



We owe it to you







Thank you for reposing your trust in us

Our vision is our foundation. Our values are our pillars. And we raise not just hopes, but the promise to bring in a brighter tomorrow.

We have always strived to ensure that the interest of our key stakeholders – customers, shareholders, investors, bankers & employees are cared for. Our conscious endeavours have always remained to integrate all our business plans and activities with the core values of Customer First, Transparency & Integrity.

We have emerged as India's 2nd largest private housing finance company with over 6.44 lac happy smiles standing testimony. Our value embedded ethical practices have earned us an upgrade of our long term credit rating to 'AAA'. We have cumulatively disbursed over ₹1 lac crore and attained ₹1,901 crore of profit this financial year. We are part of the 10 highest dividend paying groups of the country.

We owe it all to you.

Our customers for choosing us as their housing finance partner, shareholders & lenders for bestowing their trust and employees for their hard work, dedication and loyalty towards the Company.

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Forward-looking statements

In this Annual Report, we have disclosed forward-looking information to enable investors to understand 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 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 keep this in mind. We undertake no obligation to publically update any forward looking statements, whether as a result of new information, future events or otherwise.

Corporate Information

Board of Directors

1. Mr. Sameer Gehlaut
2. Mr. Gagan Banga
3. Mr. Ajit Kumar Mittal
4. Mr. Ashwini Omprakash Kumar
5. Dr. Kamallesh Shailesh Chandra Chakrabarty
6. Retd. Justice Surinder Singh Nijjar
7. Retd. Justice Bisheshwar Prasad Singh
8. Mrs. Manjari Ashok Kacker
9. Retd. Brig. Labh Singh Sitara
10. Mr. Shamsher Singh Ahlawat
11. 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,
Gachihowli, Financial District,
Nanakramguda,
Hyderabad - 500032

Internal Auditor

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

List of Bankers

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





Deepening bonds & relationships

In your support lies our strength;

It is your belief that motivates us to excel;

You are our backbone that makes us stand tall;

We owe it to you all!

Pillars of strength

- Investors and shareholders - your invaluable support is what makes us worthy
- 132 strong relationships with lenders and bankers - 26 PSU Banks, 17 private and foreign banks & 89 Mutual Funds, Provident Funds, Pension Funds, Insurance Companies & others
- Workforce of over 4,800 employees with 2,200 solely dedicated for customer service & sales
- Strong relationships with developers having 3500+ pre-approved projects pan India
- A family of 6.4 lac satisfied customers

Our Growth Story

2009

- Mortgage finance focused growth plan
- Home loans to prime salaried segments
- In-house sales team ramp up to over 1,000 employees

2008

- Credit rating of AA-
- Loan book crosses ₹10,000 Cr.
- Exit from unsecured personal and business loans

2006

- Launched secured mortgage businesses

2004-05

- IPO and listing
- Multi-product lending

2000

- Started as an NBFC

2014-15

- Credit Rating upgraded to AAA
- Cumulative disbursements crosses ₹ 1,00,000 Cr.
- Balance Sheet : ₹ 57,231 Cr.
- PAT : ₹ 1,901 Cr.
- RoE : 29%

2013-14

- PAT: ₹ 1,569 Cr.,
- Balance Sheet : ₹ 44,417 Cr.
- RoE : 27%

2012-13

- Conversion to HFC
- India's 3rd largest HFC by size
- PAT: ₹ 1,266 Cr., RoE: 26%

2011-12

- Credit rating upgraded to AA+
- PAT crosses ₹ 1,000 Cr.
- Balance sheet crosses ₹ 30,000 Cr., RoE: 22%

2010-11

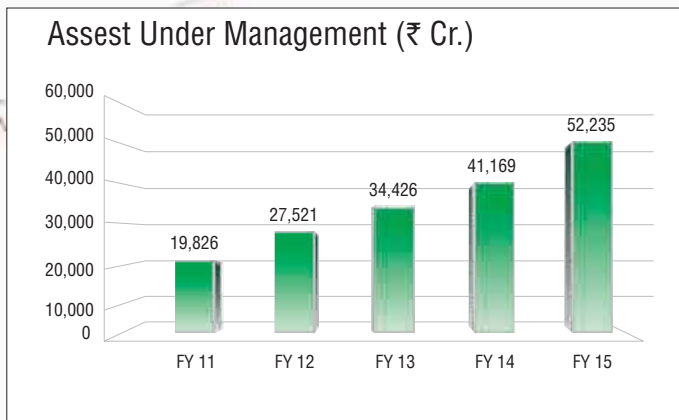
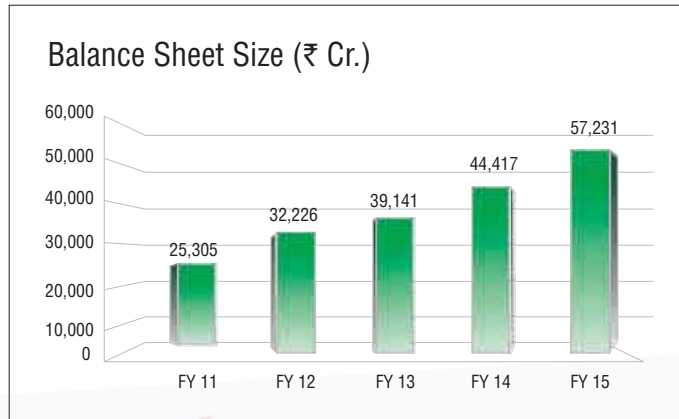
- Credit rating upgraded to AA
- Retail mortgage constitutes 70% of loan book
- Balance sheet crosses ₹ 20,000 Cr., RoE : 17%

FY 2014-15: Cumulative disbursements crossed ₹ 1,00,000 Cr.

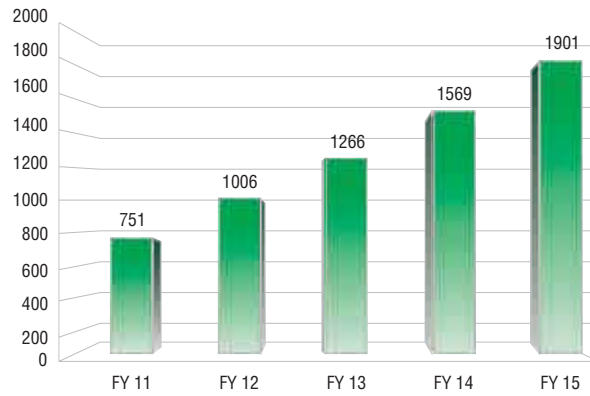
Stable, Scalable & Sustainable

Growth is one of the truest benchmarks of success. Through our journey of 15 years, our singular focus on one product, steadfast approach, strong business values and financial discipline have helped us become a name to reckon with. The one promise that we make to ourselves and our stakeholders every day is to drive growth.

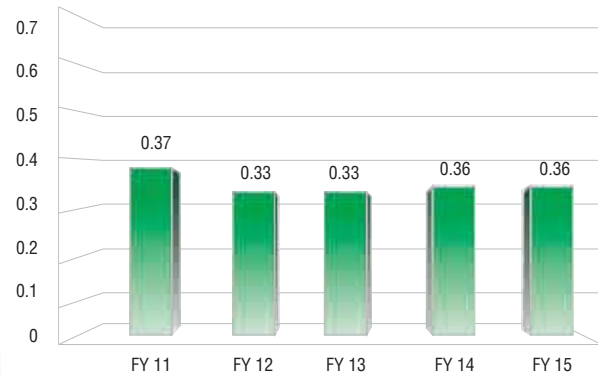
Financial Highlights



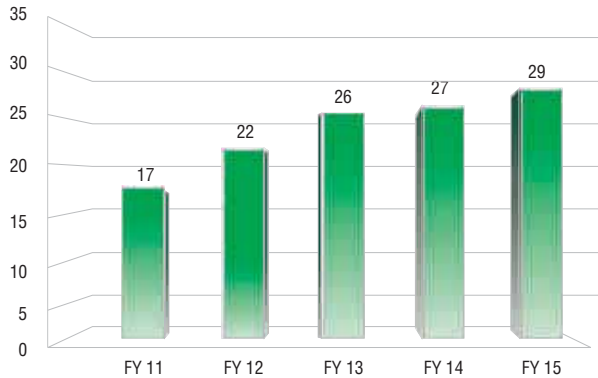
Profit After Tax (₹ Cr.)



Net Non-Performing Asset (%)



Return On Equity (%)





Deep-rooted values & principles

At IBHFL, we complement our experience with our expertise to provide customers with a smooth & a hassle-free home buying experience. Our corporate governance, integrity and value system are core to our institutional DNA. This is the basis of our vision which guides us towards collective excellence.

Our scalable and sustainable value creation principle has been pivotal to our business proposition:

Growing Economy / Low mortgage penetration, increasing market share

Focus on affordable housing. Nationwide network with expanding footprint

Young staff: better connect with increasingly younger home buyer

Healthy capitalization and balance sheet size

Leading player in self-employed mortgage lending – extensive expertise and underwriting experience

Technology leveraged scalable capacity. Thrust on digital presence – exploiting digital opportunity

Focus on profitability in each business segment

Robust risk management, low NPA levels

High operating efficiencies, low cost-to-income levels



 Denotes cities with 3 or more offices

 Denotes cities with 2 offices

 Offices



Always, close to you

Indiabulls Home Loans welcomes you home! We are committed to help millions of Indians fulfil their dreams of owning a home. We channelize all our expertise towards this vision.

Our Reach includes:

- Dedicated workforce of 4800 employees across 220 branches in more than 110 towns & cities in India
- Branches in Dubai & London to service NRIs
- 3500+ pre-approved projects across India
- Association with Digital Partners

Our wide presence helps us to provide consistent and quality service to our customers which remains the hallmark of our operations.





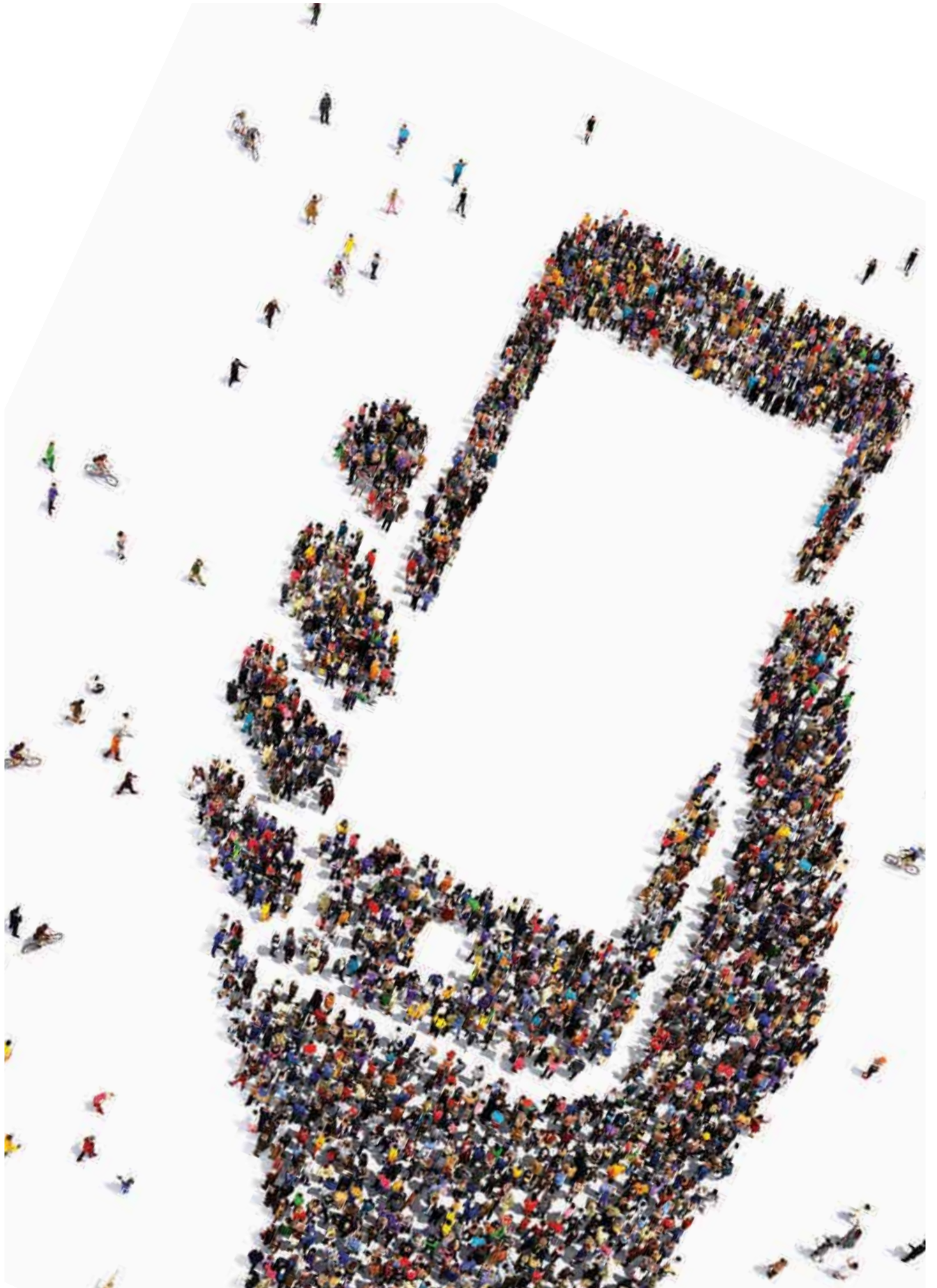
Our edge - affordable housing

Millions of Indians aspire to own a place that they can call home. At Indiabulls Home Loans, our collective efforts are directed towards fulfilling these aspirations and dreams of our customers. This is in line with the Indian Government's headline mission of 'Housing for all by 2022' and the development of '100 Smart Cities'.

With an average ticket size of ₹24 lakh and tenure of up to 30 years, our products & services are tailor-made to fulfil the growing needs of this segment. Our competitive interest rates, hassle-free processes, coupled with the tax benefits on home loans offered by the Government, empowers home buyers to take a leap forward and comfortably switch from paying rent to paying EMIs.

Our Salient Features

- Competitive rate of interest
- Fixed & floating rate options
- Loan tenure of up to 30 years
- Doorstep service
- 48 hours loan sanction
- Online account access
- Zero pre/part payment charges
- Flexible repayment options



Your convenience is our priority

Digital medium is revolutionizing customer service and offering a new platform to enhance customer convenience. At Indiabulls Home Loans, we have been continuously refining our approach to make the most of what the digital medium has to offer. We are committed to integrate technology in all our processes, to enrich our user experience.

We have adopted innovative, simple and comprehensive technology to automate our business operations which has helped us achieve higher efficiency and data integrity. We have also implemented various security tools to ensure data security and while using the IT solutions, we have adopted best-in-class practices.

We have integrated high-end technology platforms such as SAS, SAP, FINNONE, Oracle in our processes & operations to boost efficiency, productivity and deliver uninterrupted user experience.

Our website is a 24/7 virtual branch, powered with features such as eligibility, tax-benefit & EMI calculators along with instant self-loan sanction facility for our new customers & online account access for our existing customers. For our employees, many key workflow processes are accessible through hand-held devices and mobile apps.

We are committed to provide a customer experience that is convenient, accessible and flexible.



A promising journey

We are committed to maintaining high financial, operational & service standards. Our ratings, certifications and awards are a reaffirmation to our stakeholders of our commitment to maintain stability and sustainability in our growth.

CREDIT RATINGS:

	Long Term Rating	Short Term Rating
CARE Ratings	AAA	A1+
Brickwork Ratings	AAA	
CRISIL (A Standard & Poor's Company)	AA+	A1+
ICRA (An Associate of Moody's Investor Service)	AA+	A1+
India Ratings & Research (A Fitch Group Company)		A1+

ISO CERTIFICATIONS:

Certified with ISO 9001:2008 for Lending Operations Processes and Grievance Redressal Mechanism ensuring Quality Management Processes.

Certified with ISO 27001:2013 for information security management systems, applies to Information Technology Function (Application Development & Maintenance, Data Centre, Network Operations Centre and IT Infrastructure Operations & Support) and associated support functions of HR & Training, Administration, Procurement and Legal compliance.

Certified with ISO 10002:2014 for Customer Satisfaction Code of Conduct and Grievance Resolution Process. The certification reflects our continual focus on technology, development and process maturity.

FASTEST GROWING HOUSING FINANCE COMPANY

NAREDCO on their 12th National Convention & Real Estate Award function held in New Delhi bestowed Indiabulls Housing Finance Limited with the prestigious Presidential award for the Fastest Growing Housing Finance Company of the Year (2014).

You inspire us to perform



Our Corporate Social Responsibility

Indiabulls Housing Finance Ltd. has always been cognisant of its responsibilities as a corporate citizen. 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**.

Health:



Medical Clinics: Started 2 Medical Clinics in Worli and Santacruz, Mumbai & 7 JanSwasthya Kalyan Vahika (7 Mobile Medical Vans) to provide free primary healthcare services to remotely located and low-income individuals and families.

Cleft Surgeries: Partnered with Smile Train to treat 600 children for cleft surgeries & palate deformities.

Education:

Scholarship Programmes - Awarded scholarships to 100 meritorious & deserving students from economically challenged families to pursue their higher education thus opening a wider spectrum of job opportunities for them.



E-Learning: Adopted an ashram school in Raigad district and equipped it with sophisticated E-learning systems for enhanced quality of education to students.

Sustainable Livelihoods & Nutrition:

Employment to women self-help groups to prepare Paushtik Aahar (nutritional supplements) which is then distributed free to underprivileged malnourished individuals of various institutions in Thane, Palghar, Raigad and Mumbai districts. Last year the foundation distributed 3000 Free Paushtik Aahar and this year we aim to distribute 5000 packets per month all year round. Additionally the foundation also monitors height & weight of these individuals to ensure good health.



Memorable Moments



Mr. Gagan Banga (MD & VC, IBHFL) inaugurating the Dubai office



Mr. Ajit Mittal (ED, IBHFL) inaugurating the Customer Connect Branch, Delhi



Senior Management Conclave, Prague



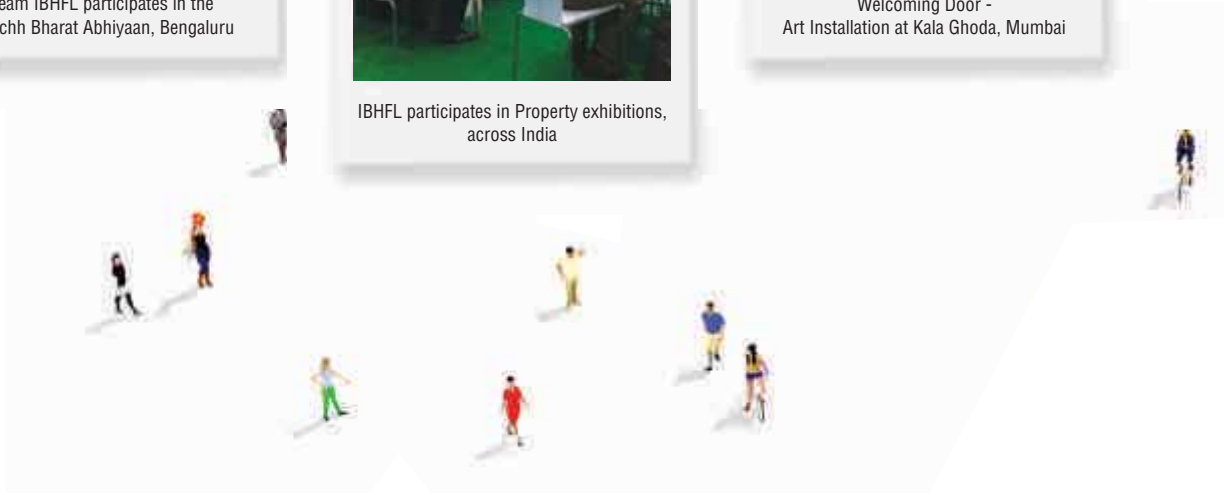
Team IBHFL participates in the Swachh Bharat Abhiyaan, Bengaluru



IBHFL participates in Property exhibitions, across India



Welcoming Door - Art Installation at Kala Ghoda, Mumbai





Employee Recognition Programme -
Aabhar, Rajasthan



Team IBHFL, 2nd runners-up at
Puma Urban Stampede, Mumbai



Team IBHFL wins Karnataka State Cricket
Association [KSCA] Tournament, Bengaluru



Builder Site Branding - Virar, Mumbai



Project Approved Signage Activity, Pan India



Holi Celebrations at branches





Sameer Gehlaut
Founder & Executive Chairman

Chairman's Speech

Dear Shareholders and friends,

This year we mark the 15th anniversary of the Indiabulls Group, which is today one of the country's top corporate houses with businesses spread across Financial Services, Real Estate and Wealth Management Services. I wish to thank you, dear shareholders whose continued faith and support has made this possible. The three mantras – 'stable', 'scalable' and 'sustainable' – that I have been alluding to in my past years' speeches – have continued to guide our business philosophy, and have helped us emerge as the country's second most profitable housing finance company.

While we reflect on this fascinating journey of last 15 years, this year has been momentous in more ways than one: Your Company's rating was upgraded to AAA in the first half of this year. This has resulted in further improved efficiencies in our resource mobilization. This year we also crossed a milestone of ₹ 1 lakh crore of cumulative disbursements since inception. The year also saw us take a quantum leap towards achieving highest standards of corporate governance with the induction of several illustrious professionals, including an ex-Deputy Governor of RBI and two retired Supreme Court judges on our board as independent directors. I am sure their intellectual leadership will enrich our board deliberations and help us chart our growth path in the coming years.

All the rating agencies that rate us, upgraded us this year, a testimony to the key principles we run our business by: tight control over asset quality; robust capitalization levels; comfortable liquidity; diversified resource profile and very healthy operational and financial indicators. The rating upgrades and the resultant efficiencies in our liabilities franchise has translated into a decrease in our borrowing costs. We have utilized this advantage to address a still lower risk and more mass market customer segments leading to very healthy growth across all key financial parameters. In what is a further source of diversification in the borrowing mix, we fully utilized and drew down the RBI approved external commercial borrowing (ECB) limit of USD 200 million.

High quality, mortgage backed secured lending has been the bedrock of our business. 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.

Macro-economic scenario

The financial year began with the unveiling of a new Central government. The resounding and decisive mandate is reflective of the country's priorities and the change India wants. Moderating inflation, declining oil prices and trade deficit being under control, has afforded the government the opportunity to set the country on a path of firm growth. The new government has swung into action and is going about removing many of the impediments to business and is increasingly playing the role of a business enabler.

The RBI, on its part, has also taken steps towards creating a congenial business environment, having cut 'Repo' rates twice, 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.

Under the new government India has seen significant FII investments. Foreign Institutional Investors made a net equity investment of ₹ 1.09 lakh crore in 2014-15, and a further ₹ 1.64 lakh crore into debt markets - over ₹ 2.73 lakh crore in all.

Performance overview

Your Company has turned in an excellent performance this year and has clocked healthy growth on all key financial parameters. For the year ended 31st March 2015, the Company reported a 23.1% increase in Total Revenue at ₹ 7,270.4 crore for the financial year ended 31st March 2015 as against ₹ 5,904.8 crore for the previous year. Profit after Tax (PAT) for the year ended 31st March 2015 has increased to ₹ 1,901.2 crore from ₹ 1,568.5 crore, an increase of 21.2% over the last year. Outstanding loans under management grew by 26.9% to ₹ 52,235 crore from ₹ 41,169 crore a year earlier. The Net Interest Income (NII) has grown by 21.9% to ₹ 3,179.5 crore. Return on Equity (RoE) works out to 29% with Earnings per Share (EPS) of ₹ 55 (₹ 48 last year). Given the good performance of the Company, and its philosophy to reward shareholders, and as recommended by your Board of Directors, your Company has cumulatively paid a record dividend of ₹ 26 per share at different quarterly intervals during the year, resulting in dividend payout of ₹ 1,053 crore for the year 2014-15. I am proud to say that your Company has consistently been one of the highest dividend paying companies in the private sector.

Robust fundamentals key to sustained growth

We continue to be one of the best capitalized HFCs, with our CRAR at 18.4% as against the prescribed 12%. The consolidated net worth of your Company as on March 31, 2015 stands at ₹ 6,565.2 crore. 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 ₹ 7,473 crore on a private placement basis, taking the total funds raised through bonds to nearly ₹ 14,628 crore in March 2015, up from ₹ 10,525 crore in March 2014.

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 ₹ 9,631.2 crore at the end of FY 15. Among its lenders, the Company now counts 132 strong relationships: 26 PSU banks, 17 Private and Foreign banks and 89 Mutual Funds, Provident Funds, Pension Funds, Insurance Companies and others.

Scalability has to result in continuously improving operating efficiencies. NPAs continue to remain low and within the target range. Our Gross NPA and Net NPA stood at 0.85% (0.83% in FY 14) and 0.36% (0.36% FY 14) respectively at the end of FY 15. The total provision pool, including floating and standard asset provisions, stood at ₹ 615.5 crore as on March 31, 2015, compared to ₹ 502.5 crore last year.

Human Resources

In a lending business, people are the most important asset. People are the repository of intellectual property accumulated over many years of customer relationship management, loan underwriting and loan management. Employee engagement and providing avenues for professional and personal growth are key focus areas of the Human Resources function.

In FY 2013-14, we covered all your Company's employees, and their families, under medical insurance and unveiled many Health & Fitness initiatives. We are increasing the investment in IT within the HR function by bringing the many independent modules under one comprehensive HR Information System solution. This would ensure seamless flow of HR processes online with the added benefit of accessibility of the application to all employees from their smart phones. This year we recruited over 300 new graduates from over 50 campuses

across the country. The year also saw the launch of many on-line training modules to serve as a ready reference and a knowledge building tool.

Customer Service

I am very pleased to announce that this year your Company's customer service department and its policies and processes received the ISO certification. The certification is a significant recognition of our customer service standards. The ISO 10002:2014 certification provides us with a benchmark for maintaining superior levels of customer service and a customer-centric foundation in all aspects of our operations.

Corporate Social Responsibility

Your Company is a responsible corporate citizen and meaningfully contributes to the cause of the society. Our nationwide presence and close interaction with our various stakeholders in the course of our day-to-day operations gives us a window into the lives of people, which then helps us meaningfully contribute to society.

Indiabulls Foundation, the group's CSR arm, is doing stellar work on many fronts; its key thrust areas are: Health, Education, Sanitation, Nutrition, Disaster Management, Rural Development and Youth Empowerment. This year the Foundation set up 1 free medical clinic, 6 mobile medical health vans for the underprivileged and also sponsored 600 cleft surgeries for children.

In Education, scholarships to 100 underprivileged deserving students to continue their education after the 12th standard and installed a sophisticated E-Learning system in an ashram school. In Kashmir Relief, 10,000 people were helped by your Company in supplying them nutritional supplement packets. 10,000 underprivileged women were given free sanitary kits for a year to promote under sanitation and hygiene.

Technology

Your Company continues to make investments in technology and infrastructure, regularly upgrading systems to optimally leverage technology and ensure steady scalable business growth. Productivity and employee effectiveness has been considerably increased by rolling out of customised apps for various departments. Today, customers have the option of multiple touch points with the Company which has resulted in greatly increasing customer service standards and customer satisfaction.

Outlook for the housing finance sector

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. In fact, the centre's push towards affordable housing is expected to substantially boost home loan growth over the next few years.

On the supply side, state governments have moved to ease the process of obtaining building permits. I expect municipal corporations to move towards having a single window system to issue building permissions. The ministry of urban development has made this suggestion to state governments, and asked them to issue directions to the municipal corporations accordingly.

All of these factors should lead to an increased demand for housing and consequently housing loans. Your Company is ideally poised to make the best of this opportunity and contribute to this key socio-economic sector of the country's landscape.

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

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



Pinank Shah
Head - Treasury

Management's Discussion And Analysis

For the purpose of the Management Discussion and Analysis, IBHFL (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.

Your company has completed 15 years of operations and I wish to thank you for your unwavering, patient and understanding support through this period. Today, IBHFL is India's second most profitable private sector company amongst its Housing Finance Company (HFC) and Non-bank Finance Company (NBFC) peers. We stand out on every key quantitative and qualitative parameter. With improving macroeconomic environment and healthy outlook for the housing finance sector, the company is poised to enter a golden stretch which will pave the path towards your company further consolidating its position as a reputed and a profitable financial powerhouse.

Macroeconomic Environment

Mid-2013 was economically a precarious time for the country. India was plagued with double digit inflation; soaring current account deficit (CAD) and a sliding currency. US Fed's decision to begin tapering its quantitative easing programme exerted further pressure on the capital markets and induced flight of capital out of the country. With weak economic fundamentals, India was seen to be overly dependent on unreliable foreign investment to finance its growth ambitions; leading to the country being bracketed along with Turkey, Brazil, South Africa and Indonesia as the "Fragile Five".

Two years on, the landscape has undergone a sea change. 2014 saw a shift in the country's political spectrum with the ushering in of a new government that contested the elections on a platform of economic growth. The new government has shaken off legislative and policy-making inertia and has moved to put the country on a path of sustainable economic growth. Fortunately, wider macros have increased the government's dexterity as sharp oil price correction helped rein in spiraling inflation.

FY 2014-15 saw growth picking up as lower interest rates and a decline in inflation spurred demand. The government has moved to kick-start stalled infrastructure projects and the forecasted normal monsoons should lead to a rebound in the vital agriculture sector.

Inflation is expected to average 5.8% this year aided by low crude oil prices, a good monsoon and the government's adherence to fiscal discipline. CAD is expected to remain at 1.1% of GDP, with the expected uptick in imports, driven by economic growth, being balanced by lower crude oil prices. With the economic outlook being conservative for many developed countries, export growth is likely to remain muted. To keep the CAD in check, the government should religiously adhere to its divestment targets and not rely on low crude oil prices to prevail.

Fiscal deficit for the year is expected to marginally decline to 3.9% of GDP. The drag from government's plans to raise public investment to push growth will be balanced by the positive impact from diesel deregulation, reduction in petroleum subsidies and expected increase in tax and excise collections.

The budgeted fiscal deficit at 3.9% of GDP is higher than the Finance Commission's suggestion of 3.6% as the government chose to increase capital expenditure to revive the investment cycle. This increased outlay will go towards the crucial sectors of roads, railways, power and rural development. These are vital sectors and have a telling effect on economic growth due to their high multiplier effect.

The shift to the new monetary policy arrangement between the Reserve Bank of India (RBI) and the government would also be keenly watched. To keep inflation within the targeted 4% (+/-) 2%, would require food inflation to be tamed. While low crude oil prices are aiding in this direction, its effect would wear out over time. In the long run, the government has to focus on upgrading infrastructure of agriculture and ancillary sectors.

The government is keen to play the role of a business enabler and has made the right moves in its first year in office. Clarity in policy making and efficient implementation will go a long way in promoting growth and inclusive development.

Management's Discussion And Analysis (Contd...)

Industry Overview

Interest Rate Scenario

Aided by considerable moderation in inflation numbers and a subsiding current account deficit, the RBI got the leeway to cut interest rates. Heralding a change in the direction of interest rates, the Reserve Bank of India (RBI) cut the repo rate twice, by 25 basis points each time. This gave the needed fillip to the government's growth agenda and quelled industry clamour for a cut in interest rates.

The consumer price index rose 5.37 per cent in February, marking a fifth consecutive month of staying within the RBI's target of 2 to 6 per cent. With inflation expected to remain within the 4% (+/-) 2% target, under the new monetary policy arrangement, the RBI has the necessary macro support to direct interest rates downwards.

Housing Sector

Housing is a key socio-economic challenge for the country with incremental urban housing demand estimated at 45 million units by 2022. The Government has announced 'housing for all by 2022' as one of its headline missions. Another key area of focus for the government is increasing the number of business hubs in the country - ambitiously termed the '100 smart cities plan'. Both of these represent tremendous opportunities for the sector.

Local governments in many states have moved swiftly to ease building permissions' related bottlenecks. In an effort to direct money towards the housing sector, the central government has eased REIT norms and aligned investment objectives of large public pools of capital.

With global investors showing renewed interest, fiscal 2015-16 may well be a turnaround year for the real estate sector. The easing of interest rates would both increase buyer affordability, spurring demand, and also strengthen the financial performance of real estate companies.

Housing Finance Sector

The government encourages home purchase by offering tax deductions against principal and interest repayments

towards a Home Loan. On account of the reduction in tax outflow, these deductions lower the effective borrowing rate for home loan customers. In this year's budget the government enhanced these deductions to a total of Rs. 3,50,000, split as Rs. 2,00,000 for principal repayment and Rs. 1,50,000 of interest repayment. This means that for the company's target segment, which is a housing loan of Rs. 24 Lakhs for a house purchased at Rs. 30 lakhs, the effective interest rate, after adjusting for the tax saved due to the deductions, works out to only 5.0%. At these rates purchasing a house outright makes very prudent financial sense. This argument becomes even starker when compared against rental yields which average at 3.1% for the top 8 cities of the country. Thus for as little as Rs. 3,500 more per month in interest cost, one can buy a Rs. 30 Lakh house instead of renting one.

Over the last two years, with the savings preference moving back to investment in financial securities, residential price inflation has considerably moderated. With wage inflation remaining robust at 10%+ level, affordability, defined as "house price" divided by "annual salary", has considerably improved for the house buyer. All of this bodes well for the housing loan market and many industry observers and participants have forecasted a 20%+ growth over the next few years.

Housing loans, and the larger segment of mortgage-backed finance, will remain a very attractive sector in the country for the next many years. India's mortgage-to-GDP penetration remains one of the lowest amongst developing nations at a mere 9% compared to 15%-30% for developing south-east Asian peer countries, and 80%+ levels for developed countries. Business owners from the burgeoning SME segment are beginning to leverage on their real estate assets to borrow more efficiently. Housing Finance Companies (HFCs), which are specialist non-bank finance companies (NBFCs) focused on mortgage financing, are growing at a faster pace as they are both growing with the market and also from expanding market share due to their specialized focus.

Management's Discussion And Analysis (Contd...)

Regulatory Environment

In National Housing Bank (NHB), the housing finance sector has a prudent and a supportive regulator. Good regulations only increase customer comfort, trust and satisfaction. This year, the NHB moved to extend waiver of pre-payment charges to all loans to individuals; this was restricted to only housing loans earlier. This has had the effect of clearing up incidences of hidden charges and has made the industry even more customer oriented than it was before.

The change in FDI rules has already begun rewriting the script for the Housing Sector. Under the new rules, the minimum built-up area for projects in which foreign investment is allowed will be reduced to 20,000 square metres from the earlier 50,000. For serviced plots, there is no minimum land requirement now compared to 10 hectares earlier, while the minimum capital investment by foreign companies has been cut from \$5 million to \$10 million. Under the earlier rules, the government allowed 100% FDI in real estate development but with strict riders, including a lock-in period of three years during which the investment cannot be repatriated. All of these underline the governments focus on the real estate, especially the residential sector.

Business Overview

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 of 220 branches.

At the end of the financial year 2014-15, ending March 31, 2015, IBHFL balance sheet size was Rs. 57,231 Crs, a growth of 29% over last year.

For FY 2014-15, IBHFL reported a PAT of Rs. 1,901.2 Crs., growing by 21% over FY 2013-14 PAT of Rs. 1,568.5 Crs.

IBHFL is amongst the best capitalized companies amongst our HFC, NBFC and banking peers with a capital adequacy of 18.4%. 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 29% with net earnings of Rs. 1,901.2Crs
- **Focus on stakeholder value creation:** Annualised total return of 47% p.a. since IPO in 2004. Since listing IBHFL has distributed dividends of over Rs. 4,300 Crs of which Rs. 2,932 Crs has been distributed over last three years.
- **Focus on low-risk lending evident in superior asset quality:** Gross NPA of 0.85% and Net NPA of 0.36%
- **Prudent business practices - adequate provision buffer:**Rs.221.0 Crs excess provisions over regulatory requirements. Total provisions to GNPA ratio of 139%
- **Strong fundamentals and foundation:** Moderate leverage of 5.9x. One of the best capitalized amongst peers with capital adequacy ratio of 18.4%
- **Conservative conduct of business – Robust liquidity buffer:** Liquidity levels of over 15% of loan book (Rs. 9631.2 Crs as on date) to negate chances of business disruption
- **All this has ensured that we have been a prominent and relevant mortgage lending player over the last 10 years:** to date, we have disbursed over Rs. 1 lakh crores.

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. All business parameters of IBHFL are tuned in to make the most of this.

Business Strategy

The company is focused on low-risk, affordable housing loans. The company's reliance on external channels of sourcing and operations is minimal with 80% 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

Management's Discussion And Analysis (Contd...)

productivity and efficiency. Many key work flow processes are accessible to employees through hand-held devices and through mobile apps. This lets the team to remain focused on their core business activities and not get bogged down trying to negotiate operational steps. Customers can easily access their account information and issue instructions through an online portal and need not ever visit the branch.

The company's focus on low-risk, affordable housing will also help it maintain a high-quality loan portfolio and minimize client delinquencies and defaults. The gross NPA for 2014-15 stood at 0.85% of the total assets, while net NPA remained low at 0.36% of total assets.

Of the Company's total loan assets at the end of FY 2014-15, mortgage loans constituted around 76% and corporate loans contributed to another 22%. Retail mortgage loans constituted of home loans and loans against property. The home loans were disbursed at an average ticket size of Rs. 24 Lacs, with average LTVs of 71%. The loans against property had an average ticket size of Rs. 71 Lacs, with average LTVs of 49% at origination.

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 31st March 2015, the cash and bank balances and current investment of the Company stood at Rs. 9,631 Cr, as against Rs. 7,341 Cr at the end of the previous year.

Stable, long-term and diversified liability profile

IBHFL has maintained an optimal liability mix. 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 Rs. 35,540 Cr in 2013-14 to Rs. 47,487 Cr in 2014-15 – an increase of 34%. The Company fully utilized and drew down the RBI approved

external commercial borrowing (ECB) limit of USD 200 million. Bonds along with ECB contribute 45% of incremental borrowing in the last 12 months.

The Company believes in maintaining a strong and healthy relationship with its stakeholders. Among its lenders, the Company now counts 132 strong relationships: 26 PSU banks, 17 Private and Foreign banks and 89 Mutual Funds, Provident Funds, Pension Funds, Insurance Companies and others.

Accounting Treatment of securitized and assigned loans

The Company has sold down loans amounting to Rs. 16,231 Cr. since inception. In FY 2014-15, the Company sold down loans amounting to Rs. 2,546 Cr. The outstanding securitized/assigned loan book as of 31 March 2015 stood at Rs. 6,195 Cr. The Company earns a spread of 3.4% on these loans. The income on assignment/securitization of loans is recognized over the life of the underlying loans and not on an upfront basis.

The sell down of loans happens as either securitization or 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).

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

Management's Discussion And Analysis (Contd...)

Schedule III of the 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 ALM guidelines issued by National Housing Bank. The ALM position of the Company in accordance with NHB Guidelines is as under.

As of 31st March 2015, the assets and liabilities of the standalone entity IBHFL with maturity up to 1 year amounted to Rs. 17,910 Cr and Rs. 17,354 Cr respectively. Assets and liabilities with maturity between 1 to 5 years amounted to Rs. 27,044 Cr and Rs. 26,883 Cr respectively, while those with maturity over 5 years amounted to Rs. 12,184 Cr and Rs. 12,901 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 18.35%, as compared to 19.14% of that of the previous year. Tier I and Tier II capital adequacy at the end of financial year 2014-15 was at 15.24% and 3.11% respectively, as compared to 15.05% and 4.09% of the previous year.

Experienced Senior Management Team

The senior management team of the Company has remained unchanged since the start of its different business lines. The Company has recruited laterally from within the industry to bring on capable leaders who continue to grow the

business. Over time, the Company has also paid attention to developing a second line to the senior management team. As a result, today the middle and the senior management team 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 many other sectors. Experienced credit underwriters, sales' and operations' teams are reservoirs of in-depth, manytimes location specific, market knowledge and thus represent valuable intellectual property. Human resources is a very important function within the company and actively interacts with various business functions to maintain high levels of employee engagement.

This year we have begun providing healthy food to employees at subsidized cost. We have recruited over 300 graduates from institutions all across the country and have setup online training and e-learning tools.

Recovery

All of the Company's loan recovery efforts are carried on in-house, with no cases being allocated to external collection agencies. This experienced collection team has been a big factor in the Company being able to maintain healthy asset quality.

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.

Management's Discussion And Analysis (Contd...)

Risk Management

Your Company has a well-defined risk governance structure which includes periodic reviews and close monitoring to enable building a sustainable business/franchise which 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 contributed extensively in the fields of Health, Education and Rural Development. Understanding the benefits of a literate economy, Indiabulls Foundation has offered

scholarships to deserving students to enable them to continue their studies beyond the 12th standard. Indiabulls Foundation has also donated sophisticated e-Learning systems and computers to Tribal Asharam Schools. Indiabulls Foundation has also set up free medical health camps, mobile medical vans and has helped over 600 children with Cleft Surgeries.

Cautionary Statement

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.

Directors' Report

Dear Shareholders,

Your Directors have pleasure in presenting the Tenth Annual Report together with the audited statement of accounts of the Company for the financial year ended March 31, 2015

Financial Results

The financial highlights of the Company, for the financial year ended March 31, 2015, are as under -

Amount (in Rs.)

