investment Fund</b>		
<b>Subsidiaries</b>		
- Indiabulls Asset Management Company Limited	52,861,003	-
<b>Maturity of Investment in Commercial Paper</b>		
<b>Subsidiaries</b>		
- Indiabulls Finance Company Private Limited	-	2,000,000,000
- Indiabulls Commercial Credit Limited	-	5,250,000,000

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

Particulars	(Amount ₹)	
	For the Year ended March 31, 2016	For the Year ended March 31, 2015
<b>Salary / Remuneration</b>		
<b>Remuneration to Directors</b>		
- Sameer Gehlaut	408,950,290	465,479,060
- Gagan Banga	103,770,917	113,671,758
- Ajit Kumar Mittal	67,300,442	23,661,663
- Ashwini Omprakash Kumar	47,253,736	36,436,005
<b>Issue of Equity Shares Under ESOPS Schemes</b>		
- Gagan Banga	-	14,403,395
- Ajit Kumar Mittal	37,196,510	1,189,780
<b>Employee Benefits Transfer Received / (Paid) (net)</b>		
- Indiabulls Commercial Credit Limited	4,875,319	3,701,955
- Indiabulls Asset Management Company Limited	-	(709,308)
<b>Sale of Loan Receivables</b>		
<b>Subsidiaries</b>		
- Indiabulls Commercial Credit Limited	-	2,982,107,456

## (e) Breakup of outstanding Balances

Particulars	(Amount ₹)	
	For the Year ended March 31, 2016	For the Year ended March 31, 2015
<b>Loan given</b>		
<b>Subsidiaries</b>		
- Indiabulls Finance Company Private Limited	-	460,000,000
- Indiabulls Commercial Credit Limited	1,044,700,000	-
<b>Assignment (Payable)</b>		
<b>Subsidiaries</b>		
- Indiabulls Finance Company Private Limited	-	(1,104,220)
- Indiabulls Commercial Credit Limited	(2,135,435)	(81,983,469)

Related Party relationships as given above are as identified by the Company.

## 32. (a) Earning in Foreign Currency:

Particulars	(Amount ₹)	
	For the Year ended March 31, 2016	For the Year ended March 31, 2015
Earning from Exhibition	-	8,721,317
<b>Total</b>	-	8,721,317

## (b) Expenditure in Foreign Currency:

Particulars	(Amount ₹)	
	For the Year ended March 31, 2016	For the Year ended March 31, 2015
Legal & Professional Charges*	31,653,989	8,964,815
Travelling & Conveyance	3,029,251	3,786,387
Direct Selling Agents Commission	1,698,643	2,568,722
Interest on Loans	840,214,935	257,017,598



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

Particulars	(Amount ₹)	
	For the Year ended March 31, 2016	For the Year ended March 31, 2015
Processing Fees	38,954,081	8,588,546
Overseas Representative Office Expenses	5,065,034	10,701,125
Advertisement	2,371,674	5,619,153
Rent and Other Charges	3,990,299	1,427,884
Salaries	43,144,683	15,513,627
Recruitment and Training	1,715,434	-
Miscellaneous Expenses	282,863	-
<b>Total</b>	<b>972,120,886</b>	<b>314,187,857</b>

\*Out of above an amount of ₹ 18,491,904 (Previous Year ₹ Nil) has been adjusted against securities premium account as share issue expenses for Qualified Institutional Placement of equity Shares.

