

# Indiabulls HOME LOANS

**Indiabulls Housing Finance Limited**  
(CIN: L65922DL2005PLC136029)  
Audited Consolidated Financial Results  
for the year ended March 31, 2016

(Rupees in Lakhs)

**Statement of Consolidated Financial Results for the year ended March 31, 2016**

Particulars	Quarter ended			Year ended	
	31.03.16	31.12.15	31.03.15	31.03.16	31.03.15
	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
<b>1 Income from Operations</b>					
a) Income from Operations	223,296.62	196,630.14	174,585.66	784,182.68	612,102.64
b) Other Operating Income	16,790.82	10,878.01	12,674.01	44,810.06	32,827.14
<b>Total Income from operations (net)</b>	<b>240,087.44</b>	<b>207,508.15</b>	<b>187,259.67</b>	<b>828,992.74</b>	<b>644,929.78</b>
<b>2 Expenses</b>					
a) Employee Benefits Expense	11,465.78	10,120.29	8,218.05	41,314.99	32,487.79
b) Depreciation and Amortisation Expense	531.03	525.55	477.53	2,036.07	1,876.07
c) Other Expenses	27,578.08	17,000.07	20,991.52	69,175.13	49,198.50
<b>Total Expenses</b>	<b>39,574.89</b>	<b>27,645.91</b>	<b>29,687.10</b>	<b>112,526.19</b>	<b>83,562.36</b>
<b>3 Profit from Operations before Other Income, Finance costs &amp; Exceptional Items (1-2)</b>	<b>200,512.55</b>	<b>179,862.24</b>	<b>157,572.57</b>	<b>716,466.55</b>	<b>561,367.42</b>
<b>4 Other Income</b> <small>(Refer Note 2)</small>	<b>24,631.09</b>	<b>23,263.81</b>	<b>24,493.20</b>	<b>93,563.24</b>	<b>80,304.92</b>
<b>5 Profit from ordinary activities before Finance costs &amp; Exceptional Items (3+4)</b>	<b>225,143.64</b>	<b>203,126.05</b>	<b>182,065.77</b>	<b>810,029.79</b>	<b>641,672.34</b>
<b>6 Finance Costs</b>	<b>136,164.21</b>	<b>122,575.41</b>	<b>107,130.01</b>	<b>497,143.22</b>	<b>394,419.60</b>
<b>7 Profit from ordinary activities after Finance costs but before Exceptional Items (5-6)</b>	<b>88,979.43</b>	<b>80,550.64</b>	<b>74,935.76</b>	<b>312,886.57</b>	<b>247,252.74</b>
<b>8 Exceptional Items</b>	-	-	-	-	-
<b>9 Profit from Ordinary Activities before Tax (7-8)</b>	<b>88,979.43</b>	<b>80,550.64</b>	<b>74,935.76</b>	<b>312,886.57</b>	<b>247,252.74</b>
<b>10 Tax Expense (including Deferred Tax and MAT credit entitlement)</b>	<b>20,823.28</b>	<b>20,099.43</b>	<b>19,829.79</b>	<b>77,596.78</b>	<b>57,129.19</b>
<b>11 Net Profit from Ordinary Activities after Tax (9-10)</b>	<b>68,156.15</b>	<b>60,451.21</b>	<b>55,105.97</b>	<b>235,289.79</b>	<b>190,123.55</b>
<b>12 Extraordinary Items (net of tax expenses Rs. NIL)</b>	-	-	-	-	-
<b>13 Net Profit for the period / year (11-12)</b>	<b>68,156.15</b>	<b>60,451.21</b>	<b>55,105.97</b>	<b>235,289.79</b>	<b>190,123.55</b>
<b>14 Share of (Loss) of Associate</b>	<b>(606.11)</b>	<b>(209.03)</b>	-	<b>(815.14)</b>	-
<b>15 Minority Interest for the period / year</b>	-	-	2.99	1.34	13.25
<b>16 Net Profit after Taxes, Minority Interest and Share of Profit / (Loss) of Associate (13+14-15)</b>	<b>67,550.04</b>	<b>60,242.18</b>	<b>55,102.98</b>	<b>234,473.31</b>	<b>190,110.30</b>
<b>17 Paid-up Equity Share Capital</b>	<b>8,425.84</b>	<b>8,411.51</b>	<b>7,111.29</b>	<b>8,425.84</b>	<b>7,111.29</b>
<b>18 Reserves excluding Revaluation Reserves as per Balance Sheet as on March 31, 2016</b>	-	-	-	<b>1,060,966.50</b>	<b>656,058.93</b>
<b>19 Minority Interest</b>	-	-	204.50	-	204.50