Particulars	Year ended March 31, 2015	Year ended March 31, 2014
Profit before Depreciation and amortisation expense	25,511,744,125	19,084,400,506
Less: Depreciation and amortisation expense	180,120,868	76,526,559
Profit before Tax	25,331,623,257	19,007,873,947
Less: Provision for Tax	5,549,349,492	3,907,892,095
Profit after Tax	19,782,273,765	15,099,981,852
Add: brought forward balance	481,135,068	2,208,792,471
Less: Adjustment on account of Depreciation (Net of tax benefit)	36,536,103	-
Amount available for appropriation	20,226,872,730	17,308,774,323
Appropriations:		
Interim Dividend paid on Equity Shares (Rs. 26.00 Per Share (Previous Year Rs. 20.00 Per Share))	9,104,090,057	6,650,135,713
Interim Dividend payable on Equity Shares (Rs. Nil Per Share (Previous Year Rs. 9.00 Per Share))	-	3,006,381,987
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	1,425,967,604	1,130,190,566
- Interim Dividend payable on Equity Shares	-	510,934,619
- Dividend for the previous year on Equity Shares issued after the year end pursuant to ESOPs Allotment	181,448	-
Transferred to General Reserve	-	1,510,000,000
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)	1,860,000,000	1,500,000,000
Transferred to Special Reserve (U/s 29C of the National Housing Bank Act, 1987)	2,096,454,752	1,519,996,370
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987)	1,500,000,000	1,000,000,000
Balance of Profit Carried Forward	4,239,111,217	481,135,068

KEY FINANCIAL HIGHLIGHTS: FY14-15 (Consolidated)

	FY 14-15	FY 13-14	Growth (%)
Total Revenues (Rs. Cr.)	7,270.4	5,904.8	23.1
NII (Rs. Cr.)	3,179.5	2,607.5	21.9
PAT (Rs. Cr.)	1,901.2	1,568.5	21.2
EPS (Rs.)	55	48	14.6
CRAR% (Standalone)	18.4	19.1	

Directors' Report (Contd...)

FINANCIAL AND OPERATIONAL HIGHLIGHTS

Rating Upgrades

- In the first half of the year IBHFL was upgraded by all the four rating agencies that rate the company.
- IBHFL is rated AAA by CARE Ratings and Brickwork Ratings.
- IBHFL is rated AA+ by Crisil, a Standard & Poor's company, and ICRA, an associate of Moody's Investor Service.
- In FY 2014-15, we also got a short term rating from India Ratings, a Fitch group company, at the highest A1+ level. We are thus rated by all five rating agencies in India.

Asset Growth

- Assets continue to grow steadily on back of long-term, low-risk mortgage loans. The total Assets under Management stood at Rs. 52,235 Crore, up 27% from Rs. 41,169 Crore.
- Outstanding securitized loan book was Rs. 6,195 Crore at the end of FY 2014-15 (previous year Rs 5,724 Crore), on which a spread of 3.4% p.a. is to be earned over the life of the loan.

Asset Composition

- 76% of the loan assets are mortgage loans.
- Home loans, which form the majority of incremental disbursements, are disbursed at an average ticket size of Rs. 24 lacs and at average LTV of 71% at origination.
- Loans against property are disbursed at an average ticket size of Rs. 68 lacs and at an average LTV of 49% at origination.
- The loan profiles of both the home loans and loans against property are conservative. The loans are monthly amortizing, secured against mortgage on the property financed and are given out at moderate LTV levels.
- 82% of retail mortgage loans, consisting of the above home loans and loans against property are sourced in-house.

Home Loans: Streamlined Loan Fulfillment

- In FY 2015, the ISO certification (ISO 9001:2008) awarded

to the Company's document management system was reaffirmed.

- The Company has a well-trained, in-house Direct Sales' Team of over 2000 people to promptly attend to prospective customers.

Improving Liability Profile

- In keeping with its stated strategy, the Company continues to maintain healthy levels of liquidity with cash and bank balances and current investments adding up to Rs. 9,631 Cr at the end of FY 14-15.
- During the FY 14-15 the company raised USD 200 mn through ECB, drawing down the complete RBI approved limit.
- Funds raised through bonds constituted 31% of the Company's incremental borrowings in FY 14-15.
- The Company has further reduced its reliance on short-term borrowings from commercial paper to 7%.

Diversified Borrowing Program

- Amongst its lenders, the Company now counts 132 strong relationships: 26 PSU banks, 17 Private and Foreign banks and 89 Mutual Funds, Provident Funds, Pension Funds, Insurance Companies and others.

Optimally Matched Balance Sheet

- The assets and liabilities have been optimally matched with no mismatch till 5 years.
- The maturity profile reflects adjustments for prepayments and renewals in accordance with the guidelines issued by National Housing Bank.

Stable Asset Quality

- Gross non-performing loans as at March 31, 2015 amounted to Rs. 442.8 Cr. This is equivalent to 0.85% of the portfolio.
- Net non-performing loans as at March 31, 2015 amounted to Rs. 185.9 Cr. This is equivalent to 0.36% of the 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 Rs. 615.5 Cr. These total provisions are Rs. 221 Cr above the regulatory requirements.

Directors' Report (Contd...)

- The Company has been successful in maintaining stable, low levels of NPA as low-risk mortgage portfolio increases the asset base, while contributing very low incremental delinquencies.
- Moderate levels of LTV and emphasis on borrower cash flow stability during loan appraisal have ensured that the credit quality in loans against property portfolio also remains high.
- An experienced underwriting team and the in-house sourcing and collection teams ensure control over loan sourcing, credit appraisal and portfolio management.

Bank Borrowings

As at March 31, 2015, the Company's outstanding bank loans stood at Rs. 28,138 crs (excluding the USD 200 mn of External Commercial Borrowing (ECB) availed during the financial year from various financial institutions) vis-à-vis Rs. 21,710 crs as at March 31, 2014. 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 (CP)

As at March 31, 2015, the Company's outstanding secured NCDs stood at Rs. 13,548 crs vis-à-vis Rs. 9,460 crs as at March 31, 2014. 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.

As at March 31, 2015, the Company's outstanding subordinated debt and perpetual debt stood at Rs. 980 and 100 Cr. 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, 2015, Rs. 995.62 Cr 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 Rs. 3,207 crs as at March 31, 2015. 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

The Company has complied with directions from the RBI and the NHB regarding Accounting Standards, Prudential norms for asset classification, income recognition, provisioning, capital adequacy and credit rating.

Risk Management Framework

The Company has a Risk Management Framework that provides guidelines and standard practices for risk assessment and mitigation. 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 2015 and kept an active watch on the emergent 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.

Codes and Standards

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. The NHB has also issued comprehensive Know Your Customer (KYC) Guidelines and Anti Money Laundering Standards in the context of recommendations made by the Financial Action Task Force on Anti Money Laundering Standards.

Marketing and Distribution

The Company has taken a number of initiatives through the financial year 2014-15 to enhance brand awareness and to reach out to a greater number of customers. The company launched a 360 degree campaign - 'Celebrating

Directors' Report (Contd...)

the spirit of the Hardworking Indian' across mediums including television, print and digital. The campaign was well received by the potential customers and other stakeholders. Further to capitalize on the ever growing utility of digital media and social networking, the company enhanced its visibility and reach by associating with digital partners, presence on websites, social media and the use of email marketing. The company further participated in more than 40 property/consumer expos along with organizing 'Aawas' the Indiabulls budget property show.

Cross Selling and Distribution of Financial Products and Services

The financial year 2014-15, saw the Company further expanding its branch network, and widen its reach on the community. The Company now has 220 branches spread across 18 states. 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 4900 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, where periodic training sessions are organized by the Training Department.

DIVIDEND

In keeping with the Company's policy of rewarding its shareholders, the Board of Directors of the Company, had, for the year 2014-15, declared three interim dividends aggregating to Rs. 26/- per share on shares of face value Rs. 2/- each (Rs. 8/- for the quarter ended June 30, 2014, Rs.9/- for the quarter ended September 30, 2014 and Rs.9/- for the quarter ended December 31, 2014), with the total outflow of Rs. 1,053.01 Cr (inclusive of Corporate Dividend Tax).

The Board of Directors of the Company, had, in its meeting held on April 24, 2015, declared an interim dividend of Rs. 9/- per share of face value of Rs. 2/- each, for the Financial Year 2015-16. Further, the Board of Directors of the Company, had, in its meeting held on July 21, 2015, declared second interim dividend of Rs. 9/- per share of face value of Rs. 2/- each, for the Financial Year 2015-16.

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.

PROMOTERS DE-CLASSIFICATION

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 under review, 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 / PACs 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.

DIRECTORS

To achieve the highest standards of Corporate Governance in its management, and to introduce a true sense of professionalism in the Board of the Company, during the

Directors' Report (Contd...)

financial year 2014-15, the Board of Directors of the Company (Board) was re-constituted with the appointments of Justice Bisheshwar Prasad Singh (Retd. Justice Supreme Court of India), Justice Surinder Singh Nijjar (Retd. Justice Supreme Court of India), Dr. Kamalesh Shailesh Chandra Chakrabarty (Retd Deputy Governor RBI), Brig Labh Singh Sitara (Ex-army official and Dhyanchand award winner sportsman) as Independent Directors of the Company and the appointment of Mrs. Manjari Ashok Kacker (Ex-Member CBDT), as Non-Executive Director of the Company and cessation of Mr. Rajiv Rattan and Mr. Saurabh Kumar Mittal, Non-Executive Directors and of Mr. Karan Singh Khara, Mr. Aishwarya Katoch and Mr. Joginder Singh Kataria, Independent Directors. The Board has placed on record its appreciation for the contributions made by these directors, during their respective tenures of office.

All the present Independent Directors of the Company have given declaration that they meet the criteria of independence laid down under Section 149 (6) of the Act and Clause 49 of the Listing Agreement.

In accordance with the provisions of the Companies Act, 2013 and in terms of the Memorandum and Articles of Association of the Company, Mr. Ajit Kumar Mittal (DIN: 02698115) and Mr. Ashwini Omprakash Kumar (DIN: 03341114), Directors 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.

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, 2015, was Rs. 71,11,28,932 comprising of 35,55,64,466 equity shares of Rs. 2/- each. Subsequently, from April 1, 2015 till date, the Company had allotted 67,11,254 equity shares of face value Rs. 2/- each (a) against conversion of 66,43,700 warrants (ISIN No.: INE148I13017)

and (b) exercise of 67,554 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 Rs. 72,45,51,440 /- comprising of 36,22,75,720 equity shares of Rs. 2/- each.

During the year under review, the Company has granted its 1,05,00,000 stock options, under Indiabulls Housing Finance Limited ESOP – 2013, to certain eligible employees, excluding the Promoter Director. The disclosures required to be made under Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999, in respect of all existing ESOP Schemes of the Company are set out in the Annexure to this Report.

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 2015-16 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 11th 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 eleventh 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

Directors' Report (Contd...)

Haskins & Sells LLP, as statutory auditors of the Company till the conclusion of eleventh 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 Jatin 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 2014-15. 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 2014-15, 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 Clause 49 of the Listing Agreement with the Stock Exchanges, 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 Clause 49 of the Listing Agreement with the Stock Exchanges, 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.

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, 2015, 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, 2015 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 LISTING AGREEMENT

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 Listing Agreement, not elsewhere mentioned in this Report, are given in "Annexure A" forming part of this Report.

Directors' Report (Contd...)

GREEN INITIATIVES

Electronic copies of the Annual Report 2015 and Notice of the 10th 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 2015 and Notice of the 10th 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 10th 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 Clause 35B of the Listing Agreement. The instructions for 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

Date: 5th August, 2015

Place: Mumbai

Sameer Gehlaut

Chairman

Directors' Report (Contd...)

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, 2015, 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 2014-15, 9 (Nine) 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 Clause 49 of the Listing Agreement, 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 March 25, 2015, 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 Clause 49 of the Listing Agreement, 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 2014-15, 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.indiabullshomeloans.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.

Directors' Report (Contd...)

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, 2015 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:

- Implementation of viable energy saving proposals.
- Installation of automatic power controllers to save maximum charges and energy.
- 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 and efficient Human resource management, by implementing world class HRMS application 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 Rs. 0.87 Cr. and foreign exchange outgo of Rs. 31.42 Cr. The details of earnings and outgo are shown in the Note No. 33 (a) and 33(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 Clause 49 of the Listing Agreement, 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

Directors' Report (Contd...)

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.

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 10th 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, 2015, 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 and the Annexure as captured at the end of this Annual Report.

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) Allotment Committee
- k) Management Committee
- l) Bond Issue 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 any action on the part of any of its officials, which may fall under the ambit of 'Sexual Harassment' at workplace, and is fully committed to uphold and maintain the dignity of every woman employee of the Company. The Company's Sexual Harassment Policy provides for protection against sexual harassment of women at workplace and for prevention and redressal of such complaints.

During the financial year 2014-15, no cases of sexual harassment were reported.

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 the Directors' Report

IHFL-IBFSL Employees Stock Option Plan – 2006 – As on March 31, 2015

Particulars	
a. Options Granted	1,440,000
b. Exercise price	1,045,000 options at Rs 41.67 per Option 395,000 options at Rs 95.95 per Option
c. Options vested	901,350 options at Rs 41.67 per Option 197,500 options at Rs 95.95 per Option
d. Options exercised	682,546 options at Rs 41.67 per Option 158,000 options at Rs 95.95 per Option
e. The total number of Shares arising as a result of exercise of option	682,546 options at Rs 41.67 per Option 158,000 options at Rs 95.95 per Option
f. Options lapsed	257,928
g. Variation in terms of options	Not Applicable
h. Money realized by exercise of options	Rs. 43,601,792/-
i. Total number of options in force	104,526 options at Rs 41.67 per Option 237,000 options at Rs 95.95 per Option
j. Employee wise details of options granted to;	
i. Senior Management personnel	Mr. Gagan Banga – 395,000
ii. any other employee who received a grant in any one year of option amounting to 5% or more of option granted during that year	
iii. identified employees who were granted option, any one year, equal to or exceeding 1% of the issued capital	
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']	Rs. 55.52
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.	Rs. 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, 2015

Particulars	
a. Options Granted	720,000
b. Exercise price	Rs 100
c. Options vested	284,008 options at Rs 100 per Option 109,500 options at Rs 100 per Option
d. Options exercised	196,367 options at Rs 100 per Option 87,600 options at Rs 100 per Option
e. The total number of Shares arising as a result of exercise of option	196,367 options at Rs 100 per Option 87,600 options at Rs 100 per Option
f. Options lapsed	241,507
g. Variation in terms of options	Not Applicable
h. Money realized by exercise of options	Rs. 28,396,700/-
i. Total number of options in force	194,526 options at Rs 100 per Option
j. Employee wise details of options granted to;	
i. Senior Management personnel	Mr. Gagan Banga – 299,160
ii. any other employee who received a grant in any one year of option amounting to 5% or more of option granted during that year	
iii. identified employees who were granted option, during any one year, equal to or exceeding 1% of the issued capital	
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']	Rs. 55.52

<p>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</p>	<p>Refer Note 3 of Notes to Accounts forming part of the Financial Statements.</p>
<p>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.</p>	<p>Rs. 100.00</p>
<p>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:</p>	<p>Refer Note 3 of Notes to Accounts forming part of the Financial Statements.</p>
<p>i. risk free interest rate</p>	
<p>ii. expected life</p>	
<p>iii. expected volatility</p>	
<p>iv. expected dividends, and</p>	
<p>v. the price of the underlying share in market at the time of option grant</p>	

IHFL-IBFSL Employees Stock Option – 2008 – As on March 31, 2015

Particulars	
a. Options Granted	7,500,000
b. Exercise price	6,702,250 options at Rs 95.95 per option 367,350 options at Rs 125.90 per option 230,400 options at Rs 158.50 per option 200,000 options at Rs 153.65 per option
c. Options vested	3,555,313 options at Rs 95.95 per option 54,960 options at Rs. 125.90 per option 61,500 options at Rs. 153.65 per option 86,860 options at Rs. 158.50 per option
d Options exercised	3,130,769 options at Rs 95.95 per option 42,795 options at Rs. 125.90 per option 56,800 options at Rs. 153.65 per option 85,950 options at Rs. 158.50 per option
e. The total number of Shares arising as a result of exercise of option	3,130,769 options at Rs 95.95 per option 42,795 options at Rs. 125.90 per option 56,800 options at Rs. 153.65 per option 85,950 options at Rs. 158.50 per option

f. Options lapsed	1,975,393 options at Rs 95.95 per option 287,115 options at Rs. 125.90 per option 21,000 options at Rs. 158.50 per 132,500 options at Rs. 153.65 per option
g. Variation in terms of options	Not Applicable
h. Money realized by exercise of options	Rs. 328,135,571/-
i. Total number of options in force	1,596,088 options at Rs 95.95 per option 37,440 options at Rs. 125.90 per option 123,450 options at Rs. 153.65 per option 10,700 options at Rs. 158.50 per option
j. Employee wise details of options granted to;	
i. Senior Management personnel	Mr. Gagan Banga - 786,000 Mr. Ajit Kumar Mittal - 124,000
ii. any other employee who received a grant in any one year of option amounting to 5% or more of option granted during that year	
iii. identified employees who were granted option, during any one year, equal to or exceeding 1% of the issued capital	
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']	Rs. 55.52
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.	Rs. 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 Accounts 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, 2015

Particulars	
a. Options Granted	10,500,000
b. Exercise price	394.75
c. Options vested	0
d. Options exercised	0
e. The total number of Shares arising as a result of exercise of option	0
f. Options lapsed	32,000
g. Variation in terms of options	Not Applicable
h. Money realized by exercise of options	0
i. Total number of options in force	
j. Employee wise details of options granted to;	
i. Senior Management personnel	Mr. Gagan Banga - 1,000,000 Mr. Ajit Kumar Mittal - 441,000 Mr. Ashwini Omprakash Kumar - 500,000
ii. any other employee who received a grant in any one year of option amounting to 5% or more of option granted during that year	Mr. Gagan Banga - 10,00,000
iii. identified employees who were granted option, during any one year, equal to or exceeding 1% of the issued capital	
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']	Rs. 55.52
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.	Rs. 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 Accounts 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	

Annexure-1

Secretarial Audit Report

For the Financial Year ended on March 31, 2015

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

To,

The Members

Indiabulls Housing Finance Limited (The Company)

M-62 & 63, First Floor,

Connaught Place,

New Delhi – 110 001

We have conducted, the Secretarial Audit of compliance of applicable statutory provisions and adherence to good corporate practices, by the Company. Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts / statutory compliances and accordingly expressing our opinion thereupon.

Based on our verification of books, papers, minutes books, forms and returns filed and other records maintained by M/s Indiabulls Housing Finance Limited (**hereinafter referred as '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 31.03.2015 complied with various 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.

We have examined the books, papers, minutes books, forms and returns filed and other records maintained by the Company for the Year ended 31.03.2015 according to the provisions of :-

- (i) The Companies Act, 1956 and Companies Act, 2013 (to the extent applicable) and Rules made there under and various allied acts warranting compliance primarily originating on account of action taken/initiated under Companies Act itself;
- (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) The provisions of 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 to the extent of same having any bearing on Companies Act.
- (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
 - (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
 - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 ; and : Not Applicable
 - (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998 ; : Not Applicable
- (vi) The National Housing Bank Act, 1987, as the Company is a Housing Finance Company, being special act governing Company.

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

- (i) Voluntary Secretarial Standards issued by the Institute of Company Secretaries of India (since not approved by the Central Government)
- (ii) The Listing Agreement entered into by the Company with the Stock Exchanges.

During the period under review the Company has been generally regular in complying with various applicable provisions of the Act, rules, regulations, Guidelines and Standards etc. which are subject matter of present Audit Report, stated hereinabove.

It is further reported that :

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non – Executive Directors, Woman Director and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice was 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.

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 :

- a. The Board of Directors of the Company, had, for the year 2014-15, declared three interim dividends aggregating to Rs 26/- per share on shares of face value Rs. 2/- each.
- b. The earlier Promoters of Indiabulls Group have agreed to restructure their inter-se roles and to re-organize the management control of different group companies amongst themselves, pursuant to which Mr. Sameer Gehlaut, Chairman of the Company and the entities promoted by him, have continued as Promoters / Promoter Group / PACs with the promoters of the

Company. Further, with effect from July 18, 2014, Mr. Rajiv Rattan, Mr. Saurabh Kumar Mittal and the entities promoted by them, have ceased to be the Promoters / Promoter Group / PACs with the promoters of the Company.

- c. The Board of Directors of the Company (Board) was re-constituted with the appointments of Justice Bisheshwar Prasad Singh (Retd. Justice Supreme Court of India), Justice Surinder Singh Nijjar (Retd. Justice Supreme Court of India), Dr. Kamalesh Shailesh Chandra Chakrabarty (Retd Deputy Governor RBI), Brig Labh Singh Sitara (Ex-army official and Dhyanchand award winner sportsman) as Independent Directors of the Company and the appointment of Mrs. Manjari Ashok Kacker (Ex-Member CBDT), as non-executive Director of the Company and cessation of Mr. Rajiv Rattan, Mr. Saurabh Kumar Mittal, Mr. Karan Singh Khera, Mr. Aishwarya Katoch, Mr. Joginder Singh Kataria and Mr. Ram Kumar Sheokand.
- d. Shareholders have accorded their approval, pursuant to the provisions of Section 180 (1)(a) and (1)(c) of the Companies Act, 2013, for the Company to borrow money and to create security on the borrowings.
- e. The Company had allotted 2,15,22,023 equity shares of face value Rs. 2/- each
 - (i) against conversion of 2,08,56,300 listed warrants (ISIN No.: INE148113017) and
 - (ii) exercise of 6,65,723 stock options under various ESOP Schemes of the Company.
- f. The Company had allotted 74,730 Secured Redeemable Non-Convertible Debentures of Rs. 10,00,000 each aggregating to Rs. 7,473 Crores and 1,500 Unsecured Redeemable Non-Convertible Subordinated Debt in the nature of Debentures of Rs. 1,00,000 each aggregating to Rs. 15 Crores.

Jatin Gupta

Proprietor

For Jatin Gupta & Associates

Company Secretaries

Date : 24.04.2015

Place : New Delhi

CP No. : 5236

FCS No. : 5651

Disclaimer: This is Secretarial Audit as required to be carried out pursuant to provisions of Section 204 of the Companies Act, 2013, read with applicable rules, and has been carried accordingly, hence must be construed and interpreted accordingly.

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:

<http://www.indiabullshomeloans.com/housing-finance/investors-relations/investor-relations.php>

2. Composition of the CSR Committee

Mr. Shamsher Singh Ahlawat, Chairman
(Independent Director)

Mr. Gagan Banga (VC & MD)

Mr. Ashwini Omprakash Kumar (DMD)

3. Average Net Profit of the Company for last three financial years: Rs. 1,159.97Crore

4. Prescribed CSR Expenditure (two percent of the amount as in item 3 above): Rs.23.20 Crore

5. Details of CSR spend for the financial year:

a. Total amount spent for the financial year:
Rs.23.20 Crore

b. Amount unspent. If any: Nil

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

(Figures in Rupees)

(1)	(2)	(3)	(4)		(5)	(6)	(7)	(8)
Sr. No.	CSR Projects or Activities identified	Sector in which the project is covered	Projects or programs		Amount outlay (budget) project or program-wise	Amount spent on projects or programs Sub-heads:	Cumulative expenditure up to the 31st March 2015	Amount spent: Direct or through implementing agency*
			District	State				
1	Distribution of Sanitary Napkins (KUMUD)	Sanitation	Mumbai Thane Palghar Raigad	Maharashtra	5,000,000	1,172,598	1,172,598	Implementing Agency (Indiabulls Foundation)
2	Free Medical Clinic	Health	Mumbai	Maharashtra	30,000,000	4,672,846	5,845,444	Implementing Agency (Indiabulls Foundation)
3	Free Mobile Medical Vans (Janswasthya Kalyan Vahika)	Health	Mumbai Nashik Amravati Panvel	Maharashtra	75,000,000	13,487,923	19,333,366	Implementing Agency (Indiabulls Foundation)

(1)	(2)	(3)	(4)		(5)	(6)	(7)	(8)
Sr. No.	CSR Projects or Activities identified	Sector in which the project is covered	Projects or programs		Amount outlay (budget) project or program-wise	Amount spent on projects or programs Sub-heads:	Cumulative expenditure up to the 31st March 2015	Amount spent: Direct or through implementing agency
			District	State				
4	Cleft Surgery	Health	Amravati Nashik Mumbai	Maharastra	20,000,000	10,000,000	29,333,366	Implementing Agency Indiabulls Foundation)
5	Scholarships	Education	Pune Madhunbani Sangli Kolhapur Kharghar Mumbai	Maharastra	30,000,000	3,646,721	32,980,088	Implementing Agency Indiabulls Foundation)
6	Scholarships MSC IT Course	Education	Amravati Nashik	Maharastra	1,000,000	1,041,722	34,021,809	Implementing Agency (Indiabulls Foundation)
7	Distribution of Wheel Chairs	Health	Chennai	Tamilnadu	694,000	507,868	34,529,677	Implementing Agency (Indiabulls Foundation)
8	Distribution of Nutrition Supplement (Paushtik Ahar)	Nutrition	Thane Raigad Mumbai	Maharastra	5,300,000	2,003,981	36,533,658	Implementing Agency (Indiabulls Foundation)
9	E-Learning	Education	Raigad	Maharastra	5,000,000	265,471	36,799,130	Implementing Agency (Indiabulls Foundation)
10	Web page & Village development Projects	Rural Development	Nagaur	Rajasthan	20,000,000	6,723,088	43,522,218	Implementing Agency (Indiabulls Foundation)
11	Toilets	Sanitation	Palghar Thane	Maharastra	35,000,000	-	43,522,218	Implementing Agency (Indiabulls Foundation)
12	Distribution of School Bags	Education	Mumbai	Maharastra	5,000,000	16,717	43,538,935	Implementing Agency (Indiabulls Foundation)
	Total				231,994,000	43,538,935		

*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 2014-15, the Company has contributed its entire CSR expenditure aggregating to Rs. 23.20 crore 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 2014-15, 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: 24th April, 2015

Gagan Banga
Vice-Chairman & MD

Shamsher Singh Ahlawat
Chairman – CSR Committee

Annexure-3

FORM NO. MGT 9

EXTRACT OF ANNUAL RETURN

as on financial year ended on 31.03.2015

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

I REGISTRATION & 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 (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, Gachihowli, 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	83.38%

III PARTICULARS OF HOLDING , SUBSIDIARY & ASSOCIATE COMPANIES

SI 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 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
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

SI No	Name & Address of the Company	CIN/GLN	HOLDING/ SUBSIDIARY/ ASSOCIATE	% OF SHARES HELD	APPLICABLE SECTION
14	Indiabulls Asset Reconstruction Company Limited M - 62 & 63 First Floor, Connaught Place, New Delhi 110001	U67110DL2006PLC155167	Subsidiary	75%	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

IV. SHARE HOLDING 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	
A. Promoters									
(1) Indian									
a) Individual/HUF	75,368,614	0	75,368,614	22.57	37,601,278	0	37,601,278	10.58	-11.99
b) Central Govt.	0	0	0		0	0	0	0	0.00
c) State Govt.	0	0	0		0	0	0	0	0.00
d) Bodies Corporates	64,278,780	0	64,278,780	19.24	61,290,028	0	61,290,028	17.24	-2.00
e) Bank/FI	0	0	0		0	0	0	0	0.00
f) Any other	0	0	0		0	0	0	0	0.00
SUB TOTAL:(A) (1)	139,647,394	0	139,647,394	41.81	98,891,306	0	98,891,306	27.81	-14.00
(2) Foreign									
a) NRI- Individuals	0	0	0	0.00	0	0	0	0	0.00
b) Other Individuals	0	0	0	0.00	0	0	0	0	0.00
c) Bodies Corp.	0	0	0	0.00	0	0	0	0	0.00
d) Banks/FI	0	0	0	0.00	0	0	0	0	0.00
e) Any other...	0	0	0	0.00	0	0	0	0	0.00
SUB TOTAL (A) (2)	0	0	0	0.00	0	0	0	0	0.00
Total Shareholding of Promoter (A)= (A)(1)+(A)(2)	139,647,394	0	139,647,394	41.81	98,891,306	0	98,891,306	27.81	-14.00
B. PUBLIC SHAREHOLDING									
(1) Institutions									
a) Mutual Funds	8,368,634	0	8,368,634	2.51	7,054,823	0	7,054,823	1.98	-0.53
b) Banks/FI	3,075,322	0	3,075,322	0.92	3,135,478	0	3,135,478	0.88	-0.00
c) Central govt	0	0	0	0.00	0	0	0	0	0.00
d) State Govt.	0	0	0	0.00	0	0	0	0	0.00
e) Venture Capital Funds	0	0	0	0.00	0	0	0	0	0.00
f) Insurance Companies	0	0	0	0.00	0	0	0	0	0.00
g) FIs	127,770,368	0	127,770,368	38.25	136,812,815	0	136,812,815	38.48	0.23
h) Foreign Venture Capital Funds	0	0	0	0.00	0	0	0	0	0.00
i) Others (specify)	0	0	0	0.00	0	0	0	0	0.00
SUB TOTAL (B)(1):	139,214,324	0	139,214,324	41.68	147,003,116	0	147,003,116	41.34	-0.34
(2) Non Institutions									
a) Bodies corporates									
i) Indian	22,386,309	0	22,386,309	6.70	27,113,558	0	27,113,558	7.62	0.92
ii) Overseas	0	0	0	0.00	0	0	0	0	0.00

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
b) Individuals									
i) Individual shareholders holding nominal share capital upto Rs.1 lakhs	11,202,311	21,726	11,224,037	3.36	10,641,632	21,920	10,663,552	3	-0.36
ii) Individuals shareholders holding nominal share capital in excess of Rs. 1 lakhs	11,420,553	273,400	11,693,953	3.50	22,788,071	273,400	23,061,471	6.49	2.99
c) Others (specify)									
Non-Resident Indians	416,930	0	416,930	0.12	6,633,897	0	6,633,897	1.87	1.75
Clearing Members	528,388	0	528,388	0.16	1,523,617	0	1,523,617	0.43	0.27
Overseas Corporate Bodies	5,651,479	0	5,651,479	1.69	0	0	0	0	-1.69
Foreign Portfolio Investors	0	0	0	0	39,771,132	0	39,771,132	11.19	11.19
Foreign Bodies - DR	179,356	0	179,356	0.05	179,356	0	179,356	0.05	0.00
SUB TOTAL (B)(2):	51,785,326	295,126	52,080,452	15.58	108,651,263	295,320	108,946,583	30.65	15.07
Total Public Shareholding (B)= (B)(1)+(B)(2)	190,999,650	295,126	191,294,776	57.26	255,654,379	295,320	255,949,699	71.99	14.73
C. Shares held by Custodian for GDRs & ADRs									
Promoter and Promoter group	0	0	0	0	0	0	0	0	0.00
Public	3,100,273	0	3,100,273	0.93	723,461	0	723,461	0.2	-0.73
Grand Total (A+B+C)	333,747,317	295,126	334,042,443	100	355,269,146	295,320	355,564,466	100	0.00

(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	11.26	0	37,601,278	10.58	2.81	-0.68
2	Saurabh Kumar Mittal*	18,987,083	5.68	0	*			
3	Rajiv Rattan*	18,780,253	5.62	0	*			
4	Orthia Land Development Private Limited	15,817,165	4.74	0	15,817,165	4.45	0.70	-0.29
5	Orthia Developers Private Limited	14,306,668	4.28	0	16,512,863	4.64	0.00	0.36
6	Cleta Properties Private Limited	9,000,000	2.69	0	9,000,000	2.53	0.00	-0.16
7	Priapus Properties Private Limited*	7,039,926	2.11	0	*			
8	Cleta Buildtech Private Limited	5,000,000	1.50	0	6,020,000	1.69	0.00	0.19
9	Hespera Infrastructure Private Limited*	3,604,112	1.08	0	*			
10	Priapus Real Estate Private Limited*	3,600,000	1.08	0	*			
11	Hespera Real Estate Private Limited*	3,350,000	1.00	0	*			
12	Hespera Properties Private Limited*	2,560,909	0.77	0	*			
13	Gyan Sagar Real Estate Private Limited	0	0	0	10,000,000	2.81	0.00	2.81
14	Arbutus Properties Private Limited	0	0	0	3,940,000	1.11	0.00	1.11
		139,647,394	41.81	0	98,891,306	27.81	3.52	-14.00

*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 under review, 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 / PACs 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.

(iii) CHANGE IN PROMOTERS' SHAREHOLDING (SPECIFY IF THERE IS NO CHANGE)

	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
At the beginning of the year	139,647,394	41.81		
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	98,891,306	27.81		

Date wise increase/decrease in Promoters Shareholding

Sl. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reason	Cumulative Shareholding during the year (01-04-14 to 31-03-15)	
		No. of Shares at the beginning (01-04-14)/ end of the year(31-03-15)	% of total shares of the Company				No. of shares	% of total shares of the Company
1	SAMEER GEHLAUT	37,601,278	11.26	01-Apr-2014				
		37,601,278	10.58	31-Mar-2015			37,601,278	10.58
2	ORTHIA DEVELOPERS PRIVATE LIMITED	14,306,668	4.28	01-Apr-2014				
				9-July-2014	2,206,195 (Increase)	Inter-se transfer from Promoter Group	16,512,863	4.94
		16,512,863	4.64	31-Mar-2015			16,512,863	4.64
3	ORTHIA LAND DEVELOPMENT PRIVATE LIMITED	15,817,165	4.74	01-Apr-2014				
		15,817,165	4.45	31-Mar-2015			15,817,165	4.45
4	CLETA PROPERTIES PRIVATE LIMITED	9,000,000	2.69	01-Apr-2014				
		9,000,000	2.53	31-Mar-2015			9,000,000	2.53
5	CLETA BUILDTECH PRIVATE LIMITED	5,000,000	1.50	01-Apr-2014				

Sl. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reason	Cumulative Shareholding during the year (01-04-14 to 31-03-15)	
		No. of Shares at the beginning (01-04-14)/ end of the year(31-03-15)	% of total shares of the Company				No. of shares	% of total shares of the Company
				July 28, 2014	50,000 (Increase)	Purchase from Open Market	5,050,000	1.51
				August 27, 2014	920,000 (Increase)	Purchase from Open Market	5,970,000	1.76
				September 18, 2014	50,000 (Increase)	Purchase from Open Market	6,020,000	1.78
		6,020,000	1.69	31-Mar-2015			6,020,000	1.69
6	ARBUTUS PROPERTIES PRIVATE LIMITED	Nil	N.A.	01-Apr-2014				
				July 31, 2014	3,940,000 (Increase)	Upon conversion of listed warrants into equity shares.	3,940,000	1.16
		3,940,000	1.11	31-Mar-2015			3,940,000	1.11
7	GYAN SAGAR REAL ESTATE PRIVATE LIMITED	Nil	N.A.	01-Apr-2014				
				September 19, 2014	10,000,000 (Increase)	Upon conversion of listed warrants into equity shares.	10,000,000	2.87
		10,000,000	2.81	31-Mar-2015			10,000,000	2.81
8	RAJIV RATTAN	18,780,253	5.62	01-Apr-2014				
				31-Mar-2015			NA**	
9	SAURABH KUMAR MITTAL	18,987,083	5.68	01-Apr-2014				
				31-Mar-2015			NA**	

Sl. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reason	Cumulative Shareholding during the year (01-04-14 to 31-03-15)	
		No. of Shares at the beginning (01-04-14)/ end of the year(31-03-15)	% of total shares of the Company				No. of shares	% of total shares of the Company
10	PRIAPUS PROPERTIES PRIVATE LIMITED	7,039,926	2.11	01-Apr-2014				
				31-Mar-2015			NA**	
11	HESPERA INFRASTRUCTURE PRIVATE LIMITED	3,604,112	1.08	01-Apr-2014				
				31-Mar-2015			NA**	
12	PRIAPUS REAL ESTATE PRIVATE LIMITED	3,600,000	1.08	01-Apr-2014				
				31-Mar-2015			NA**	
13	HESPERA REAL ESTATE PRIVATE LIMITED	3,350,000	1.00	01-Apr-2014				
				31-Mar-2015			NA**	
14	HESPERA PROPERTIES PRIVATE LIMITED	2,560,909	0.77	01-Apr-2014				
				31-Mar-2015			NA**	

**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 under review, 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 / PACs 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.

(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters & Holders of GDRs & ADRs)

	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*	20,599,094	6.17	17,357,304	4.88
2 HSBC Global Investment Funds A/C HSBCGIF Mauritius Limited *	18,828,838	5.64	11,124,335	3.13
3 Morgan Stanley Asia (Singapore) Pte. *	17,000,531	5.09	8,105,371	2.28
4 HSBC Bank (Mauritius) Limited A/C Cinnamon Capital Limited* [@]	15,396,580	4.61	15,396,580	4.33
5 National Westminster Bank Plc As Depository Of M And G Global Emerging Markets Fund A Sub Fund Of M And G Investment Funds 7 ^{##}	6,840,000	2.05	3,523,000	0.99
6 LNM India Internet Ventures Limited ^{##}	5,651,479	1.69	0	0.00
7 Reliance Life Insurance Company Limited ^{##}	4,247,346	1.27	2,108,169	0.59
8 CLSA (Mauritius) Limited ^{##}	4,019,712	1.20	4,493,353	1.26
9 Credit Suisse (Singapore) Limited *	3,361,898	1.01	7,248,652	2.04
10 Reliance Capital Trustee co. Ltd a/c Reliance Banking Fund ^{##}	3,233,730	0.97	1,629,552	0.46
11 Merrill Lynch Capital Markets ESPANA S.A. S.V. #	2,186,821	0.65	10,999,455	3.09
12 Goldman Sachs (Singapore) PTE [#]	282,000	0.08	7,279,441	2.05
13 Radius Township Private Limited #	0	0.00	6,500,000	1.83
14 Saurabh K Mittal ^{**#}	18,987,083	5.68	6,181,080	1.74
15 Rajiv Rattan ^{**#}	18,780,253	5.62	14,620,623	4.11

^{##} Top 10 Shareholders as on April 1, 2014 only

[#] Top 10 Shareholders as on March 31, 2015 only

^{*} Top 10 shareholders as on April 1, 2014 and March 31, 2015

^{**} Ceased to be a Promoter w.e.f July 18, 2014

[@] Name changed to Cinnamon Capital Limited as on March 31, 2015

IV) 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 (01-04-14 to 31-03-15)	
		No. of Shares at the beginning (01-04-14) / end of the year (31-03-15)	% of total shares of the Company				No. of Shares	% of total shares of the Company
1	Mr. Sameer Gehlaut , Chairman & Executive and Promoter Director	37,601,278	11.26	1-Apr-14	-	-	-	-
		37,601,278	10.58	31-Mar-15	-	-	37,601,278	10.58
2	Mr. Gagan Banga, Vice-Chairman & Managing Director	1,902,025	0.56	1-Apr-14			-	-
				11-Jul-14	148,817 (Increase)	ESOP Allotment	2,050,842	0.61
		2,050,842	0.57	31-Mar-15			2,050,842	0.57
3	Mr. Ajit Kumar Mittal, Executive Director	0	0	1-Apr-14			-	-
				25-Apr-14	12,400 (Increase)	Allotment	12,400	0
				19-May-14	6000 (decrease)	Sale	6,400	0
				23-26 Sep- 2014	6,400 (decrease)	Sale	0	0
		0	0	31-Mar-15			0	0
4	Mr. Ashwini Omprakash Kumar, Deputy Managing Director	224,713	0.06	1-Apr-14	0	-	-	-
		224,713	0.06	31-Mar-15		Nil movement during the year	224,713	0.06
5	Mr. Shamsheer Singh Ahlawat, Independent Director	0	0	1-Apr-14	0		-	-
		0	0	31-Mar-15		Nil movement during the year	0	0

Sl.	Name No.	Shareholding		Date	Increase/ Decrease in Shareholding	Reason	Cumulative Shareholding during the year (01-04-14 to 31-03-15)	
		No. of Shares at the beginning (01-04-14) / end of the year (31-03-15)	% of total shares of the Company				No. of Shares	% of total shares of the Company
6	Dr. Kamallesh Shailesh Chandra Chakrabarty, Independent Director (Appointed w.e.f 27-Oct-2014)	0	0	1-Apr-14	0	-	-	-
		0	0	31-Mar-15		Nil movement during the year	0	0
7	Mrs. Manjari Ashok Kacker, Non-Executive Director (Appointed w.e.f 29-Sep-2014)	0	0	1-Apr-14	0	-	-	-
		0	0	31-Mar-15		Nil movement during the year	0	0
8	Justice Surinder Singh Nijjar (Retd. Justice Supreme Court of India), Independent Director (Appointed w.e.f 29-Sep-2014)	0	0	1-Apr-14	0	-	-	-
		0	0	31-Mar-15		Nil movement during the year	0	0
9	Justice Bisheshwar Prasad Singh (Retd. Justice Supreme Court of India), Independent Director (Appointed w.e.f 29-Sep-2014)	0	0	1-Apr-14	0	-	-	-

Sl.	Name No.	Shareholding		Date	Increase/ Decrease in Shareholding	Reason	Cumulative Shareholding during the year (01-04-14 to 31-03-15)	
		No. of Shares at the beginning (01-04-14) / end of the year (31-03-15)	% of total shares of the Company				No. of Shares	% of total shares of the Company
		0	0	31-Mar-15		Nil movement during the year	0	0
10	Brig. Labh Singh Sitara (Retd.), Independent Director (Appointed w.e.f 29-Sep-2014)	0	0	1-Apr-14	0	-	-	-
		0	0	31-Mar-15		Nil movement during the year	0	0
11	Mr. Prem Prakash Mirdha, Independent Director	300	0	1-Apr-14	0	-	-	-
		300	0	31-Mar-15		Nil movement during the year	300	0
12	Mr. Aishwarya Katoch, (ceased to be Director w.e.f 11-Aug-2014)	0	0	1-Apr-14	0	-	-	-
		@		31-Mar-15			@	
13	Mr. Joginder Singh Kataria (ceased to be Director w.e.f 11-Aug-2014)	0		1-Apr-14	0	-	-	-
		@		31-Mar-15			@	
14	Mr. Rajiv Rattan, (ceased to be Director w.e.f 9-July-2014)	18,780,253	5.62	1-Apr-14	0		18,780,253	5.62
		@		31-Mar-15			@	
15	Mr. Saurabh Kumar Mittal, (ceased to be Director w.e.f 9-July-2014)	18,987,083	5.68	1-Apr-14	0		18,987,083	5.68
		@		31-Mar-15			@	

Sl.	Name No.	Shareholding		Date	Increase/ Decrease in Shareholding	Reason	Cumulative Shareholding during the year (01-04-14 to 31-03-15)	
		No. of Shares at the beginning (01-04-14) / end of the year (31-03-15)	% of total shares of the Company				No. of Shares	% of total shares of the Company
16	Mr. Ram Kumar Sheokand, (ceased to be Director w.e.f 29-Sep-2014)	0	0	1-Apr-14	0			
		@		31-Mar-15			@	
17	Mr. Karan Singh Khera, (ceased to be Director w.e.f 11-Aug-2014)	0	0	1-Apr-14	0			
		@		31-Mar-15			@	

@Ceased to be the Director during the financial year 2014-15

B) Shareholding of KMP

1	Mr. Mukesh Kumar Garg, CFO	15,969	0.0047	1-Apr-14				
				25-Apr-14	20,000 (Increase)	ESOP Allotment	35,969	0.01
				07-May-2014-13-May-2014	6,000 (Decrease)	Sale	29,969	0
				23-May-2014-28-May-2014	12,857 (Decrease)	Sale	17,112	0
				14-Oct-14 to 16-Oct-14	4,112 (Decrease)	Sale	13,000	0
				2-Jan-15 (Increase)	20,000	ESOP Allotment	33,000	0
		33,000	0	31-Mar-15		-	33,000	0
2	Mr. Amit Jain, Company Secretary	6,040	0	1-Apr-14				
				02-Apr-2014-09-Apr-2014	2,740 (Decrease)	Sale	3,300	0
				10-Apr-2014-28-Apr-2014	3,300 (Decrease)	Sale	0	0
				2-Jan-15 (Increase)	3000	ESOP Allotment	3,400	0
				27-Jan-15	500 (Decrease)	Sale	2,500	0
		2,500	0	31-Mar-15			2,500	0

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment

	Secured Loans excluding deposits	Unsecured Loans	Deposits Indebtedness	Total
Indebtedness at the beginning of the financial year				
i) Principal Amount	311,308,358,480	33,586,800,000	-	344,895,158,480
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	3,905,529,545	554,282,474	-	4,459,812,019
Total (i+ii+iii)	315,213,888,025	34,141,082,474	-	349,354,970,499
Change in Indebtedness during the financial year				
Additions / (Reduction)				
i) Principal Amount	115,088,172,471	(4,420,000,000)	-	110,668,172,471
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	1,153,093,785	7,873,129	-	1,160,966,914
Net Change	116,241,266,256	(4,412,126,871)	-	111,829,139,385
Indebtedness at the end of the financial year				
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
Total (i+ii+iii)	431,455,154,281	29,728,955,603	-	461,184,109,884

VI. REMUNERATION OF DIRECTOR AND KEY MANAGERIAL PERSONNEL#

A. Remuneration to Managing Director, Whole time director and/or Manager:

Sl.No	Particulars of Remuneration	Amount(in Rs.)				
		Mr. Sameer Gehlaut	Mr. Gagan Banga	Mr. Ashwini Omprakash Kumar	Mr. Ajit Kumar Mittal	Total
1	Gross salary					
	(a) Salary as per provisions contained in section 17(1) of the Income Tax. 1961.	244,914,972	75,072,146	34,362,623	20,686,570	375,036,311
	(b) Value of perquisites u/s 17(2) of the Income tax Act, 1961*	-	28,800	480,000	10,800	519,600
	(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 2014-15)	-	38,545,694	-	1,469,152	40,014,846
3	Sweat Equity	-	-	-	-	-
4	Commission (as % of profit /others)	-	-	-	-	-
5	Others	-	-	-	-	-
	Total (A) (excludes perquisite on stock options reported in point 2)	244,914,972	75,100,946	34,842,623	20,697,370	375,555,911
	Ceiling as per the Act	Rs. 182.99 crore (being 10% of the net profits of the Company calculated as per Section 198 of the Companies Act, 2013)				

*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							Amount(in Rs.)
1	Independent Directors	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	Total
	(a) Fee for attending board committee meetings	300,000	200,000	100,000	100,000	-	-	700,000
	(b) Commission	-	-	-	-	-	-	
	(c) Others, please specify	-	-	-	-	-	-	
	Total (1)	300,000	200,000	100,000	100,000	-	-	700,000
2	Other Non-Executive Director	Mrs. Manjari Ashok Kacker						
3	(a) Fee for attending board committee meetings	200,000						200,000
4	(b) Commission	-						
5	(c) Others, please specify	-						
	Total (2)	200,000						200,000
	Total (B)=(1+2)	900,000						
	Total Managerial Remuneration	900,000						
	Ceiling as per the Act	Rs. 18.30 crore (being 1% of the net profits of the Company calculated as per Section 198 of the Companies Act, 2013)						

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

Sl. No.	Particulars of Remuneration		Key Managerial Personnel		Total(In Rs)
1	Gross Salary	CEO	Mr. Amit Kumar Jain, Company Secretary	Mr. Mukesh Kumar Garg, CFO	
	(a) Salary as per provisions contained in section 17(1) of the Income Tax Act, 1961.	-	2,429,215	17,507,508	19,936,723
	(b) Value of perquisites u/s 17(2) of the Income Tax Act, 1961*	-	1,517	28,800	30,317
	(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 2014-15)	-	994,200	8,997,600	9,991,800
3	Sweat Equity	-	-	-	-
4	Commission(as % of profit/others)	-	-	-	-
5	Others, please specify	-	-	-	-
	Total (excludes perquisite on stock options reported in point 2)	-	2,430,732	17,536,308	19,967,040

*Excludes value of perquisites on exercise of stock options.