## (c) Remittances during the year in foreign currency on account of dividends:

### (i) Remittance during the Financial Year 2015-16

Pertains to Financial Year	Interim	No of Shareholders	No. of Shares	Amount (₹)
2015-16	1st Interim 2015-16	1	849,061	7,641,549
2015-16	2nd Interim 2015-16	1	721,813	6,496,317
2015-16	3rd Interim 2015-16	1	1,234,272	11,108,448
2015-16	4th Interim 2015-16	1	1,723,626	15,512,634
2015-16	5th Interim 2015-16	1	3,019,521	27,175,689
		<b>Total</b>	<b>7,548,293</b>	<b>67,934,637</b>

### (ii) Remittance during the Financial Year 2014-15

Pertains to Financial Year	Interim	No of Shareholders	No. of Shares	Amount (₹)
2013-14	4th Interim	2	8,751,752	78,765,768
2014-15	1st Interim 2014-15	2	3,440,995	27,527,960
2014-15	2nd Interim 2014-15	2	4,080,423	36,723,807
2014-15	3rd Interim 2014-15	1	412,987	3,716,883
		<b>Total</b>	<b>16,686,157</b>	<b>146,734,418</b>

## 33. EARNINGS PER EQUITY SHARE

Earnings Per Equity Share (EPS) as per Accounting Standard (AS)-20 "Earnings Per Share":

The basic earnings per share is computed by dividing the net profit attributable to Equity Shareholders for the year by the weighted average number of Equity Shares outstanding during the year. Diluted earnings per share are computed using the weighted average number of Equity Shares and also the weighted average number of Equity Shares that could have been issued on the conversion of all dilutive potential Equity Shares. The dilutive potential Equity Shares are adjusted for the proceeds receivable, had the shares been actually issued at fair value.

Dilutive potential Equity Shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The number of Equity Shares and potential diluted Equity Shares are adjusted for potential dilutive effect of Employee Stock Option Plan as appropriate. Potential dilutive Equity Shares on account of Share warrants are not adjusted being anti dilutive in nature.

# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

Particulars	(Amount ₹)	
	For the Year ended March 31, 2016	For the Year ended March 31, 2015
Profit available for Equity Shareholders (₹)	22,941,238,561	19,782,273,765
Weighted average number of Shares used in computing Basic Earnings per Equity Share (Nos.)	391,814,413	345,960,231
Add: Potential number of Equity share that could arise on exercise of Employee Stock Options / Share Warrants (Nos.)	7,293,625	10,350,596
Weighted average number of shares used in computing Diluted Earnings per Equity Share (Nos.)	399,108,037	356,310,827
Face Value of Equity Shares - (₹)	2.00	2.00
Basic Earnings Per Equity Share - (₹)	58.55	57.18
Diluted Earnings Per Equity Share - (₹)	57.48	55.52

- 34.** In respect of amounts as mentioned under Section 205C of the Companies Act, 1956, there were no dues required to be credited to the Investor Education and Protection Fund as on March 31, 2016.
- 35.** An amount of ₹ Nil (Previous Year ₹ 1,000/-) has been levied as penalty by National Housing Bank in terms of provisions of paragraph 29(5) of the Housing Finance Companies(NHB) Directions, 2010 on account of delay in submission of filing of Short Term Dynamic Statement for position as on September 30, 2014.

### 36. Disclosures in terms of Circular no. NHB/ND/DRS/Pol-No. 35/2010-11 dated October 11, 2010:

- (i) Disclosure for Capital to Risk Assets Ratio (CRAR) :-

CRAR	As at March 31, 2016	As at March 31, 2015
<b>Items</b>		
i) CRAR (%)	20.51%	18.35%
ii) CRAR - Tier I capital (%)	17.86%	15.24%
iii) CRAR - Tier II Capital (%)	2.65%	3.11%

- (ii) Exposure to Real Estate Sector:-

Category	Amount (₹ In crore)	
	As at March 31, 2016	As at March 31, 2015
a) Direct exposure		
(i) Residential Mortgages -		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Individual housing loans up to ₹15 lakh ₹ 2,707.73 crore (Previous Year ₹ 2,446.15 crore)	29,378.64	21,767.25
(ii) Commercial Real Estate -		
Lending secured by mortgages on commercial real estates	22,906.79	17,361.78
(iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
a. Residential	4.17	4.35
b. Commercial Real Estate.	1.59	3.35
b) Indirect Exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs).	-	-

Note: In computing the above information, certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the auditors.



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

(iii) Asset Liability Management

## Maturity Pattern of Assets and Liabilities as at March 31, 2016:-

	Amount (₹ In crore)				
	1 day to 30/ 31 days (1 month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 to 6 months	Over 6 months to 1 year
<b>Liabilities</b>					
Borrowing from banks	592.31	1,037.56	1,753.66	2,343.83	6,365.19
	<i>370.93</i>	<i>95.00</i>	<i>1,510.76</i>	<i>3,666.20</i>	<i>3,682.62</i>
Market borrowings	493.80	920.00	1,806.85	1,226.75	3,988.50
	<i>213.55</i>	<i>665.65</i>	<i>206.40</i>	<i>1,089.50</i>	<i>1,648.50</i>

## Maturity Pattern of Assets and Liabilities as at March 31, 2016:-

	Amount (₹ In crore)				
	1 day to 30/ 31 days (1 month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 to 6 months	Over 6 months to 1 year
<b>Assets</b>					
Advances	2,184.10	857.71	1,267.26	3,315.44	7,079.13
	<i>1,115.65</i>	<i>410.45</i>	<i>837.54</i>	<i>2,504.32</i>	<i>4,217.00</i>
Investments	57.87	906.10	3,030.62	1,146.22	5,052.61
	<i>290.88</i>	<i>601.67</i>	<i>0.05</i>	<i>3,096.08</i>	<i>2,572.51</i>

## Maturity Pattern of Assets and Liabilities as at March 31, 2016:-

	Amount (₹ In crore)					
	Over 1 to 3 years	Over 3 to 5 years	Over 5 to 7 years	Over 7 to 10 years	Over 10 years	Grand Total
<b>Liabilities</b>						
Borrowing from banks	12,735.86	9,439.00	8.24	-	-	34,275.65
	<i>10,059.60</i>	<i>8,228.86</i>	<i>1,098.36</i>	<i>51.72</i>	<i>64.69</i>	<i>28,828.74</i>
Market borrowings	7,805.47	3,093.33	2,656.30	3,403.15	293.28	25,687.43
	<i>7,086.40</i>	<i>1,003.00</i>	<i>1,191.20</i>	<i>3,330.10</i>	<i>293.28</i>	<i>16,727.58</i>
<b>Assets</b>						
Advances	22,107.48	12,839.74	7,198.85	3,820.50	148.36	60,818.57
	<i>17,003.89</i>	<i>9,336.60</i>	<i>5,107.06</i>	<i>4,163.03</i>	<i>2,006.20</i>	<i>46,701.74</i>
Investments	309.34	11.91	0.95	0.89	1,401.48	11,917.99
	<i>697.17</i>	<i>6.11</i>	<i>1.20</i>	<i>1.34</i>	<i>739.06</i>	<i>8,006.07</i>

Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the auditors.

(Figures in respect of previous years are stated in italics)



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

**37.** As per the Housing Finance Companies (NHB) Directions 2010, non-performing assets are recognised on the basis of ninety days and above overdue of interest/installment. The Company has made the Provision for Loans and Other Credit Facilities in respect of Housing and Non-Housing Loans in terms of paragraph 28 of the Housing Finance Companies (NHB) Directions 2010 and NHB Notification No. NHB.HFC.DIR.3/CMD/2011 dated August 05, 2011 and NHB.HFC.DIR.4/CMD/2012 dated January 19, 2012. The same is disclosed in terms of paragraph 29(2) of the Housing Finance Companies (NHB) Directions, 2010 and NHB Circular No. NHB(ND)/DRS/Pol.No.41/2010-11 dated September 26, 2011.