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)
A. COMPANY					
None			None		
Penalty					
Punishment					
Compounding					
B. DIRECTORS					
Penalty			None		
Punishment		None			
Compounding					
C. OTHER OFFICERS IN DEFAULT					
None			None		
Penalty					
Punishment					
Compounding					

Annexure 4 to Directors' Report

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 2014-15

Designation	Ratio of remuneration to the median employees' remuneration
Chairman	529 : 1
Vice Chairman & Managing Director	162 : 1
Deputy Managing Director	75 : 1
Executive Director	45 : 1

No remuneration was paid to Independent and Non-Executive Directors other than the sitting fees for attending the Board Meetings.

Percentage increase in remuneration of each director and Key Managerial Personnel, in FY 2014-15

Designation	Increase in Remuneration (%)
Chairman	35
Vice Chairman & Managing Director	35
Deputy Managing Director	25
Executive Director	15
CFO	26.7
Company Secretary	12.6

Average percentile increase in the median remuneration of employees other than Managerial Personnel, in FY 2014-15

The average increase in the remuneration of all the employees, other than Managerial Personnel, was 16.0%. 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 3,735 employees on its permanent rolls, as of March 31, 2015.

Explanation on the relationship between average increase in remuneration and Company performance

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.

Comparison of remuneration of Key Managerial Personnel against the performance of the Company

During the FY 2014-15, despite the challenging environment, the Company delivered robust financial performance. Given below are some key financial parameters, which reflect the Company's performance.

Parameters	March 31, 2015 (Rs. in crores)	March 31, 2014 (Rs. in crores)	% Growth
Balance sheet Size	55,142.6	43,078.2	28%
Loan Assets	50,207.5	39,565.9	27%
Total Income	7,157.4	5,698.9	26%
Net Interest Income and Fees	3,299.7	2452.4	35%
PBT	2,533.2	1,900.8	33%
PAT	1,978.2	1,510.0	31%
Net NPA	0.30%	0.33%	

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 2015 is around 16%, while the average increases 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 increase in remuneration of Key Managerial Personnel is based on the overall performance of the Company. As stated above, the Company performed well on various financial parameters. In addition, a peer comparison of other housing finance companies reaffirmed the Company's strong performance in FY 2014 and 2015.

The key parameters for any variable component of remuneration availed by the directors

The Company's Compensation Policy and practices are in line with other housing finance companies. The Company undertakes an annual strategic planning and budgeting exercise based on which key performance indicators (KPI) are fixed for the whole time directors. These KPIs in addition to financial parameters include parameters related to risk and compliance. At the end of the financial year, the performance of the Company as well as performance of its whole time directors based on their respective KPIs is presented to the Nomination & Remuneration Committee. Based on the performance assessment, the remuneration payable is approved by Committee / Board of Directors.

There were no employees who are not directors, who received remuneration in excess of highest paid director of the Company, during the year.

Variations in the market capitalisation of the Company, price earnings ratio as at the closing date of the current financial year and previous financial year

The market capitalisation of the Company increased by 150%, from Rs. 7935.19 crores as at March 31, 2014 to Rs. 19,837 crores as at March 31, 2015. The price to earnings ratio was 9.76 times as at March 31, 2015 (PY 5.13 times).

The market price of the shares of the Company as at March 31, 2015 was Rs. 557.90 at National Stock Exchange of India Limited and Rs. 557.70 at BSE Limited, representing an increase of 2836% since last public offer, which was made in the year 2004, by Indiabulls Financial Services Limited (IBFSL) at a price of Rs. 19/- per equity share of Rs. 2/- each. (IBFSL was merged with the Company under the Court approved Scheme of Arrangement pursuant to the provisions of Section 391 to 394 of the Companies Act, 1956 and the shares of the Company, allotted to the shareholders of IBFSL, in the ratio of 1:1, were listed at NSE and BSE).

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.

Report on Corporate Governance

1. THE COMPANY'S PHILOSOPHY ON CORPORATE 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 under Clause 49 of the Listing Agreement with the Stock Exchanges.

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 entered with the Stock Exchange(s) and in accordance with highest standards of Corporate Governance in its management, which ensures an appropriate mix of Executive/Non Executive 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 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, 2015, are as under:

Report on Corporate Governance (Contd...)

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)	Chairman & Executive Director	1	N.A.	N.A.
2.	Mr. Gagan Banga (DIN : 00010894)	Vice Chairman & Managing Director	4	1	Nil
3.	Mr. Ajit Kumar Mittal (DIN : 02698115)	Executive Director	4	1	Nil
4.	Mr. Ashwini Omprakash Kumar (DIN : 03341114)	Executive Director	1	1	Nil
5.	Mrs. Manjari Ashok Kacker (DIN : 06945359)	Non-Executive Director	4	N.A.	N.A.
6.	Mr. Shamsher Singh Ahlawat (DIN : 00017480)	Independent Director	7	10	5
7.	Mr. Prem Prakash Mirdha (DIN : 01352748)	Independent Director	7	7	Nil
8.	Brig. Labh Singh Sitara (Retd.) (DIN:01724648)	Independent Director	8	9	Nil
9.	Dr. Kamalesh Shailesh Chandra Chakrabarty (DIN : 03543682)	Independent Director	Nil	Nil	Nil
10.	Justice Bisheshwar Prasad Singh (Retd.) (DIN : 06949954)	Independent Director	1	Nil	Nil
11.	Justice Surinder Singh Nijjar (Retd.) (DIN : 06964806)	Independent Director	1	Nil	Nil

* Does not include directorships held in foreign companies & private limited companies.

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

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

During the FY 2014-15, the Board met 9 (Nine) times. Meetings were held on April 23, 2014, June 4, 2014, July 6, 2014, July 18, 2014, July 24, 2014, September 3, 2014, September 16, 2014, October 27, 2014 and January 19, 2015.

The last Annual General Meeting of the Company was held on August 11, 2014.

Report on Corporate Governance (Contd...)

Attendance of Directors at the Board Meetings held during the FY 2014-15 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)	6	NO
2.	Mr. Rajiv Rattan* (DIN : 00010849)	1	NO
3.	Mr. Saurabh Kumar Mittal* (DIN : 01175382)	1	NO
4.	Mr. Gagan Banga (DIN : 00010894)	8	YES
5.	Mr. Ajit Kumar Mittal (DIN : 02698115)	8	NO
6.	Mr. Ashwini Omprakash Kumar (DIN : 03341114)	9	NO
7.	Mr. Karan Singh Khera* (DIN : 00017236)	2	NO
8.	Mr. Shamsher Singh Ahlawat (DIN : 00017480)	7	YES
9.	Mr. Aishwarya Katoch* (DIN : 00557488)	0	NO
10.	Mr. Prem Prakash Mirdha (DIN : 01352748)	6	NO
11.	Mr. Ram Kumar Sheokand* (DIN : 00183200)	7	YES
12.	Mr. Joginder Singh Kataria* (DIN : 05202673)	1	NO
13.	Brig. Labh Singh Sitara (Retd.)# (DIN : 01724648)	0	NO
14.	Dr. Kamalesh Shailesh Chandra Chakrabarty# (DIN : 03543682)	1	NO
15.	Mrs. Manjari Ashok Kacker# (DIN : 06945359)	2	NO
16.	Justice Bisheshwar Prasad Singh (Retd.)# (DIN : 06949954)	1	NO
17.	Justice Surinder Singh Nijjar (Retd.)# (DIN : 06964806)	0	NO

* ceased to be Directors of the Company during the FY 2014-15.

appointed as Directors on the Board of the Company during the FY 2014-15

Report on Corporate Governance (Contd...)

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, Listing Agreements 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, 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;
- 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;
- Evaluation of the risk management systems (in addition to the internal control systems);
- To hold post audit discussions with the auditors to ascertain any area of concern;
- To review the functioning of the whistle blower mechanism;

Report on Corporate Governance (Contd...)

- Approval to the appointment of the CFO after assessing the qualifications, experience and background etc. of the candidate.

Meetings and Attendance during the year

During the financial year ended March 31, 2015 the Committee met five times. The dates of the meetings being April 23, 2014, July 24, 2014, September 3, 2014, October 27, 2014 and January 19, 2015.

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

Name of the Member	No. of meetings attended
Mr. Shamsher Singh Ahlawat	5
Mr. Gagan Banga*	0
Mr. Karan Singh Khera*	2
Mr. Aishwarya Katoch*	1
Mr. Ram Kumar Sheokand**	1
Mr. Prem Prakash Mirdha#	3
Mr. Ajit Kumar Mittal#	2
Brig. Labh Singh Sitara (Retd.)#	0

* ceased to be the members / resigned from the Committee during the FY 2014-15.

appointed to the Committee during the FY 2014-15.

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. Shamsher Singh Ahlawat and Brig. Labh Singh Sitara as the other two members.

Terms of reference

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

- to recommend to the Board, compensation terms of the Executive Directors;

- to assist the Board in determining and implementing the Company's Policy on the remuneration to the Executive Directors;
- identifying the persons who are qualified to become directors and those who may be appointed in senior management in accordance with the criteria laid down by it and recommending to the Board their appointment and removal and carrying out the evaluation of the performance of every director;
- formulating the criteria for determining the qualifications, positive attributes and independence of the directors.

Meetings and Attendance during the year

During the financial year ended March 31, 2015 the Committee met three times on July 4, 2014, July 10, 2014 and September 1, 2014.

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

Name of the Member	No. of meetings attended
Mr. Shamsher Singh Ahlawat	3
Mr. Aishwarya Katoch*	2
Mr. Prem Prakash Mirdha	3
Mr. Ram Kumar Sheokand**	1
Brig. Labh Singh Sitara (Retd.)#	N.A.

* ceased to be the members / resigned from the Committee during the FY 2014-15.

appointed to the Committee during the FY 2014-15.

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.

Report on Corporate Governance (Contd...)

- a. 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.
- b. 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.
- c. In case of appointment of Independent Directors, the independent nature of the proposed appointee vis-a-vis the Company, shall be ensured.
- d. 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 Clause 49 of the Listing Agreement, 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 and the non-Independent Directors was carried out by the Independent Directors, who also reviewed the performance of the secretarial department of the Company. 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 Directors 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 Directors for FY 2014-15 are provided in Form MGT-9 forming part of this Annual Report.

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(ii) Remuneration of Non-Executive Directors

During the FY 2014-15, the Non- Executive Directors have been paid sitting fees, for attending the Board meetings of the Company, 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. Shamsher Singh Ahlawat as the Chairman and member, Mr. Prem Prakash Mirdha and Mr. Ashwini Omprakash Kumar as the other two members.

Terms of Reference

The scope, terms of reference and functioning of the Stakeholders Relationship Committee is as per areas prescribed by Clause 49 of the Listing Agreement. One of the primary functions to be carried out by the Committee would be to approve requests for share transfers and transmissions and to approve the requests pertaining to remat of shares/sub-division/consolidation/issue of renewed and duplicate share certificates etc. and for this purpose the required authority has been delegated to Mr. Shamsher Singh Ahlawat. The Committee oversees all matters encompassing the shareholders' / investors' related issues.

Meetings and Attendance during the year

During the financial year ended March 31, 2015 the Committee met four times. The dates of the meetings being April 22, 2014, July 24, 2014, October 27, 2014 and January 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. Aishwarya Katoch*	1
Mr. Karan Singh Khera*	2
Mr. Gagan Banga*	0
Mr. Joginder Singh Kataria*	1
Mr. Ashwini Omprakash Kumar#	2
Mr. Shamsher Singh Ahlawat#	2
Mr. Prem Prakash Mirdha#	1
Mr. Ram Kumar Sheokand#**	0

* ceased to be the members / resigned from the Committee during the FY 2014-15.

appointed to the Committee during the FY 2014-15.

Name and designation of Compliance Officer

Mr. Amit Jain, Company Secretary is the Compliance Officer pursuant to Clause 47(a) of the Listing Agreement with Stock Exchanges.

Details of queries / complaints received and resolved during the year 2014-15

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	7	7	0
3	Status of applications lodged for public issue(s)	0	0	0	0
4	Non-receipt of dividend	0	302	302	0
5	Non-receipt of annual report	0	89	89	0
6	Non receipt of Refund order	0	0	0	0
7	Non credit/receipt of shares in demat account	0	5	5	0
8	Non receipt of securities after transfer	0	0	0	0
	Total	0	403	403	0

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(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 (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 (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999 (“ESOP Guidelines”), in particular, those stated in Clause 5 of the ESOP Guidelines.

Meetings and Attendance during the year

During the financial year ended March 31, 2015, the Committee met eight times. The dates of the meetings being April 25, 2014, June 4, 2014, July 11, 2014, July 31, 2014, October 11, 2014, December 3, 2014, January 2, 2015 and March 5, 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. Shamsher Singh Ahlawat	8
Mr. Gagan Banga	1
Mr. Aishwarya Katoch*	3
Mr. Ram Kumar Sheokand#*	1
Mr. Prem Prakash Mirdha#	3

* ceased to be the members / resigned from the Committee during the FY 2014-15.

appointed to the Committee during the FY 2014-15.

(E) Risk Management Committee

Composition

The Risk Management Committee comprises of eight members, namely, Mr. Ajit Kumar Mittal, as the Chairman and member, and Mr. Gagan Banga, Mr. Ashwini Omprakash Kumar, Mr. Sachin Chaudhary, Mr. Subhankar Ghosh, Mr. Mukesh Garg, Mr. Naveen Uppal and Mr. Salil Krishna, 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;

Report on Corporate Governance (Contd...)

- Review of profile of the high loan Customers and periodical review of the same;
- Review of Branch Audit Report;
- 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.

Meetings and Attendance during the year

During the financial year ended March 31, 2015, the Committee met eleven times. The dates of the meetings being April 21, 2014, May 9, 2014, June 5, 2014, July 7, 2014, August 7, 2014, September 9, 2014, October 7, 2014, October 31, 2014, January 9, 2015, February 28, 2015 and March 27, 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	11
Mr. Gagan Banga	3
Mr. Ashwini Omprakash Kumar	11
Mr. Sachin Chaudhary	11
Mr. Subhankar Ghosh	11
Mr. Naveen Uppal	11
Mr. Mukesh Garg [#]	7
Mr. Salil Krishna [#]	5
Mr. Gaurav Bhatia [*]	0
Mr. Ram Kumar [*]	0
Mr. Kaushik Chatterjee [*]	3

** ceased to be the members / resigned from the Committee during the FY 2014-15.*

[#] appointed to the Committee during the FY 2014-15.

(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;

Report on Corporate Governance (Contd...)

- 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, 2015, the Committee met twenty three times. The dates of the meetings being April 9, 2014, April 24, 2014, May 6, 2014, June 5, 2014, June 20, 2014, July 7, 2014, August 7, 2014, August 20, 2014, September 9, 2014, September 28, 2014, October 7, 2014, October 13, 2014, October 17, 2014, November 7, 2014, December 6, 2014, December 15, 2014, December 24, 2014, January 7, 2015, February 7, 2015, February 14, 2015, February 26, 2015, March 7, 2015 and March 12, 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	23
Mr. Ashwini Omprakash Kumar	21
Mr. Mukesh Garg	23
Mr. Pinank Shah [#]	15
Mr. Sachin Chaudhary	23
Mr. Naveen Uppal	23
Mr. Subhankar Ghosh	23
Mr. Nafees Ahmed [#]	17
Mr. Kaushik Chatterjee [*]	5
Mr. Ram Kumar [*]	0
Mr. Gaurav Bhatia [*]	0

^{*} ceased to be the members / resigned from the Committee during the FY 2014-15.

[#] appointed to the Committee during the FY 2014-15.

(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, 2015 the Committee met nine times. The dates of the meetings being April 2, 2014, April 3, 2014, June 30, 2014, July 11, 2014, September 8, 2014, September 30, 2014, October 29, 2014, December 31, 2014 and March 31, 2015.

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

Report on Corporate Governance (Contd...)

Name of the Member	No. of meetings attended
Mr. Mukesh Garg	9
Mr. Gagan Banga	2
Mr. Ashwini Omprakash Kumar	4
Mr. Sachin Chaudhary*	8
Mr. Pinank Shah	9
Mr. Subhankar Ghosh	9
Mr. Akhil Gupta	9
Mr. Ashwin Mallick [#]	1
Mr. Harshil Suvarnkar [#]	1

* ceased to be the members / resigned from the Committee during the FY 2014-15.

[#] appointed to the Committee during the FY 2014-15.

(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, 2015 the Committee met four times. The dates of the meetings

being April 23, 2014, July 24, 2014, October 27, 2014 and January 16, 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 [#]	2
Mr. Sachin Chaudhary	4
Mr. Subhankar Ghosh	4
Mr. Naveen Uppal	4
Mr. Robin Marwaha [#]	2
Mr. Kaushik Chatterjee*	1
Mr. Ram Kumar*	0

* ceased to be the members / resigned from the Committee during the FY 2014-15.

[#] appointed to the Committee during the FY 2014-15.

(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

Report on Corporate Governance (Contd...)

- To ensure compliance of all related applicable regulatory requirements.

Meetings and Attendance during the year

During the financial year ended March 31, 2015 the Committee met three times. The dates of the meetings being April 2, 2014, April 25, 2014 and March 31, 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. Shamsher Singh Ahlawat [#]	1
Mr. Gagan Banga	3
Mr. Ashwini Omprakash Kumar	3
Mr. Joginder Singh Kataria [*]	0

^{*} ceased to be the members / resigned from the Committee during the FY 2014-15.

[#] appointed to the Committee during the FY 2014-15.

(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. Shamsher Singh Ahlawat as the other two members.

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: INE148113017) 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 financial year ended March 31, 2015 the Committee met eleven times. The dates of the meetings being May 5, 2014, June 4, 2014, July 7, 2014, July 25, 2014, July 31, 2014, August 2, 2014, August 21, 2014, September 19, 2014, September 23, 2014, November 26, 2014 and January 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. Shamsher Singh Ahlawat	11
Mr. Ajit Kumar Mittal	11
Mr. Ashwini Omprakash Kumar	11
Mr. Karan Singh Khara [*]	3

^{*} ceased to be the members / resigned from the Committee during the FY 2014-15.

(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. Shamsher 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
 - borrowings

Report on Corporate Governance (Contd...)

- 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.
- To approve derivative limits, derivative transactions and foreign exchange transactions.
- Any other routine administrative matter.
- 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, 2015 the Committee met nine times. The dates of the meetings being July 10, 2014**, August 20, 2014, September 22, 2014, October 20, 2014, December 1, 2014, December 18, 2014, January 12, 2015, February 12, 2015 and March 14, 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. Gagan Banga	9
Mr. Shamsher Singh Ahlawat	6
Mr. Ajit Kumar Mittal	9
Mr. Ashwini Omprakash Kumar	9
Mr. Karan Singh Kherra	0

** On July 10, 2014 the meeting of Borrowing Committee was held. The Borrowing Committee has since been merged with the Management Committee w.e.f. 24th July, 2014.

(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.

Terms of reference of the Bond Issue Committee

- 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;

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- 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); and
- 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 financial year ended March 31, 2015 the Committee met two times. The dates of the meetings being January 23, 2015 and January 30, 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. Gagan Banga	1
Mr. Ajit Kumar Mittal	2
Mr. Ashwini Omprakash Kumar	2
Mrs. Manjari Ashok Kacker	0

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
2011-12	F-60, Malhotra Building 2nd Floor, Connaught Place, New Delhi -110 001	June 4, 2012	1.30 P.M.
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.

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

- (1) In the AGM of the Company for the year 2011-12 held on June 4, 2012 no special resolution was passed.
- (2) 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.
- (3) 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

Report on Corporate Governance (Contd...)

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 nonexecutive 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.

C. Postal Ballot during the FY 2014-15

During the year 2014-15, no resolution was passed by the Company through Postal Ballot.

5. 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 Listing Agreement,

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

The Vice Chairman and Managing Director and CFO have issued certificate pursuant to the provisions of Clause 49 of the Listing Agreement, certifying that the financial statements do not contain any untrue statement and these statements represent a true and fair view of the Company's affairs. The said certificate is annexed and forms part of the Annual 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

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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 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 of clause 49.

The Company has complied with all the mandatory requirements of the Clause 49 of the Listing Agreement 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.

6. MEANS OF COMMUNICATION

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

- (i) **Publication of 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) **Investors' Relation** : The Company's website (<http://www.indiabullshomeloans.com/>) contains a separate dedicated section "Investor Relations" where Shareholders' information along with the presentations made by it to the Analysts and investors are available.

Report on Corporate Governance (Contd...)

(iv) **Management's Discussion and Analysis Report** has been included in the Annual Report, which forms a part of the Annual Report.

7. 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 date, time and venue of the ensuing AGM have been indicated in the Notice Convening the AGM, which forms a part of the Annual Report.

(C) Financial year:

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

(D) Date of Book Closure

Information about the Book Closure dates has been provided in the Notice convening the AGM, which forms a part of the Annual Report.

(E) Listing on Stock Exchanges

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

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

The listing fees for the financial year 2015-16, have been paid to BSE and NSE.

(F) Stock Code

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

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

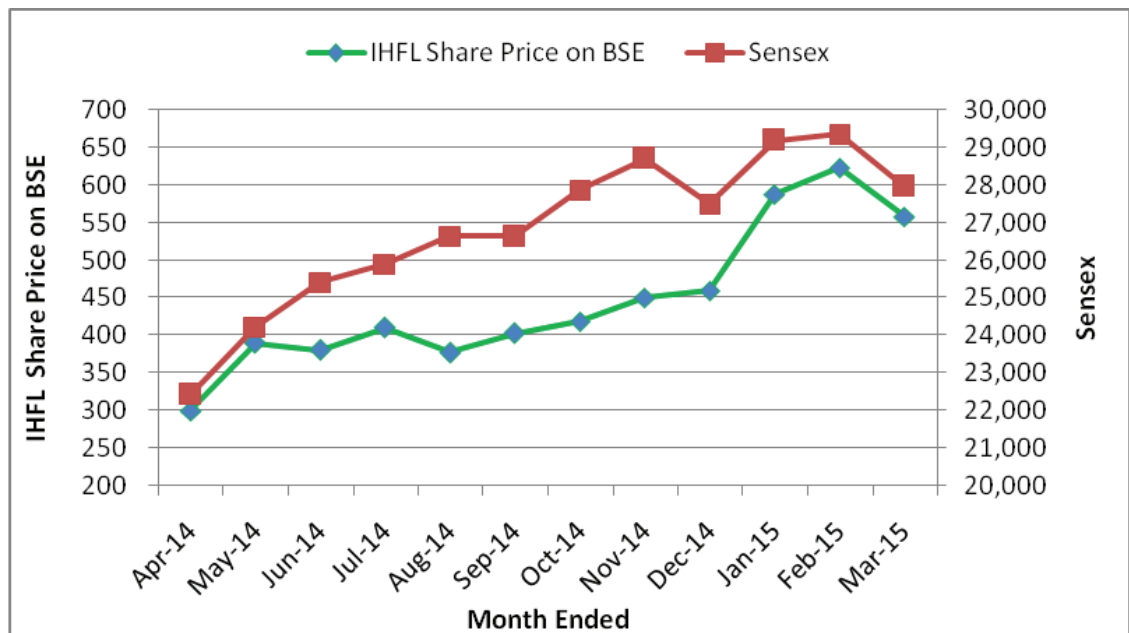
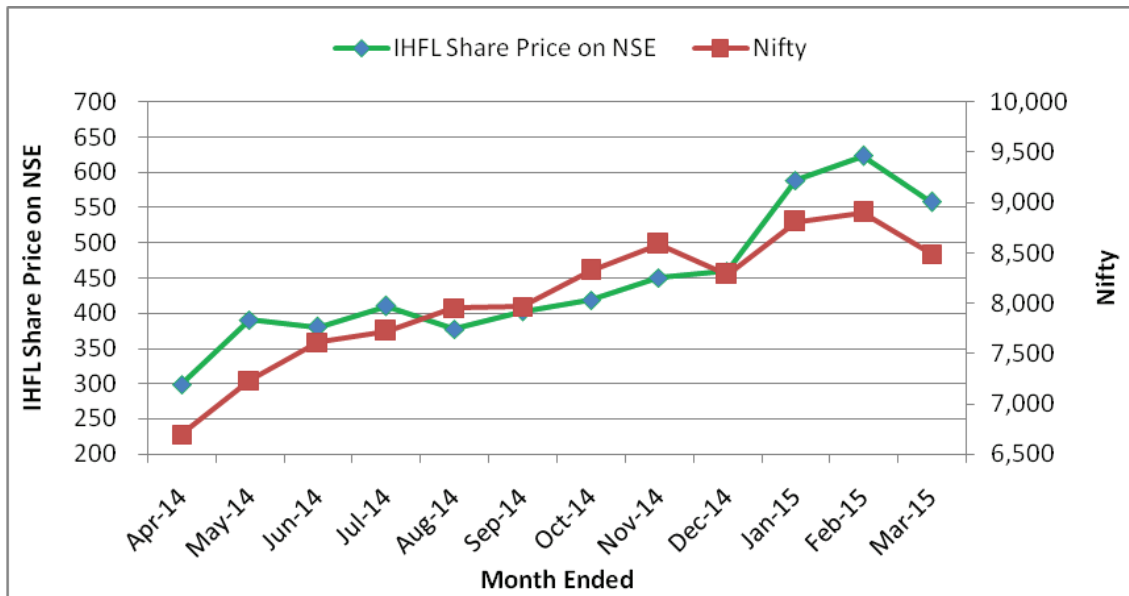
The monthly high and low market prices of equity shares at the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) for the year ended March 31, 2015 are as under:

Report on Corporate Governance (Contd...)

Month	NSE		BSE	
	High (INR)	Low (INR)	High (INR)	Low (INR)
April 2014	305.40	236.30	304.35	235.80
May 2014	399.95	284.65	400.05	283.65
June 2014	391.75	354.65	392.45	354.05
July 2014	420.50	355.90	420.15	355.95
August 2014	401.45	374.60	401.55	375.35
September 2014	426.60	389.90	427.05	390.10
October 2014	418.30	386.75	418.80	387.00
November 2014	469.80	441.00	469.20	440.80
December 2014	468.50	421.00	468.75	421.45
January 2015	620.25	473.60	620.00	472.75
February 2015	635.15	574.70	633.95	575.10
March 2015	636.80	541.95	636.70	542.35

Report on Corporate Governance (Contd...)

(H) Performance of the Company in comparison to broad – based indices



Report on Corporate Governance (Contd...)

(I) 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,
Gachibowli, 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

(J) 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.

(K) (i) Distribution of shareholding as on March 31, 2015

Sl. No.	Category (Amount)	No of holders	% to total holders	Total Shares	Amount (in Rs.)	% of amount
1	1-5000	63,304	98.21	6,742,026	13,484,052	1.90
2	5001- 10000	377	0.58	1,377,468	2,754,936	0.39
3	10001- 20000	198	0.31	1,507,031	3,014,062	0.42
4	20001- 30000	92	0.14	1,176,301	2,352,602	0.33
5	30001- 40000	46	0.07	807,581	1,615,162	0.23
6	40001- 50000	36	0.06	819,743	1,639,486	0.23
7	50001- 100000	93	0.14	3,406,403	6,812,806	0.96
8	100001 & Above	312	0.48	339,727,913	679,455,826	95.55
	Total:	64,458	100.00	355,564,466	711,128,932	100.00

(ii) Shareholding pattern as on March 31, 2015

Sr. No.	Category	No. of Shares	% holding
1	Promoters and Promoters Group	98,891,306	27.81
2	Mutual Funds/Indian Financial Institutions	10,014,306	2.82
3	Banks	175,995	0.05
4	FII's/FPIs	176,583,947	49.66
5	Private Bodies Corporate	27,113,558	7.63
6	Indian Public (Employees/HUF/Public/Trusts/Directors)	33,725,023	9.48
7	NRIs / OCBs	6,633,897	1.87
8	GDRs (Shares underlying)	723,461	0.20
9	Other foreign entities(Foreign Bodies -DR)	179,356	0.05
10	Others(Clearing Members)	1,523,617	0.43
	Total	355,564,466	100.00

Report on Corporate Governance (Contd...)

(L) 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, 2015, 99.92 % Equity shares of the Company representing 355,269,146 out of a total of 355,564,466 Equity shares were held in dematerialized form and the balance 295,320 shares representing 0.08% 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 Clause 47 (c) of the Listing Agreement with the Stock Exchanges and files a copy of the certificate with the Stock Exchanges.

(M) Outstanding GDRs/Convertible Instruments

As on 31st March, 2015, an aggregate of 12,771,730 Employees Stock options and 6,643,700 listed warrants (ISIN No.: INE148113017) are in force. These options and warrants, upon exercise, are convertible into equal number of Equity Shares of the Company. As and when these options or warrants are exercised, the paid-up share capital of the Company shall stand increased accordingly.

The number of outstanding GDRs as on March 31, 2015 was 723,461. Each GDR represents one equity share of Rs.2/- each in the Company.

(N) 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:

“Indiabulls House”
448-451, Udyog Vihar, Phase V,
Gurgaon – 122 016, Haryana

“Indiabulls House”, Indiabulls Finance Centre,
Tower 1, Elphinstone Mills,
Senapati Bapat Marg
Mumbai - 400 013

(O) Profile of Directors seeking appointment/re-appointment

(i) Mr. Ajit Kumar Mittal –Executive Director

Mr. Ajit Kumar Mittal has rich and varied experience by virtue of his close involvement with the growth and evolution of India’s financial sector. A Masters of Arts in Economics from Kurukshetra University and a Master of Science in Business Administration with Academic Excellence from University of Illinois, U.S.A., Mr. Mittal worked for more than twenty years at the Reserve Bank of India (RBI) in middle and senior management positions and has been at the forefront of macroeconomic and financial sector issues. As General Manager of the Banking Supervision in RBI, he was responsible for monitoring and surveillance of country’s banking system for five years. Mr. Mittal was closely involved in coordination with various financial markets, e.g. debt, money, forex and capital market. Mr. Mittal also worked as Financial Sector Advisor to Qatar Central Bank during the 2006-07.

From September 2007 till now, Mr. Mittal has been working as a Director with Indiabulls Flagship Company in the financial services segment. Mr. Mittal is responsible for risk management, regulatory, governance and compliance issues in the financial services business, besides being involved in the overall business strategy. He has been instrumental in expanding Indiabulls’ international footprint by setting up group’s real estate and home loan businesses in the GCC & UK.

Report on Corporate Governance (Contd...)

Mr. Ajit Kumar Mittal is also on the board of Indian Commodity Exchange Limited, Indiabulls Venture Capital Trustee Company Limited, Indiabulls Trustee Company Limited and Indiabulls Commercial Credit Limited (formerly known as Indiabulls Infrastructure Credit Limited).

Membership/Chairmanship of Mr. Ajit Kumar Mittal in committees of various companies is as under:

Name of Company	Name of Committee	Chairman/Member
Indiabulls Housing Finance Limited	Audit Committee	Member
	Risk Management Committee	Chairman
	Asset Liability Management Committee	Chairman
	Customer Grievance Committee	Chairman
	Allotment Committee	Chairman
	Management Committee	Member
	Bond Issue Committee	Member

Mr. Ajit Kumar Mittal does not hold any Equity shares in the Company.

(ii) Mr. Ashwini Omprakash Kumar - Deputy Managing Director

Mr. Ashwini Kumar has more than 15 years' experience in Retail Mortgage Finance and Corporate Lending to the Real Estate sector. Prior to joining Indiabulls, he worked with HDFC Ltd. for over 10 years leading the Corporate Mortgage Business. He is a Mechanical Engineer from Indian Institute of Technology, Roorkee and a Master in Management Studies from Jamnalal Bajaj Institute of Management Studies, Mumbai. He has also completed his advanced Studies in International Housing Finance from Wharton School, University of Pennsylvania, U.S.A. Furthermore Ashwini also has

over 10 years of academia experience and is a Visiting Professor of Finance at Jamnalal Bajaj Institute of Management Studies, Mumbai.

Mr. Ashwini Omprakash Kumar is also on the board of Indiabulls Finance Company Private Limited.

Membership/Chairmanship of Mr. Ashwini Omprakash Kumar in committees of various companies is as under:

Name of Company	Name of Committee	Chairman/Member
Indiabulls Finance Company Private Limited	Audit Committee	Member
	Corporate Social Responsibility Committee	Member
Indiabulls Housing Finance Limited	Stakeholders' Relationship Committee	Member
	Risk Management Committee	Member
	Asset Liability Management Committee	Member
	Corporate Social Responsibility Committee	Member
	Investment Committee	Executive Member
	Allotment Committee	Member
	Management Committee	Member
	Bond Issue Committee	Member

Mr. Ashwini Omprakash Kumar holds 2,24,713 any Equity shares in the Company.

8. 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 is annexed to and forms a part of this Report.

Report on Corporate Governance (Contd...)

9. NON-MANDATORY REQUIREMENTS

(A) Non –Executive Chairman

The Company has an executive Chairman and hence the requirements recommended as to a non – executive chairman under the clause 49, are not required to be adopted by the Company.

(B) Nomination & Remuneration Committee

The Company has a duly constituted Nomination & Remuneration Committee. For details as to the constitution of the Committee and the functional responsibility vested in it, please refer to point no. 3 in the earlier part of this report.

(C) 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.

(D) 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.

Except as set out above, the Company has not adopted the non-mandatory requirements as to any of the other matters recommended under Annexure 1D to the Clause 49 of the Listing Agreements with the Stock Exchanges.

Report on Corporate Governance (Contd...)

ANNUAL DECLARATION BY CEO PURSUANT TO CLAUSE 49(1) (D) (ii) OF LISTING AGREEMENT

As the Vice-Chairman & Managing Director of Indiabulls Housing Finance Limited and as required by Clause 49(1)(D)(ii) of the Listing Agreement, I hereby declare that all the Board Members and Senior Management Personnel of the Company have affirmed compliance with the Company's Code of Business Conduct and Ethics for the FY 2014-15.

Date: April 24, 2015
Place: Mumbai

Sd/-
Gagan Banga
Vice-Chairman & Managing Director

Report on Corporate Governance (Contd...)

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, 2015, as stipulated in Clause 49 of the Listing Agreement entered into by the Company with the Stock Exchanges.

The compliance of conditions of Corporate Governance is the responsibility of the Company’s management. 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 clause 49 of the Listing Agreement entered into by the Company with the Stock Exchanges.

We state that there is no outstanding investor grievances as on March 31, 2015 as per the records maintained by the Company.

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.

For S. K. Hota & Associates
Company Secretaries

Sd/-

S. K. Hota

Proprietor

Membership No: ACS 16165

CP No. 6425

Date: April 24, 2015

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"), comprising of the Consolidated Balance Sheet as at 31st March, 2015, 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 in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; 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 but not for the purpose of expressing an opinion on whether the Holding Company has an adequate internal financial controls system over financial reporting in place and the operating effectiveness of such controls. 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 sub-paragraph (a) of the Other Matters paragraph below, is sufficient and appropriate to

Independent Auditor's Report

To the members of Indiabulls Housing Finance Limited (Contd...)

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, as at 31st March, 2015, and their consolidated profit and their consolidated cash flows for the year ended on that date.

Emphasis of Matter

We draw attention to the following matters in the Notes to the financial statements:

We refer to Note 4(2) to the consolidated financial statements which, describes the accounting treatment used by the Company in creating the Deferred Tax Liability on Special Reserve under section 36(1)(viii) of the Income Tax Act, 1961 as at 1st April, 2014, which is in accordance with the NHB's Circular No. NHB (ND)/DRS/Pol. Circular No. 62/2014 dated 27th May, 2014.

Other Matters

We did not audit the financial statements of fifteen subsidiaries, whose financial statements reflect total assets of Rs.19,055,117,839 as at 31st March, 2015, total revenues of Rs.2,108,168,228 and net cash inflows amounting to Rs.2,365,889,577 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, and our report in terms of sub-sections (3) and (11) of Section 143 of the Act, insofar as it relates to the aforesaid subsidiaries, is based solely on the reports of the other auditors.

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.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2015 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, based on the comments in the auditors' reports of the Holding company and subsidiary companies incorporated in India, we give in the Annexure, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. 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 specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

Independent Auditor's Report

To the members of Indiabulls Housing Finance Limited (Contd...)

- (e) On the basis of the written representations received from the directors of the Holding Company as on 31st March, 2015 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 incorporated in India is disqualified as on 31st March, 2015 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) 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:
- i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group— Refer Note 31 to the consolidated financial statements.
 - ii. Provision has been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses on long-term contracts including derivative contracts – Refer Note 28(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 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. 031467)

Mumbai, 24th April, 2015

Annexure to the Independent Auditors' Report On the Consolidated Financial Statements

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date) Our reporting on the Order includes fifteen subsidiary companies, incorporated in India, to which the Order is applicable, which have been audited by other auditors and our report in respect of these entities is based solely on the reports of the other auditors, to the extent considered applicable for reporting under the Order in the case of the consolidated financial statements.