The total provision carried by the Company in respect of Housing and Non-Housing Loans for standard, sub-standard, doubtful and loss assets is as follows :

Particulars	Amount (₹ In Crore)					
	Housing Loans		Non Housing Loans		Total	
	As at March 31, 2016	As at March 31, 2015	As at March 31, 2016	As at March 31, 2015	As at March 31, 2016	As at March 31, 2015
Standard Assets	304.23	212.81	107.79	74.36	412.02	287.17
Substandard Assets	30.84	18.31	14.51	10.35	45.35	28.66
Doubtful Assets- upto one Year	27.21	1.30	9.11	42.30	36.32	43.60
Doubtful Assets- one to three Years	1.58	0.89	29.88	1.99	31.46	2.88
Doubtful Assets- more than three Years	2.67	1.90	9.45	19.51	12.12	21.41
Loss Assets	-	-	-	-	-	-
Provision of Depreciation on Investments	-	-	-	-	-	-
<b>Total</b>	<b>366.53</b>	<b>235.21</b>	<b>170.74</b>	<b>148.51</b>	<b>537.27</b>	<b>383.72</b>

Further as at March 31, 2016, the Company has additional provision of ₹ 5.43 Crore (Previous Year ₹ 15.84 Crore) and ₹ 274.72 Crore (Previous Year ₹ 198.13 Crore) for Standard Assets/other contingencies and for non standard assets ( including Doubtful and loss assets) respectively.

The balance loan outstanding as at March 31, 2016 for standard assets is ₹ 58,823.24 Crore (Previous Year ₹ 43,415.12 Crore) out of which housing loan is ₹ 44,809.20 Crore (Previous Year ₹ 31,244.16 Crore) and Non housing loan is ₹ 14,014.04 Crore (Previous Year ₹ 12,170.95 Crore).

The balance loan outstanding as at March 31, 2016 for sub-standard assets is ₹ 302.32 Crore (Previous Year ₹ 191.02 Crore) out of which housing loan is ₹ 205.61 Crore (Previous Year ₹ 122.06 Crore) and Non housing loan is ₹ 96.71 Crore (Previous Year ₹ 68.97 Crore).

The balance loan outstanding as at March 31, 2016 for doubtful assets upto one year category is ₹ 145.25 Crore (Previous Year ₹ 174.43 Crore ) out of which housing loan is ₹ 108.83 Crore (Previous Year ₹ 5.22 Crore) and Non housing loan is ₹ 36.42 Crore (Previous Year ₹ 169.21 Crore).

The balance loan outstanding as at March 31, 2016 for doubtful assets one to three years category is ₹ 78.65 Crore (Previous Year ₹ 7.18 Crore) out of which housing loan is ₹ 3.95 Crore (Previous Year ₹ 2.22 Crore ) and Non housing loan is ₹ 74.70 Crore (Previous Year ₹ 4.96 Crore).

The balance outstanding as at March 31, 2016 for doubtful assets more than three years category is ₹ 12.12 Crore (Previous Year ₹ 21.41 Crore) out of which housing loan is ₹ 2.67 Crore (Previous Year ₹ 1.90 Crore) and Non housing loan is ₹ 9.45 Crore (Previous Year ₹ 19.51 Crore ).

Provision for contingencies on standard assets and loan assets as on March 31, 2016 amounting to ₹ 817.42 Crore (Previous Year ₹ 597.67 Crore ) includes provisions for non-performing assets, standard assets and all other contingencies.

**38.** The Company has entered into various agreements for the assignment/securitisation of loans with assignees, wherein it has assigned/secured a part of its secured loan portfolio amounting to ₹ 145,912,932,121 upto March 31, 2016 (₹ 114,059,975,916 upto March 31, 2015), being the principal value outstanding as on the date of the deals that are outstanding as on the Balance Sheet date.



# Notes

forming part of the Financial Statements of Indiabulls Housing Finance Limited for the Year ended March 31, 2016 (Contd...)

The Company assigned/secured various loan portfolios to banks and/or other institutions which are derecognised in the books of accounts of the Company in terms of accounting policy mentioned in Significant Accounting policies in Note 1 (v) above and residual income on these Loans is being recognised over the life of the underlying loans and not on an upfront basis.

**39.** The Board of Directors at their meeting held on April 27, 2012 had approved the Scheme of Arrangement involving the merger of Indiabulls Financial Services Limited (IBFSL, the Holding Company) with the Company in terms of the provisions of Sections 391 to 394 of the Companies Act, 1956 (the "Scheme of Arrangement"). The Appointed Date of the proposed merger fixed under the Scheme of Arrangement was April 1, 2012. The Hon'ble High Court of Delhi, vide its Order dated December 12, 2012, received by the Company on February 8, 2013, approved the Scheme of Arrangement (Order). In terms of the Court approved Scheme of Arrangement, with the filing of the copy of the Order, on March 8, 2013 with the office of ROC, NCT of Delhi & Haryana (the Effective Date), IBFSL, as a going concern, stands amalgamated with IBHFL with effect from the Appointed Date, being April 1, 2012 (Under the Accounting Standard 14 - Pooling of interest method). Consequent to the Scheme of Arrangement becoming effective, the Board of Directors of the Company, at their meeting held on March 25, 2013, issued and allotted -

- i) 312,511,167 Equity Shares of ₹ 2 each of the Company,
- ii) 27,500,000 Warrants of the Company (against the listed warrants of IBFSL), and
- iii) 20,700,000 Warrants of the Company (against the unlisted warrants of IBFSL held by certain promoter group entities and Key Management Personnel of IBFSL)

to the Equity Shareholders / Warrants holders of IBFSL, against their holdings in such Equity Shares / Warrants, as on March 20, 2013 i.e. the record date fixed by IBFSL in this regard. The issue of Equity Shares / warrants by the Company was in terms of the share exchange ratio as mentioned in the Court approved Scheme of Arrangement. The Company's Shares and Warrants (issued in lieu of listed warrants of IBFSL) got listed with National Stock Exchange of India Limited and BSE Limited w.e.f. July 23, 2013.

**40.** The Company has complied with the NHB Directions, 2010 including Prudential Norms and as amended from time to time.

**41.** Previous Year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosures.

For and on behalf of the Board of Directors

<b>Sameer Gehlaut</b> Chairman / Whole Time Director DIN : 00060783	<b>Gagan Banga</b> Vice Chairman / Managing Director DIN : 00010894	<b>Ashwini Omprakash Kumar</b> Whole Time Director  DIN : 03341114	<b>Mukesh Garg</b> CFO	<b>Amit Jain</b> Company Secretary
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Mumbai, April 25, 2016

## Annexure: Statement containing the salient features of the financial statements of subsidiaries / associate companies / joint ventures

[Pursuant to first proviso to Sub-section (3) of Section 129 of the Companies Act, 2013, read with Rule 5 of the Companies (Accounts) Rules, 2014 - AOC-1]