- (i) Having regard to the nature of the Holding Company and subsidiary companies, incorporated in India, business / activities / results during the year, clauses (ii) and (vi) of paragraph 3 of the Order are not applicable to the Company.
- (ii) In respect of fixed assets of the Holding Company and subsidiary companies, incorporated in India:
 - (a) The respective entities have maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - (b) The fixed assets were physically verified during the year by the Management of the respective entities in accordance with a programme of verification, which in our opinion and the opinion of the other auditors, provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanation given to us and the other auditors, no material discrepancies were noticed on such verification.
- (iii) The Holding Company and subsidiary companies incorporated in India have not granted any loans, secured or unsecured, to companies, firms or other parties covered in the Register maintained under Section 189 of the Companies Act, 2013 by the respective entities.
- (iv) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and other auditors, having regard to the explanations that some of the items purchased are of

special nature and suitable alternative sources are not readily available for obtaining comparable quotations, there is an adequate internal control system in the Holding Company and subsidiary companies incorporated in India, commensurate with the size the respective entities and the nature of their business with regard to purchases of fixed assets and the sale of services. During the year, there were no transactions in respect of purchase of inventory and the sale of goods. During the course of our and the other auditor's audit, no major weakness in such internal control system has been observed.

- (v) According to the information and explanations given to us, the Holding Company and subsidiary companies, incorporated in India, 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 and the rules framed there under.
- (vi) According to the information and explanations given to us, in respect of statutory dues of the Holding Company and subsidiary companies, incorporated in India:
 - (a) The respective entities have generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Wealth Tax, Service Tax, Value Added Tax, Cess and any other material statutory dues applicable to the respective entities with the appropriate authorities. During the year there were no dues payable in respect of Customs Duty and Excise Duty in respective entities.
 - (b) There were no undisputed amounts payable by the respective entities in respect of Provident Fund, Employees' State Insurance, Income-tax, Wealth Tax, Service Tax, Cess and other material statutory dues in arrears as at 31st March, 2015 for a period of more than six months from the date they became payable.

Annexure to the Independent Auditors' Report On the Consolidated Financial Statements (Contd...)

(c) Details of dues of Income-tax and Value Added Tax which have not been deposited as on 31st March, 2015 on account of disputes by the aforesaid entities are given below:

Name of Statute	Nature of Dues	Forum where Dispute is pending	Period to which the amount relates	Amount involved (Rs.)
The Income- Tax Act, 1961	Income- Tax	Income Tax Appellate Tribunal	Year ended 31 st March, 2007	1,612,574
The Income- Tax Act, 1961	Income- Tax	Income Tax Appellate Tribunal	Year ended 31 st March, 2008	74,533,323
The Income- Tax Act, 1961	Income- Tax	Income Tax Appellate Tribunal	Year ended 31 st March, 2009	12,712,719
The Income- Tax Act, 1961	Income- Tax	Income Tax Appellate Tribunal	Year ended 31 st March, 2010	395,210
The Income- Tax Act, 1961	Income- Tax	Commissioner of Income tax (Appeals)	Year ended 31 st March, 2012	29,151,986
The Rajasthan Value Added Tax Act, 2003	Sales Tax (VAT)	Rajasthan Tax Board, Ajmer	Years ended 31 st March, 2008 to 31 st March 2013	14,505,873

- (d) The aforesaid entities have been regular in transferring amounts to the Investor Education and Protection Fund in accordance with the relevant provisions of the Companies Act, 1956 (1 of 1956) and Rules made thereunder within time.
- (vii) The Group does not have consolidated accumulated losses at the end of the financial year and the Group has not incurred cash losses on consolidated basis during the financial year covered by our audit and in the immediately preceding financial year.
- (viii) In our opinion and opinion of the other auditors and according to the information and explanations given to us and other auditors, the Holding Company and subsidiary companies incorporated in India have not defaulted in the repayment of dues to financial institutions, banks and debenture holders.
- (ix) According to the information and explanations given to us, the Holding Company and subsidiary companies, incorporated in India have not given guarantees for loans taken by others from banks and financial institutions.
- (x) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, the term loans have been applied by the Holding Company and subsidiary companies incorporated in India during the year for the purposes for which they were obtained, other than temporary deployment pending application.
- (xi) To the best of our knowledge and according to the information and explanations given to us and the other auditors, no fraud by the Holding Company and its subsidiary companies incorporated in India and no material fraud on the Holding Company and its subsidiary companies incorporated in India has been noticed or reported during the year.

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

A. Siddharth
Partner
(Membership No. 031467)
MUMBAI, 24th April, 2015

Consolidated Balance Sheet of Indiabulls Housing Finance Limited Group as at March 31, 2015

Particulars	Note No.	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
I. EQUITY AND LIABILITIES			
(1) Shareholders' funds			
Share capital	3	711,128,932	668,084,886
Reserves and surplus	4	65,605,893,421	56,387,010,556
(2) Minority Interest			
	3(viii)	20,449,842	19,124,474
(3) Non-current liabilities			
Long-term borrowings	6	291,054,475,346	201,655,197,316
Deferred tax liabilities (net)	7	24,026,503	—
Other long-term liabilities	8	2,389,230,698	2,236,144
Long-term provisions	9	4,790,358,686	3,683,897,773
(4) Current liabilities			
Short-term borrowings	10	118,614,777,827	91,473,960,535
Trade payables	11	31,598,906	23,311,782
Other current liabilities	12	86,171,351,323	81,437,689,381
Short-term provisions	13	2,898,677,874	8,818,854,242
Total		572,311,969,358	444,169,367,089
II. ASSETS			
(1) Non-current assets			
Fixed assets	14		
(i) Tangible assets		530,061,053	462,614,248
(ii) Intangible assets		11,262,693	6,493,848
Goodwill on Consolidation	15	685,640,037	685,640,037
Non-current investments	16	229,050,496	246,469,825
Deferred tax assets (net)	17	50,335,162	1,847,680,648
Long-term loans and advances	18	406,736,068,043	310,302,279,746
Other non-current assets	19	4,175,616,042	8,152,872,071
(2) Current assets			
Current investments	20	61,408,642,076	29,223,416,849
Trade receivables	21	42,334,295	6,251,308
Cash and cash equivalents	22	34,902,870,373	44,190,371,811
Short-term loans and advances	23	57,993,147,439	45,497,671,299
Other current assets	24	5,546,941,649	3,547,605,399
Total		572,311,969,358	444,169,367,089

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

Amit Jain
Company Secretary

Mumbai, April 24, 2015

Mumbai, April 24, 2015

Consolidated Statement of Profit and Loss of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015

Particulars	Note No.	For the Year ended March 31, 2015 Amount (Rs.)	For the Year ended March 31, 2014 Amount (Rs.)
(1) Revenue from operations	25	64,649,369,447	54,193,909,140
(2) Other income	26	8,054,621,552	4,852,230,240
(3) Total revenue (1+2)		72,703,990,999	59,046,139,380
(4) Expenses			
Employee benefits expense	27	3,248,892,680	2,637,308,194
Finance costs	28	39,441,959,709	32,823,761,039
Depreciation and amortisation expense	14	187,606,604	78,852,923
Other expenses	29	5,100,255,235	3,688,308,397
Total expenses		47,978,714,228	39,228,230,553
(5) Profit before tax (3-4)		24,725,276,771	19,817,908,827
(6) Tax expense			
Current tax expense		6,055,711,733	4,505,368,624
Less: MAT Credit Entitlement		978,922,426	170,665,831
Net Current Tax expense		5,076,789,307	4,334,702,793
Current tax (credit) / expense relating to prior years		(220,696)	12,301
Deferred tax charge / (credit) (Net)	17	636,349,922	(202,181,234)
Total Tax Expense		5,712,918,533	4,132,533,860
(7) Profit after tax before share of Profit attributable to Minority Interest (5-6)		19,012,358,238	15,685,374,967
(8) Share of Profit attributable to Minority Interest		1,325,368	43,771,408
(9) Profit for the year attributable to the Shareholders of the Company (7-8)		19,011,032,870	15,641,603,559
(10) Earnings Per Equity share:			
Basic	35	54.95	47.96
Diluted		53.36	47.47
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

For and on behalf of the Board of Directors

A. Siddharth
Partner

Sameer Gehlaut
Chairman / Whole
Time Director
DIN : 00060783

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Vice Chairman/
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Whole Time Director
DIN : 03341114

Mukesh Garg
CFO

Amit Jain
Company Secretary

Mumbai, April 24, 2015

Mumbai, April 24, 2015

Consolidated Cash Flow Statement of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015

	For the Year ended March 31, 2015 Amount (Rs.)	For the Year ended March 31, 2014 Amount (Rs.)
A Cash flows from operating activities :		
Profit before tax	24,725,276,771	19,817,908,827
Adjustments for :		
Employee Stock Compensation	4,465,736	5,819,132
Provision for Gratuity	35,992,990	13,428,128
Provision for Compensated Absences	22,561,875	3,544,034
Provision for Superannuation	220,535,028	113,119,687
Provision for Loan Assets	2,863,549,305	1,312,305,172
Contingent Provisions against Standard Assets	4,713,574	29,792,853
Depreciation / Amortisation	187,606,604	78,852,923
Bad Loans / Advances written off	1,134,382,955	1,522,189,954
Loss on sale on Fixed Assets	4,467,240	8,888,384
Unrealised gain on Mutual Fund Investments (Current Investments) (Net)	(1,425,441,672)	(188,289,056)
Operating Profit before working capital changes	27,778,110,406	22,717,560,038
Adjustments for:		
Trade and Other Receivables	(4,981,070,257)	(1,838,855,926)
Loans and Advances	(108,819,745,382)	(49,072,014,505)
Trade Payables and other liabilities ^(Refer Note 2 below)	4,184,786,145	5,845,057,492
Cash used in operations	(81,837,919,088)	(22,348,252,901)
Income taxes paid (Net)	(7,081,315,059)	(2,175,198,252)
Net cash (used in) operating activities	(88,919,234,147)	(24,523,451,153)
B Cash flows from investing activities :		
Purchase of Fixed Assets	(334,526,872)	(106,810,285)
Sale of Fixed Assets	14,355,165	5,637,187
Movement in Capital Advances	891,227	(403,014,274)
Investment in deposit accounts	(590,098,066)	(1,752,314,466)
Proceeds from Investments in Mutual Funds / Other Current Investments (Net)	(13,301,316,165)	(1,379,635,732)
Investment in Subsidiary / Other Long term Investments	17,919,329	(2,711,805,226)
Net cash (used in) investing activities	(14,192,775,382)	(6,347,942,796)
C Cash flows from financing activities :		
Proceeds from Issue of Equity Share through ESOPs (Including Securities Premium)	63,153,270	77,862,675
Proceeds from Conversion of Share Warrants (Including Securities Premium)	4,692,667,500	3,384,450,000

Consolidated Cash Flow Statement of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Distribution of Equity Dividends (including Corporate Dividend Tax thereon)	(14,260,894,599)	(10,151,973,191)
Debenture issue expenses	(241,279,120)	(223,538,811)
Proceeds from Term loans (Net)	64,588,366,408	14,105,499,290
Proceeds from issue of Commercial Papers (Net)	3,630,000,000	4,490,000,000
Net proceeds from issue of Secured Redeemable Non-Convertible Debentures	38,223,482,187	4,241,032,180
Net proceeds from issue of Subordinated Debt	150,000,000	2,200,000,000
Net proceeds from Working capital loans	10,146,521,441	12,776,344,917
Net cash flows from financing activities	106,992,017,087	30,899,677,060
D Net Increase in cash and cash equivalents (A+B+C)	3,880,007,558	28,283,111
E Cash and cash equivalents at the beginning of the year	66,736,579,985	66,708,296,874
F Cash and cash equivalents at the end of the year (D + E) (Refer Note 5 below)	70,616,587,543	66,736,579,985

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 Rs. 2,059,874,324 (Previous Year Rs. 2,929,375,820) being amount payable (net) on assigned loans.
- Margin Deposits of Rs. 6,626,594,789 (Previous Year Rs. 6,469,487,125) have been placed as collateral for Assignment deals on which assignees have a paramount lien.
- Deposits of Rs. 445,403,090 (Previous Year Rs. 12,412,688) are under lien with Bank.
- Cash and cash equivalents at the end of the year include:

Cash and Bank Balances ^(Refer Note 22)	34,902,870,373	44,190,371,811
Current Investments in Units of Mutual Funds / Other Current Investments considered as temporary deployment of funds ^(Refer Note 20)	40,115,193,575	22,583,899,105
	75,018,063,948	66,774,270,916
Less: In deposit accounts held as margin money (under lien)	4,303,871,082	12,412,688
Less : Unrealised gain on Mutual Fund Investments (Current Investments)	97,605,323	25,278,243
Cash and cash equivalents as restated	70,616,587,543	66,736,579,985
- 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

Amit Jain
Company Secretary

Mumbai, April 24, 2015

Mumbai, April 24, 2015

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015

(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 read with Rule 7 of the Companies (Accounts) Rules, 2014 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, 2015. 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 holding 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, 2015 (Contd...)

v) Companies included in consolidation:

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-2014 to 31-March-2015	100%	A Sardana & Co.
		01-April-2013 to 31-March-2014		
Ibills Sales Limited	India	01-April-2014 to 31-March-2015	100%	A Sardana & Co.
		01-April-2013 to 31-March-2014		
Indiabulls Insurance Advisors Limited	India	01-April-2014 to 31-March-2015	100%	Sumit Mohit & Company
		01-April-2013 to 31-March-2014		
Indiabulls Finance Company Private Limited	India	01-April-2014 to 31-March-2015	100%	Deloitte Haskins & Sells LLP
		07-August-2013 to 31-March-2014	57.50%	
		01-April-2013 to 06-August-2013		
Indiabulls Capital Services Limited	India	01-April-2014 to 31-March-2015	100%	Sumit Mohit & Company
		01-April-2013 to 31-March-2014		
Nilgiri Financial Consultants Limited	India	01-April-2014 to 31-March-2015	100%	A Sardana & Co.
		01-April-2013 to 31-March-2014		
Indiabulls Commercial Credit Limited (Formerly Indiabulls Infrastructure Credit Limited)	India	01-April-2014 to 31-March-2015	100%	A Sardana & Co.
		01-April-2013 to 31-March-2014		
Indiabulls Advisory Services Limited	India	01-April-2014 to 31-March-2015	100%	Sumit Mohit & Company
		01-April-2013 to 31-March-2014		
Indiabulls Asset Holding Company Limited	India	01-April-2014 to 31-March-2015	100%	A Sardana & Co.
		01-April-2013 to 31-March-2014		
Indiabulls Life Insurance Company Limited	India	01-April-2014 to 31-March-2015	100%	A Sardana & Co.
		01-April-2013 to 31-March-2014		
Indiabulls Asset Management Company Limited	India	01-April-2014 to 31-March-2015	100%	A Sardana & Co.
		01-April-2013 to 31-March-2014		
Indiabulls Trustee Company Limited	India	01-April-2014 to 31-March-2015	100%	Kumar Singhal & Co.
		01-April-2013 to 31-March-2014		Sharma Goel & Co. LLP
Indiabulls Holdings Limited	India	01-April-2014 to 31-March-2015	100%	Sumit Mohit & Company
		01-April-2013 to 31-March-2014		Sharma Goel & Co. LLP
Indiabulls Venture Capital Management Company Limited	India	01-April-2014 to 31-March-2015	100%	Sumit Mohit & Company
		01-April-2013 to 31-March-2014		Sharma Goel & Co. LLP
Indiabulls Venture Capital Trustee Company Limited	India	01-April-2014 to 31-March-2015	100%	Kumar Singhal & Co.
		01-April-2013 to 31-March-2014		Sharma Goel & Co. LLP
Indiabulls Asset Reconstruction Company Limited*	India	01-April-2014 to 31-March-2015	75.00%	A Sardana & Co.
		01-April-2013 to 31-March-2014		

The consolidated financial statements are presented, to the extent possible, in the same format as that adopted by the holding Company for its independent financial statements.

*Refer Note 16(2)

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

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**	
	As % of consolidated net assets	Amount	As % of consolidated profit or loss	Amount
Parent				
Indiabulls Housing Finance Limited	87.25%	57,280,637,691	94.17%	17,904,861,682
Indian Subsidiaries				
1. Indiabulls Collection Agency Limited	0.27%	175,674,514	0.07%	12,705,089
2. Ibulls Sales Limited	0.05%	34,054,013	0.14%	26,383,846
3. Indiabulls Insurance Advisors Limited	0.06%	38,464,139	0.02%	3,133,991
4. Nilgiri Financial Consultants Limited	0.11%	70,737,344	0.06%	11,288,469
5. Indiabulls Finance Company Private Limited	5.84%	3,832,188,690	3.94%	749,196,755
6. Indiabulls Capital Services Limited	0.16%	101,896,646	0.04%	8,318,805
7. Indiabulls Commercial Credit Limited (formerly known as Indiabulls Infrastructure Credit Limited)	5.14%	3,373,522,552	1.71%	325,998,195
8. Indiabulls Advisory Services Limited	0.05%	31,504,222	0.01%	1,386,824
9. Indiabulls Asset Holding Company Limited	0.00%	82,789	0.00%	526,617
10. Indiabulls Life Insurance Company Limited	0.00%	1,491,587	0.00%	(519,498)
11. Indiabulls Asset Management Company Limited	0.95%	622,013,205	-0.20%	(37,472,427)
12. Indiabulls Trustee Company Limited	0.01%	6,587,779	0.00%	461,964
13. Indiabulls Holdings Limited	0.00%	404,282	0.00%	258,649
14. Indiabulls Venture Capital Management Company Limited	0.00%	399,286	0.00%	267,684
15. Indiabulls Venture Capital Trustee Company Limited	0.00%	374,050	0.00%	260,120
16. Indiabulls Asset Reconstruction Company Limited	0.12%	81,799,369	0.03%	5,301,473
Total	100.00%	65,651,832,158	100.00%	19,012,358,238

* Share of Minority Interest is considered as a part of Consolidated Net Assets and Goodwill on Consolidation is reduced from 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, 2015 (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.

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

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

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/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 is included under Cash and bank balances / Loans and Advances, 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 Rs. 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.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which 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.

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

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

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. 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

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

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 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.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

- 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.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(3) Share Capital		
Authorised		
3,000,000,000 (Previous Year 3,000,000,000) Equity Shares of face value Rs. 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 Rs.10 each	<u>10,000,000,000</u>	<u>10,000,000,000</u>
Issued, subscribed and fully paid up^{(i) to (viii)}		
355,564,466 (Previous Year 334,042,443) Equity Shares of Face Value Rs. 2 (Previous Year Rs. 2) each fully paid up	711,128,932	668,084,886
The Company has only one class of Equity Shares of face value Rs. 2 each (Previous Year Rs. 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.		
	<u>711,128,932</u>	<u>668,084,886</u>
(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, 2015 723,461 (Previous Year 3,100,273) 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. <small>(Refer Note 38).</small>		

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

(iii) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of financial year:-

Particulars	March 31, 2015		March 31, 2014	
	Equity Shares		Equity Shares	
	No. of Shares	Amount (Rs.)	No. of Shares	Amount (Rs.)
Opening Balance	334,042,443	668,084,886	312,511,167	625,022,334
Add: Equity Shares of Rs. 2 each issued during the year*	21,522,023	43,044,046	21,531,276	43,062,552
Closing Balance	355,564,466	711,128,932	334,042,443	668,084,886

*Includes 665,723 (Previous Year 831,276) Equity Shares of Rs. 2 each issued during the year, under various ESOP Schemes aggregating to Rs. 1,331,446 (Previous Year Rs. 1,662,552) and 20,856,300 (Previous Year 20,700,000) Equity Shares of Rs. 2 each issued during the year eligible warrant holders^{(Refer Note 5(ii))} (Previous year to certain promoter entities and Key Management Personnel) against outstanding Share warrants aggregating to Rs. 41,712,600 (Previous Year Rs. 41,400,000).

(iv) Shares held by Shareholders holding more than 5% shares:-

	As at March 31, 2015	
Promoter ⁽¹⁾	No. of Shares held	% of Holding
Mr. Sameer Gehlaut	37,601,278	10.58%
	As at March 31, 2014	
Promoters	No. of Shares held	% of Holding
Mr. Sameer Gehlaut	37,601,278	11.26%
Mr. Saurabh Kumar Mittal	18,987,083	5.68%
Mr. Rajiv Rattan	18,780,253	5.62%
Non - Promoters		
Cophall Mauritius Investment Limited	20,599,094	6.17%
HSBC Global Investment Funds A/C HSBC Global Investment Funds Mauritius Limited	18,828,838	5.64%
Morgan Stanley Asia (Singapore) PTE	17,000,531	5.09%

(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, 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.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

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 ^(Refer Note 38) :

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 Rs. 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 Rs. 2 each at an exercise price of Rs. 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 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.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

(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
Total Options under the Scheme	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	11th 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 (Rs.)	41.67	100.00	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.)	205,668	99,951	2,324,002	10,500,000	58,050
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.)	60,534	25,581	420,310	-	6,840
Exercised during the year (Nos.)	57,294	29,145	471,874	-	20,610
Expired during the year (Nos.)	-	-	-	-	-
Cancelled during the year	-	-	-	-	-
Lapsed during the year	43,848	7,680	256,040	32,000	-
Re-granted during the year	-	-	-	-	N.A.
Outstanding at the end of the year (Nos.)	104,526	63,126	1,596,088	10,468,000	37,440
Exercisable at the end of the year (Nos.)	1,080	15,153	129,584	-	3,240
Remaining contractual Life (Weighted Months)	55	67	81	90	90

N.A - Not Applicable

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

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
Total Options under the Scheme	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 (Rs.)	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
Outstanding at the beginning of the year(Nos.)	143,550	276,500	148,500	153,300
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.)	20,440	39,500	1,500	21,900
Exercised during the year (Nos.)	20,100	39,500	5,300	21,900
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	-	-	132,500	-
Re-granted during the year	N.A.	N.A.	N.A.	N.A.
Outstanding at the end of the year (Nos.)	123,450	237,000	10,700	131,400
Exercisable at the end of the year (Nos.)	810	39,500	1,700	21,900
Remaining contractual Life (Weighted Months)	93	83	93	83

N.A - Not Applicable

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (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 (Rs.)	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) 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, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
Net Profit After Tax	19,012,358,238	15,685,374,967
Less: Share of Minority (including share of Reserve Fund)	1,325,368	43,771,408
Net Profit available to Equity Share holders (as reported)	19,011,032,870	15,641,603,559
Less : Stock-based compensation expense determined under fair value based method: [Gross Rs. 1,299,524,367 (Previous Year Rs. 383,939,285)] (Pro forma)	220,592,739	29,348,073
Net Profit available to Equity Share holders (as per Pro forma)	18,790,440,131	15,612,255,486
Basic earnings per share (as reported)	54.95	47.96
Basic earnings per share (Pro forma)	54.31	47.87
Diluted earnings per share (as reported)	53.36	47.47
Diluted earnings per share (Pro forma)	52.74	47.38

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

- (vi) During the year ended March 31, 2013, pursuant to the Scheme of Arrangement the Authorised Capital of the Company has been rearranged to Rs.16,000,000,000 divided into 3,000,000,000 Equity Shares of Rs. 2 each and 1,000,000,000 Preference Shares of Rs. 10 each.
- (vii) 19,415,430 Equity Shares of Rs. 2 each (Previous year 30,909,521) are reserved for issuance as follows:-
- 12,771,730 Equity shares of Rs. 2 each (Previous Year 3,409,521) towards Employees Stock options as granted.
 - 6,643,700 Equity shares of Rs. 2 each (Previous Year 27,500,000) towards outstanding share warrants. (Refer Note 5(ii))
- (viii) **Minority Interest includes:**
- As at March 31, 2015, 1,275,000 (Previous Year 1,275,000) Equity Shares of Face Value Rs.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.

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(4) Reserves and Surplus		
Capital Reserve		
Opening Balance	139,196,727	139,196,727
Add: Transferred during the year	—	—
Add : Addition on account of premature redemption of Non Convertible Debentures	—	—
Closing Balance	139,196,727	139,196,727
Capital Reserve on consolidation		
Opening Balance	—	457,893,057
Add: Transferred during the year	—	—
Less : Adjusted Against Goodwill ⁽¹⁾ (Refer Note 15)	—	(457,893,057)
Closing Balance	—	—
Capital Redemption Reserve		
Opening Balance	63,627,392	63,627,392
Add: Transferred during the year	—	—
Closing Balance	63,627,392	63,627,392
Securities Premium Account		
Opening Balance	32,320,871,758	29,783,950,841
Add: Additions during the year on account of shares issued under ESOPs	61,821,824	76,200,123
Add: Additions during the year on account of shares issued against Share Warrants	4,650,954,900	4,471,200,000
Add: Transfer from Stock Compensation Adjustment Account	6,140,335	6,140,335
	37,039,788,817	34,337,491,299

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Less: Debenture issue expenses (Net of tax effect of Rs. 56,102,251 (Previous Year Rs. 47,753,427))	185,176,869	175,785,384
Less: Premium on Redemption of Non Convertible Debentures (Including Discount) (Net of tax effect of Rs. 681,784,573 (Previous Year Rs. 500,076,502))	2,250,368,375	1,840,834,157
Closing Balance	34,604,243,573	32,320,871,758
Stock Compensation Adjustment		
Employee Stock options outstanding	61,403,350	61,403,350
Less: Deferred Employee Stock Compensation expense	8,509,497	12,975,233
Less: Transferred to Securities Premium account	24,561,340	18,421,005
Closing Balance	28,332,513	30,007,112
General Reserve		
Opening Balance	5,134,232,769	3,624,232,769
Add: Amount transferred during the year from Surplus in the Consolidated Statement of Profit and Loss	—	1,510,000,000
Less: Amount Utilised during the Year for Transfer to Deferred Tax Liability ⁽²⁾	1,204,358,400	—
Closing Balance	3,929,874,369	5,134,232,769
Foreign Currency Monetary Item Translation Difference Account⁽³⁾		
Opening Balance	—	(27,523,476)
Add: Transferred during the Year	(84,395,733)	—
Less: Adjusted during the Year	—	27,523,476
Closing Balance	(84,395,733)	—
Other Reserves:-		
Special Reserve u/s 36(1)(viii) of Income Tax Act, 1961		
Opening Balance	1,016,047,786	920,790,142
Add: Amount transferred during the year from Surplus in the Consolidated Statement of Profit and Loss ⁽⁴⁾	52,176,105	95,257,644
Closing Balance	1,068,223,891	1,016,047,786
Statutory Reserve:-		
Reserve (I) as per Section 29C of the Housing Finance Act, 1987⁽⁵⁾		
Opening Balance	2,959,619,203	1,439,622,833
Add: Amount transferred during the year from Surplus in the Consolidated Statement of Profit and Loss	2,096,454,752	1,519,996,370
Closing Balance	5,056,073,955	2,959,619,203

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Reserve (II) as per Section 45-IC of the RBI Act, 1934⁽⁶⁾		
Opening Balance	5,488,469,978	5,374,040,262
Add: Amount transferred during the year from Surplus in the Consolidated Statement of Profit and Loss	87,702,185	114,429,716
Closing Balance	5,576,172,163	5,488,469,978
Reserve (III)⁽⁵⁾		
Opening Balance	3,480,000,000	1,980,000,000
Add: Transferred during the year	1,860,000,000	1,500,000,000
Closing Balance	5,340,000,000	3,480,000,000
Additional Reserve Fund (U/s 29C of the National Housing Bank Act, 1987)⁽⁵⁾		
Opening Balance	3,749,352,909	2,749,352,909
Add: Amount transferred during the year from Surplus in the Statement of Profit and Loss	1,500,000,000	1,000,000,000
Closing Balance	5,249,352,909	3,749,352,909
Surplus in the Consolidated Statement of Profit and Loss		
Opening Balance	2,005,584,922	3,397,094,854
Less: Adjustment on account of Depreciation (Net of tax benefit) ⁽⁸⁾ & (Note 14)	36,545,882	—
Add: Adjustment on account of Deferred Tax ⁽⁷⁾	—	4,213,124
Profit for the year	19,011,032,870	15,641,603,559
Amount available for appropriation (A)	20,980,071,910	19,042,911,537
Appropriations:		
Interim Dividend paid on Equity Shares (Rs. 26.00 Per Share (Previous Year Rs. 20.00))	9,104,090,057	6,650,135,713
Interim Dividend payable on Equity Shares (Rs. Nil Per Share (Previous Year Rs. 9.00))	—	3,006,381,987
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	1,643,208,049	1,130,190,566

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Corporate Dividend Tax on Interim Dividend payable on Equity Shares	–	510,934,619
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 General Reserve	–	1,510,000,000
Transferred to Special Reserve (U/s 36(1)(viii) of the Income Tax Act, 1961)	52,176,105	95,257,644
Transferred to Special Reserve (U/s 29C of the National Housing Bank Act, 1987) ⁽⁵⁾	2,096,454,752	1,519,996,370
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987) ⁽⁵⁾	1,500,000,000	1,000,000,000
Transferred to Reserve (U/s 45-IC of the RBI Act, 1934)	87,702,185	114,429,716
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) ⁽⁵⁾	1,860,000,000	1,500,000,000
Total Appropriations (B)	16,344,880,248	17,037,326,615
Balance of Profit Carried Forward (A)-(B)	4,635,191,662	2,005,584,922
	<u>65,605,893,421</u>	<u>56,387,010,556</u>

(1) Goodwill / Capital Reserve:

As at the beginning of the previous financial year, the Company had recorded Net Capital Reserve arising on Consolidation amounting to Rs. 457,893,057. During the previous financial year, the Company had purchased the remaining 42.50% stake (i.e. 3,233,696 Equity Shares) in Indiabulls Finance Company Private Limited (IFCPL), which was earlier held by Amaprop Limited, at a total consideration of Rs. 2,616,891,255. Post this transaction IFCPL is now a wholly owned subsidiary of the Company. Goodwill arising due to this transaction was Rs. 1,143,533,094. As at the end of the previous financial year Net Goodwill arising on Consolidation is Rs. 685,640,037.

(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 a 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 opening reserves as at April 1, 2014, with the amount of deferred tax liability in respect of the opening balance in the Special Reserve as of that date.

(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

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

option as per para 46A inserted in the said Standard for all long term monetary assets and liabilities. Consequently an amount of Rs. 84,395,733 (Previous Year Rs. Nil) representing translation difference on foreign currency loans is carried forward in the Foreign Currency Monetary Item Translation Difference Account as on March 31, 2015.

- (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 Rs. 52,176,105 (Previous Year Rs. 95,257,644) 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 Rs. 1,860,000,000 (Previous Year Rs. 1,500,000,000) to reserve created in terms of Section 36(1)(viii) of the Income Tax Act, 1961 and also transferred an amount of Rs. 2,096,454,752 (Previous Year Rs. 1,519,996,370) to the Reserve in terms of Section 29C of the National Housing Bank ("NHB") Act, 1987 Fund as at the year end. Further an additional amount of Rs. 1,500,000,000 (Previous Year Rs. 1,000,000,000) 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 Rs. 87,702,185 (Previous Year Rs. 114,429,716) to the Reserve Fund during the year.
- (7) One of the subsidiary company namely Indiabulls Asset Management Company Limited (IAMCL) had reviewed its deferred tax assets and liabilities as at March 31, 2014 and had recognised deferred tax assets arising from timing differences as a result of carry forward of tax losses as at March 31, 2014. Consequently, opening reserves have been adjusted by Rs. Nil (Previous Year Rs. 4,213,124) on account of re-assessment of deferred tax assets arising from timing differences as a result of carry forward of tax losses as at March 31, 2013. The Board of Directors of IAMCL believe that the Company would be able to realise the carrying value of such deferred tax assets of Rs. Nil (Previous Year Rs. 23,235,939) as at March 31, 2014 through generation of sufficient taxable profits in the future years based on the profits arising from the Company's business.
- (8) 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 profit and loss statement.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

- (5) (i) In terms of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009, the erstwhile Holding Company during the financial year 2012-13, upon receipt of Shareholders approval, has on June 9, 2012, issued and allotted an aggregate of 20,700,000 warrants, to certain Promoter group entities and Key Management Personnel, at a conversion price of Rs. 218 per Equity Share, 25% of which amounting to Rs. 1,128,150,000 had already been received by the Erstwhile Holding Company from the respective Allottee's as upfront amount as at the Year ended March 31, 2013. These warrants were convertible into an equivalent number of Equity Shares of face value Rs. 2 each, in the Company, upon receipt of balance conversion price, within a period of eighteen months from the date of allotment. During the year 2013-14 the Company has received from the warrant holders the balance amount of 75% amounting to Rs. 3,384,450,000 upon exercise of the rights to convert the warrants into equity shares. ^(Refer Note 38)
- (ii) 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 Rs.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 Rs.2 each, any time before the expiry of 60 months from the date of allotment of the Warrants, at a Warrant Exercise Price of Rs.225 per equity share. During the current financial year the company has issued and allotted 20,856,300 equity shares of face value of Rs. 2 each at an exercise price of Rs.225 per equity share to the eligible warrant holders. ^(Refer Note 38)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(6) Long-term borrowings		
Secured		
Redeemable, Non Convertible Debentures ^{(Refer Note 30 (i))**}	112,971,000,000	65,754,000,000
Term Loans ^{(Refer Note 30 (ii))*}		
- from banks	153,268,515,347	122,629,397,317
- External Commercial Borrowing	12,518,160,000	-
- from others	1,499,999,999	2,624,999,999
Unsecured		
Loans and Advances from Others		
- 10.60% Redeemable Non convertible Perpetual Debentures***	1,000,000,000	1,000,000,000
- Subordinated Debt ^{(Refer Note 30 (iii))}	9,796,800,000	9,646,800,000
	291,054,475,346	201,655,197,316

* 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.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

*** 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)

As at the year end, the Company was in the process of creating the charge / security on assets against Redeemable, Non Convertible Debentures of Rs. 15,800,000,000 (Previous Year Rs. Nil).

(7) Deferred tax liabilities (net)

Pursuant to Accounting Standard (AS) – 22 'Accounting for Taxes on Income', the Company has debited an amount of Rs. 636,349,922 (Previous Year credited an amount of Rs. 202,181,234) as deferred tax charge / credit (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, 2015 is as under:

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Deferred Tax Liabilities		
On Reserve Created U/s 36(1)(viii) of the Income Tax Act, 1961	1,846,133,799	–
On difference between accounting income and taxable income on investments	498,550,411	–
On difference between book balance and tax balance of fixed assets/ other assets	79,656	–
Deferred Tax Assets		
Provision for loan assets and contingent provision against standard assets	2,002,520,248	–
On difference between book balance and tax balance of fixed assets/ other assets	43,573,402	–
Disallowance under Section 40A(7) of the Income-Tax Act, 1961	39,063,954	–
Disallowance under Section 43B of the Income Tax Act, 1961	235,579,759	–
Deferred Tax Liabilities (net)	24,026,503	–

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(8) Other Long term liabilities		
Foreign Currency Forward payable	2,286,886,540	–
Other Liabilities for Statutory Dues and Expense Provision	2,236,144	2,236,144
Interest Accrued but not due on Secured Redeemable Non Convertible Debentures	100,108,014	–
	2,389,230,698	2,236,144

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(9) Long term provisions		
Provision for Contingencies ⁽¹⁾	2,722,950,570	2,671,303,176
Provision for Gratuity ^{(Refer Note 27(1))}	124,722,063	90,649,239
Provision for Compensated Absences ^{(Refer Note 27(1))}	57,633,828	38,551,927
Provision for Superannuation ^{(Refer Note 27(1))}	625,880,074	405,345,046
Premium on Redemption on Secured Non Convertible Debentures (Accrued but not due) (Sinking fund)	1,259,172,151	478,048,385
	4,790,358,686	3,683,897,773

- (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.207/03.02.002/2010-11 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 Rs. 3,055,693,023 (Previous Year Rs. 2,550,979,450) towards standard assets (included in Provisions for Contingencies), which is well 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, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Opening Balance	3,080,974,914	3,051,182,061
Add: Addition during the Year	4,713,574	29,792,853
Closing Balance*	3,085,688,488	3,080,974,914
*Includes Contingent Provision Against Standard Assets	3,055,693,023	2,550,979,450

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(10) Short-term borrowings		
Secured		
(a) Loans Repayable on Demand		
From banks- Working Capital Demand Loan*	35,800,000,000	31,000,000,000
From Banks - Cash Credit Facility*	21,055,481,976	15,708,960,535
(b) Other Loans and Advances		
From Banks *	29,689,295,851	9,725,000,000
From others	—	600,000,000
Redeemable, Non Convertible Debentures**	—	6,000,000,000
Unsecured		
Other Loans and Advances		
Commercial Papers ***	32,070,000,000	28,440,000,000
	118,614,777,827	91,473,960,535

* 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.

*** Maximum balance outstanding during the year Rs. 91,380,000,000 (Previous Year Rs. 66,390,000,000)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(11) Trade payables		
(a) Dues to Micro and Small Enterprises*	—	—
(b) Dues to others	31,598,906	23,311,782
	31,598,906	23,311,782

* Disclosures under the Micro, Small and Medium Enterprises Development Act, 2006:

(a) An amount of Rs. Nil and Rs. Nil was due and outstanding to suppliers as at the end of the accounting year on account of Principal and Interest respectively.

(b) 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.

(c) No interest is payable at the end of the year other than interest under Micro, Small and Medium Enterprises Development Act, 2006.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

(d) No amount of interest was accrued and unpaid at the end of the accounting year.

The above information regarding to Micro and Small Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(12) Other current liabilities		
Current maturities of long term debt ⁽¹⁾	65,205,188,889	62,266,000,629
Interest accrued but not due ⁽²⁾	5,620,778,933	4,461,131,197
Temporary overdrawn balance as per books	11,073,083,796	11,041,794,629
Amount payable on assigned loans (net)	2,059,874,324	2,929,375,820
Foreign Currency Forward Payable	1,082,020,465	—
Other Current Liabilities for Statutory Dues and Expense Provisions	1,101,249,259	715,200,662
Unclaimed Dividends ⁽³⁾	29,155,657	24,186,444
	86,171,351,323	81,437,689,381
(1) Current maturities of long term debt		
Redeemable, Non Convertible Debentures	22,513,000,000	22,850,000,000
Term Loans		
From Banks ^{(Refer Note 30 (ii))}	41,567,188,889	38,036,000,629
From Others ^{(Refer Note 30 (iii))}	1,125,000,000	1,380,000,000
	65,205,188,889	62,266,000,629
(2) Interest accrued but not due		
On Term Loans and Working Capital Demand Loans	139,374,070	79,719,924
On Secured Redeemable Non Convertible Debentures	4,919,249,260	3,827,128,799
On Subordinated Debt and Perpetual Debt	562,155,603	554,282,474
	5,620,778,933	4,461,131,197
(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, 2015.		

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(13) Short-term provisions		
Provision for Taxation (net of Advance Tax Rs. 8,495,129,212 (Previous Year Rs. 3,689,008,603))	1,411,408,457	3,267,245,908
Provision for Fringe Benefits Tax (net of Advance Tax Rs. 2,269,191 (Previous Year Rs. Rs.2,269,191))	185,628	185,628
Provision for Contingencies ^{(Refer Note 9(1))}	362,737,918	409,671,738
Provision for Gratuity ^{(Refer Note 27(1))}	8,592,727	6,672,561
Provision for Compensated Absences ^{(Refer Note 27(1))}	6,515,453	3,035,479
Premium on Redemption on Secured Non Convertible Debentures (Accrued but not due)(Sinking fund)	1,109,237,691	1,614,726,322
Interim Dividend payable on Equity Shares (Rs. Nil per Equity share (Previous Year Rs. 9.00 per Equity share))	—	3,006,381,987
Corporate Dividend Tax payable on Interim Dividend on Equity Shares	—	510,934,619
	2,898,677,874	8,818,854,242

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	GROSS BLOCK AT COST			DEPRECIATION AND AMORTISATION				NET BLOCK		
	As at 01.04.2014 Rs.	Additions during the Year Rs.	Adjustments/ Sales during the Year Rs.	As at 31.03.2015 Rs.	As at 01.04.2014 Rs.	Transition adjustment recorded against surplus Balance in Statement of Profit and Loss Rs.	Provided during the Year Rs.	Adjustments / Sales during the Year Rs.	As at 31.03.2015 Rs.	As at 31.03.2014 Rs.
(i) Tangible Assets										
Land*	3,218,270	-	-	3,218,270	-	-	-	-	3,218,270	3,218,270
Buildings	10,255,100	3,083,975	-	13,339,075	554,140	-	222,538	-	12,562,397	9,700,960
Furniture & Fixtures	128,115,250	26,136,982	586,776	153,665,456	93,349,451	-	56,466,028	307,402	4,157,379	34,765,799
Vehicles	186,303,268	242,190,395	23,054,903	405,438,760	54,933,113	6,260,602	78,113,867	5,664,527	271,795,705	131,370,155
Office Equipment	117,204,672	4,378,579	7,009,656	114,573,595	30,258,557	38,158,975	20,238,167	6,763,764	81,891,935	32,681,660
Computers	207,152,018	25,701,997	6,221,636	226,632,379	162,404,821	11,462,636	26,204,677	6,196,572	32,756,817	44,747,197
Leasehold Improvements	217,166,541	23,796,801	5,249,613	235,713,729	65,300,789	-	1,675,821	4,151,706	172,888,825	151,865,752
TOTAL (i)	869,415,119	325,288,729	42,122,584	1,152,581,264	406,800,871	55,882,213	182,921,098	23,083,971	530,061,053	462,614,248
PREVIOUS YEAR (a)	794,888,580	104,697,253	30,170,714	869,415,119	350,546,157	-	71,899,857	15,645,143	462,614,248	444,342,423
(ii) Intangible Assets										
Software	196,683,159	9,238,143	(220,600)	206,141,902	190,189,311	-	4,685,506	(4,392)	11,262,693	6,493,848
TOTAL (ii)	196,683,159	9,238,143	(220,600)	206,141,902	190,189,311	-	4,685,506	(4,392)	11,262,693	6,493,848
PREVIOUS YEAR (b)	194,570,127	2,113,032	-	196,683,159	183,236,245	-	6,953,066	-	6,493,848	11,333,882
CURRENT YEAR TOTAL [(i)+(ii)]	1,066,098,278	334,526,872	41,901,984	1,358,723,166	596,990,182	55,882,213	187,606,604	23,079,579	541,323,746	469,108,096
PREVIOUS YEAR [(a)+(b)]	989,458,707	106,810,285	30,170,714	1,066,098,278	533,782,402	-	78,852,923	15,645,143	469,108,096	455,676,305
(iii) Capital Work in Progress (at cost)										
PREVIOUS YEAR	-	-	-	-	-	-	-	-	-	400,000

*Mortgaged as Security against Secured Non Convertible Debentures (Refer Note 6, 10 & 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 Rs. 1,07,978,255 than the depreciation calculated for previous financial year in terms of schedule XIV of Companies Act, 1956.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(15) Goodwill on Consolidation <small>(Refer Note 4(1)) & *</small>		
Opening Balance	685,640,037	—
Add: Transferred during the year	—	1,143,533,094
Less : Adjusted from Capital Reserve	—	(457,893,057)
	<u>685,640,037</u>	<u>685,640,037</u>

* Net Goodwill on Consolidation amounting to Rs. 685,640,037 consists of Rs. 700,360,191 being Goodwill arising on Consolidation and Rs. 14,720,154 being Capital Reserve arising on Consolidation.