### Part "A" Subsidiaries

SI No.	Name of the Subsidiary Companies	Year / Period	Currency	Share Capital	Reserves and Surplus (Surplus / (Deficit))	Total Assets	Total Liabilities	Details of Investments	Turnover	Profit / (Loss) before Taxation	Provision for Taxation	Profit / (Loss) after Taxation	Proposed Dividend (including Corporate Dividend Tax)	% of Shareholding as on March 31
1.	Indiabulls Collection Agency Limited	2015-16	₹	1,500,000	184,045,976	190,113,510	4,567,534	-	15,584,750	14,998,212	5,126,750	9,871,462	-	100%
		2014-15		1,500,000	174,174,514	180,579,647	4,905,133	-	17,962,783	17,499,956	4,747,452	12,752,504	-	
2.	Ibulls Sales Limited	2015-16	₹	500,000	63,567,523	3,965,171	16,897,648	77,000,000	60,464,360	44,809,127	14,795,617	30,013,510	-	100%
		2014-15		500,000	33,554,073	40,254,544	6,200,531	-	71,234,373	28,765,713	9,178,952	19,586,761	-	
3.	Indiabulls Insurance Advisors Limited	2015-16	₹	500,000	(1,035,136,863)	41,838,984	1,076,975,847	500,000	28,121,767	2,456,533	786,458	1,670,075	-	100%
		2014-15		500,000	(1,036,806,938)	40,236,243	1,077,043,181	500,000	4,531,701	4,199,445	1,065,454	3,133,991	-	
4.	Nilgiri Financial Consultants Limited	2015-16	₹	500,000	86,682,197	95,110,899	7,928,702	-	28,109,603	24,616,855	8,172,002	16,444,853	-	100%
		2014-15		500,000	70,237,344	72,024,549	1,287,205	-	15,749,569	7,370,386	1,184,862	6,185,524	-	
5.	Indiabulls Finance Company Private Limited*	2014-15	₹	09,420,960	3,263,871,948	8,703,242,180	5,525,051,362	195,102,090	949,196,113	238,621,000	63,411,603	175,209,397	-	100%
		2015-16		50,000,000	(1,43,368,323)	107,633,641	201,001,964	-	6,317,809	4,444,060	1,504,128	2,939,932	-	
6.	Indiabulls Capital Services Limited	2014-15	₹	50,000,000	(1,46,308,255)	105,777,564	202,085,619	-	13,565,313	11,637,687	3,318,882	8,318,805	-	100%
		2015-16		653,262,880	6,613,117,893	18,637,015,573	2,604,982,439	1,234,347,639	3,838,478,776	630,387,499	124,935,790	505,451,709	22,500,000	100%
7.	Indiabulls Commercial Credit Limited (Formerly Indiabulls Infrastructure Credit Limited)	2014-15	₹	325,000,000	3,085,136,158	17,109,220,324	14,507,192,963	808,108,797	1,896,570,203	318,995,286	55,693,757	263,301,529	22,500,000	100%
		2015-16		25,500,000	33,053,956	26,512,816	333,860	32,375,000	1,846,837	1,526,935	477,201	1,049,734	-	100%
8.	Indiabulls Advisory Services Limited	2014-15	₹	25,500,000	32,004,222	31,755,909	251,687	26,000,000	2,088,575	1,751,879	365,055	1,386,824	-	100%
		2015-16		500,000	(1,46,890)	489,667	1,36,557	-	503,228	425,821	155,500	270,321	-	100%
9.	Indiabulls Asset Holding Company Limited	2014-15	₹	500,000	(417,211)	282,229	199,440	-	813,422	763,451	251,350	512,101	-	100%
		2015-16		500,000	(48,368,236)	1,643,856	49,512,092	-	161,625	90,117	49,940	40,177	-	100%
10.	Indiabulls Life Insurance Company Limited	2014-15	₹	500,000	(48,408,413)	1,538,204	49,446,617	-	95,679	(519,498)	-	(519,498)	-	100%
		2015-16		700,000,000	(59,051,139)	163,834,916	9,404,595	486,518,540	195,111,058	29,164,326	10,228,672	18,935,654	-	100%
11.	Indiabulls Asset Management Company Limited	2014-15	₹	700,000,000	(77,986,793)	42,154,817	5,927,813	585,786,203	77,092,464	(15,403,205)	22,069,222	(37,472,427)	-	100%
		2015-16		5,000,000	646,496	5,855,054	208,558	-	1,583,438	(941,283)	-	(941,283)	-	100%
12.	Indiabulls Trustee Company Limited	2014-15	₹	5,000,000	1,587,779	6,791,136	203,357	-	1,483,364	670,709	208,745	461,964	-	100%
		2015-16		1,500,000	140,236	743,693	103,457	1,000,000	406,748	362,113	126,159	235,954	-	100%
13.	Indiabulls Holdings Limited	2014-15	₹	1,500,000	(95,718)	507,166	102,884	1,000,000	412,060	374,649	116,000	258,649	-	100%
		2015-16		500,000	54,942	632,419	77,477	-	307,268	245,399	89,743	155,656	-	100%
14.	Indiabulls Venture Capital Management Company Limited	2014-15	₹	500,000	(100,714)	505,126	105,840	-	420,359	386,684	119,000	267,684	-	100%
		2015-16		500,000	30,840	608,408	77,568	-	307,064	245,976	89,188	156,788	-	100%
15.	Indiabulls Venture Capital Trustee Company Limited	2014-15	₹	500,000	(125,948)	478,162	104,110	-	411,802	377,127	117,000	260,127	-	100%
		2015-16		51,000,000	35,104,888	88,236,263	2,131,375	-	6,854,158	6,423,449	2,117,930	4,305,519	-	100%
16.	Indiabulls Asset Reconstruction Company Limited	2014-15	₹	51,000,000	30,799,369	83,600,889	1,801,520	-	7,362,056	7,023,179	1,721,706	5,301,473	-	75%