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(16) Non-current investments		
Long Term - Trade - Unquoted		
Other Long Term Investments (Unquoted):		
- 28,000,000 (Previous Year 28,000,000) Fully paid up Equity Shares of face value Rs 5 each in Indian Commodity Exchange Limited ^{(1) & (3)}	101,555,854	101,555,854
Long Term - Non Trade - Unquoted		
-50 (Previous Year 50) 9.25% Unsecured Redeemable Non-Convertible Subordinated Bonds of Dena Bank of Face Value of Rs. 1,000,000 each ⁽³⁾	50,000,000	50,000,000
-Investments in Pass Through Certificates <small>(Refer Note 30(iv)(c))</small>	76,994,642	94,913,971
-Investments in Equity shares	500,000	—
Total	<u>229,050,496</u>	<u>246,469,825</u>
Aggregate market value of quoted Investments	—	—
Aggregate book value of quoted Investments	—	—
Aggregate book value of unquoted Investments	229,050,496	246,469,825
Aggregate provision for diminution in value of Investments	—	—

(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 Rs. 473,500,000 against a proportionate cost of Rs. 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

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

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 financial year 2012-13, Indiabulls Advisory Services Limited (IASL), a wholly owned subsidiary of the Company had invested Rs. 26,000,000 by purchasing 2,600,000 Equity Shares of face value Rs. 10 each per Equity Share from the earlier shareholders of Indiabulls Asset Reconstruction Company Limited (IARCL), an associate of the Company. After this purchase, the stake in IARCL had increased from 24.02% to 75.00% (together with IASL) and then IARCL had become a subsidiary of the Company from the earlier classification of being an Associate.
- (3) During the year ended March 31, 2013, transferred from Erstwhile Holding Company (IBFSL) under the Scheme of Arrangement^(Refer Note 38).
- (4) During the current financial year, the Company has invested Rs. 490,000,000 (Previous Year Rs. 60,000,000) by subscribing to 49,000,000 (Previous year 6,000,000) Equity Shares of face value Rs. 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 Rs. 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 the financial year end to repay this loan, the Company had written off loan given as bad loans /advances written off.

(17) Deferred tax Assets (net)

Pursuant to Accounting Standard (AS) – 22 'Accounting for Taxes on Income', the Company has debited an amount of Rs. 636,349,922 (Previous Year credited an amount of Rs. 202,181,234) as deferred tax charge / credit (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, 2015 is as under:

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Deferred Tax Liabilities		
On difference between book balance and tax balance of fixed assets/other assets	373,105	781,469
On difference between accounting income and taxable income on investments	21,547,664	–
On Long Term Capital Gain	–	697,528,146
Deferred Tax Assets		
On carry forward of Capital loss (restricted on account of virtual certainty)	–	697,528,146

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Provision for loan assets and contingent provision against standard assets	61,731,719	1,643,361,720
On difference between book balance and tax balance of fixed assets/other assets	348,099	859,441
Carry forward of tax losses	–	23,235,939
Disallowance under Section 40A(7) of the Income-Tax Act, 1961	6,990,333	30,562,436
Disallowance under Section 43B of the Income Tax Act, 1961	3,185,780	150,442,581
Deferred Tax Assets (net)	50,335,162	1,847,680,648

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(18) Long-term loans and advances (Unsecured unless otherwise stated)		
(i) Loans and Other Credit Facilities		
(a) Secured Loans ⁽¹⁾		
- Considered Good	457,311,437,534	357,133,668,658
- Considered Doubtful	2,023,361,277	457,286,281
Less: Loans Assigned	55,643,556,587	50,474,169,350
	<u>403,691,242,224</u>	<u>307,116,785,589</u>
(b) Unsecured Loans		
- Considered Good	688,482,650	2,423,050,131
- Considered Doubtful	6,824,272	220,041,176
	<u>695,306,922</u>	<u>2,643,091,307</u>
Total (a) +(b)	404,386,549,146	309,759,876,896
Less: Provision for Loan Assets ⁽²⁾ (Including additional provision made by the Company)	2,879,864,311	1,771,727,314
	<u>401,506,684,835</u>	<u>307,988,149,582</u>
(ii) Other Loans and Advances		
Capital Advances	1,166,344,386	1,167,235,613
Security Deposit for Rented Premises	66,895,656	178,162,838
Security Deposit with others	10,037,211	9,396,102
MAT Credit Entitlement	1,149,588,257	170,665,831
Advance Fringe Benefits tax (FBT) (Net of Provision for FBT Rs. 2,471,281 (Previous Year Rs. 2,471,281))	68,776	68,776
Advance Tax /Tax deducted at source (Net of Provision for Tax of Rs. 4,698,189,004 (Previous Year Rs. 2,307,783,736))	682,460,669	774,587,274

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Foreign Currency Forward Receivable	1,975,557,522	—
Others including Prepaid Expenses and Employee advances	178,430,731	14,013,730
	406,736,068,043	310,302,279,746

- (1) Secured Loans and Other Credit Facilities given to customers amounting to Rs. 403,691,242,224 (Previous Year Rs. 307,116,785,589) 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 or personal guarantees and / or
 - Negative lien and / or Undertaking to create a security.

(2) **Movement in Provision for Loan Assets is as under :**

Particulars	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Opening Balance	1,944,311,011	1,561,603,213
Add: Transfer from Consolidated Statement of Profit and Loss	2,863,549,305	1,312,305,170
Less: Utilised during the year - towards Loans written off	1,738,434,677	929,597,372
Closing Balance	3,069,425,639	1,944,311,011

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(19) Other non-current assets		
Margin Money Accounts	2,768,126,797	6,469,487,125
Interest Accrued on Deposit accounts / Margin Money	446,099,540	368,091,356
Interest accrued but not due on loans	853,856,310	1,315,293,590
FCNR Hedge Premium	107,533,395	—
	4,175,616,042	8,152,872,071

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(20) Current investments		
Quoted		
Investment in Mutual Funds	—	100,000,000

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Investments in Bonds(Quoted) ^{(Refer Note 30(iv)(a))}	–	220,000,000
Investments in Certificate of Deposits(Quoted) ^{(Refer Note 30(iv)(b))*}	33,281,014,250	7,893,472,800
	<u>33,281,014,250</u>	<u>8,213,472,800</u>
Unquoted		
Investment in Mutual Funds**	28,127,627,826	21,009,944,049
	<u>28,127,627,826</u>	<u>21,009,944,049</u>
	<u>61,408,642,076</u>	<u>29,223,416,849</u>

*Considered as Cash and Cash equivalents for Cash Flow Statement

**Includes Rs. 6,834,179,325 (Previous Year Rs. 14,690,426,305) considered as Cash and Cash equivalents for Cash Flow Statement

Aggregate market value of quoted Investments	33,330,195,060	8,262,546,476
Aggregate book value of quoted Investments	33,281,014,250	8,213,472,800
Aggregate book value of unquoted Investments	28,127,627,826	21,009,944,049
Aggregate provision for diminution in value of Investments	–	–

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(21) Trade receivables		
Debts Outstanding for a period more than six months from its due date		
- Secured, Considered Good	82,987	–
- Unsecured, Considered Good	–	180,892
Debts Outstanding for a period less than six months from its due date		
- Secured, Considered Good	–	8,978
- Unsecured, Considered Good	42,251,308	6,061,438
	<u>42,334,295</u>	<u>6,251,308</u>

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(22) Cash and cash equivalents		
Cash on Hand	147,129,841	183,528,198
Cheques / Drafts on hand	–	820,348,616
Balances with banks		

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

- in current accounts [#]	24,449,326,574	31,972,326,967
- in demand deposits accounts	6,002,542,876	11,201,755,342
	30,598,999,291	44,177,959,123
Other bank balances		
- Margin Money Accounts	3,858,467,992	-
- in deposit accounts held as margin money (under lien) ⁽¹⁾	445,403,090	12,412,688
	4,303,871,082	12,412,688
	34,902,870,373	44,190,371,811

(1) Deposits accounts with bank of Rs. 445,403,090 (Previous Year Rs. 12,412,688) are under lien. The Company has the complete beneficial interest on the income earned from these deposits.

includes Rs. 29,155,657 (Previous Year Rs. 24,186,444) in designated unclaimed dividend accounts.

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(23) Short-term loans and advances (Unsecured unless otherwise stated)		
(i) Loans and Other Credit Facilities		
(a) Secured Loans ⁽¹⁾		
- Considered Good	58,626,226,323	50,412,800,290
- Considered Doubtful	-	-
Less: Loans assigned	6,310,311,227	6,770,280,163
	52,315,915,096	43,642,520,127
(b) Unsecured Loans		
- Considered Good	3,693,995,452	1,047,134,921
	3,693,995,452	1,047,134,921
Total (a) +(b)	56,009,910,548	44,689,655,048
Less: Provision for Loan Assets (Including additional provision made by the Company) ^{(Refer Note.18(2))}	189,561,328	172,583,697
	55,820,349,220	44,517,071,351
(ii) Other Loans and Advances		
Advance Interest on Short term borrowings	406,372,786	497,842,737
Security Deposit for Rented Premises	128,176,345	13,164,386
Security Deposit with Others	90,003,500	90,002,000

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Foreign Currency Forward Receivable	1,007,028,357	—
Others including Prepaid Expenses/Cenvat Credit and Employee advances	541,217,231	379,590,825
	57,993,147,439	45,497,671,299

- (1) Secured Loans and Other Credit Facilities given to customers amounting to Rs. 52,315,915,096 (Previous Year Rs. 43,642,520,127) 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 or personal guarantees and / or
 - Negative lien and / or Undertaking to create a security.

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(24) Other current assets		
FCNR Hedge Premium	184,537,373	—
Interest Accrued on Loans	5,028,853,020	3,506,783,124
Interest Accrued on Deposit accounts / Margin Money / Bonds	181,960,206	39,475,859
Other Receivable	151,591,050	1,346,416
	5,546,941,649	3,547,605,399

	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
(25) Revenue from Operations		
(a) Income from Financing and Investing Activities		
Interest on Financing Activities ⁽¹⁾	61,210,265,023	51,865,078,018
(b) Income from other Financial Services		
Fee Income from Services	620,763,768	331,908,761
Commission on Insurance	126,060,223	12,545,865
Other Operating Income ⁽²⁾	2,692,280,433	1,984,376,496
	64,649,369,447	54,193,909,140

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
(1) Interest from Financing Activities Includes:		
Interest on Loan Financing / Income from Securitisation / Assignment	59,436,589,361	49,663,554,001
Interest on Deposit Accounts	822,144,469	1,218,839,187
Interest on Bonds / Commercial Papers / Certificate of Deposits / Pass Through Certificates	951,531,193	982,684,830
	61,210,265,023	51,865,078,018
(2) Other Operating Income includes:		
Loan processing fees	2,366,785,322	1,346,690,671
Foreclosure fees and other related income	763,505,631	946,122,202
Less: Direct Selling Agents Commission	438,010,520	308,436,377
	2,692,280,433	1,984,376,496
	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
(26) Other Income		
Sundry Balances written back	29,367,352	18,603,314
Dividend on Units of Mutual Funds	49,612,293	1,292,732,269
Gain on Mutual Fund Investments (Current Investments)	1,450,719,915	190,160,255
Profit on sale of Current Investments	6,405,125,540	3,220,269,511
Miscellaneous Income	119,796,452	129,124,177
Interest on Income Tax Refund	—	1,340,714
	8,054,621,552	4,852,230,240
	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
(27) Employee benefits expense		
Salaries	2,892,503,886	2,454,570,682
Contribution to Provident Funds and Other Funds ⁽¹⁾	24,321,421	14,184,916
Employee Stock Compensation Expense	4,465,736	5,819,132
Provision for Gratuity, Compensated Absences and		

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Superannuation Expense ⁽¹⁾	291,241,805	142,370,971
Staff Welfare Expenses	36,359,832	20,362,493
	3,248,892,680	2,637,308,194

(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 Rs. 24,321,421 (Previous Year Rs. 14,184,916) 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.

Disclosures in respect of Gratuity, Compensated Absences and Superannuation are given below:

Particulars	Amount (Rs.)					
	Gratuity		Compensated Absences		Superannuation	
	(Unfunded) 2014-2015	(Unfunded) 2013-2014	(Unfunded) 2014-2015	(Unfunded) 2013-2014	(Unfunded) 2014-2015	(Unfunded) 2013-2014
Reconciliation of liability recognised in the Balance Sheet:						
Present Value of commitments (as per Actuarial valuation)	133,314,790	97,321,800	64,149,281	41,587,406	625,880,074	405,345,046
Fair value of plan assets						
Net liability in the Balance sheet (as per Actuarial valuation)	133,314,790	97,321,800	64,149,281	41,587,406	625,880,074	405,345,046
Movement in net liability recognised in the Balance Sheet:						
Net liability as at the beginning of the year	97,321,800	83,893,672	41,587,406	38,043,372	405,345,046	292,225,359
Amount paid during the year	(12,594,624)	(12,177,766)	-	(101,356)	-	-
Net expenses recognised / (reversed) in the Statement of Profit and Loss	48,271,710	25,605,894	22,435,067	3,645,390	220,535,028	113,119,687
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)	-	-	-

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Net liability as at the end of the year	133,314,790	97,321,800	64,149,281	41,587,406	625,880,074	405,345,046
Expenses recognised in the Statement of Profit and Loss:						
Current service cost	27,362,923	22,746,073	16,898,820	12,139,720	47,096,492	33,636,701
Past service cost	-	-	-	-	-	-
Interest Cost	8,925,542	7,157,401	4,139,912	3,228,692	41,680,273	27,822,195
Expected return on plan assets	-	-	-	-	-	-
Actuarial (gains) / Losses	11,983,245	(4,297,580)	1,396,335	(11,723,022)	131,758,263	51,660,791
Expenses charged / (reversal) to the Statement of Profit and Loss	48,271,710	25,605,894	22,435,067	3,645,390	220,535,028	113,119,687
Return on Plan assets:						
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.
Reconciliation of defined-benefit commitments:						
Commitments as at the beginning of the year	97,321,800	83,893,672	41,587,406	38,043,372	405,345,046	292,225,359
Current service cost	27,362,923	22,746,073	16,898,820	12,139,720	47,096,492	33,636,701
Past service cost	-	-	-	-	-	-
Interest cost	8,925,542	7,157,401	4,139,912	3,228,692	41,680,273	27,822,195
(Paid benefits)	(15,620,220)	(12,177,766)	(1,450,647)	(101,356)	-	-
Acquisition Adjustment	3,341,500	-	1,577,455	-	-	-
Actuarial (gains) / losses	11,983,245	(4,297,580)	1,396,335	(11,723,022)	131,758,263	51,660,791
Commitments as at the end of the year	133,314,790	97,321,800	64,149,281	41,587,406	625,880,074	405,345,046
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.
Plan assets as at the end of the year	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Experience adjustment						
On plan liabilities	(6,660,513)	(3,034,720)	(1,352,718)	8,390,466	(110,555,339)	(81,179,750)
On plan assets	-	-	-	-	-	-
Present value of benefit obligation	133,314,790	97,321,800	64,149,281	41,587,406	625,880,074	405,345,046
Fair value of plan assets	-	-	-	-	-	-

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Excess of (obligation over plan assets) / plan assets over obligation	133,314,790	97,321,800	64,149,281	41,587,406	625,880,074	405,345,046
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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:

Discount rate	8.25%	8.5%	8.25%	8.5%	8.25%	8.5%
Expected return on plan assets	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Expected rate of salary increase	5%	5%	5%	5%	5%	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 Rs. 51,472,271 (Previous Year Rs. 35,105,781), Rs. 23,051,671 (Previous Year Rs. 15,088,575) and Rs. 136,217,255 (Previous Year Rs. 92,101,824) respectively.

	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
(28) Finance costs		
Interest on Loans ⁽¹⁾	23,602,975,579	21,485,474,325
Interest on Non Convertible Debentures	9,191,673,506	7,134,713,159
Interest on Commercial Papers	5,362,250,634	3,023,156,955
Interest on Subordinate Debt	1,016,910,827	940,620,368
Interest on Taxes	7,037,582	2,852,949
Bank Charges towards Borrowings	13,395,674	21,552,362
Processing fees	89,400,166	177,856,325
Interest on Vehicle Loans	49,186	—
Net loss on foreign currency loans	158,266,555	37,534,596
	39,441,959,709	32,823,761,039

(1) During the year, the Company has recognised Premium on Options Contracts amounting to Rs. Nil (Previous Year Rs. 121,398,049) and Premium on forward contract & principal only swaps on ECB amounting to Rs. 155,769,372 (Previous Year Rs. Nil) included in Interest on Loans and unrealised marked to market loss towards derivatives amounting to Rs. 23,016,946 (Previous Year Rs. Nil) which has been included under Bank / Finance Charges. Derivative instruments that are outstanding as at March 31, 2015 is as given below:-

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

- I. Cross Currency Swaps entered for hedging purposes as at March 31, 2015 for USD 233,115,351.58 (Previous Year USD Nil) against cross currency of Rs. 14,434,750,000 (Previous Year Rs. Nil) for a total of 7 Contracts (Previous Year Nil Contracts).
- II. INR Interest Rate Swaps (Fixed to Floating) for Notional Principal of Rs. 750,000,000 (Previous Year Rs. 750,000,000) for a total of 3 contracts (Previous Year 3 contracts) against fluctuations in interest rate changes.
- III. USD Interest Rate Swaps (Floating to Fixed) for Notional Principal INR of Rs. 5,148,475,000 against USD 82,802,351.54 (Previous Year Rs. Nil) for a total of 6 contracts (Previous Year Nil contracts) against fluctuations in USD Libor.
- IV. Forward Contract entered for hedging purposes as at March 31, 2015 for USD 47,802,351.54 (Previous Year USD Nil) against cross currency of Rs. 3,000,000,000 (Previous Year Rs. Nil) for a total of 2 Contracts (Previous Year Nil Contracts).

	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
(29) Other Expenses		
Collection Charges	10,137,256	11,528,704
Client Verification Charges	153,454,767	116,537,455
Demat Charges	2,486,237	1,007,040
Stamp Papers/Stamp Duty charges	32,633,661	39,185,289
CERSAI Charges	16,306,079	13,339,605
Rates and Taxes	18,261,683	7,833,267
Communication Expenses	54,267,320	59,560,683
Legal and Professional Charges	273,495,840	235,598,852
Rent and Other charges ⁽¹⁾	389,798,313	366,820,272
Electricity Expenses	56,796,109	53,889,823
Repairs & Maintenance - Others	116,870,217	105,001,106
Recruitment and Training	11,068,882	7,273,985
Printing and Stationery	26,533,952	24,224,193
Traveling and Conveyance Expenses	119,703,557	98,981,460
Business Promotion	57,673,177	27,527,515
Payment to Auditors comprises (net of service tax input credit Rs. 1,129,396 (Previous Year Rs. 1,027,426))		
As Auditors	11,694,124	9,670,525
For Certification	1,672,335	1,672,335
Other Services	4,061,385	4,061,385
Reimbursement of Expenses	1,672,336	1,672,336

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Provision for Loan assets / Bad Debts Written Off (Net of Recoveries) ⁽²⁾	2,997,938,693	2,267,556,166
Contingent Provisions against Standard Assets (Net) ⁽²⁾	4,713,574	29,792,853
Advertisement	50,948,911	112,282,278
Expenditure on Social Responsibility ⁽³⁾	243,013,000	—
Loss on sale of fixed assets	4,467,240	8,888,384
Trusteeship Fees	4,525,770	2,763,839
Donation Expenses ⁽³⁾	400,250,000	30,500,000
Insurance Premium	—	12,930
Miscellaneous Expenses	35,810,817	51,126,117
	5,100,255,235	3,688,308,397

- (1) The Company has taken office premises on Lease and Leave & License basis at various locations in India. Lease rent / License fees aggregating to Rs. 360,469,718 (Previous Year Rs. 332,014,782) 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, 2015, are as under:

Particulars	Minimum Lease Rentals	
	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
Not later than One year	220,436,858	321,605,342
Later than One year but not later than Five years	402,793,219	520,482,279
Later than Five Years	131,275,290	170,230,518
	754,505,367	1,012,318,139

- (2) Provision for Loan assets / Bad Debts Written Off (Net of Recoveries) includes;

Particulars	Minimum Lease Rentals	
	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
Contingent Provisions against Standard Assets	4,713,574	29,792,853
Provision for Loan Assets	2,863,549,305	1,312,305,172
Bad Debt / Advances written off (Net)*	134,389,388	955,250,994
Total	3,002,652,267	2,297,349,019

*Net of recoveries of Rs. 999,993,567 (Previous year Rs. 566,938,960)

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

(3) Expenditure on Social Responsibility and Contribution to an Electoral Trust aggregates to Rs. 643,013,000.

Particulars	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
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(30) Explanatory Notes

(i) Secured Redeemable Non Convertible Debentures (payable at par unless otherwise stated) include:*

9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2024	250,000,000	—
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	250,000,000	—
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2024	250,000,000	—
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2024	250,000,000	—
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023	250,000,000	250,000,000
10.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 21, 2023	4,000,000,000	4,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 8, 2023	250,000,000	250,000,000
11.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	10,000,000,000	10,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2023	50,000,000	50,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2023	1,000,000,000	1,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 26, 2023	250,000,000	250,000,000
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2023	350,000,000	350,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2022	500,000,000	500,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 18, 2022	150,000,000	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 19, 2022	150,000,000	150,000,000

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 6, 2022	150,000,000	150,000,000
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 6, 2022	200,000,000	200,000,000
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2022	8,000,000,000	8,000,000,000
10.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 3, 2022	1,250,000,000	1,250,000,000
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 27, 2022	5,000,000,000	5,000,000,000
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2021	1,000,000,000	1,000,000,000
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 7, 2021	5,000,000,000	5,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 18, 2021	200,000,000	200,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 27, 2020**	200,000,000	-
9.45 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 8, 2019	1,000,000,000	-
4.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 2, 2019 ⁽¹⁾	2,000,000,000	-
4.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 27, 2019 ⁽¹⁾	3,000,000,000	-
9.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 14, 2019	150,000,000	-
9.88 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 30, 2019	100,000,000	-
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 13, 2019	150,000,000	-
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 29, 2019	1,600,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 25, 2019 ⁽¹⁾	3,000,000,000	-

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 9, 2019**	2,500,000,000	-
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 9, 2018**	2,500,000,000	-
9.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 1, 2018**	450,000,000	-
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 19, 2018	750,000,000	-
9.45 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 27, 2018	40,000,000	-
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 25, 2018**	240,000,000	-
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 20, 2018	150,000,000	-
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 4, 2018**	200,000,000	-
9.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 28, 2018	1,000,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 28, 2018 ⁽¹⁾	1,000,000,000	-
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2018	150,000,000	150,000,000
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2018	1,000,000,000	1,000,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2018**	1,000,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 14, 2018 ⁽¹⁾	320,000,000	-
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 9, 2018**	200,000,000	-
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 9, 2018**	7,200,000,000	-
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 5, 2018**	100,000,000	-

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2018 ⁽¹⁾	400,000,000	-
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2018	400,000,000	400,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 28, 2017	1,500,000,000	1,500,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 17, 2017	401,000,000	401,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 17, 2017	-	150,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 1, 2017 ⁽¹⁾	100,000,000	-
9.58 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 25, 2017	250,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 24, 2017 ⁽¹⁾	350,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 16, 2017 ⁽¹⁾	100,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 8, 2017 ⁽¹⁾	270,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 31, 2017 ⁽¹⁾	60,000,000	-
9.88 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 30, 2017	50,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 26, 2017 ⁽¹⁾	250,000,000	-
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 23, 2017	30,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 19, 2017 ⁽¹⁾	100,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 11, 2017 ⁽¹⁾	30,000,000	-
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 29, 2017	1,810,000,000	-

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 25, 2017 ⁽¹⁾	430,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 11, 2017 ⁽¹⁾	280,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 30, 2017 ⁽¹⁾	130,000,000	-
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 18, 2017	350,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 17, 2017 ⁽¹⁾	150,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 8, 2017 ⁽¹⁾	190,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 31, 2017 ⁽¹⁾	50,000,000	-
10.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 27, 2017	3,250,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 26, 2017 ⁽¹⁾	50,000,000	-
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 16, 2017	250,000,000	-
4.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2017 ⁽¹⁾	3,000,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2017 ⁽¹⁾	60,000,000	-
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 30, 2017	5,000,000,000	5,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 27, 2017 ⁽¹⁾	90,000,000	-
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 11, 2017**	90,000,000	-
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 10, 2017**	120,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2017 ⁽¹⁾	30,000,000	30,000,000

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 30, 2017**	500,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2017 ⁽¹⁾	50,000,000	50,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 7, 2017**	500,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2017 ⁽¹⁾	85,000,000	85,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 5, 2017	750,000,000	-
9.60 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2016	2,250,000,000	-
4.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2016 ⁽¹⁾	3,000,000,000	-
9.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 27, 2016	100,000,000	-
9.45 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 30, 2016	180,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 25, 2016 ⁽¹⁾	300,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 16, 2016 ⁽¹⁾	100,000,000	-
9.88 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 30, 2016	50,000,000	-
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 13, 2016	50,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 13, 2016 ⁽¹⁾	50,000,000	-
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 29, 2016	2,350,000,000	-
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 23, 2016	4,000,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 21, 2016 ⁽¹⁾	70,000,000	-

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 14, 2016 ⁽¹⁾	220,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 13, 2016 ⁽¹⁾	190,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 28, 2016 ⁽¹⁾	750,000,000	-
10.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2016	2,000,000,000	-
10.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 27, 2016	2,500,000,000	-
10.45 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 15, 2016	2,000,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 15, 2016 ⁽¹⁾	330,000,000	-
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 7, 2016 ⁽¹⁾	65,000,000	65,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 3, 2016 ⁽¹⁾	650,000,000	650,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 17, 2016 ⁽¹⁾	500,000,000	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 3, 2016 ⁽¹⁾	600,000,000	600,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 5, 2016 ⁽¹⁾	230,000,000	230,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 4, 2016 ⁽¹⁾	180,000,000	180,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 26, 2016	-	1,000,000,000
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 12, 2016**	-	500,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 4, 2016	-	1,000,000,000
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 10, 2015	-	2,000,000,000

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 27, 2015 ⁽¹⁾	-	1,500,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 25, 2015	-	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 24, 2015 ⁽¹⁾	-	1,150,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 27, 2015	-	5,500,000,000
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 16, 2015	-	200,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 9, 2015	-	700,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 24, 2015 ⁽¹⁾	-	750,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 19, 2015 ^{** & (1)}	-	50,000,000
4.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 8, 2015 ⁽¹⁾	-	2,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 30, 2015 ^{** & (1)}	-	93,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 24, 2015 ⁽¹⁾	-	70,000,000
	112,971,000,000	65,754,000,000

(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.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	As at March 31, 2015 Amount (Rs.)
(ii) (a) Term Loan from banks includes as at March 31, 2015⁽³⁾:	
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. ⁽¹⁾	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. ⁽²⁾	5,678,542,857

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	As at March 31, 2015 Amount (Rs.)
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
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
Total (a)(1)	195,485,296,313
(ii) (a) (2) Term Loan from Banks- Foreign Currency^{(4)&(5)}	
Term Loan taken from Bank. Repayable in equal installments at the 49th , 61th and 72th 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
Total (a)(2)	14,493,567,922
Grand Total	209,978,864,235

(1) Loan taken other than from banks

(2) Includes Loan taken other than from banks for Rs. 2,624,999,999

(3) Linked to base rate of respective lenders

(4) Linked to Libor

(5) Includes External commercial borrowings from banks for Rs.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, 2015 (Contd...)

Particulars	As at March 31, 2014 Amount (Rs.)
(ii) (b) Term Loan from banks includes as at March 31, 2014⁽³⁾:	
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 84 months (average) from the Balance Sheet date.	9,778,395,059
This loan is repayable in half yearly installment after the moratorium of 3 years from the date of disbursement.. The balance tenure for this loan is 30 months from the Balance Sheet date.	2,000,000,000
These loans are repayable in quarterly installment with moratorium period of 1 year from the date of disbursement. The balance tenure for these loans is 46 months (average) from the Balance Sheet date.	4,250,000,220
These loans are repayable in yearly installment from the date of disbursement. The balance tenure for these loans is 25 months (average) from the Balance Sheet date.	15,125,000,000
These loans are repayable in yearly installment with moratorium period of 2 years from the date of disbursement. The balance tenure for these loans is 41 months (average) from the Balance Sheet date.	80,083,299,333
These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 21 months (average) from the Balance Sheet date.	12,500,000,000
These loans are repayable in yearly installment after the moratorium period of 1 year from the date of disbursement. The balance tenure for these loans is 32 months (average) from the Balance Sheet date.	13,800,000,000
This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loan is 19 months from the Balance Sheet date. ⁽¹⁾	1,005,000,000
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.	8,145,570,000
These loans are repayable in quarterly installment after the moratorium of 2 years from the date of disbursement The balance tenure for these loans is 29 months (average) from the Balance Sheet date.	6,833,133,333
This loan is repayable in quarterly installment after the moratorium of 1 years from the date of disbursement. The balance tenure for this loan is 1 month from the Balance Sheet date.	150,000,000
These loans are repayable in quarterly Installment with moratorium of 18 months from the date of disbursement. The balance tenure for these loans is 46 months (average) from the Balance Sheet date. ⁽²⁾	7,500,000,000

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	As at March 31, 2014 Amount (Rs.)
This loan is secured by way of hypothecation on book debts/receivables and current assets. This loan is repayable in 18 equal quarterly installments with a moratorium period of 6 months from the date of disbursement. The balance tenure for this loan is 54 months from the Balance Sheet date.	2,500,000,000
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 first year from the date of disbursement. The balance tenure for this loan is 36 months from the Balance Sheet date.	1,000,000,000
	164,670,397,945

- (1) Loan taken other than from banks
- (2) Includes Loan taken other than from banks for Rs. 2,999,999,999
- (3) Linked to base rate of respective lenders

*Secured by hypothecation of Loan Receivables(Current and Future) / Current Assets / Cash and Cash Equivalents of the Company.

(iii) Subordinate Debt:

Particulars	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 15, 2027	326,000,000	326,000,000
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 30, 2027	496,500,000	496,500,000
10.25% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 28, 2027	1,000,000,000	1,000,000,000
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 05, 2027	1,100,300,000	1,100,300,000
9.70% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 17, 2025	50,000,000	-
10.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on July 17, 2024	100,000,000	-
10.80 % Subordinated Debt of Face value of Rs. 100,000 each Redeemable on December 23, 2023	200,000,000	200,000,000
10.85 % Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 24, 2023	50,000,000	50,000,000

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
10.85 % Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 27, 2023	250,000,000	250,000,000
10.10 % Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 23, 2023	250,000,000	250,000,000
9.90 % Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 3, 2023	1,250,000,000	1,250,000,000
9.80 % Subordinated Debt of Face value of Rs. 100,000 each Redeemable on May 23, 2023	200,000,000	200,000,000
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2023	250,000,000	250,000,000
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 06, 2023	200,000,000	200,000,000
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on February 18, 2023	250,000,000	250,000,000
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 30, 2023	100,000,000	100,000,000
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 14, 2023	250,000,000	250,000,000
10.20% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on December 04, 2022	200,000,000	200,000,000
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 15, 2022	11,000,000	11,000,000
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 31, 2022	250,000,000	250,000,000
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 22, 2022	400,000,000	400,000,000
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 09, 2022	350,000,000	350,000,000
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 05, 2022	150,000,000	150,000,000
11.00% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 30, 2022	150,000,000	150,000,000
11.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on February 22, 2022	200,000,000	200,000,000

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
11.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 31, 2022	362,000,000	362,000,000
10.50% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 26, 2018	1,250,000,000	1,250,000,000
11.60% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 22, 2017	1,000,000	1,000,000
11.60% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on May 31, 2017	150,000,000	150,000,000
	9,796,800,000	9,646,800,000

(iv) Current Investments

(a) Investment in Bonds (Quoted)

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2015 Amount (Rs.)
		Total (A)	-

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2014 Amount (Rs.)
Yes Bank Ltd. 10.25 BD 29JU27 FVR 10 Lacs	220	220,000,000	220,000,000
		Total (A)	220,000,000

(b) Investment in Certificate of Deposits(Quoted)

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2015 Amount (Rs.)
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

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2015 Amount (Rs.)
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

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2015 Amount (Rs.)
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
Total (B)			33,281,014,250

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2014 Amount (Rs.)
Bank of India CD 13MR15	5,000	500,000,000	455,902,333
Bank of Maharashtra CD 03MR15	7,500	750,000,000	691,657,500
Canara Bank CD 27FB15	2,500	250,000,000	230,418,500
Corporation Bank CD 05MR15	10,000	1,000,000,000	920,982,000
Dena Bank CD 02AP14	10,000	1,000,000,000	998,359,000
Indian Overseas Bank CD 26FB15	5,000	500,000,000	461,630,500

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2014 Amount (Rs.)
Oriental Bank of Commerce CD 05MR15	7,500	750,000,000	691,342,500
Punjab and Sind Bank CD 02MR15	2,500	250,000,000	230,605,000
Punjab National Bank CD 02MR15	20,000	2,000,000,000	1,832,141,467
Punjab National Bank CD 11MR15	10,000	1,000,000,000	919,329,000
Syndicate Bank CD 03MR15	5,000	500,000,000	461,105,000
Total (B)			7,893,472,800

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2015 Amount (Rs.)
(c) Investments in Pass Through Certificates			
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
Total (C)			76,994,642

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2014 Amount (Rs.)
Investments in Pass Through Certificates			
INNOVATION TRUST XVI DEC 13	159	100,006	15,900,879
INNOVATION TRUST XX MAR 14	40	1,000,213	40,008,519
INNOVATION TRUST XIX MAR 14	39	1,000,117	39,004,573
Total (C)			94,913,971

	As at March 31, 2015
Total (A)+(B)+(C)	33,358,008,892

	As at March 31, 2014
Total (A)+(B)+(C)	8,208,386,771

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

(31) Contingent Liability and Commitment:

- (a) Demand pending u/s 143(3) of the Income Tax Act,1961:-
- (i) For Rs. 1,612,574 with respect to FY 2006-07 (Previous Year Rs. 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).
 - (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 67,638,475 (Previous year Rs 31,270,621). The matters in dispute is under appeal before ITAT(Appeals)-XV, New Delhi.
 - (iii) For Rs. 4,480,638 with respect to FY 2007-08 (Previous Year Rs. 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 Rs. 2,414,210 (Previous Year Rs. 2,414,210) with respect to FY 2007-08 against disallowance U/s 14A, against which appeal is pending before ITAT.
 - (v) For Rs. 12,712,719 with respect to FY 2008-09 (Previous Year Rs. 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).
 - (vi) For Rs. Nil (Previous Year Rs. 17,807,253) with respect to FY 2009-10 against disallowance U/s 14A, against which appeal is pending before CIT (Appeals).
 - (vii) For Rs. 395,210 with respect to FY 2009-10 (Previous Year Rs. 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 Rs. 11,625,706 with respect to FY 2011-12 (Previous Year Rs. NIL) against disallowances u/s 14A and 32 (1) of the Income Tax Act,1961 against which appeal is pending before CIT (Appeal).
 - (ix) For Rs. 17,526,280 with respect to FY 2011-12 (Previous Year Rs. NIL) against disallowance of bad debts u/s 36 (1) (vii) of the Income Tax Act,1961,against which appeal is pending before CIT (Appeal).
- (b) Demand pending u/s of 25, 55, 56 & 61 of The Rajasthan Value Added Tax Act, 2003 in relation to the merged company IBFSL for Rs. 14,505,873 (Including interest & Penalty) with respect to FY 2007-08 to FY 2012-13 (Previous Year Rs. 14,505,873) against which appeal is pending before Rajasthan Tax Board, Ajmer. The company has paid tax along with interest for Rs. 6,231,069 (Previous Year Rs. 6,231,069) under protest.
- (c) Corporate counter guarantees outstanding in respect of securitisation/ assignment agreements entered by the Company with different assignees as at March 31, 2015 is Rs. 1,879,775,887 (Previous Year Rs.3,044,792,269) against which collateral deposit of Rs. 63,516,470 (Previous Year Rs. 172,908,806)for the period ended March 31, 2015 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.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

- (e) Capital commitments for acquisition of fixed assets at various branches as at the year end (net of capital advances paid) Rs. 2,068,034,349 (Previous Year Rs. 2,052,845,184).
- (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 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. During the year 2013-14, the Company has purchased the remaining 42.50% or 3,233,696 Equity Shares, which were earlier held by Amaprop Limited at a consideration of Rs. 2,616,891,255. Post this transaction IFCPL is a wholly owned subsidiary of the Company.
- During the current financial year, the Company has further invested Rs. 1,000,020,000 by subscribing to 3,333,400 Equity Shares of face value Rs. 10 per share at a premium of Rs. 290 per equity share.

(33) Segment Reporting:

Segment information for the Year ended March 31, 2015; as per Accounting Standard (AS)-17 "Segment Reporting".

- (a) Primary segment information (by business segments)

Amount (Rs.)

Particulars	Investing and financing related activities	Fee Income	Total
Segment Revenue [#]	71,808,003,204 58,552,616,549	746,823,991 344,454,626	72,554,827,195 58,897,071,175
Segment Result	24,869,368,076 19,820,501,051	610,407,924 90,333,178	25,479,776,000 19,910,834,229
Less: Unallocated expenditure net of other unallocated income			754,499,229 92,925,402
Less: Income taxes and Deferred tax (credit)			5,712,918,533 4,132,533,860
Profit after tax			19,012,358,238 15,685,374,967
Segment Assets*	568,450,296,606 440,162,810,816	203,474,418 18,247,937	568,653,771,024 440,181,058,753
Unallocated Corporate Assets			2,972,558,297 3,302,668,299
Total Assets			571,626,329,321 443,483,727,052
Segment Liabilities	503,573,839,377 379,820,297,710	203,335,302 213,398,648	503,777,174,679 380,033,696,358

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	Investing and financing related activities	Fee Income	Total
Unallocated Corporate Liabilities			2,197,322,484 <i>7,061,450,815</i>
Total Liabilities			505,974,497,163 <i>387,095,147,173</i>
Capital Expenditure	89,407,999 <i>474,344,590</i>	2,037,251 <i>984,880</i>	91,445,250 <i>475,329,470</i>
Unallocated Capital Expenditure			242,190,395 <i>34,495,089</i>
Total Capital Expenditure			333,635,645 <i>509,824,559</i>
Depreciation / Amortisation	107,680,689 <i>59,592,563</i>	3,178,280 <i>1,905,137</i>	110,858,969 <i>61,497,700</i>
Unallocated Depreciation			76,747,635 <i>17,355,223</i>
Total Depreciation / Amortisation			187,606,604 <i>78,852,923</i>
Non-Cash expenditure other than depreciation	4,283,833,679 <i>3,009,747,546</i>	3,079,446 <i>(660,202)</i>	4,286,913,125 <i>3,009,087,344</i>
Unallocated Non-Cash expenditure other than depreciation			3,755,578 <i>6,040,085</i>
Total Non-Cash Expenditure other than depreciation			4,290,668,703 <i>3,015,127,429</i>

(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 Rs. 685,640,037 (Previous Year Rs. 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.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

- 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.

(34) Disclosures in respect of Related Parties as per Accounting Standard, AS-18, 'Related Parties Disclosures'.

Nature of relationship	Related party
(a) Other related parties:	
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, 2015: Amount (Rs.)

Nature of Transaction	Key Management Personnel	Total
Other receipts and payments		
Salary / Remuneration (including perquisite and retirement benefits)	639,248,486 <i>402,163,390</i>	639,248,486 <i>402,163,390</i>
Issue of Equity Shares Under ESOPS Schemes	15,593,175 <i>23,134,845</i>	15,593,175 <i>23,134,845</i>
Money received against Share Warrants	– <i>122,625,000</i>	– <i>122,625,000</i>
Issue of Equity Shares against Share Warrants	– <i>163,500,000</i>	– <i>163,500,000</i>

(Figures in respect of previous years are stated in italics)

(c) Statement of Material transactions during the Year;- Amount (Rs.)

Particulars	For the Year ended March 31, 2015	For the Year ended March 31, 2014
Salary / Remuneration		
Remuneration to Directors		
Mr. Sameer Gehlaut	465,479,060	296,054,173
Mr. Gagan Banga	113,671,758	60,003,226
Mr. Ajit Kumar Mittal	23,661,663	18,001,590
Mr. Ashwini Omprakash Kumar	36,436,005	28,104,401

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

Particulars	For the Year ended March 31, 2015	For the Year ended March 31, 2014
Issue of Equity Shares Under ESOPS Schemes		
– Gagan Banga	14,403,395	21,945,065
– Ajit Kumar Mittal	1,189,780	1,189,780
Money received against Share Warrants		
– Gagan Banga	-	89,925,000
– Ashwini Omprakash Kumar	-	32,700,000
Issue of Equity Shares against Share Warrants		
– Gagan Banga	-	119,900,000
– Ashwini Omprakash Kumar	-	43,600,000

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.

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.

Particulars	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
Profit After Tax and prior period adjustments (Rs.)	19,012,358,238	15,685,374,967
Less: Share of Minority (including share of Reserve Fund) (Rs.)	1,325,368	43,771,408
Profit available for Equity Shareholders (For Basic / Dilutive EPS) (Rs.)	19,011,032,870	15,641,603,559
Weighted average number of Shares used in computing Basic earnings per share (Nos.)	345,960,231	326,135,028
Add: Potential number of Equity Share that could arise on exercise of Share Warrants and Employee Stock Options (Nos.)	10,350,596	3,349,619
Weighted average number of Shares used in computing Diluted earnings per share (Nos.)	356,310,827	329,484,647
Face Value of Equity Shares (Rs.)	2.00	2.00
Basic Earnings Per Equity Share (Rs.)	54.95	47.96
Diluted Earnings Per Equity Share (Rs.)	53.36	47.47

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

(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, 2015.

(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 Rs. 108,924,903,442 upto March 31, 2015 (Rs. 91,246,025,007 upto March 31, 2014), being the principal value outstanding as on the date of the deals that are outstanding as on the Balance Sheet date.

The Company assigned/securitised 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 (x) 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 –

- i) 312,511,167 Equity Shares of Rs. 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 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) Subsequent to the year end, the Board of Directors of Indiabulls Finance Company Private Limited ("IFCPL") and Indiabulls Commercial Credit Limited ("ICCL") (formerly Indiabulls Infrastructure Credit Limited) (both being subsidiaries of the Company) have 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 merger is subject to approvals from regulatory authorities including Reserve Bank of India, the Company ("IHFL") (in the capacity of the shareholder of both the Companies), creditors and sanction by the Hon'ble High Court of Delhi at New Delhi.

Notes forming part of the Consolidated Financial Statements of Indiabulls Housing Finance Limited Group for the year ended March 31, 2015 (Contd...)

The Appointed Date of the proposed merger is April 01, 2015 and shall be subject to all required regulatory and other statutory approvals, as applicable.

- (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

Mumbai, April 24, 2015

Gagan Banga

Vice Chairman/
Managing Director
DIN : 00010894

Ashwini Omprakash Kumar

Whole Time Director
DIN : 03341114

Mukesh Garg

CFO

Amit Jain

Company Secretary

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 31st March, 2015, the Statement of Profit and Loss, 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 specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and 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.

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 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 judgment, 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, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. 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 31st March, 2015, and its profit and its cash flows for the year ended on that date.

Independent Auditor's Report

To the members of Indiabulls Housing Finance Limited (Contd...)

Emphasis of Matter

We draw attention to the following matters in the Notes to the financial statements:

We refer to Note 4(1) to the financial statements which, describes the accounting treatment used by the Company in creating the Deferred Tax Liability on Special Reserve under section 36(1)(viii) of the Income Tax Act, 1961 as at 1st April, 2014, which is in accordance with the NHB's Circular No. NHB (ND)/DRS/Pol. Circular No. 62/2014 dated 27th May, 2014.

Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2015 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in the Annexure a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. 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 specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

- e) On the basis of the written representations received from the directors as on 31st March, 2015 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2015 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) 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 30 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 27(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.

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

A. Siddharth
Partner
(Membership No. 031467)
MUMBAI, 24th April, 2015

Annexure to the Independent Auditor's Report To the members of Indiabulls Housing Finance Limited

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- i. Having regard to the nature of the Company's business/activities/results, during the year, clauses (ii) and (vi) of paragraph 3 of the Order are not applicable to the Company.
- ii. In respect of its fixed assets:
 - (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.
- iii. According to the information and explanations given to us, the Company has opening balance towards unsecured loan granted to a wholly owned subsidiary covered in the Register maintained under Section 189 of the Companies Act, 2013. However, during the year, the wholly owned subsidiary ceased to be covered under Section 189 of the Companies Act, 2013.
- iv. In our opinion and according to the information and explanations given to us, having regard to the explanations that some of the items purchased are of special nature and suitable alternative sources are not readily available for obtaining comparable quotations, there is an adequate internal control system commensurate with the size of the Company and the nature of its business with regard to purchases of fixed assets and the sale of services. There were no transactions in respect of purchase of inventory and sale of goods during the year. During the course of our audit, we have not observed any major weakness in such internal control system.
- 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. 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, Sales Tax, Wealth Tax, Service Tax, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities. During the year there were no dues payable in respect of Customs Duty and Excise Duty.
 - (b) There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Wealth Tax, Service Tax, Value Added Tax, Cess and other material statutory dues in arrears as at 31st March, 2015 for a period of more than six months from the date they became payable.
 - (c) Details of dues of Income-tax and Value Added Tax which have not been deposited as on 31st March, 2015 on account of disputes are given below.

Annexure to the Independent Auditor's Report To the members of Indiabulls Housing Finance Limited (Contd...)

Name of Statute involved	Nature of Dues	Forum where Dispute is pending	Period to which the amount relates	Amount (Rs.)
The Income-Tax Act, 1961	Income- Tax	Commissioner of Income tax (Appeals)	Year ended 31st March, 2008	2,414,210
The Income-Tax Act, 1961	Income-Tax	Commissioner of Income tax (Appeals)	Year ended 31st March, 2009	12,301,239
The Income-Tax Act, 1961	Income- Tax	Commissioner of Income tax (Appeals)	Year ended 31st March, 2012	11,625,706
The Rajasthan Value Added Tax Act, 2003	Sales Tax (VAT)	Rajasthan Tax Board, Ajmer	Years ended 31st March, 2008 to 31st March 2013	14,505,873

- There are no dues of Wealth Tax, Service Tax, Customs Duty, Excise Duty and Cess which have not been deposited as on 31st March, 2015 on account of disputes.
- d) The Company has been regular in transferring amounts to the Investor Education and Protection Fund in accordance with the relevant provisions of the Companies Act, 1956 (1 of 1956) and Rules made thereunder within time.
- vii The Company does not have accumulated losses at the end of the financial year and the Company has not incurred cash losses during the financial year covered by our audit and in the immediately preceding financial year.
- viii. In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of dues to financial institutions, banks and debenture holders.
- ix. According to the information and explanations given to us, the Company has not given guarantees for loans taken by others from banks and financial institutions.
- x. In our opinion and according to the information and explanations given to us, the term loans have been applied by the Company during the year for the purposes for which they were obtained, other than temporary deployment pending application.
- xi. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.

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

A. Siddharth
Partner
(Membership No. 031467)
MUMBAI, 24th April, 2015

Balance Sheet of Indiabulls Housing Finance Limited as at March 31, 2015

Particulars	Note No.	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
I. EQUITY AND LIABILITIES			
(1) Shareholders' funds			
Share capital	3	711,128,932	668,084,886
Reserves and surplus	4	64,211,026,473	54,003,652,489
(2) Non-current liabilities			
Long-term borrowings	6	286,332,253,124	199,044,086,205
Deferred tax liabilities (net)	7	24,008,447	—
Other long-term liabilities	8	2,389,230,698	2,236,144
Long-term provisions	9	4,719,649,369	3,619,202,532
(3) Current liabilities			
Short-term borrowings	10	104,914,777,827	84,473,960,535
Trade payables	11	31,598,906	23,311,781
Other current liabilities	12	85,254,593,458	80,313,635,366
Short-term provisions	13	2,837,809,597	8,633,410,396
Total		551,426,076,831	430,781,580,334
II. ASSETS			
(1) Non-current assets			
Fixed assets	14		
(i) Tangible assets		506,797,002	456,024,617
(ii) Intangible assets		9,210,264	4,234,050
Non-current investments	15	7,493,155,897	6,021,055,226
Deferred tax assets (net)	16	—	1,793,960,296
Long-term loans and advances	17	389,953,977,778	294,343,272,209
Other non-current assets	18	3,505,216,293	7,704,482,892
(2) Current assets			
Current investments	19	59,820,144,987	28,893,429,109
Trade receivables	20	14,183,167	5,572,037
Cash and cash equivalents	21	32,928,893,792	42,997,054,206
Short-term loans and advances	22	52,217,026,793	45,205,849,570
Other current assets	23	4,977,470,858	3,356,646,122
Total		551,426,076,831	430,781,580,334

Notes forming part of the financial statements 1 - 42

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

Amit Jain
Company Secretary

Mumbai, April 24, 2015

Mumbai, April 24, 2015

Statement of Profit and Loss of Indiabulls Housing Finance Limited for the year ended March 31, 2015

Particulars	Note No.	For the Year ended March 31, 2015 Amount (Rs.)	For the Year ended March 31, 2014 Amount (Rs.)
(1) Revenue from operations	24	62,477,238,954	52,241,058,946
(2) Other income	25	9,096,292,892	4,748,167,130
(3) Total revenue (1+2)		71,573,531,846	56,989,226,076
(4) Expenses			
Employee benefits expense	26	2,792,887,190	2,205,701,146
Finance costs	27	38,435,037,705	32,322,498,711
Depreciation and amortisation expense	14	180,120,868	76,526,559
Other expenses	28	4,833,862,826	3,376,625,713
Total expenses		46,241,908,589	37,981,352,129
(5) Profit before tax (3-4)		25,331,623,257	19,007,873,947
(6) Tax expense			
Current tax expense		5,887,886,824	4,240,829,930
Less: MAT Credit Entitlement		971,484,007	170,665,831
Net Current Tax expense		4,916,402,817	4,070,164,099
Deferred tax charge / (credit)(net)	7	632,946,675	(162,272,004)
Total Tax expense		5,549,349,492	3,907,892,095
(7) Profit for the Year (5-6)		19,782,273,765	15,099,981,852
(8) Earnings per Equity share :	34		
Basic		57.18	46.30
Diluted		55.52	45.83
Face value per Equity share		2.00	2.00
Notes forming part of the financial statements	1 - 42		

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

Amit Jain
Company Secretary

Mumbai, April 24, 2015

Mumbai, April 24, 2015

Cash Flow Statement of Indiabulls Housing Finance Limited for the year ended March 31, 2015

	For the Year ended March 31, 2015 Amount (Rs.)	For the Year ended March 31, 2014 Amount (Rs.)
A Cash flows from operating activities :		
Profit before tax	25,331,623,257	19,007,873,947
Adjustments for:		
Employee Stock Compensation	4,465,736	5,819,132
Provision for Gratuity	32,348,636	2,688,757
Provision for Compensated Absences	21,254,570	(876,052)
Provision for Superannuation	220,535,028	113,119,687
Provision for Loan Assets	2,768,618,195	1,284,555,172
Depreciation and Amortisation	180,120,868	76,526,559
Bad debts /Advances written off	1,144,206,890	1,425,277,115
Loss on sale of Fixed Assets	4,220,549	8,888,384
Unrealised gain on Mutual Fund Investments (Current Investments) (Net)	(1,415,285,819)	(188,350,549)
Operating Profit before working capital changes	28,292,107,910	21,735,522,152
Adjustments for:		
Trade and Other Receivables	(4,293,814,555)	(1,496,662,291)
Loans and Advances	(106,211,387,341)	(37,257,260,050)
Trade Payables and other liabilities <small>(Refer Note 2 below)</small>	4,392,082,299	5,606,308,311
Cash (used in) operations	(77,821,011,687)	(11,412,091,878)
Income taxes paid (Net)	(6,768,561,084)	(2,210,416,822)
Net cash (used in) operating activities	(84,589,572,771)	(13,622,508,700)
B Cash flows from investing activities		
Purchase of Fixed Assets	(309,949,868)	(102,050,351)
Sale of Fixed Assets	13,987,419	5,637,185
Movement in Capital Advances	498,782	(400,384,762)
Investment in deposit accounts	(590,098,066)	(1,445,414,466)
Investments in Subsidiaries / Long term Investments	(1,472,100,671)	(2,771,805,226)
Proceeds from Investments in Mutual Funds / Other Current Investments (Net)	(13,226,025,783)	(1,994,635,732)
Net cash (used in) investing activities	(15,583,688,187)	(6,708,653,352)
C Cash flows from financing activities		
Proceeds from Issue of Equity Share through ESOPs (Including Securities Premium)	63,153,270	77,862,675
Proceeds from Conversion of Share Warrants (Including Securities Premium)	4,692,667,500	3,384,450,000
Distribution of Equity Dividends (including Corporate Dividend Tax thereon)	(14,043,654,154)	(10,151,973,191)

Cash Flow Statement of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Debt issue expenses	(241,279,120)	(223,538,811)
Proceeds from / (Loan to) Loans to Subsidiary Companies	3,700,900,000	(2,760,900,000)
Proceeds from Term loans (Net)	69,323,776,738	19,381,844,207
(Repayment of) / Proceeds from issue of Commercial Papers (Net)	(4,570,000,000)	990,000,000
Net proceeds from Issue of Secured Redeemable Non-Convertible Debentures	38,223,482,187	4,241,032,180
Net proceeds from issue of Subordinated Debt	150,000,000	2,200,000,000
Net proceeds from Working capital loans	4,800,000,000	2,500,000,000
Net cash flows from financing activities	102,099,046,421	19,638,777,060
D Net Increase / (Decrease) in cash and cash equivalents (A+B+C)	1,925,785,463	(692,384,992)
E Cash and cash equivalents at the beginning of the year	65,313,274,641	66,005,659,633
F Cash and cash equivalents at the end of the year (D + E) (Refer Note 5 below)	67,239,060,104	65,313,274,641

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 Rs. 2,099,375,285 (Previous Year Rs. 2,874,639,901) being amount payable (net) on assigned loans.
- Margin Deposits of Rs. 6,319,694,789 (Previous Year Rs. 6,162,587,125) have been placed as collateral for Assignment deals on which assignees have a paramount lien.
- Deposits of Rs. 445,403,090 (Previous Year Rs. 12,412,688) are under lien with Bank.
- Cash and cash equivalents at the end of the year include:

Cash and cash equivalents ^(Refer Note 21)	32,928,893,792	42,997,054,206
Current Investments in Units of Mutual Funds / Other Current Investments considered as temporary deployment of funds ^(Refer Note 19)	38,711,642,718	22,353,911,366
	71,640,536,510	65,350,965,572
Less: In deposit accounts held as margin money (under lien)	4,303,871,082	12,412,688
Less: Unrealised gain on Mutual Fund Investments (Current Investments)	97,605,324	25,278,243
Cash and cash equivalents as restated	67,239,060,104	65,313,274,641
- Unclaimed Dividend account balances in designated bank accounts are not available for use by the Company. ^(Refer Note 21)
- 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

Amit Jain
Company Secretary

Mumbai, April 24, 2015

Mumbai, April 24, 2015

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015

(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 read with Rule 7 of the Companies (Accounts) Rules, 2014 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 /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

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

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 is included under Cash and bank balances / Loans and Advances, 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 / 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 Rs. 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

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

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 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/Debt Issue Expenses and Premium/Discount on Issue:

Share / Debt 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

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

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 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

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

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 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

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

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, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(3) Share capital		
Authorised:		
3,000,000,000 (Previous Year 3,000,000,000) Equity Shares of face value Rs. 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 Rs.10 each	<u>10,000,000,000</u>	<u>10,000,000,000</u>
Issued, subscribed and fully paid up ^(I to VII)		
355,564,466 (Previous Year 334,042,443) Equity Shares of face value Rs. 2 each	711,128,932	668,084,886
The Company has only one class of Equity Shares of face value Rs. 2 each (Previous Year Rs. 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.		
	<u>711,128,932</u>	<u>668,084,886</u>

- (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, 2015 723,461 (Previous Year 3,100,273) 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. ^(Refer Note 40)

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

(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, 2015		As at March 31, 2014	
	Equity Shares		Equity Shares	
	No. of Shares	Amount (Rs.)	No. of Shares	Amount (Rs.)
Opening Balance	334,042,443	668,084,886	312,511,167	625,022,334
Add: Equity Shares of Rs. 2 each issued during the year*	21,522,023	43,044,046	21,531,276	43,062,552
Closing Balance	355,564,466	711,128,932	334,042,443	668,084,886

*Includes 665,723 (Previous Year 831,276) Equity Shares of Rs. 2 each issued during the year, under various ESOP Schemes aggregating to Rs. 1,331,446 (Previous Year Rs. 1,662,552) and 20,856,300 (Previous Year 20,700,000) Equity Shares of Rs. 2 each issued during the year eligible warrant holders^{(Refer Note 5(ii))} (Previous year to certain promoter entities and Key Management Personnel) against outstanding Share warrants aggregating to Rs. 41,712,600 (Previous Year Rs. 41,400,000).

(IV) Shares held by Shareholders holding more than 5% shares

Promoter ⁽¹⁾	As at March 31, 2015	
	No. of Shares held	% of Holding
Mr. Sameer Gehlaut	37,601,278	10.58%

Promoters	As at March 31, 2014	
	No. of Shares held	% of Holding
Mr. Sameer Gehlaut	37,601,278	11.26%
Mr. Saurabh Kumar Mittal	18,987,083	5.68%
Mr. Rajiv Rattan	18,780,253	5.62%

Non - Promoters	As at March 31, 2014	
	No. of Shares held	% of Holding
Cophall Mauritius Investment Limited	20,599,094	6.17%
HSBC Global Investment Funds A/C HSBC Global Investment Funds Mauritius Limited	18,828,838	5.64%
Morgan Stanley Asia (Singapore) PTE	17,000,531	5.09%

- (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, 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.

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

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:

- (a) Indiabulls Financial Services Limited ("Erstwhile Holding Company") ^(Refer Note 40) 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.

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 40) :

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 Rs. 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 Rs. 2 each at an exercise price of Rs. 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.

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

(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 (Rs.)	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.)	205,668	99,951	2,324,002	10,500,000
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.)	60,534	25,581	420,310	-
Exercised during the year (Nos.)	57,294	29,145	471,874	-
Expired during the year (Nos.)	-	-	-	-
Cancelled during the year	-	-	-	-
Lapsed during the year	43,848	7,680	256,040	32,000
Re-granted during the year	-	-	-	-
Outstanding at the end of the year (Nos.)	104,526	63,126	1,596,088	10,468,000
Exercisable at the end of the year (Nos.)	1,080	15,153	129,584	-
Remaining contractual Life (Weighted Months)	55	67	81	90

N.A - Not Applicable

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (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 (Rs.)	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.)	58,050	143,550	276,500	148,500	153,300
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	20,440	39,500	1,500	21,900
Exercised during the year (Nos.)	20,610	20,100	39,500	5,300	21,900
Expired during the year (Nos.)	-	-	-	-	-
Cancelled during the year	-	-	-	-	-
Lapsed during the year	-	-	-	132,500	-
Re-granted during the year	N.A.	N.A.	N.A.	N.A.	N.A.
Outstanding at the end of the year (Nos.)	37,440	123,450	237,000	10,700	131,400
Exercisable at the end of the year (Nos.)	3,240	810	39,500	1,700	21,900
Remaining contractual Life (Weighted Months)	90	93	83	93	83

N.A - Not Applicable

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (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 (Rs.)	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 (Rs.)	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	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
Net Profit available to Equity Share holders (as reported)	19,782,273,765	15,099,981,852
Less : Stock-based compensation expense determined under fair value based method: [Gross Rs. 1,299,524,367 (Previous Year Rs. 383,939,285)] (Pro forma)	220,592,739	29,348,073
Net Profit available to Equity Share holders (as per Pro forma)	19,561,681,026	15,070,633,779
Basic earnings per share (as reported)	57.18	46.30
Basic earnings per share (Pro forma)	56.54	46.21
Diluted earnings per share (as reported)	55.52	45.83
Diluted earnings per share (Pro forma)	54.90	45.74

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

- (VI) During the year ended March 31, 2013, pursuant to the Scheme of Arrangement the Authorised Capital of the Company has been rearranged to Rs.16,000,000,000 divided into 3,000,000,000 Equity Shares of Rs. 2 each and 1,000,000,000 Preference Shares of Rs. 10 each.
- (VII) 19,415,430 Equity Shares of Rs. 2 each (Previous year 30,909,521) are reserved for issuance as follows:-
- 12,771,730 Equity shares of Rs. 2 each (Previous Year 3,409,521) towards Employees Stock options as granted.
 - 6,643,700 Equity shares of Rs. 2 each (Previous Year 27,500,000) towards outstanding share warrants. (Refer Note 5(iii))

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(4) Reserves and Surplus		
Capital Reserve:		
Opening Balance	137,500,000	137,500,000
Add: Transferred during the year	—	—
Closing Balance	137,500,000	137,500,000
Capital Redemption Reserve:		
Opening Balance	3,627,392	3,627,392
Add: Transferred during the year	—	—
Closing Balance	3,627,392	3,627,392
Securities Premium Account:		
Opening Balance	32,083,367,411	29,546,446,494
Add: Additions during the year on account of shares issued under ESOPs	61,821,824	76,200,123
Add: Additions during the year on account of shares issued against Share Warrants	4,650,954,900	4,471,200,000
Add: Transfer from Stock Compensation Adjustment Account	6,140,335	6,140,335
	36,802,284,470	34,099,986,952
Less: Debenture issue expenses (Net of tax effect of Rs. 56,102,251 (Previous Year Rs. 47,753,427))	185,176,869	175,785,384
Less: Premium on Redemption of Non Convertible Debentures (Including Discount) (Net of tax effect of Rs. 681,784,573 (Previous Year Rs. 500,076,502))	2,250,368,375	1,840,834,157
Closing Balance	34,366,739,226	32,083,367,411

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Stock Compensation Adjustment: (Refer Note 40)		
Employee Stock Options outstanding	61,403,350	61,403,350
Less: Deferred Employee Stock Compensation expense	8,509,497	12,975,233
Less: Transferred to Securities Premium Account	24,561,340	18,421,005
Closing Balance	28,332,513	30,007,112
General Reserve:		
Opening Balance	5,134,248,200	3,624,248,200
Add: Amount transferred during the year from Surplus in Statement of Profit and Loss	–	1,510,000,000
Less: Amount Utilised during the Year for Transfer to Deferred Tax Liability ⁽¹⁾	(1,204,358,400)	–
Closing Balance	3,929,889,800	5,134,248,200
Foreign Currency Monetary Item Translation Difference Account: ⁽²⁾		
Opening Balance	–	(27,523,476)
Add: Transferred during the Year	(84,395,733)	–
Less: Adjusted during the Year	–	27,523,476
Closing Balance	(84,395,733)	–
Other Reserves:		
Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961:		
Opening Balance	890,000,000	890,000,000
Add: Transferred during the year	–	–
Closing Balance	890,000,000	890,000,000
Statutory Reserve:		
Reserve (I)(As per Section 29C of the Housing Bank Act, 1987) ^{(3) & (4)}		
Opening Balance	2,959,619,203	1,439,622,833
Add : Amount transferred during the year from Surplus in Statement of Profit and Loss	2,096,454,752	1,519,996,370
Closing Balance	5,056,073,955	2,959,619,203
Reserve (II)⁽⁵⁾		
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

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Reserve (III) ^{(3) & (4)}		
Opening Balance	3,480,000,000	1,980,000,000
Add: Transferred during the year	1,860,000,000	1,500,000,000
Closing Balance	5,340,000,000	3,480,000,000
Additional Reserve Fund (U/s 29C of the National Housing Bank Act, 1987): ⁽³⁾		
Opening Balance	3,749,352,909	2,749,352,909
Add: Amount transferred during the year from Surplus in Statement of Profit and Loss	1,500,000,000	1,000,000,000
Closing Balance	5,249,352,909	3,749,352,909
Surplus in Statement of Profit and Loss:		
Opening Balance	481,135,068	2,208,792,471
Less: Adjustment on account of Depreciation (Net of tax benefit amount) ^{(6) & (Note 14)}	36,536,103	—
Profit for the year	19,782,273,765	15,099,981,852
Amount available for appropriation (A)	20,226,872,730	17,308,774,323
Appropriations:		
Interim Dividend paid on Equity Shares (Rs. 26.00 Per Share (Previous Year Rs. 20.00 Per Share))	9,104,090,057	6,650,135,713
Interim Dividend payable on Equity Shares (Rs. Nil Per Share (Previous Year Rs. 9.00 Per Share))	—	3,006,381,987
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	1,425,967,604	1,130,190,566
Corporate Dividend Tax on Interim Dividend payable on Equity Shares	—	510,934,619
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 General Reserve	—	1,510,000,000
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) ⁽³⁾	1,860,000,000	1,500,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Transferred to Special Reserve (U/s 29C of the National Housing Bank Act, 1987) ⁽³⁾	2,096,454,752	1,519,996,370
Transferred to Additional Reserve (U/s 29C of the National Housing Bank Act, 1987) ⁽³⁾	1,500,000,000	1,000,000,000
Total Appropriations (B)	15,987,761,513	16,827,639,255
Balance of Profit Carried Forward (A)-(B)	4,239,111,217	481,135,068
	64,211,026,473	54,003,652,489

- (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 opening reserves as at April 1, 2014, with the amount of deferred tax liability in respect of the opening balance in the Special Reserve as of that date.
- (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 Rs. 84,395,733 (Previous Year Rs. Nil) representing translation difference on foreign currency loans is carried forward in the Foreign Currency Monetary Item Translation Difference Account as on March 31, 2015.
- (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 Rs. 1,860,000,000 (Previous Year Rs. 1,500,000,000) 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 Rs. 2,096,454,752 (Previous Year Rs. 1,519,996,370) to the Reserve in terms of Section 29C of the National Housing Bank ("NHB") Act, 1987 Fund as at the year end. Further an additional amount of Rs. 1,500,000,000 (Previous Year Rs. 1,000,000,000) 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.

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

(4) Disclosure in terms of Circular No. NHB(ND)/ DRS/ Pol.Circular.61/ 2013-14 dated April 7, 2014:-

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Balance at the beginning of the year		
a) Statutory Reserve U/s 29C of the National Housing Bank Act, 1987	2,959,619,203	1,439,622,833
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	3,480,000,000	1,980,000,000
c) Total	<u>6,439,619,203</u>	<u>3,419,622,833</u>
Addition / Appropriation / Withdrawal during the year		
Add:		
a) Amount transferred U/s 29C of the NHB Act, 1987	2,096,454,752	1,519,996,370
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	1,860,000,000	1,500,000,000
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	-	-
Balance at the end of the year		
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	<u>10,396,073,955</u>	<u>6,439,619,203</u>

(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 40)

(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.

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

- (5) (i) In terms of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009, the erstwhile Holding Company during the financial year 2012-13, upon receipt of Shareholders approval, has on June 9, 2012, issued and allotted an aggregate of 20,700,000 warrants, to certain Promoter group entities and Key Management Personnel, at a conversion price of Rs. 218 per Equity Share, 25% of which amounting to Rs. 1,128,150,000 had already been received by the Erstwhile Holding Company from the respective Allottee's as upfront amount as at the Year ended March 31, 2013. These warrants were convertible into an equivalent number of Equity Shares of face value Rs. 2 each, in the Company, upon receipt of balance conversion price, within a period of eighteen months from the date of allotment. During the year 2013-14 the Company has received from the warrant holders the balance amount of 75% amounting to Rs. 3,384,450,000 upon exercise of the rights to convert the warrants into equity shares. ^(Refer Note 40)
- (ii) 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 Rs.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 Rs.2 each, any time before the expiry of 60 months from the date of allotment of the Warrants, at a Warrant Exercise Price of Rs.225 per equity share. During the current financial year the company has issued and allotted 20,856,300 equity shares of face value of Rs. 2 each at an exercise price of Rs.225 per equity share to the eligible warrant holders. ^(Refer Note 40)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(6) Long-term borrowings		
Secured		
Redeemable Non Convertible Debentures ^{(Refer Note 29 (i))**}	112,971,000,000	65,754,000,000
Term Loans ^{(Refer Note 29(ii))*}		
- from banks	148,546,293,125	120,018,286,206
- External Commercial Borrowing	12,518,160,000	-
- from others	1,499,999,999	2,624,999,999
Unsecured		
Loans and Advances from Others		
- 10.60% Non convertible Subordinated Perpetual Debentures***	1,000,000,000	1,000,000,000
- Subordinated Debt ^{(Refer Note 29 (iii))}	9,796,800,000	9,646,800,000
	286,332,253,124	199,044,086,205

* 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, 2015 (Contd...)

(7) Deferred tax Liabilities (net)

Pursuant to Accounting Standard (AS) – 22 'Accounting for Taxes on Income', the Company debited an amount of Rs. 632,946,675 (Previous Year credited Rs.162,272,004) 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, 2015 is as under:

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Deferred Tax Liabilities		
On Reserve Created U/s 36(1)(viii) of the Income Tax Act, 1961	1,846,133,799	–
On difference between accounting income and taxable income on investments	498,550,411	–
Deferred Tax Assets		
Provision for loan assets and contingent provision against standard assets	2,002,520,248	–
On difference between book balance and tax balance of fixed assets/other assets	43,573,402	–
Disallowance under Section 40A(7) of the Income-Tax Act, 1961	39,016,506	–
Disallowance under Section 43B of the Income-Tax Act, 1961	235,565,607	–
Deferred Tax Liabilities (Net)	24,008,447	–

	As at March 31, 2015 Amount (Rs.)	As a March 31, 2014 Amount (Rs.)
(8) Other Long-term liabilities		
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	100,108,014	–
	2,389,230,698	2,236,144

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(9) Long term provisions		
Provision for Contingencies ⁽¹⁾ & (Refer Note 38)	2,681,281,024	2,630,865,137
Provision for Gratuity ^(Refer Note 26)	104,722,030	74,125,062
Provision for Compensated Absences ^(Refer Note 26)	48,594,090	30,818,902
Provision for Superannuation ^(Refer Note 26)	625,880,074	405,345,046
Premium on Redemption on Secured Non Convertible Debentures (Accrued but not due)(Sinking fund)	1,259,172,151	478,048,385
	4,719,649,369	3,619,202,532

(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 Rs. 3,000,000,000 (Previous Year Rs. 2,500,000,000) towards standard assets (included in Provisions for Contingencies), which is well over the required minimum provision as per the NHB Guidelines.

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Movement in Provision for Contingencies Account during the year is as under :		
Particulars		
Opening Balance	3,029,995,465	3,029,995,465
Add: Addition during the Year	—	—
Closing Balance*	3,029,995,465	3,029,995,465
*Includes Contingent Provision Against Standard Assets	3,000,000,000	2,500,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(10) Short-term borrowings		
Secured		
(a) Loans repayable on demand		
From banks- Working Capital Demand Loan*	35,800,000,000	31,000,000,000
From banks- Cash Credit Facility*	21,055,481,976	14,208,960,535
(b) Other Loans and advances		
From banks*	29,689,295,851	9,725,000,000
From Others	—	600,000,000
Redeemable, Non Convertible Debentures**	—	6,000,000,000
Unsecured		
Other Loans and advances		
Commercial Papers***	18,370,000,000	22,940,000,000
	104,914,777,827	84,473,960,535

* 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.

*** Maximum balance outstanding during the year Rs. 77,380,000,000 (Previous year Rs. 58,790,000,000).

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(11) Trade payables		
(a) Dues to Micro and Small Enterprises*	—	—
(b) Dues to others	31,598,906	23,311,781
	31,598,906	23,311,781

* Disclosures under the Micro, Small and Medium Enterprises Development Act, 2006:

(a) An amount of Rs. Nil and Rs. Nil was due and outstanding to suppliers as at the end of the accounting year on account of Principal and Interest respectively.

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

- (b) 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.
- (c) No interest is payable at the end of the year other than interest under Micro, Small and Medium Enterprises Development Act, 2006.
- (d) No amount of interest was accrued and unpaid at the end of the accounting year.

The above information regarding to Micro and Small Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(12) Other current liabilities		
Current maturities of long term debt ⁽¹⁾	64,316,300,000	61,377,111,740
Interest accrued but not due ⁽²⁾	5,620,778,933	4,459,812,019
Temporary Overdrawn Balances as per books	11,072,849,520	10,926,113,516
Amount payable on Assigned Loans	2,099,375,285	2,874,639,901
Foreign Currency Forward payable	1,082,020,465	—
Other Current Liabilities for Statutory Dues and Expense Provisions	1,034,113,598	651,771,746
Unclaimed Dividends ⁽³⁾	29,155,657	24,186,444
	85,254,593,458	80,313,635,366
(1) Current maturities of long term debt		
Redeemable, Non Convertible Debentures	22,513,000,000	22,850,000,000
Term Loans		
From Banks ^{(Refer Note 29 (iii))}	40,678,300,000	37,147,111,740
From Others ^{(Refer Note 29 (iii))}	1,125,000,000	1,380,000,000
	64,316,300,000	61,377,111,740
(2) Interest accrued but not due		
On Term Loans and Working Capital Demand Loans	139,374,070	78,400,746
On Secured Redeemable Non Convertible Debentures	4,919,249,260	3,827,128,799
On Subordinate Debt and Perpetual Debt	562,155,603	554,282,474
	5,620,778,933	4,459,812,019
(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, 2015.		

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(13) Short-term provisions		
Provision for Taxation (Net of Advance Tax/ TDS/ Self assessment Tax Rs. 8,063,560,789 (Previous Year Rs. 3,406,604,538))	1,365,461,556	3,093,072,281
Provision for Fringe Benefits Tax (net of Advance Tax Rs. 2,269,191 (Previous Year Rs. 2,269,191))	185,628	185,628
Provision for Contingencies ^(Refer Note. 9 & 38)	348,714,441	399,130,328
Provision for Gratuity ^(Refer Note 26)	8,016,372	6,264,704
Provision for Compensated Absences ^(Refer Note 26)	6,193,909	2,714,527
Premium on Redemption on Secured Non Convertible Debentures (Accrued but not due)(Sinking fund)	1,109,237,691	1,614,726,322
Interim Dividend payable on Equity Shares (Rs. Nil per share (Previous Year Rs. 9.00 per Share))	–	3,006,381,987
Corporate Dividend Tax payable on Interim Dividend payable on Equity Shares	–	510,934,619
	2,837,809,597	8,633,410,396

Notes forming part of the Financial Statements

of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

(14) FIXED ASSETS

Particulars	GROSS BLOCK AT COST			DEPRECIATION AND AMORTISATION					NET BLOCK	
	As at April 1, 2014	Additions during the year	Adjustments/Sales during the year	As at March 31, 2015	As at April 1, 2014	Transition adjustment recorded against surplus Balance in Statement of Profit and Loss#	Provided during the year	Adjustments during the year	As at March 31, 2015	As at March 31, 2014
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
A. Tangible Assets										
Land*	3,218,270	-	-	3,218,270	-	-	-	-	3,218,270	3,218,270
Building	10,255,100	3,083,975	-	13,339,075	554,140	-	222,538	-	12,562,397	9,700,960
Computers	203,258,272	23,765,157	6,221,636	220,801,793	160,942,797	11,462,636	24,398,798	6,196,572	30,194,134	42,315,475
Furniture & Fixtures	127,463,731	26,113,542	588,776	152,990,497	93,153,089	-	56,403,362	307,402	149,249,049	34,310,642
Leasehold Improvements	217,166,541	23,796,801	5,249,613	235,713,729	65,300,789	-	1,675,821	4,151,706	62,824,904	151,865,751
Office Equipment	113,874,149	3,980,442	6,789,056	111,065,535	30,103,481	38,149,195	19,412,992	6,759,372	80,906,296	83,770,668
Vehicles	185,230,255	220,856,081	22,375,967	383,710,369	54,387,405	6,260,602	74,629,701	5,600,028	254,032,689	130,842,850
Total (A)	860,466,318	301,595,998	41,223,048	1,120,839,268	404,441,701	55,872,433	176,743,212	23,015,080	614,042,266	455,024,616
Previous Year(I)	789,800,834	100,836,199	30,170,715	860,466,318	349,060,113	-	71,026,731	15,645,142	404,441,702	455,024,616
B. Intangible Assets										
Software	190,549,014	8,353,870	-	198,902,884	186,314,964	-	3,377,656	-	189,692,620	4,234,050
Total (B)	190,549,014	8,353,870	-	198,902,884	186,314,964	-	3,377,656	-	189,692,620	4,234,050
Previous Year (II)	189,334,862	1,214,152	-	190,549,014	180,815,136	-	5,499,828	-	186,314,964	-
Total (A+B)	1,051,015,332	309,949,868	41,223,048	1,319,742,152	590,756,665	55,872,433	180,120,868	23,015,080	803,734,886	460,258,666
Previous Year (I+II)	979,135,696	102,050,351	30,170,715	1,051,015,332	529,875,249	-	76,526,559	15,645,142	590,756,666	460,258,666

* Mortgaged as Security against Secured Non Convertible Debentures (Refer Note 6, 10 & 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 Rs. 106,428,739 than the depreciation calculated for previous financial year in terms of schedule XIV of Companies Act, 1956.

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(15) Non-current investments <small>(Refer Note 40)</small>		
Long Term - Trade - Unquoted		
(i) In Wholly owned Subsidiary Companies (Unless otherwise stated):		
- 50,000 (Previous Year 50,000) Fully paid up Equity Shares of face value Rs 10 each in Indiabulls Insurance Advisors Limited ⁽¹⁾	500,000	500,000
- 10,942,096 (Previous Year 7,608,696) Fully paid up Equity Shares of face value Rs 10 each in Indiabulls Finance Company Private Limited ⁽²⁾	4,054,411,255	3,054,391,255
- 5,000,000 (Previous Year 5,000,000) Fully paid up Equity Shares of face value Rs 10 each in Indiabulls Capital Services Limited ⁽¹⁾	50,000,000	50,000,000
- 10,000,000 (Previous Year 10,000,000) Fully paid up Equity Shares of face value Rs 10 each in Indiabulls Commercial Credit Limited(formerly known as Indiabulls Infrastructure Credit Limited)	250,000,000	250,000,000
- 22,500,000 (Previous Year 22,500,000) Fully paid up Compulsory Convertible Cumulative Preference shares face value Rs 10 each in Indiabulls Commercial Credit Limited (formerly known as Indiabulls Infrastructure Credit Limited) ⁽³⁾	2,025,000,000	2,025,000,000
- 2,550,000 (Previous Year 2,550,000) Fully paid up Equity Shares of face value Rs 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 Rs 10 each in Indiabulls Asset Holding Company Limited ⁽¹⁾	500,000	500,000
- 50,000 (Previous Year 50,000) Fully paid up Equity Shares of face value Rs 10 each in Indiabulls Life Insurance Company Limited ^{(1) & (6)}	500,000	500,000
- 150,000 (Previous Year 150,000) Fully paid up Equity Shares of face value Rs 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 Rs 10 each in Ibulls Sales Limited	500,000	500,000
- 70,000,000 (Previous Year 21,000,000) Fully paid up Equity Shares of face value Rs 10 each in Indiabulls Asset Management Company Limited ⁽⁵⁾	700,000,000	210,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
- 500,000 (Previous Year 500,000) Fully paid up Equity Shares of face value Rs 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 Rs 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 Rs 10 each in Indiabulls Asset Reconstruction Company Limited	12,250,000	12,250,000
Total (i)	7,226,161,255	5,736,141,255
(ii) Other Long Term Investments (Unquoted):		
- 28,000,000 (Previous Year 28,000,000) Fully paid up Equity Shares of face value Rs 5 each in Indian Commodity Exchange Limited ⁽⁴⁾	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 Rs. 1,000,000 each	50,000,000	50,000,000
- Investments in Pass Through Certificates ^{(Refer Note 29(iv)(c))}	76,994,642	94,913,971
Total (ii)	266,994,642	284,913,971
Total (i)+(ii)	7,493,155,897	6,021,055,226
Aggregate market value of quoted Investments	-	-
Aggregate book value of quoted Investments	-	-
Aggregate book value of unquoted Investments	7,493,155,897	6,021,055,226
Aggregate provision for diminution in value of Investments	-	-

- (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 Rs. 500,000 and Rs. 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, 2015, the Company holds 100% of the Equity capital of Indiabulls Asset Holding Company Limited and Indiabulls Life Insurance Company Limited at a cost of Rs. 500,000 each. Based on the audited financials of these companies, as at March 31, 2015, there has been an erosion in the value of investment made in those companies as the operations in those companies have not yet commenced / are in the process of being set up. As the Management considers the investment in these companies as strategic and long term in nature, the

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Company considers the losses suffered by these subsidiaries as temporary in nature and accordingly no provision for diminution in their carrying values 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 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.

During the year 2013-14, the Company has purchased the remaining 42.50% or 3,233,696 Equity Shares, which were earlier held by Amaprop Limited at a consideration of Rs. 2,616,891,255. Post this transaction IFCPL is a wholly owned subsidiary of the Company.

During the current financial year, the Company has further invested Rs. 1,000,020,000 by subscribing to 3,333,400 Equity Shares of face value Rs. 10 per share at a premium of Rs. 290 per equity share.

- (3) During the financial year 2012-13, the Company has invested Rs. 2,025,000,000 by subscribing to 22,500,000 Compulsorily Convertible Cumulative Preference Shares of face value Rs. 10 per share, issued by its wholly owned subsidiary namely Indiabulls Commercial Credit Limited (formerly known as Indiabulls Infrastructure Credit Limited).
- (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 Rs. 473,500,000 against a proportionate cost of Rs. 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 Rs. 490,000,000 (Previous Year Rs. 60,000,000) by subscribing to 49,000,000 (Previous year 6,000,000) Equity Shares of face value Rs. 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 Rs. 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 the financial year end to repay this loan, the Company had written off loan given as bad loans / advances written off.

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(16) Deferred tax assets (net)		
Pursuant to Accounting Standard (AS) – 22 'Accounting for Taxes on Income', the Company has debited an amount of Rs. 632,946,675 (Previous Year credited Rs. 162,272,004) 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, 2015 is as under:		
Deferred Tax Liabilities		
On difference between book balance and tax balance of fixed assets/other assets	–	–
On difference between accounting income and taxable income on investments	–	697,528,146
Deferred Tax Assets		
On carry forward of Capital loss (restricted on account of virtual certainty)	–	697,528,146
Provision for loan assets and contingent provision against standard assets	–	1,616,601,580
On difference between book balance and tax balance of fixed assets/other assets	–	859,441
Disallowance under Section 40A(7) of the Income-Tax Act, 1961	–	27,324,481
Disallowance under Section 43B of the Income-Tax Act, 1961	–	149,174,794
Deferred Tax Assets (Net)	<u>–</u>	<u>1,793,960,296</u>

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(17) Long-term loans and advances (Unsecured unless otherwise stated)		
(i) Loans and Other Credit Facilities-		
(a) Secured Loans ⁽¹⁾		
- Considered Good	442,035,636,157	342,716,754,849
- Considered Doubtful	2,023,361,277	457,286,281
Less: Loans Assigned	56,999,615,192	49,877,471,384
	<u>387,059,382,242</u>	<u>293,296,569,746</u>

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(b) Unsecured Loans		
- Considered Good	606,459,440	313,050,131
- Considered Doubtful	6,824,272	220,041,176
	<u>613,283,712</u>	<u>533,091,307</u>
(c) Unsecured Loan to Related Party		
Indiabulls Life Insurance Company Limited ^{(Refer Note 15(6))}	—	49,400,000
	—	49,400,000
Total (a)+(b)+(c)	<u>387,672,665,954</u>	<u>293,879,061,053</u>
Less: Provision for Loan Assets ⁽²⁾ (Including additional provision made by the Company) ^(Refer Note.38)	2,816,973,088	1,743,977,314
	<u>384,855,692,866</u>	<u>292,135,083,739</u>
(ii) Other Loans and Advances		
Capital Advance	1,163,707,319	1,164,206,101
Security Deposit for Rented Premises	60,544,287	172,855,061
Security Deposit with others	9,893,211	9,396,102
MAT Credit Entitlement	1,142,149,838	170,665,831
Advance Fringe Benefits tax (FBT) (Net of Provision for FBT Rs. 902,091 (Previous Year Rs. 902,091))	68,776	68,776
Advance Tax / Tax deducted at source (Net of Provision for Tax Rs. 3,878,809,261 (Previous Year Rs. 1,655,634,486))	567,933,228	676,982,869
Foreign Currency Forward Receivable	1,975,557,522	—
Others including Prepaid Expenses and Employee advances	178,430,731	14,013,730
	<u>389,953,977,778</u>	<u>294,343,272,209</u>
(1) Secured Loans and Other Credit Facilities given to customers amounting to Rs. 387,059,382,242 (Previous Year Rs. 293,296,569,746) 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 or personal guarantees and / or		
(e) Negative lien and / or Undertaking to create a security.		