\* Refer Note 39 of Notes forming part of the Consolidated Financial Statements.

For and on behalf of the Board of Directors

Sd/-  
**Sameer Gehlaut**  
Chairman/Whole Time Director  
DIN : 00060783

Sd/-  
**Gagan Banga**  
Vice Chairman / Managing Director  
DIN : 00010894

Sd/-  
**Ashwini Omprakash Kumar**  
Whole Time Director  
DIN : 03341114

Sd/-  
**Mukesh Garg**  
CFO

Sd/-  
**Amit Jain**  
Company Secretary

Mumbai, April 25, 2016



## Annexure: Statement containing the salient features of the financial statements of subsidiaries / associate companies / joint ventures

[Pursuant to first proviso to Sub-section (3) of Section 129 of the Companies Act, 2013, read with Rule 5 of the Companies (Accounts) Rules, 2014 - AOC-1]

### Part "B" Associates

(Amount ₹)

SI No.	Name of Associate	OakNorth Holdings Limited
1.	<b>Latest audited Balance Sheet date</b>	31/03/2016
2.	<b>Share of Associate Held by the Company on the year end</b>	
	Number	818,615
	Amount of Investment in Associate	6,633,121,000
	Extend of Holding%	39.76%
3.	Description of how there is significant influence	Note- A
4.	Reason why associate is not consolidated	N.A.
5.	Networth attributable to shareholding as per latest audited Balance Sheet	7,963,922,015
6.	<b>(Loss) for the Year</b>	
	i. Considered in Consolidation	(81,514,244)
	ii. Not Considered in Consolidation	(294,482,279)

**Note-A: There is significant influence due to precentage (%) of share capital**

For and on behalf of the Board of Directors

Sd/-  
**Sameer Gehlaut**  
Chairman/Whole Time Director  
DIN : 00060783  
Mumbai, April 25, 2016

Sd/-  
**Gagan Banga**  
Vice Chairman / Managing Director  
DIN : 00010894

Sd/-  
**Ashwini Omprakash Kumar**  
Whole Time Director  
DIN : 03341114

Sd/-  
**Mukesh Garg**  
CFO

Sd/-  
**Amit Jain**  
Company Secretary

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**Detail of owned property of the Company as at March 31, 2016:-**

DELHI (New Delhi) "Plot KH. No. 478, Village Bijwasan, New Delhi". DELHI (New Delhi) "A-703, Theishwar C.G.H.S. Ltd., Plot No. 4, Dwarka Sector-12, New Delhi". GUJRAT (Ahemdabad) Plot No. 12, Mehsana, Ahmedabad". GUJRAT (Ahemdabad) "Plot No.19, Mehsana, Ahemdabad". TAMILNADU (Chennai) "Flat No. B-2002, Indiabulls Green, Tower-B2, Chennai".







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Indiabulls Finance Centre, Senapati Bapat Marg, Elphinstone Road, Mumbai - 400 013.  
[www.indiabullshomeloans.com](http://www.indiabullshomeloans.com)