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(2) Movement in Provision for Loan Assets is as under :		
Opening Balance	1,916,561,011	1,561,603,213
Add: Transfer from Statement of Profit and Loss	2,768,618,195	1,284,555,172
Less: Utilised during the year - towards Loans written off	1,738,434,677	929,597,374
Closing Balance	2,946,744,529	1,916,561,011
	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(18) Other non-current assets		
FCNR Hedge Premium	107,533,395	—
Margin Money Accounts	2,461,226,797	6,162,587,125
Interest Accrued on Deposit accounts / Margin Money	432,445,788	364,665,888
Interest Accrued on Loans	504,010,313	1,177,229,879
	3,505,216,293	7,704,482,892
	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(19) Current investments		
Investments in Mutual Funds		
Axis Mutual Fund		
- Liquid Fund - Direct Growth (CFDG)*	—	750,948,454
No. of Units : Nil (Previous Year 528,004.217)		
NAV N.A. (Previous Year Rs. 1,422.2395)		
Baroda Pioneer Mutual Fund		
- Liquid Fund Plan B - Growth (Direct)*	—	500,876,469
No. of Units : Nil (Previous Year 340,323.371)		
NAV Rs. N.A. (Previous Year Rs. 1,471.7663)		

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
DWS Mutual Fund		
- Insta Cash Plus Fund Direct Plan - Annual Bonus No. of Units : 22,693,553.301 (Previous Year 22,693,553.301) NAV Rs. 109.8279 (Previous Year Rs. 100.7286)	2,492,385,303	2,285,889,853
- Ultra Short Term Fund Direct Plan - Annual Bonus No. of Units : 100,418,410.042 (Previous Year 100,418,410.042) NAV Rs. 11.2084 (Previous Year Rs. 10.2085)	1,125,529,707	1,025,121,339
- Investment Regular Plan - Annual Bonus No. of Units : 179,432,533.595 (Previous Year Nil) NAV Rs. 10.5848 (Previous Year N.A.)	1,899,257,482	—
IDBI Mutual Fund		
- Liquid Fund Direct Plan - Bonus Plan (LFB1) No. of Units : 1,405,353.077 (Previous Year 1,405,353.077) NAV Rs. 1,125.0013 (Previous Year Rs. 1,031.9028)	1,581,024,039	1,450,187,775
Indiabulls Mutual Fund		
Gilt Fund - Direct Plan Bonus (GFDB) * No. of Units : 31,286.338 (Previous Year 31,286.338) NAV Rs. 1,255.8583 (Previous Year Rs. 1,070.1181)	39,291,207	33,480,077
Gilt Fund - Direct Plan Growth (GFDG) * No. of Units : 18,935.435 (Previous Year Nil) NAV Rs. 1,255.8802 (Previous Year N.A.)	23,780,638	—
Income Fund - Direct Plan - Growth (IFDG) * No. of Units : 7,000,000.000 (Previous Year 7,000,000.000) NAV Rs. 11.8651 (Previous Year Rs. 10.3195)	83,055,700	72,236,500
Liquid Fund - Direct Plan - Growth * No. of Units : Nil (Previous Year 4,719,410.940) NAV N.A. (Previous Year Rs. 1,247.8610)	—	5,889,168,855
Short Term Fund - Direct Plan - Growth (STDG) * No. of Units : 236,616.301 (Previous Year 444,957.191) NAV Rs. 1,162.2438 (Previous Year Rs. 1,057.4161)	275,005,829	470,504,898
Ultra Short Term Fund - Direct Plan - Growth (USG1) * No. of Units : 757,284.547 (Previous Year 1,301,115.650) NAV Rs. 1,350.8839 (Previous Year Rs. 1,229.7139)	1,023,003,502	1,600,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
L & T Mutual Fund		
- Cash Fund Direct Plan - Growth No. of Units : 1,182,109.331 (Previous Year 1,182,109.331) NAV 1,133.2028 (Previous Year Rs. 1,041.7861)	1,339,569,604	1,231,505,070
- Ultra Short Term Fund Direct Plan - Bonus No. of Units : 108,049,808.097 (Previous Year Nil) NAV Rs. 12.4402 (Previous Year N.A.)	1,344,161,223	-
LIC Nomura Mutual Fund		
- FMP Series 57-24 Month - Direct Growth Plan (LICV7) (Quoted)* No. of Units : Nil (Previous Year 5,000,000.000) NAV N.A. (Previous Year Rs. 11.0487)	-	50,000,000
Peerless Mutual Fund		
- Ultra Short Term Fund Direct Plan Growth* No. of Units : Nil (Previous Year 141,364,735.153) NAV N.A. (Previous Year Rs. 14.1609)	-	2,001,851,878
JM Mutual Fund		
- Arbitrage Advantage Fund -Bonus Option - Principal Units(Regular) No. of Units : 310,839,685.698 (Previous Year Nil) NAV Rs. 10.4975 (Previous Year N.A.)	3,263,039,601	-
- Arbitrage Advantage Fund - (Direct) Bonus Option - Principal Units No. of Units : 276,763,644.821 (Previous Year Nil) NAV Rs. 10.4860 (Previous Year N.A.)	2,902,143,580	-
Reliance Mutual Fund		
- Treasury Plan - Direct Plan Growth Plan - Growth Option (LFAG)* No. of Units : Nil (Previous Year 560,238.760) NAV N.A. (Previous Year Rs. 3,127.9743)	-	1,752,412,443
- Money Manager Fund - Direct Growth Plan Bonus Option (LPAB) No. of Units : 318,752.457 (Previous Year 318,752.457) NAV Rs. 1,121.4790 (Previous Year Rs. 1,025.2900)	357,474,187	326,813,707
- Liquidity Fund - Direct Growth Plan Growth Option* No. of Units : 498,209.884 (Previous Year Nil) NAV Rs. 2,108.6826 (Previous Year N.A.)	1,050,566,514	-

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
Religare Mutual Fund		
- Invesco Liquid Fund - Direct Plan - Growth*	2,251,341,569	—
No. of Units : 1,169,531.794 (Previous Year Nil)		
NAV Rs. 1,924.9939 (Previous Year N.A.)		
- Invesco Ultra Short Term Fund - Direct Plan Bonus	2,659,719,000	—
No. of Units : 2,465,957.385 (Previous Year Nil)		
NAV Rs. 1,078.5746 (Previous Year N.A.)		
SBI Mutual Fund		
- Magnum Income fund - Regular Plan Growth*	234,360,443	207,104,686
No. of Units : 6,926,670.800 (Previous Year 6,926,670.800)		
NAV Rs. 33.8345 (Previous Year Rs. 29.8996)		
- Premier Liquid Fund - Regular Plan - Growth*	450,223,070	—
No. of Units : 205,045.589 (Previous Year Nil)		
NAV Rs. 2,195.7218 (Previous Year N.A.)		
Sundaram Mutual Fund		
- Money Fund Direct Plan Bonus (Principal Units)	2,144,198,539	—
No. of Units : 202,985,671.094 (Previous Year Nil)		
NAV Rs. 10.5633 (Previous Year N.A.)		
Taurus Mutual Fund		
- Liquid Fund - Direct Plan - Super Institutional Growth*	—	1,131,854,305
No. of Units : Nil (Previous Year 815,984.619)		
NAV N.A. (Previous Year Rs. 1,387.1025)		
Investments in Bonds(Quoted) ^{(Refer Note 29(iv(a)))}	—	220,000,000
Investments in Certificate of Deposits(Quoted) ^{*(Refer Note 29(iv(b)))}	33,281,014,250	7,893,472,800
	59,820,144,987	28,893,429,109
*Considered as Cash and Cash equivalents for Cash Flow Statement		
Aggregate Market value of Quoted Investments	33,330,195,060	8,209,258,976
Aggregate book value of Quoted Investments	33,281,014,250	8,163,472,800
Aggregate book value of Unquoted Investments	26,539,130,737	20,729,956,309
Aggregate provision for diminution in the value of investments	—	—

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(22) Short-term loans and advances (Unsecured unless otherwise stated)		
(i) Loans and Other Credit Facilities		
(a) Secured Loans ⁽¹⁾		
- Considered Good	55,607,338,641	46,978,630,588
- Considered Doubtful	-	-
Less: Loans assigned	6,984,209,472	7,317,532,134
	<u>48,623,129,169</u>	<u>39,661,098,454</u>
(b) Unsecured Loans		
- Considered Good	1,335,702,693	811,992,535
	<u>1,335,702,693</u>	<u>811,992,535</u>
(c) Secured Loans to Related Parties		
Indiabulls Finance Company Private Limited	460,000,000	3,998,000,000
Indiabulls Commercial Credit Limited (formerly Indiabulls Infrastructure Credit Limited)	-	113,500,000
	<u>460,000,000</u>	<u>4,111,500,000</u>
Total (a) +(b)+(c)	<u>50,418,831,862</u>	<u>44,584,590,989</u>
Less: Provision for Loan Assets (Including additional provision made by the Company) ^{(Refer Note.17(2))}	129,771,441	172,583,697
	<u>50,289,060,421</u>	<u>44,412,007,292</u>
(ii) Other Loans and Advances		
Advance Interest on Short term borrowings	308,810,120	413,159,879
Security Deposit for Rented Premises	124,906,470	11,019,044
Foreign Currency Forward Receivable	1,007,028,357	-
Others including Prepaid Expenses / Cenvat Credit and Employee advances	487,221,425	369,663,355
	<u>52,217,026,793</u>	<u>45,205,849,570</u>
(1) Secured Loans and Other Credit Facilities given to customers amounting to Rs. 49,083,129,169 (Previous Year Rs. 43,772,598,454) 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 or personal guarantees and / or		
(e) Negative lien and / or Undertaking to create a security.		

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(23) Other current assets		
FCNR Hedge Premium	184,537,373	—
Interest Accrued on Loans	4,611,358,251	3,317,696,646
Interest Accrued on Deposit accounts / Margin Money / Bonds	181,575,234	38,949,476
	<u>4,977,470,858</u>	<u>3,356,646,122</u>
	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
(24) Revenue from operations		
(a) Income from Financing and Investing Activities		
Income from Financing Activities ⁽¹⁾	59,332,034,599	50,159,271,034
(b) Income from other Financial Services		
Fee Income from Services	364,566,261	132,035,045
Commission on Insurance	126,060,223	12,545,865
Other Operating Income ⁽²⁾	2,654,577,871	1,937,207,002
	<u>62,477,238,954</u>	<u>52,241,058,946</u>
(1) Income from Financing Activities Includes:		
Interest on Loan Financing / Income from Securitisation / Assignment	57,590,225,020	47,941,709,492
Interest on Deposit Accounts	791,141,400	1,213,830,451
Interest on Bonds / Commercial Papers / Certificate of Deposit / Pass Through Certificates	950,668,179	1,003,731,091
	<u>59,332,034,599</u>	<u>50,159,271,034</u>
(2) Other Operating Income includes:		
Loan processing fees	2,336,268,234	1,299,742,461
Foreclosure fees and other related income	756,320,157	935,022,372
Less: Direct Selling Agents Commission	438,010,520	297,557,831
	<u>2,654,577,871</u>	<u>1,937,207,002</u>

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
(25) Other income		
Dividend received from Subsidiary Company	1,278,260,928	—
Dividend Income on Units of Mutual Funds	—	1,258,173,409
Sundry Balances Written back	24,138,861	18,468,165
Gain on Mutual Fund Investments (Current Investments)	1,440,564,062	190,160,255
Profit on sale of Current Investments	6,236,165,002	3,156,965,747
Miscellaneous Income	117,164,039	124,399,554
	9,096,292,892	4,748,167,130

	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
(26) Employee benefits expense		
Salaries	2,454,104,220	2,036,961,896
Contribution to Provident Fund and Other Funds ⁽¹⁾	18,529,706	7,509,939
Employee Stock Compensation Expense	4,465,736	5,819,132
Provision for Gratuity, Compensated Absences and Superannuation Expense ⁽¹⁾	280,764,093	136,948,957
Staff Welfare Expenses	35,023,435	18,461,222
	2,792,887,190	2,205,701,146

(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 Rs. 18,529,706 (Previous year Rs. 7,509,939) 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, 2015 (Contd...)

Disclosure in respect of Gratuity ,Compensated Absences and Superannuation:

Amount (Rs.)

Particulars	Gratuity		Compensated Absences		Superannuation	
	(Unfunded) 2014-2015	(Unfunded) 2013-2014	(Unfunded) 2014-2015	(Unfunded) 2013-2014	(Unfunded) 2014-2015	(Unfunded) 2013-2014
Reconciliation of liability recognised in the Balance Sheet:						
Present Value of commitments (as per Actuarial valuation)	112,738,402	80,389,766	54,787,999	33,533,429	625,880,074	405,345,046
Fair value of plan assets	–	–	–	–	–	–
Net liability in the Balance sheet (as per Actuarial valuation)	112,738,402	80,389,766	54,787,999	33,533,429	625,880,074	405,345,046
Movement in net liability recognised in the Balance Sheet:						
Net liability as at the beginning of the year	80,389,766	77,701,009	33,533,429	34,409,481	405,345,046	292,225,359
Amount (paid) during the year	(10,149,169)	(10,384,543)	–	(101,356)	–	–
Net expenses recognised / (reversed) in the Statement of Profit and Loss	40,289,744	20,316,897	19,939,321	3,512,374	220,535,028	113,119,687
Acquisition Adjustment (on account of transfer of employees)	2,208,061	(7,243,597)	1,315,249	(4,287,070)	–	–
Net liability as at the end of the year	112,738,402	80,389,766	54,787,999	33,533,429	625,880,074	405,345,046
Expenses recognised in the Statement of Profit and Loss:						
Current service cost	22,089,247	17,650,716	13,734,108	9,281,612	47,096,492	33,636,701
Past service cost	–	–	–	–	–	–
Interest Cost	7,711,660	6,682,956	3,545,519	2,940,880	41,680,273	27,822,195
Expected return on plan assets	–	–	–	–	–	–
Actuarial (gains) / Losses	10,488,837	(4,016,775)	2,659,694	(8,710,118)	131,758,263	51,660,791
Expenses charged / (reversal) to the Statement of Profit and Loss	40,289,744	20,316,897	19,939,321	3,512,374	220,535,028	113,119,687
Return on Plan assets:						
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, 2015 (Contd...)

Amount (Rs.)

Particulars	Gratuity		Compensated Absences		Superannuation	
	(Unfunded) 2014-2015	(Unfunded) 2013-2014	(Unfunded) 2014-2015	(Unfunded) 2013-2014	(Unfunded) 2014-2015	(Unfunded) 2013-2014
Reconciliation of defined-benefit commitments:						
Commitments as at the beginning of the year	80,389,766	77,701,009	33,533,429	34,409,481	405,345,046	292,225,359
Current service cost	22,089,247	17,650,716	13,734,108	9,281,612	47,096,492	33,636,701
Past service cost	–	–	–	–	–	–
Interest cost	7,711,660	6,682,956	3,545,519	2,940,880	41,680,273	27,822,195
(Paid benefits)	(10,149,169)	(10,384,543)	–	(101,356)	–	–
Acquisition Adjustment (on account of transfer of employees)	2,208,061	(7,243,597)	1,315,249	(4,287,070)	–	–
Actuarial (gains) / losses	10,488,837	(4,016,775)	2,659,694	(8,710,118)	131,758,263	51,660,791
Commitments as at the end of the year	112,738,402	80,389,766	54,787,999	33,533,429	625,880,074	405,345,046
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.
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

Amount (Rs.)

Particulars	Gratuity (Unfunded)				
	Financial Years				
	2014-2015	2013-2014	2012-2013	2011-2012	2010-2011
Experience adjustment					
On plan liabilities	(6,463,969)	(1,641,298)	10,602,743	7,356,120	1,001,814
On plan assets	–	–	–	–	–
Present value of benefit obligation	112,738,402	80,389,766	77,701,009	5,709,653	11,089,768

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Fair value of plan assets	-	-	-	-	-
Excess of (obligation over plan assets) / plan assets over obligation	112,738,402	80,389,766	77,701,009	5,709,653	11,089,768

Amount (Rs.)

Particulars	Compensated Absences (Unfunded)				
	Financial Years				
	2014-2015	2013-2014	2012-2013	2011-2012	2010-2011
Experience adjustment					
On plan liabilities	(2,659,694)	6,258,794	8,763,744	3,052,548	1,185,954
On plan assets	-	-	-	-	-
Present value of benefit obligation	54,787,999	33,533,429	34,409,481	2,250,153	4,450,735
Fair value of plan assets	-	-	-	-	-
Excess of (obligation over plan assets) / plan assets over obligation	54,787,999	33,533,429	34,409,481	2,250,153	4,450,735

Amount (Rs.)

Particulars	Superannuation (Unfunded)				
	Financial Years				
	2014-2015	2013-2014	2012-2013	2011-2012	2010-2011
Experience adjustment					
On plan liabilities	(110,555,339)	(81,179,750)	(52,033,314)	N.A.	N.A.
On plan assets	-	-	-	N.A.	N.A.
Present value of benefit obligation	625,880,074	405,345,046	292,225,359	N.A.	N.A.
Fair value of plan assets	-	-	-	N.A.	N.A.
Excess of (obligation over plan assets) / plan assets over obligation	625,880,074	405,345,046	292,225,359	N.A.	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:

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Particulars	Amount (Rs.)					
	Gratuity		Compensated Absences		Superannuation	
	(Unfunded) 2014-2015	(Unfunded) 2013-2014	(Unfunded) 2014-2015	(Unfunded) 2013-2014	(Unfunded) 2014-2015	(Unfunded) 2013-2014
Discount Rate	8.25%	8.50%	8.25%	8.50%	8.25%	8.50%
Expected Return on plan assets	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Expected rate of salary increase	5.00%	5.00%	5.00%	5.00%	5.00%	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 Rs. 42,140,758 (Previous Year Rs. 27,306,579) Rs. 19,223,947 (Previous Year Rs. 11,888,995) and Rs. 136,217,255 (Previous Year Rs.92,101,824) respectively.

	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
(27) Finance costs		
Interest on Loans ⁽¹⁾	23,202,177,881	21,284,659,829
Interest on Non-Convertible Debentures	9,191,673,506	7,134,713,159
Interest on Commercial Papers	4,766,294,259	2,730,741,563
Interest on Subordinate Debt	1,016,910,827	940,620,368
Interest on Taxes	320,097	374,650
Bank Charges towards Borrowings	13,179,814	21,307,221
Processing fees	86,214,766	172,547,325
Net loss on foreign currency loans	158,266,555	37,534,596
	38,435,037,705	32,322,498,711

(1) During the year, the Company has recognised Premium on Options Contracts amounting to Rs. Nil (Previous Year Rs. 121,398,049) and Premium on forward contract & principal only swaps on ECB amounting to Rs. 155,769,372 (Previous Year Rs. Nil) included in Interest on Loans and unrealised marked to market loss towards derivatives amounting to Rs. 23,016,946 (Previous Year Rs. Nil) which has been included under Bank / Finance Charges. Derivative instruments that are outstanding as at March 31, 2015 is as given below:-

I. Cross Currency Swaps entered for hedging purposes as at March 31, 2015 for USD 233,115,351.58 (Previous Year USD Nil) against cross currency of Rs. 14,434,750,000 (Previous Year Rs. Nil) for a total of 7 Contracts (Previous Year Nil Contracts).

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

- II. INR Interest Rate Swaps (Fixed to Floating) for Notional Principal of Rs. 750,000,000 (Previous Year Rs. 750,000,000) for a total of 3 contracts (Previous Year 3 contracts) against fluctuations in interest rate changes.
- III. USD Interest Rate Swaps (Floating to Fixed) for Notional Principal INR of Rs. 5,148,475,000 against USD 82,802,351.54 (Previous Year Rs. Nil) for a total of 6 contracts (Previous Year Nil contracts) against fluctuations in USD Libor.
- IV. Forward Contract entered for hedging purposes as at March 31, 2015 for USD 47,802,351.54 (Previous Year USD Nil) against cross currency of Rs. 3,000,000,000 (Previous Year Rs. Nil) for a total of 2 Contracts (Previous Year Nil Contracts).

	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
(28) Other expenses		
Collection Charges	8,564,133	10,348,447
Client Verification Charges	153,037,072	114,272,799
Demat Charges	2,138,731	874,389
Stamp Papers/Stamp Duty charges	30,401,663	34,657,584
CERSAI Charges	16,306,079	13,339,605
Rates & Taxes	10,553,327	4,440,973
Communication Expenses	51,147,895	54,143,709
Legal and Professional Charges	178,705,778	202,830,686
Rent and Other Charges ⁽¹⁾	358,459,151	336,998,635
Electricity Expenses	53,958,353	50,193,796
Repairs and Maintenance-Others	94,938,540	88,123,082
Recruitment and Training	9,063,895	7,007,096
Printing and Stationery	25,391,067	21,733,990
Traveling and Conveyance Expenses	107,363,381	87,587,697
Business Promotion	53,355,053	27,367,628
Payment to Auditors comprises (net of service tax input credit Rs. 1,029,743 (Previous year Rs. 906,143))		
As Auditors	10,485,274	8,361,675
For Certification	1,592,700	1,592,700
Other Services	4,061,385	4,061,385
Reimbursement of Expenses	1,552,883	1,552,883

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
Provision for Loan assets / Bad Debts Written Off (Net of Recoveries) ^{(2) & (Refer Note 38)}	2,952,577,635	2,144,498,271
Expenditure on Social Responsibility ⁽³⁾	231,994,000	—
Advertisement	50,020,312	106,613,965
Loss on sale of fixed assets	4,220,549	8,888,384
Trusteeship Fees	4,406,383	2,763,839
Donation Expenses ⁽³⁾	400,250,000	30,500,000
Miscellaneous Expenses	19,317,587	13,872,495
	4,833,862,826	3,376,625,713

- (1) The Company has taken office premises on Lease and Leave & License basis at various locations in India. Lease rent / License fees aggregating to Rs. 329,130,556 (Previous Year Rs. 302,193,145) 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, 2015, are as under:

Particulars	Minimum Lease Rentals	
	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
Not later than One year	204,671,131	291,468,770
Later than One year but not later than Five years	382,804,321	479,404,585
Later than Five Years	129,999,914	167,915,794
	717,475,366	938,789,149

- (2) Provision for Loan assets / Bad Debts Written Off(Net of Recoveries) includes;

Particulars	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
Contingent Provisions against Standard Assets	—	—
Provision for Loan Assets	2,768,618,195	1,284,555,172
Bad Debt/Advances written off (Net)*	183,959,440	859,943,099
Total	2,952,577,635	2,144,498,271

- * Net of recoveries of Rs. 960,247,450(Previous year Rs. 565,334,016)

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

(3) Expenditure on Social Responsibility and Contribution to an Electoral Trust aggregates to Rs. 631,994,000.

**As at
March 31, 2015
Amount (Rs.)**

(29) Explanatory Notes

**(i) Secured Redeemable Non Convertible Debentures
(payable at par unless otherwise stated) include:***

9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2024	250,000,000
9.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 16, 2024	250,000,000
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2024	250,000,000
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2024	250,000,000
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023	250,000,000
10.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 21, 2023	4,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 8, 2023	250,000,000
11.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	10,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2023	50,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2023	1,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 26, 2023	250,000,000
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2023	350,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2022	500,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 18, 2022	150,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 19, 2022	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 6, 2022	150,000,000
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 6, 2022	200,000,000
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2022	8,000,000,000
10.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 3, 2022	1,250,000,000
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 27, 2022	5,000,000,000
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2021	1,000,000,000
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 7, 2021	5,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 18, 2021	200,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 27, 2020**	200,000,000
9.45 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 8, 2019	1,000,000,000
4.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 2, 2019 ⁽¹⁾	2,000,000,000
4.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 27, 2019 ⁽¹⁾	3,000,000,000
9.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 14, 2019	150,000,000
9.88 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 30, 2019	100,000,000
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 13, 2019	150,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 29, 2019	1,600,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 25, 2019 ⁽¹⁾	3,000,000,000
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 9, 2019**	2,500,000,000
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 9, 2018**	2,500,000,000
9.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 1, 2018**	450,000,000
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 19, 2018	750,000,000
9.45 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 27, 2018	40,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 25, 2018**	240,000,000
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 20, 2018	150,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 4, 2018**	200,000,000
9.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 28, 2018	1,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 28, 2018 ⁽¹⁾	1,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2018	150,000,000
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2018	1,000,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2018**	1,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 14, 2018 ⁽¹⁾	320,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 9, 2018**	200,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)
9.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 9, 2018**	7,200,000,000
9.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 5, 2018**	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2018 ⁽¹⁾	400,000,000
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2018	400,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 28, 2017	1,500,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 17, 2017	401,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 1, 2017 ⁽¹⁾	100,000,000
9.58 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 25, 2017	250,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 24, 2017 ⁽¹⁾	350,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 16, 2017 ⁽¹⁾	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 8, 2017 ⁽¹⁾	270,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 31, 2017 ⁽¹⁾	60,000,000
9.88 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 30, 2017	50,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 26, 2017 ⁽¹⁾	250,000,000
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 23, 2017	30,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 19, 2017 ⁽¹⁾	100,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 11, 2017 ⁽¹⁾	30,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 29, 2017	1,810,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 25, 2017 ⁽¹⁾	430,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 11, 2017 ⁽¹⁾	280,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 30, 2017 ⁽¹⁾	130,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 18, 2017	350,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 17, 2017 ⁽¹⁾	150,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 8, 2017 ⁽¹⁾	190,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 31, 2017 ⁽¹⁾	50,000,000
10.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 27, 2017	3,250,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 26, 2017 ⁽¹⁾	50,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 16, 2017	250,000,000
4.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 5, 2017 ⁽¹⁾	3,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 29, 2017 ⁽¹⁾	60,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 30, 2017	5,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 27, 2017 ⁽¹⁾	90,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 11, 2017**	90,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 10, 2017**	120,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2017 ⁽¹⁾	30,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 30, 2017**	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2017 ⁽¹⁾	50,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 7, 2017**	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2017 ⁽¹⁾	85,000,000
9.30 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 5, 2017	750,000,000
9.60 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2016	2,250,000,000
4.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 30, 2016 ⁽¹⁾	3,000,000,000
9.40 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 27, 2016	100,000,000
9.45 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 30, 2016	180,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 25, 2016 ⁽¹⁾	300,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 16, 2016 ⁽¹⁾	100,000,000
9.88 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 30, 2016	50,000,000
9.90 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 13, 2016	50,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 13, 2016 ⁽¹⁾	50,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 29, 2016	2,350,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 23, 2016	4,000,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 21, 2016 ⁽¹⁾	70,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 14, 2016 ⁽¹⁾	220,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 13, 2016 ⁽¹⁾	190,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 28, 2016 ⁽¹⁾	750,000,000
10.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 30, 2016	2,000,000,000
10.35 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 27, 2016	2,500,000,000
10.45 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 15, 2016	2,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 15, 2016 ⁽¹⁾	330,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 7, 2016 ⁽¹⁾	65,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 3, 2016 ⁽¹⁾	650,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 17, 2016 ⁽¹⁾	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 3, 2016 ⁽¹⁾	600,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 5, 2016 ⁽¹⁾	230,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 4, 2016 ⁽¹⁾	180,000,000
	112,971,000,000

(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.

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2014 Amount (Rs.)
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 24, 2023**	250,000,000
10.55 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 21, 2023	4,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on October 8, 2023	250,000,000
11.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 29, 2023	10,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2023	50,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2023	1,000,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 26, 2023	250,000,000
10.20 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2023	350,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 31, 2022	500,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 18, 2022	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 19, 2022	150,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 6, 2022	150,000,000
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 6, 2022	200,000,000
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 28, 2022	8,000,000,000
10.75 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 3, 2022	1,250,000,000
10.15 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 27, 2022	5,000,000,000
10.70 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 22, 2021	1,000,000,000
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 7, 2021	5,000,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2014 Amount (Rs.)
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 18, 2021**	200,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2018	150,000,000
10.10 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 19, 2018	1,000,000,000
10.25 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on January 16, 2018	400,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 28, 2017	1,500,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 17, 2017	401,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 17, 2017** & (1)	150,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 30, 2017	5,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 6, 2017** & (1)	30,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 25, 2017** & (1)	50,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on February 23, 2017** & (1)	85,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 7, 2016** & (1)	65,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 3, 2016** & (1)	650,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 17, 2016** & (1)	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 3, 2016** & (1)	600,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 5, 2016 ⁽¹⁾	230,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 4, 2016** & (1)	180,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 26, 2016	1,000,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2014 Amount (Rs.)
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 12, 2016**	500,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on March 4, 2016	1,000,000,000
10.80 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on December 10, 2015	2,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on November 27, 2015 ⁽¹⁾	1,500,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 25, 2015	500,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on September 24, 2015 ⁽¹⁾	1,150,000,000
10.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on August 27, 2015	5,500,000,000
10.65 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 16, 2015	200,000,000
10.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 9, 2015	700,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 24, 2015 ⁽¹⁾	750,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on June 19, 2015** & ⁽¹⁾	50,000,000
4.50 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on May 8, 2015 ⁽¹⁾	2,000,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 30, 2015** & ⁽¹⁾	93,000,000
0.00 % Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on April 24, 2015 ⁽¹⁾	70,000,000
	65,754,000,000

(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.

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)
(ii) (a)(1) Term Loan from banks includes as at March 31, 2015^{*(3)}:	
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. ⁽¹⁾	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. ⁽²⁾	5,678,542,857
Total (a)(1)	189,874,185,202

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)
(ii) (a)(2) Term Loan from Banks- Foreign Currency^{(4) &(5)}	
Term Loan taken from Bank. Repayable in equal installments at the 49th , 61th and 72th 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
Total (a)(2)	14,493,567,922
Grand Total	204,367,753,124

(1) Loan taken other than from banks

(2) Includes Loan taken other than from banks for Rs. 2,249,999,999

(3) Linked to base rate of respective lenders

(4) Linked to Libor

(5) Includes External commercial borrowings from banks for Rs.12,518,160,000

*Secured by hypothecation of Loan Receivables(Current and Future) / Current Assets / Cash and Cash Equivalentents of the Company.

	As at March 31, 2014 Amount (Rs.)
(ii) (b) Term Loan from banks includes as at March 31, 2014^{*(3)}:	
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 84 months (average) from the Balance Sheet date.	9,778,395,059
This loan is repayable in half yearly installment after the moratorium of 3 years from the date of disbursement.. The balance tenure for this loan is 30 months from the Balance Sheet date.	2,000,000,000
These loans are repayable in quarterly installment with moratorium period of 1 year from the date of disbursement. The balance tenure for these loans is 46 months (average) from the Balance Sheet date.	4,250,000,220
These loans are repayable in yearly installment from the date of disbursement. The balance tenure for these loans is 25 months (average) from the Balance Sheet date.	15,125,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)
These loans are repayable in yearly installment with moratorium period of 2 years from the date of disbursement. The balance tenure for these loans is 41 months (average) from the Balance Sheet date.	80,083,299,333
These loans are repayable in bullet at the end of the tenure from the date of disbursement. The balance tenure for these loans is 21 months (average) from the Balance Sheet date.	12,500,000,000
These loans are repayable in yearly installment after the moratorium period of 1 year from the date of disbursement. The balance tenure for these loans is 32 months (average) from the Balance Sheet date.	13,800,000,000
This loan is repayable in monthly installment from the date of disbursement. The balance tenure for this loan is 19 months from the Balance Sheet date. ⁽¹⁾	1,005,000,000
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.	8,145,570,000
These loans are repayable in quarterly installment after the moratorium of 2 years from the date of disbursement. The balance tenure for these loans is 29 months (average) from the Balance Sheet date.	6,833,133,333
This loan is repayable in quarterly installment after the moratorium of 1 years from the date of disbursement. The balance tenure for this loan is 1 month from the Balance Sheet date.	150,000,000
These loans are repayable in quarterly Installment with moratorium of 18 months from the date of disbursement. The balance tenure for these loans is 46 months (average) from the Balance Sheet date. ⁽²⁾	7,500,000,000
	161,170,397,945

(1) Loan taken other than from banks

(2) Includes Loan taken other than from banks for Rs. 2,999,999,999

(3) Linked to base rate of respective lenders

*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, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
(iii) Subordinated Debt		
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 15, 2027	326,000,000	326,000,000
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 30, 2027	496,500,000	496,500,000
10.25% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 28, 2027	1,000,000,000	1,000,000,000
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 05, 2027	1,100,300,000	1,100,300,000
9.70% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 17, 2025	50,000,000	-
10.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on July 17, 2024	100,000,000	-
10.80 % Subordinated Debt of Face value of Rs. 100,000 each Redeemable on December 23, 2023	200,000,000	200,000,000
10.85 % Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 24, 2023	50,000,000	50,000,000
10.85 % Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 27, 2023	250,000,000	250,000,000
10.10 % Subordinated Debt of Face value of Rs. 100,000 each Redeemable on September 23, 2023	250,000,000	250,000,000
9.90 % Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 3, 2023	1,250,000,000	1,250,000,000
9.80 % Subordinated Debt of Face value of Rs. 100,000 each Redeemable on May 23, 2023	200,000,000	200,000,000
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2023	250,000,000	250,000,000
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 06, 2023	200,000,000	200,000,000
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on February 18, 2023	250,000,000	250,000,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

	As at March 31, 2015 Amount (Rs.)	As at March 31, 2014 Amount (Rs.)
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 30, 2023	100,000,000	100,000,000
10.10% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 14, 2023	250,000,000	250,000,000
10.20% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on December 04, 2022	200,000,000	200,000,000
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 15, 2022	11,000,000	11,000,000
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 31, 2022	250,000,000	250,000,000
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 22, 2022	400,000,000	400,000,000
10.30% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on October 09, 2022	350,000,000	350,000,000
10.65% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 05, 2022	150,000,000	150,000,000
11.00% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 30, 2022	150,000,000	150,000,000
11.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on February 22, 2022	200,000,000	200,000,000
11.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 31, 2022	362,000,000	362,000,000
10.50% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 26, 2018	1,250,000,000	1,250,000,000
11.60% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on June 22, 2017	1,000,000	1,000,000
11.60% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on May 31, 2017	150,000,000	150,000,000
	9,796,800,000	9,646,800,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2015 Amount (Rs.)
(iv) Current Investments			
(a) Investment in Bonds (Quoted)			
Total (A)			-
			As at March 31, 2014 Amount (Rs.)
Yes Bank Limited 10.25 BD 29JU27 FVRS 10 Lac	220	220,000,000	220,000,000
Total (A)			220,000,000

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2015 Amount (Rs.)
(b) Investment in Certificate of Deposits(Quoted)			
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

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2015 Amount (Rs.)
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
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

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2015 Amount (Rs.)
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
Total (B)			33,281,056,344

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2014 Amount (Rs.)
Bank of India CD 13MR15	5,000	500,000,000	455,902,333
Bank of Maharashtra CD 03MR15	7,500	750,000,000	691,657,500
Canara Bank CD 27FB15	2,500	250,000,000	230,418,500
Corporation Bank CD 05MR15	10,000	1,000,000,000	920,982,000
Dena Bank CD 02AP14	10,000	1,000,000,000	998,359,000
Indian Overseas Bank CD 26FB15	5,000	500,000,000	461,630,500
Oriental Bank of Commerce CD 05MR15	7,500	750,000,000	691,342,500
Punjab and Sind Bank CD 02MR15	2,500	250,000,000	230,605,000
Punjab National Bank CD 02MR15	20,000	2,000,000,000	1,832,141,467
Punjab National Bank CD 11MR15	10,000	1,000,000,000	919,329,000
Syndicate Bank CD 03MR15	5,000	500,000,000	461,105,000
Total (B)			7,893,472,800

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2015 Amount (Rs.)
(c) Investments in Pass Through Certificates			
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
Total (c)			76,994,642

Particulars	Quantity	Face Value (Rs.)	As at March 31, 2014 Amount (Rs.)
INNOVATION TRUST XVI DEC 13 SR-A PTC 30DC13	159	100,006	15,900,879
INNOVATION TRUST XIX MAR 14 SR-A PTC 20MR14	39	1,000,117	39,004,573
INNOVATION TRUST XX MAR 14 SR-A PTC 20MR14	40	1,000,213	40,008,519
Total (c)			94,913,971

			As at March 31, 2015 Amount (Rs.)
Total (A)+(B)+(C)			33,358,050,986
			As at March 31, 2014 Amount (Rs.)
Total (A)+(B)+(C)			8,208,386,771

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

(30) Contingent Liability and Commitment:

- (a) Demand pending u/s 143(3) of the Income Tax Act,1961
- (i) For Rs. 2,414,210 with respect to FY 2007-08 (Previous Year Rs. 2,414,210) against disallowance U/s 14A of the Income Tax Act,1961, against which appeal is pending before ITAT.
 - (ii) For Rs. 12,301,239 with respect to FY 2008-09 (Previous Year Rs. 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).
 - (iii) For Rs.Nil with respect to FY 2009-10 (Previous Year Rs.17,807,253) against disallowance U/s 14A of the Income Tax Act,1961, against which appeal is pending before CIT (Appeals).
 - (iv) For Rs. 11,625,706 with respect to FY 2011-12 (Previous Year Rs. NIL) against disallowances u/s 14A and 32 (1) of the Income Tax Act,1961 against which appeal is pending before CIT (Appeal).
- (b) Demand pending u/s of 25, 55 , 56 & 61 of The Rajasthan Value Added Tax Act, 2003 for Rs. 14,505,873 (Including interest & Penalty) with respect to FY 2007-08 to FY 2012-13 (Previous Year Rs. 14,505,873) against which appeal is pending before Rajasthan Tax Board, Ajmer. The Company has paid tax along with interest for Rs. 6,231,069(Previous Year Rs. 6,231,069) under protest.
- (c) Corporate counter guarantees outstanding in respect of securitisation/ assignment agreements entered by the Company with different assignees as at March 31, 2015 is Rs. 1,879,775,887 (Previous Year Rs.3,044,792,269) against which collateral deposit of Rs. 63,516,470 (Previous Year Rs. 172,908,806)for the period ended March 31, 2015 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) Rs. 2,109,736,611 (Previous Year Rs. 2,052,467,864).

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

(31) Segment Reporting:

Segment information for the year ended March 31, 2015, as per Accounting Standard (AS)-17 "Segment Reporting" :

(a) Primary segment information (by business segments)

Amount (Rs.)

Particulars	Investing and financing related activities	Fee Income	Total
Segment Revenue [#]	70,941,602,462 56,701,777,447	490,626,484 144,580,910	71,432,228,946 56,846,358,357
Segment Result	25,584,480,740 18,951,081,381	486,725,649 141,783,279	26,071,206,389 19,092,864,660
Less: Unallocated expenditure net of other unallocated income			739,583,132 84,990,713
Less: Income taxes and Deferred tax (credit)			5,549,349,492 3,907,892,095
Profit after tax			19,782,273,765 15,099,981,852
Segment Assets	549,190,539,566 427,887,947,138	14,227,986 5,616,856	549,204,767,552 427,893,563,994
Unallocated Corporate Assets			2,221,309,279 2,888,016,340
Total Assets			551,426,076,831 430,781,580,334
Segment Liabilities	484,194,133,908 369,058,839,602	192,000,000 192,000,000	484,386,133,908 369,250,839,602
Unallocated Corporate Liabilities			2,117,787,518 6,859,003,356
Total Liabilities			486,503,921,426 376,109,842,958
Capital Expenditure	85,511,030 467,940,024	- -	85,511,030 467,940,024
Unallocated Capital Expenditure			223,940,056 34,495,089
Total Capital Expenditure			309,451,086 502,435,113

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Amount (Rs.)

Particulars	Investing and financing related activities	Fee Income	Total
Depreciation / Amortisation	105,249,663	18,966	105,268,629
	<i>59,267,392</i>	<i>18,966</i>	<i>59,286,358</i>
Unallocated Depreciation			74,852,239
			<i>17,240,201</i>
Total Depreciation / Amortisation			180,120,868
			<i>76,526,559</i>
Non-Cash expenditure other than depreciation	4,192,140,717	-	4,192,140,717
	<i>2,833,432,110</i>	-	<i>2,833,432,110</i>
Unallocated Non-Cash expenditure other than depreciation			3,508,887
			<i>6,040,085</i>
Total Non-Cash Expenditure other than depreciation			4,195,649,604
			<i>2,839,472,195</i>

(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.

- The Company operates solely in one Geographic segment namely "Within India" and hence no separate information for Geographic segment wise disclosure is required.
- 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.
- Segment revenue, results, assets and liabilities include amounts identifiable to each segment and amounts allocated on a reasonable basis.
- 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 (Refer Note 1) above.

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

(32) Disclosures in respect of Related Parties as per Accounting Standard (AS) – 18 'Related Party Disclosures'.

Nature of relationship	Related party
(a) Related party where control exists:	
Subsidiary Companies	Indiabulls Asset Reconstruction Company Limited (Subsidiary of Indiabulls Advisory Services Limited) Indiabulls Finance Company Private Limited Indiabulls Commercial Credit Limited (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)
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, 2015 (Contd...)

(b) Significant transactions with related parties during the year ended March 31, 2015: Amount (Rs.)

Nature of Transactions	Subsidiary Companies	Key Management Personnel	Total
Finance			
Loan given			
(Maximum balance outstanding during the year)	5,799,400,000	-	5,799,400,000
	7,012,701,000	-	7,012,701,000
Issue of Equity Shares Under ESOP Schemes / Share Warrants (Based on the Exercise price)	-	15,593,175	15,593,175
	-	186,634,845	186,634,845
Income			
Income from Service Fee	1,000,000	-	1,000,000
	1,250,000	-	1,250,000
Interest Income on Loan	574,805,905	-	574,805,905
	652,146,989	-	652,146,989
Dividend Income	1,278,260,928	-	1,278,260,928
	-	-	-
Expenses			
Bad Debt Written off	49,400,000	-	49,400,000
	-	-	-
Other receipts and payments			
Investment in Equity Shares	1,490,020,000	-	1,490,020,000
	60,000,000	-	60,000,000
Investment in Commercial paper	3,441,907,500	-	3,441,907,500
	3,933,130,150	-	3,933,130,150
Bond Sales	-	-	-
	833,534,384	-	833,534,384
Bond Purchase	-	-	-
	666,361,677	-	666,361,677
Purchase of Commercial Paper	-	-	-
	492,803,500	-	492,803,500
Sale of Investment in Commercial Paper	-	-	-
	1,124,370,600	-	1,124,370,600
Maturity of Commercial Paper	7,250,000,000	-	7,250,000,000
	3,350,000,000	-	3,350,000,000
Salary / Remuneration (including perquisite and retirement benefits)	-	639,248,486	639,248,486
	-	402,163,390	402,163,390

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Amount (Rs.)

Nature of Transactions	Subsidiary Companies	Key Management Personnel	Total
Issue of Equity Shares Under ESOPS Schemes	-	15,593,175	15,593,175
	-	23,134,845	23,134,845
Money Received against Share Warrants	-	-	-
	-	122,625,000	122,625,000
Issue of Equity Shares against Share Warrants	-	-	-
	-	163,500,000	163,500,000
Employee Benefits Transfer Received / (Paid)(net)	2,992,647	-	2,992,647
	-	(11,530,667)	(11,530,667)
Sale of Loan Receivables	2,982,107,456	-	2,982,107,456
	1,385,841,735	-	1,385,841,735

(Figures in respect of previous years are stated in italics)

(c) Outstanding balance as at March 31, 2015: Amount (Rs.)

Nature of Transactions	Subsidiary Companies	Key Management Personnel	Total
Loan given	460,000,000	-	460,000,000
	4,160,900,000	-	4,160,900,000
Assignment (Payable)/ Receivable (Net)	(83,087,689)	-	(83,087,689)
	(347,630)	-	(347,630)

(Figures in respect of previous years are stated in italics)

(d) Statement of Partywise transactions during the Year: Amount (Rs.)

Particulars	For the Year ended March 31, 2015	For the Year ended March 31, 2014
Loan Given (Maximum balance outstanding during the year)		
Subsidiaries		
- Indiabulls Finance Company Private Limited	4,781,500,000	3,998,000,000
- Indiabulls Commercial Credit Limited	1,878,500,000	5,620,000,000
- Ibulls Sales Limited	294,000,000	-
- Indiabulls Life Insurance Company Limited	49,400,000	49,400,000
- Nilgiri Financial Consultants Limited	223,300,000	-

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Amount (Rs.)

Particulars	For the Year ended March 31, 2015	For the Year ended March 31, 2014
Income from Service Fee		
Subsidiaries		
– Indiabulls Finance Company Private Limited	-	250,000
– Indiabulls Commercial Credit Limited	1,000,000	1,000,000
Interest Income on Loan		
Subsidiaries		
– Indiabulls Finance Company Private Limited	534,701,776	220,498,975
– Indiabulls Commercial Credit Limited	28,236,998	431,648,014
– Ibulls Sales Limited	6,764,186	-
– Nilgiri Financial Consultants Limited	5,102,945	-
Dividend Income		
– Indiabulls Finance Company Private Limited	1,278,260,928	-
Bad Debt Written off		
– Indiabulls Life Insurance Company Limited	49,400,000	-
Investment in Equity Shares		
Subsidiary		
– Indiabulls Asset Management Company Limited	490,000,000	60,000,000
– Indiabulls Finance Company Private Limited	1,000,020,000	-
Investment in Commercial paper		
Subsidiary		
– Indiabulls Finance Company Private Limited	1,962,292,500	1,618,856,700
– Indiabulls Commercial Credit Limited	1,479,615,000	2,314,273,450
Bond Sales		
Subsidiary		
– Indiabulls Finance Company Private Limited	-	463,074,658
– Indiabulls Commercial Credit Limited	-	370,459,726
Bond Purchase		
Subsidiary		
– Indiabulls Finance Company Private Limited	-	666,361,677
Sale of Investment in Commercial Paper		
Subsidiaries		
– Indiabulls Finance Company Private Limited	-	648,555,600

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Amount (Rs.)

Particulars	For the Year ended March 31, 2015	For the Year ended March 31, 2014
– Indiabulls Commercial Credit Limited	-	390,168,300
– Indiabulls Collection Agency Limited	-	28,548,900
– Indiabulls Capital Services Limited	-	28,548,900
– Indiabulls Asset Reconstruction Company Limited	-	28,548,900
Maturity of Investment in Commercial Paper		
Subsidiaries		
– Indiabulls Finance Company Private Limited	2,000,000,000	1,000,000,000
– Indiabulls Commercial Credit Limited	5,250,000,000	2,350,000,000
Purchase of Commercial Paper		
Subsidiaries		
– Indiabulls Commercial Credit Limited	-	404,098,870
– Indiabulls Collection Agency Limited	-	29,568,210
– Indiabulls Capital Services Limited	-	29,568,210
– Indiabulls Asset Reconstruction Company Limited	-	29,568,210
Salary / Remuneration		
Remuneration to Directors		
– Sameer Gehlaut	465,479,060	296,054,173
– Gagan Banga	113,671,758	60,003,226
– Ajit Kumar Mittal	23,661,663	18,001,590
– Ashwini Omprakash Kumar	36,436,005	28,104,401
Issue of Equity Shares Under ESOPS Schemes		
– Gagan Banga	14,403,395	21,945,065
– Ajit Kumar Mittal	1,189,780	1,189,780
Money received against Share Warrants		
– Gagan Banga	-	89,925,000
– Ashwini Omprakash Kumar	-	32,700,000
Issue of Equity Shares against Share Warrants		
– Gagan Banga	-	119,900,000
– Ashwini Omprakash Kumar	-	43,600,000

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Amount (Rs.)

Particulars	For the Year ended March 31, 2015	For the Year ended March 31, 2014
Employee Benefits Transfer Received / (Paid) (net)		
– Indiabulls Commercial Credit Limited	3,701,955	(11,249,479)
– Indiabulls Asset Management Company Limited	(709,308)	-
– Indiabulls Finance Company Private Limited	-	(281,188)
Sale of Loan Receivables		
Subsidiaries		
– Indiabulls Commercial Credit Limited	2,982,107,456	1,385,841,735

(e) Breakup of outstanding Balances Amount (Rs.)

Particulars	For the Year ended March 31, 2015	For the Year ended March 31, 2014
Loan given		
Subsidiaries		
– Indiabulls Finance Company Private Limited	460,000,000	3,998,000,000
– Indiabulls Commercial Credit Limited	-	113,500,000
– Indiabulls Life Insurance Company Limited	-	49,400,000
Assignment (Payable)		
Subsidiaries		
– Indiabulls Finance Company Private Limited	(1,104,220)	-
– Indiabulls Infrastructure Credit Limited	(81,983,469)	(347,630)

Related Party relationships as given above are as identified by the Company.

(33) (a) Earning in Foreign Currency:

Particulars	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
Earning from Exhibition	8,721,317	15,206,735
Total	8,721,317	15,206,735

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Particulars	For the Year ended March 31, 2015 Amount (Rs.)	For the Year ended March 31, 2014 Amount (Rs.)
(b) Expenditure in Foreign Currency:		
Professional Expenses	1,263,365	251,007
GDRs listing / Issue related Expense	7,701,450	2,403,819
Travelling Expenses	3,786,387	4,223,368
Commission Expense	2,568,722	10,097,524
Interest Expense on Foreign Currency Loan	257,017,598	79,271,360
Fees Paid for Loans taken	8,588,546	-
Overseas Representative Office Expenses	10,701,125	17,331,264
Advertisement/Corporate Sponsorship Expenses	5,619,153	2,797,565
Rent	1,427,884	-
Salary Expenses	15,513,627	13,369,745
Total	314,187,857	129,745,652

(c) Remittances during the year in foreign currency on account of dividends:

(i) Remittance during the Financial Year 2014-15

Pertains to Financial Year	Interim / Final	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
Total			16,686,157	146,734,418

(ii) Remittance during the Financial Year 2013-14

Pertains to Financial Year	Interim / Final	No of Shareholders	No. of Shares	Amount
2012-13	3rd Interim	2	11,259,610	73,187,465
2013-14	1st Interim 2013-14	2	11,259,610	67,557,660
2013-14	2nd Interim 2013-14	2	9,530,243	66,711,701
2013-14	3rd Interim 2013-14	2	9,409,098	65,863,686
Total			41,458,561	273,320,512

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

(34) 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.

Particulars	For the year ended March 31, 2015 Amount (Rs.)	For the year ended March 31, 2014 Amount (Rs.)
Profit available for Equity Shareholders (Rs.)	19,782,273,765	15,099,981,852
Weighted average number of Shares used in computing Basic Earnings per Equity Share (Nos.)	345,960,231	326,135,028
Add: Potential number of Equity share that could arise on exercise of Employee Stock Options / Share Warrants (Nos.)	10,350,596	3,349,620
Weighted average number of shares used in computing Diluted Earnings per Equity Share (Nos.)	356,310,827	329,484,648
Face Value of Equity Shares - (Rs.)	2.00	2.00
Basic Earnings Per Equity Share - (Rs.)	57.18	46.30
Diluted Earnings Per Equity Share - (Rs.)	55.52	45.83

(35) 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, 2015.

(36) An amount of Rs. 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.

(37) 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, 2015	As at March 31, 2014
Items		
i) CRAR (%)	18.35%	19.14%
ii) CRAR - Tier I capital (%)	15.24%	15.05%
iii) CRAR - Tier II Capital (%)	3.11%	4.09%

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

(ii) Exposure to Real Estate Sector:- Amount (Rs. In crores)

Category	As at March 31, 2015	As at March 31, 2014
a) Direct exposure	21,767.25	16,694.28
(i) Residential Mortgages - Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented;		
(ii) Commercial Real Estate - Lending secured by mortgages on commercial real estates	17,361.78	14,200.04
(iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
a. Residential	4.35	5.49
b. Commercial Real Estate.	3.35	4.00
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

(iii) Asset Liability Management

Maturity Pattern of Assets and Liabilities as at March 31, 2015:- Amount (Rs. In crores)

	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
Liabilities					
Borrowing from banks	370.93 504.52	95.00 258.55	1,510.76 414.97	3,666.20 2,224.56	3,682.62 2,955.54
Market borrowings	213.55 209.65	665.65 567.25	206.40 529.00	1,089.50 784.50	1,648.50 1,910.20
Assets					
Advances	1,115.65 1,319.95	410.45 453.26	837.54 726.30	2,504.32 1,756.89	4,217.00 4,338.81
Investments	290.88 1,110.44	601.67 -	0.05 -	3,096.08 1,145.79	2,572.51 1,118.06

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Maturity Pattern of Assets and Liabilities as at March 31, 2015:-						Amount (Rs. In crores)
	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
Liabilities						
Borrowing from banks	10,059.60 <i>10,397.18</i>	8,228.86 <i>4,247.72</i>	1,098.36 <i>73.28</i>	51.72 <i>51.72</i>	64.69 <i>81.90</i>	28,828.74 <i>21,209.94</i>
Market borrowings	7,086.40 <i>3,501.20</i>	1,003.00 <i>1,078.20</i>	1,191.20 <i>20.00</i>	3,330.10 <i>4,386.30</i>	293.28 <i>293.28</i>	16,727.58 <i>13,279.58</i>
Assets						
Advances	17,003.89 <i>12,922.25</i>	9,336.60 <i>7,225.42</i>	5,107.06 <i>4,097.88</i>	4,163.03 <i>1,484.59</i>	2,006.20 <i>1,858.11</i>	46,701.74 <i>36,183.46</i>
Investments	697.17 <i>1,077.81</i>	6.11 <i>166.76</i>	1.20 <i>-</i>	1.34 <i>-</i>	739.06 <i>587.61</i>	8,006.07 <i>5,206.47</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)

- (38) 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 (Rs. In Crore)					
	Housing Loans		Non Housing Loans		Total	
	As at March 31, 2015	As at March 31, 2014	As at March 31, 2015	As at March 31, 2014	As at March 31, 2015	As at March 31, 2014
Standard Assets	212.81	150.19	74.36	83.04	287.17	233.23
Substandard Assets	18.31	4.14	10.35	34.18	28.66	38.32
Doubtful Assets- upto one Year	1.30	0.31	42.30	0.80	43.60	1.11
Doubtful Assets- one to three Years	0.89	0.96	1.99	35.84	2.88	36.80
Doubtful Assets- more than three Years	1.90	0.44	19.51	3.29	21.41	3.73
Loss Assets	-	-	-	-	-	-
Provision of Depreciation on Investments	-	-	-	-	-	-
Total	235.21	156.04	148.51	157.15	383.72	313.19

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

Further as at March 31, 2015, the Company has additional provision of Rs 15.84 Crore (Previous Year Rs.69.77 Crore) and Rs 198.13 Crore (Previous Year Rs. 111.70 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, 2015 for standard assets is Rs. 43,415.12 Crore (Previous Year Rs. 33,523.18 Crore) out of which housing loan is Rs 31,244.16 Crore (Previous Year Rs 22,776.40 Crore) and Non housing loan is Rs 12,170.95 Crore (Previous Year Rs 10,746.78 Crore).

The balance loan outstanding as at March 31, 2015 for sub-standard assets is Rs. 191.02 Crore (Previous Year Rs. 255.46 Crore) out of which housing loan is Rs 122.06 Crore (Previous Year Rs 27.59 Crore) and Non housing loan is Rs 68.97 Crore (Previous Year Rs 227.87 Crore).

The balance loan outstanding as at March 31, 2015 for doubtful assets upto one year category is Rs. 174.43 Crore (Previous Year Rs 4.43 Crore) out of which housing loan is Rs 5.22 Crore (Previous Year Rs 1.22 Crore) and Non housing loan is Rs 169.21 Crore (Previous Year Rs. 3.21 Crore).

The balance loan outstanding as at March 31, 2015 for doubtful assets one to three years category is Rs. 7.18 Crore (Previous Year Rs. 59.57 Crore) out of which housing loan is Rs. 2.22 Crore (Previous Year Rs 2.40 Crore) and Non housing loan is Rs 4.96 Crore (Previous Year Rs.57.17 Crore).

The balance outstanding as at March 31, 2015 for doubtful assets more than three years category is Rs. 21.41 Crore (Previous Year Rs. 3.73 Crore) out of which housing loan is Rs 1.90 Crore (Previous Year Rs 0.44 Crore) and Non housing loan is Rs 19.51 Crore (Previous Year Rs. 3.29 Crore).

Provision for contingencies on standard assets and loan assets as on March 31, 2015 amounting to Rs. 597.67 Crore (Previous Year Rs. 494.66 Crore) includes provisions for non-performing assets, standard assets and all other contingencies.

- (39) 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 Rs. 114,059,975,916 upto March 31, 2015 (Rs. 93,398,990,025 upto March 31, 2014), being the principal value outstanding as on the date of the deals that are outstanding as on the Balance Sheet date.

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.

- (40) 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

Notes forming part of the Financial Statements of Indiabulls Housing Finance Limited for the year ended March 31, 2015 (Contd...)

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 Rs. 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.

(41) The Company has complied with the NHB Directions, 2010 including Prudential Norms and as amended from time to time.

(42) 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 24, 2015

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]

Name of the Subsidiary Companies	Year	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)
1. Indiabulls Collection Agency Limited	2014-15	Rs.	1,500,000	174,174,514	180,579,647	4,905,133	-	17,962,783	17,499,956	4,747,452	12,752,504	-
	2013-14		1,500,000	161,422,010	95,918,920	2,555,548	69,568,638	16,456,635	15,891,995	2,562,034	13,329,361	-
2. Ibulls Sales Limited	2014-15	Rs.	500,000	33,554,013	40,254,544	6,200,531	-	71,234,373	28,765,713	9,179,952	19,586,761	-
	2013-14		500,000	13,967,252	32,163,846	17,696,594	-	172,591,136	13,240,899	4,051,088	9,189,810	-
3. Indiabulls Insurance Advisors Limited	2014-15	Rs.	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	-
	2013-14		500,000	1,039,940,929	6,623,095	1,077,095,401	31,031,377	5,560,626	5,277,246	856,681	4,420,565	-
4. Nilgiri Financial Consultants Limited	2014-15	Rs.	500,000	70,237,344	72,024,549	1,281,205	-	15,749,569	7,370,386	1,184,862	6,185,524	-
	2013-14		500,000	64,051,820	35,607,722	1,374,214	30,318,312	9,840,600	9,515,927	1,644,333	7,871,594	-
5. Indiabulls Finance Company Private Limited	2014-15	Rs.	109,420,980	3,263,871,948	8,703,242,180	5,525,051,362	195,102,090	949,196,113	238,621,000	63,411,603	1,75,209,397	-
	2013-14		76,086,960	3,617,477,924	8,341,577,234	4,648,012,350	-	779,349,018	462,253,216	134,816,445	327,436,771	-
6. Indiabulls Capital Services Limited	2014-15	Rs.	50,000,000	146,308,255	105,777,384	209,085,619	-	13,565,313	11,637,687	3,316,882	8,318,805	-
	2013-14		50,000,000	154,627,061	53,767,107	199,323,364	40,929,216	4,632,043	2,641,780	144,937	2,496,843	-
7. Indiabulls Commercial Credit Limited (Formerly Indiabulls Infrastructure Credit Limited)	2014-15	Rs.	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	55,693,751	263,301,529	22,500,000
	2013-14		325,000,000	2,844,344,408	14,041,682,690	10,872,338,282	-	1,740,554,056	342,984,447	98,272,736	244,711,811	22,500,000
8. Indiabulls Advisory Services Limited	2014-15	Rs.	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	-
	2013-14		25,500,000	30,617,398	30,339,207	221,809	26,000,000	4,695,290	4,363,557	180,834	4,182,723	-
9. Indiabulls Asset Holding Company Limited	2014-15	Rs.	500,000	417,211	282,229	199,440	-	813,422	763,451	251,350	512,101	-
	2013-14		500,000	929,312	49,763	479,075	-	-	(84,098)	-	(84,098)	-
10. Indiabulls Life Insurance Company Limited	2014-15	Rs.	500,000	48,408,413	1,538,204	49,446,617	-	95,679	(519,498)	-	(519,498)	-
	2013-14		500,000	47,888,915	2,153,381	49,542,296	-	-	(3,564,510)	-	(3,564,510)	-
11. Indiabulls Asset Management Company Limited	2014-15	Rs.	700,000,000	77,986,793	42,154,817	5,927,813	585,786,208	77,092,464	(15,403,205)	22,069,222	(37,472,427)	-
	2013-14		210,000,000	40,514,366	48,175,537	3,317,981	124,628,078	43,434,600	(47,793,484)	(18,867,413)	(28,926,071)	-
12. Indiabulls Trustee Company Limited	2014-15	Rs.	5,000,000	1,587,779	6,791,136	203,357	-	1,483,364	670,709	208,745	461,964	-
	2013-14		5,000,000	1,125,815	6,375,513	249,698	-	1,433,690	656,960	203,000	453,960	-
13. Indiabulls Holdings Limited	2014-15	Rs.	1,500,000	(95,718)	507,166	102,884	1,000,000	412,060	374,649	116,000	258,649	-
	2013-14		1,500,000	(354,367)	201,813	56,180	1,000,000	-	(64,569)	-	(64,569)	-
14. Indiabulls Venture Capital Management Company Limited	2014-15	Rs.	500,000	(100,714)	505,126	105,840	-	420,359	386,684	119,000	267,684	-
	2013-14		500,000	(368,398)	187,782	56,180	-	-	(61,996)	-	(61,996)	-
15. Indiabulls Venture Capital Trustee Company Limited	2014-15	Rs.	500,000	(125,948)	478,162	104,110	-	411,802	371,127	117,000	260,127	-
	2013-14		500,000	(366,075)	170,305	56,380	-	-	(69,862)	-	(69,862)	-
16. Indiabulls Asset Reconstruction Company Limited	2014-15	Rs.	51,000,000	30,799,369	83,600,889	1,801,520	-	7,362,056	7,023,179	1,721,706	5,301,473	-
	2013-14		51,000,000	25,487,896	43,448,096	972,318	34,022,118	5,344,572	4,847,857	777,076	4,070,781	-

Detail of Branches of the Company (Taken on Lease / Rent) as at March 31, 2015:-

ANDHRA PRADESH (Hyderabad) (Punjugutta) 6-3-883/5, 5thFloor, Venkat Plaza, Punjugutta, Hyderabad-500082. ANDHRA PRADESH (Vijayawada) (M.G.Road) 40-1-140/3, Sri Pothuri Towers, 3rdFloor, Above Airtel, M.G.Road, Labbipet, Vijaywada-520010. ANDHRA PRADESH (Visakhapatnam) (Jagapathi Plaza) D.No.10-1-4 & 5, 2ndFloor, Jagapathi Plaza, Waltair Ward, Siripuram Junction, Vishakhapatanam-530003. ANDHRA PRADESH (Rajahmundry) (Danavaipeta) Ground Floor, D.No.46-12-23/2, Danavaipeta, Rajahmundry, Opp. SBI Retail Assets Branch, Rajahmundry-533103. ANDHRA PRADESH (Hyderabad) (Dilsukh Nagar-2) House No.16-11-764/(A+B), First Floor, Moosarambagh, Dilsukhnagar, Hyderabad-500036. ANDHRA PRADESH (Hyderabad) (Kukatpally) MIG-229, 2ndFloor, Cellar-Bhavani Plaza, Bata Showroom Building, Main Raod, KPHB, Kukatpally, Hyderabad-500072. CHATTISGARH (Raipur) (Pandari) First Floor, A-1, Infront Of Mandi Gate, Pandari, Raipur-492001. DELHI (New Delhi) (Head Office (Registered Office)) M – 62-63, 1stFloor, Connaught Place, New Delhi-110001. DELHI (New Delhi) (Kalka Devi Marg, South Ex-II) Ground Floor, E-28, South Ex-II, New Delhi-110049. DELHI (New Delhi) (Sector-3, Rohini) Unit No. 401 To 407, 4thFloor, NN Mall, N-15, Mangalam Place, Sector-3, Rohini, New Delhi-110085. DELHI (New Delhi) (Lajpat Nagar) A-34, 2nd& 3rdFloor, Lajpat Nagar-2, New Delhi-110024. DELHI (New Delhi) (Connaught Place) M – 61, 62 1st& 2ndFloor, Connaught Place, New Delhi-110001. DUBAI (Dubai) (Representative Office) 1102, Tower-B, Centurion Star, Port Saeed. Opposite Diera City Centre, DUBAI, UAE, PO Box No.27030. GUJRAT (Ahmedabad) (Ellisbridge) First Floor, Radhika, Opp. Mayor's Bungalow, Law Garden, Ellisbridge, Ahmedabad-380006. GUJRAT (Vadodara) (Old Padra Road) 1st Floor, 102/A, Soho, Nr.Malhar point, Old Padra Road, Vadodara. GUJRAT (Surat) (Majura Gate) HG-31, International Trade Center, Majura Gate, Ring Road, Surat-395002. GUJRAT (Rajkot) (Kalavad Main Road) 201, Shop No. Situated At 2ndFloor Of Amarish Commercial Complex, Plot No. 59-A, 59-B And 60-B, Kalavad Main Road, Rajkot, Gujarat. GUJRAT (Gandhinagar) (Sector-16) Basement And Ground Floor, Shop No.3 Situated At Plot No. 385, Beside Indian Overseas Bank, Sector-16, Gandhinagar, Gujarat-382016. GUJRAT (Ahmedabad) (EllisbridgeRadhika House) 2ndFloor, Radhika House, Near Pantaloon, Opp. Mayor Bungalows, Law Garden, Ellisbridge, Ahmedabad, Gujrat-380006. GUJRAT (Surat) (Majura Gate, Surat - 2) Office No. 802, International Trade Center, Majura Gate, Ring Road, Surat - 395003. HARYANA (Gurgaon) (Corporate Office) Indiabulls House, 448-451, UdyogVihar, Phase-V, Gurgaon-122016. HARYANA (Karnal) (Karnal Mall Road) Bearing No.1, Shakti Colony, 1stFloor, Mall Road, Karnal-132001. HARYANA (Panipat) (Sheela Shopping Complex) Sheela Shopping Complex, Above Yes Bank, KarnalPanipat Highway, Panipat-132103. HARYANA (Gurgaon) (Sector-14) 1stFloor, SCO # 6, Sector-14, Gurgaon-122002, Haryana. HARYANA (Hisar) (Red Square Market) Ground Floor, SCO 149-Red Square Market, Sector C.U.E.-1, Hisar-125001 Haryana. HARYANA (Rohtak) (Model Town) 2ndFloor, 400,401,402, Delhi Road, Model Town, Near HDFC Bank, Rohtak-124001. HARYANA (Panchkula) (Sector-20) 1stFloor, Commercial Building Bearing No. SCO-230, Sector-20, Panchkula-134113, Haryana. HARYANA (Panchkula) (Sector 11_SCO 38 2ndFloor) 2ndFloor, Sco-38, Sector - 11, Panchkula - 134109, Haryana. HARYANA (Kundli) (TDI City) SCO-25, Kings Street, Block- A, TDI City, Kundli, Sonipat. HARYANA (Panchkula) (Laljeet Complex, Pinjore) 2ndFloor, LaljeetComplex, NH-22, Bus Stand, Pinjore, Panchkula-134102, Haryana. KARNATAKA (Mysore) (Mysore-SaraswathiPura) President, New Muslim Hostel, 2903, Ch:79, New Kanta Raja URS Road, SaraswathiPura, Mysore-570009. KARNATAKA (Bangalore) (Mallechwaram-2) 1stFloor, 128, 10th Cross, Margosa Road, Mallechwaram, Bangalore-560003. KARNATAKA (Bangalore) (Marathahalli) 1stFloor, 76 & 77, Sajja Enclave, SaraswathiNilayam Compound, 2ndMail, R.J.Garden, Chinnappanahalli, Outer Ring Road, Marathahalli Post, Bangalore-560037. KARNATAKA (Hubli) (BelamkarCenter) 1stFloor, Cts No. 122/151 A Measuring 507 Sq.Yd. Ward 111, KalburgiNoolvi Avenue, New Cotton Market, Hubli-580029. KARNATAKA (Mangalore) (Classique Arcade) Office No. 102, 1stFloor, Classique Arcade, K.S. Rao Road, Near Citi Centre Mall, Opposite ParbhatTheater, Mangalore-575003. KARNATAKA (Bangalore) (Richmond Town) Comprising Of Ground Floor, Mezzanine Floor, Bearing Corporation No.87/6, Situated At Richmond Road, Richmond Town, Bangalore-560025, Karnataka. KARNATAKA (Bangalore) (TempleStreetPreksha1stFloor) 1stFloor, 81, Preksha, Temple Street, (In between 10th & 11thCross), Mallechwaram, Bangalore - 560003, Karnataka. KARNATAKA (Dharwad) (PrabhuShoping Complex, Dharwad) Shop No A-8, 1stFloor, Prabhu Shopping Complex, Plot No.1C, Opposite J.S.S. college, PooriBangaloreRoad, Vidyagiri, Dharwad, Karnataka. KERALA (Trivandrum) (Trivandrum-I) Bearing No. TC 11/36(2), 1stFloor, (The Road Level Floor), PMG Junction, Pattom P O, Trivandrum-695004. KERALA (Cochin) (Ravipuram) A-1 and C, 1st& 4thFloor, Teepeyem Towers, 39/6617, Ravipuram, M G Road, Opposite Shipyard, Cochin. KERALA (Cochin) (VeeVee Towers) 3rdFloor, VeeVee Towers, Edappally PO, NH Bye Pass, Ernakulam District - KanayanoorThaluk, Cochin-682024, Kerala. KERALA (Puducherry) (JN Street) 6, Jawaharlal Nehru Street, Puducherry - 605001. LONDON (London) (Representative Office) 5 Stanhope Gate, Mayfair, London, W1K 1AH, United Kingdom. MADHYA PRADESH (Indore) (RNT Marg) First Floor, Prakoshta No.2A, 2B, First Floor, Corporate House, RNT Marg, Beside DAVV University, Indore-452008. MADHYA PRADESH (Bhopal) (M.P.Nagar-2) Mezzanine Floor, Alankar Complex, Plot No. 10, M.P.Nagar, Zone-II, Bhopal-462011. MADHYA PRADESH (Gwalior) (Narayan Krishna Complex) Shop 4 & Part of 5, Narayan Krishna Complex, 44, City Centre, Gwalior-474011. MAHARASHTRA (Nashik) (Sharanpur Road) G-1, Ground Floor, Suyojit Modern Point, Opposite Police Parade Ground, Sharanpur Road, Nashik-422002. MAHARASHTRA (Pune) (Chinchwad) Ground Floor, Office No. 57 & 58, Tapasvi Plaza, CTS No. 5213-5216, Old Pune Mumbai Road, Chinchwad, Pune-411019. MAHARASHTRA (Mumbai) (Thane (W)-2) Plot No. 204 Of Town Planning Scheme No.1, L.B.S. Marg, Opp. Damini Estate, Thane (W)-400602. MAHARASHTRA (Mumbai) (Borivali (W)) Unit No. 3 & 4, Ground Floor "BhoomiSaraswathi", Ganjewala Lane, Chamunda Circle, Borivali-(W), Mumbai-400092. MAHARASHTRA (Mumbai) (Indiabulls Finance Center) Indiabulls Finance Centre, Tower 1, 4thFloor, SenapatiBapat Marg, Elphinstone Road, Mumbai-400013. MAHARASHTRA (Mumbai) (Vashi-Real Tech Park) Unit No. 111, 1stFloor, Real Tech Park, Sector-30A, Vashi, Navi Mumbai-400705. MAHARASHTRA (Nagpur) (Jagat Tower) Shop No-101, Jagat Tower, Tilak Nagar Road, Nagpur-440010. MAHARASHTRA (Mumbai) (Borivali (W)-4) Shop No.2, BhoomiSaraswathi Building Complex Situated At Ganjewala Lane, Chamunda Circle, Borivali West, Mumbai, Maharashtra-400092. MAHARASHTRA (Pune) (Ganesh Khind) Ground Floor, Shop No.1, City Mall, Ganesh Khind, University Road, Pune-411016, Maharashtra. MAHARASHTRA (Mumbai) (Virar, Thane) Ground Floor, Surbhi Arcade - I, Type SH-3, Opposite SBH Bank, Gokul Township, Bolinj, Virar (West), Thane-401303, Maharashtra. MAHARASHTRA (Thane) (Kalyan) Ground Floor of Suchak House, Survey No.3203, MaujeChickanghar, Murbad Road, Oppkarnik Road,

Kalyan (W), Distt. Thane-421301. MAHARASHTRA (Mumbai) (Thane(W)GokhaleRoad_Paradise Towers) 701, Paradise Towers, 7thFloor, Gokhale Road, Naupada Thane (W), Mumbai-400602. MAHARASHTRA (Mumbai) (Virar(W)) 1st Floor, Building No.5, Maitry Park, VIVA College Road, Virar (W), Mumbai-401303, Maharashtra.MAHARASHTRA (Mumbai) (Boisar) 1stFloor, P-02/135, Harmony Plaza, Boisar, Taulka-Palghar, Thane-400150, Maharashtra.MAHARASHTRA (Mumbai) (Kalyan) 5thFloor, 501, Vasant ViharChandulala J Joshi Complex, Opposite Railway Reservation Centre, Kalyan (W), Mumbai-421301, Maharashtra.MAHARASHTRA (Mumbai) (Boriwali (W)-3) 1stFloor, A-1, Sadichha Co-Operative Housing Society Ltd., Radhika Lane, S.V.Road, Borivali (w), Mumbai-400092, Maharashtra.MAHARASHTRA (Mumbai) (Vashi, International Infotech Park) 2ndFloor, Unit No.E-202, Tower-3, Vashi International Infotech Park, Vashi-400703, Maharashtra.MAHARASHTRA (Pune) (Ganesh Khind) 3rdFloor, Shop No.310, 311, City Mall, Ganesh Khind, University Road, Pune - 411016. MAHARASHTRA (Mumbai) (Panvel) 1stFloor, Office No.107, PrajapatiAracde, Above Hotel, Neelkamal, Plot No. 22 & 23, Opposite Panvel Railway Station, Sector-15, New Panvel (E), Mumbai-410206. MAHARASHTRA (Titwala) (shreeGanrajAppartment) Shree Ganraj Apartment, Shop no. 2 & 3, B - Wing, Ground Floor, Near SBI Bank, Titwala (E), Maharashtra. ORISSA (Bhubaneshwar) (Kharvela Nagar) Unit-B, Ground Floor Situated At Plot No.501/1741/1846 (P), Khata No.440/3, Center Point, Kharvela Nagar, Janpath, Bhubaneshwar-751001, Orissa. PUNJAB (Jalandhar) (ChottiBaradari) 1stFloor, SCO-8-9, Crystal Plaza, ChottiBaradari, Jalandhar-144001.PUNJAB (Ludhiana) (Feroze Gandhi Market-2) Fortune Chambers, SCO 16-17, Feroze Gandhi Market, Ludhiana-140001.PUNJAB (Patiala) (New LeelaBhawan) SCO-25, New LeelaBhawan, Patiala-147001. PUNJAB (Bathinda) (Goniana Road) 1stFloor, Aura Heights, Above Dena Bank, Near Teen KoniChowk, Goniana Road, Bathinda-151001, Punjab. PUNJAB (Amritsar) (Ranjit Avenue) SCO No.32, Shopping Centre, Ranjit Avenue,Amritsar-143001, Panjab.PUNJAB (Chandigarh) (Sector-35-B) SCO No.337-338, Sector 35B, Chandigarh-160036.PUNJAB (Moga) 2ndFloor, Sco-14, Improvement Trust Area, Adjoining ICICI Bank, GT-Road, Moga-142001, Punjab.PUNJAB (Mohali) (Kharar) 1stFloor,NH-21, SantWariam Singh Nagar, Ward No.4, Desumajara, (Sector-125 Gmada), Kharar-140301, Mohali, Punjab.PUNJAB (Ludhiana) (Feroz Gandhi MarketFortune Chambers) 2ndFloor, Sco-16-17, Feroze Gandhi Market, Ludhiana-141001. PUNJAB (Mohali) (Sector-70) 3rdFloor, SCO-671, Sector-70, Mohali-166071, Punjab. RAJASTHAN (Kota) (Panjwani Complex) 1stFloor, Jadiya Complex, 151, Kothari Road, Opposite ManikBhawan, Gumanpura, Kota-324007.RAJASTHAN (Jaipur) (Ashok Marg) Plot No.0-12 B,Ground Floor, Ashok Stambh, C-Scheme, Jaipur-302001. RAJASTHAN (Jodhpur) (Residency Road) Ground Floor, G-4,G-5,G-6, &Mazzanine Floor-A1, Anchal Complex, Residency Road, Jodhpur-342001. RAJASTHAN (Jaipur) (Vaishali Nagar) Bearing No.2 & 3, 1stFloor, C-1, C-Block, Vaibhavi Cine Multiplex, Vaishali Nagar, Jaipur-302013. RAJASTHAN (Udaipur) (Business Centre) G-7,G-8, Ground Floor, Business Centre, Madhuban, Udaipur-313001. RAJASTHAN (Bhiwadi) (Bhagat Singh Colony) Ground Floor Of Plot No.A-16,Bhagat Singh Colony, Commercial Complex, Bhiwadi-301019, Rajasthan. RAJASTHAN (Bhilwara) (BasantVihar) S-1 Block, 1stFloor, BasantVihar, Behind Hotel, Landmark, Bhilwara-311001. TAMILNADU (Coimbatore) (Sathya Tower) 11 & 12, Block No.13, R.S.Puram, DiwanBahadur Road,Old No.585-590, Sathya Tower, Coimbatore-641002. TAMILNADU (Chennai) (T-Nagar) 20/23 (Old No. 60 A), Apex Chambers, 3rdFloor, Theyagaraya Road, T-Nagar, Chennai-600017. TAMILNADU (Chennai) (Anna Nagar) First Floor, No. 7, AC Block, 2nd Avenue, Anna Nagar, Chennai-600040. TAMILNADU (Chennai) (Velachery) Plot No.1 & Plot No.5, Vijaya Nagar, 3rdCross Street, Velachery Tambaram Main Road, Velachery, Chennai-600042. TAMILNADU (Chennai) (T-Nagar) Apex Chambers, Eastern Front Side, 1stFloor, Old No-20, Theagaraya Road, T-Nagar, Chennai-600017. TAMILNADU (Madurai) (AR Plaza) Bearing No. 16 & 17, Shop No-A2, Third Floor, KRV Arcade, AR Plaza, Northveli Street, Madurai-625001. TAMILNADU (Chennai) (Iyyappanthangal) 1stFloor, Plot No. 1/129, Trunk Road, Iyyappanthangal, Chennai-600056, Tamilnadu. TAMILNADU (Hosur) (Abhinav Tower, Shanthinagar) 1stFloor, Shop No.4/5, Abhinav Towers, Plot No. 122/2, Opposite CSI Church, Shantinagar, Hosur-635109. TAMILNADU (Chennai) (Anna Nagar) 3rdFloor, North Western Side No.7, AC Block, 2ndAvenue, Anna Nagar, Chennai-600040. UTTAR PRADESH (Agra) (Kamla Nagar) Ground Floor, Sri Vrindavan Towers, 12/8, Snajay Place, Agra-282002. UTTAR PRADESH (Ghaziabad) (Vaishali-2) Ground Floor, Unit No. 4,5,Gsr 6A, Ansal Plaza, OppDaburChowk, Vaishali, Ghaziabad-201010. UTTAR PRADESH (Mathura) (Palika Market) Ground Floor Of Building Situated At 169/8, Gaushala Road, Opposite BSA College Road, Mathura-281001. UTTAR PRADESH (Noida) (Pearls Plaza Complex) FWH-01, 1stFloor, Pearls Plaza Complex, Plot No. K-24-A-B-C-D-E & 25, Sector-18, Noida, District GautamBudh Nagar, UP-201301.UTTAR PRADESH (Lucknow) (Sapru Marg-2) Ground Floor Of 36/15 KA, Plot No.1,Khasra No.145, Sapru Marg, Luchnow-226001. UTTAR PRADESH (Meerut) (Garh Road) Shop No.101, 102, 103 & 104, 1st Floor, Krishna Plaza, Opp.C.C.S.U, PaergarhChauraha, Garh Road, Meerut-250002. UTTAR PRADESH (Saharanpur) (AvasVikas) 1stFloor, Padma Plaza, (Near Vishal Vega Mart) Commercial Plot No.1, AvasVikas, Delhi Road, Saharanpur-247001. UTTAR PRADESH (Bareilly) (Civil Lines) Bearing No. 63-64, Chopla Road, Civil Lines, Cabin No. 2, 2ndFloor, Bareilly, U.P.-243001. UTTAR PRADESH (Kanpur) (The mall) Upper Ground Floor,Plot No.17/14,The mall Kanpur, Near PhoolBagh, Kanpur 208001. UTTAR PRADESH (Vaishali) (Mahaluxmi Tower) 1stFloor, Office No. 8, Mahaluxmi Tower, Plot No. C-1,C-2, Sector-4, Vaishali, Ghaziabad (UP)-201010.UTTAR PRADESH (Noida) (Sector-63) 1stFloor,B-4,Sec-63, Noida-201301, Uttar Pradesh. UTTARAKHAND (Haridwar) (Jwalapur Road) 2ndFloor, Opp. Harikripa Petrol Pump, RanipurMoad, Jawlapur Road, Haridwar-249407. UTTARAKHAND (Haldwani) (Durga City Center) Bearing No. HD - 6, Durga City Center, 2ndFloor, Phase - 1, Haldwani-263139, Uttarakhand.UTTARAKHAND (Dehradun) (Rajpur Raod-2) 1stFloor, Krishna Tower-69, Rajpur Road, Dehradun, Uttarakhand. WEST BANGOL (Kolkata) (Dr. U.N.Brahmachari Street) 11, Ground Floor, Constantia Complex, Dr.U.N.Brahmachari Street, Kolkata-700017. WEST BANGOL (Kolkata) (Ultadanga) 1stFloor,P-166,CIT Scheme-VII(M),Bidhan Nagar Road,Ultadanga, Kolkata-700054. WEST BANGOL (Kolkata) (Kolkata) 3rd Floor of Block-A situated at property No.148,Jessore Road,Satgachi Auto Stand, Kolkata-700074.

Detail of owned property of the Company:-

DELHI (New Delhi) (Bijwasan) Plot KH. No.478,VillageBijwasan,New Delhi.DELHI (New Delhi) (Dwarka Sec-12) A-703,TheIshwar C.G.H.S. Ltd. Plot No.-4, Dwarka Sector-12,New Delhi.GUJRAT (Ahemdabad) (Mehsana) Plot No.12,Mehsana,Ahmedabad.GUJRAT (Ahemdabad) (Mehsana-I) Plot No.19,Mehsana,Ahmedabad.TAMILNADU (Chennai) (Indiabulls Greens) Flat No-B 2002, Indiabulls Green, Tower-B2,Chennai.

We commit ourselves
to build relationships
and value for all.



Indiabulls House

Indiabulls Finance Centre, Senapati Bapat Marg, Elphinstone Road, Mumbai-400 013.
www.indiabullshomeloans.com