20	Earnings per Share (EPS) before extraordinary items <i>*(EPS for the quarters are not annualised)</i>					
	-Basic (Amount in Rs.)	16.04*	14.34*	15.50*	59.84	54.95
	-Diluted (Amount in Rs.)	15.85*	14.13*	15.11*	58.75	53.36
	-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00
	Earnings per Share (EPS) after extraordinary items <i>*(EPS for the quarters are not annualised)</i>					
	-Basic (Amount in Rs.)	16.04*	14.34*	15.50*	59.84	54.95
	-Diluted (Amount in Rs.)	15.85*	14.13*	15.11*	58.75	53.36
	-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00
21	<b>Items exceeding 10% of Total Expenses</b>					
	-Provision for Loan Assets / Bad Debts Written Off (Net of Recoveries)	17,537.66	7,474.38	15,506.44	39,240.79	29,979.39
	-Contingent Provisions against Standard Assets	4,114.87	3,789.70	47.14	11,445.00	47.14
<b>Notes to the Financial Results:</b>						
1	Indiabulls Housing Finance Limited (IBHFL) conducts its operations along with its subsidiaries and associate. The Consolidated financial statements are prepared in accordance with the principles and procedures for the preparation and presentation of Consolidated Accounts as set out in the Accounting Standards (AS 21 and AS 23) notified 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 financial statements of the parent 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 balances, transactions and resulting unrealized gains / losses. The Investment in associate is accounted on "Equity Method". The consolidated financial statements are prepared by applying uniform accounting policies.					
2	The income received/recognised by the Company from its Cash equivalents and Current investments in the form of Dividend Income on Units of Mutual Funds, Profit on appreciation of Mutual Funds (Unquoted) and Profit on sale of Current Investments, is included in Other Income above.					
3	Figures of quarter ended March 31, 2016 are the balancing figures between audited figures of the Company in respect of the full financial year and the published unaudited year to date figures up to nine months ended December 31, 2015.					
4	Figures of quarter ended March 31, 2015 are the balancing figures between audited figures of the Company in respect of the full financial year and the published unaudited year to date figures up to nine months ended December 31, 2014.					
5	Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary.					
6	<b>Segment Results:</b>					
		<b>Quarter ended</b>			<b>Year ended</b>	
	<b>Particulars</b>	<b>31.03.16</b>	<b>31.12.15</b>	<b>31.03.15</b>	<b>31.03.16</b>	<b>31.03.15</b>
		<b>(Unaudited)</b>	<b>(Unaudited)</b>	<b>(Unaudited)</b>	<b>(Audited)</b>	<b>(Audited)</b>
1	<b>Segment Revenue</b>					
	Investing & Financing related activities <small>(Refer Note 2)</small>	260,621.17	225,787.55	208,018.39	908,292.14	716,516.13
	Fee Income	3,956.93	4,795.63	3,202.78	13,015.45	7,468.24
	<b>Total</b>	<b>264,578.10</b>	<b>230,583.18</b>	<b>211,221.17</b>	<b>921,307.59</b>	<b>723,984.37</b>
	Less: Inter Segment Revenue	-	-	-	-	-
	<b>Income from Operations</b>	<b>264,578.10</b>	<b>230,583.18</b>	<b>211,221.17</b>	<b>921,307.59</b>	<b>723,984.37</b>
2	<b>Segment Results profit before Tax and after Finance costs</b>					
	Investing & Financing related activities	87,670.86	78,563.59	74,472.41	305,876.99	248,690.69
	Fee Income	3,594.66	4,049.16	2,752.84	11,105.17	6,104.07
	<b>Total</b>	<b>91,265.52</b>	<b>82,612.75</b>	<b>77,225.25</b>	<b>316,982.16</b>	<b>254,794.76</b>
	Less: Other un-allocable expenditure net off unallocable income	2,286.09	2,062.11	2,289.49	4,095.59	7,542.02
	<b>Total Profit Before Tax</b>	<b>88,979.43</b>	<b>80,550.64</b>	<b>74,935.76</b>	<b>312,886.57</b>	<b>247,252.74</b>
3	<b>Capital Employed (Segment Assets - Segment Liabilities)</b>					
	Investing & Financing related activities	1,042,025.58	1,083,182.94	648,764.57	1,042,025.58	648,764.57
	Fee Income	(617.97)	(1,629.54)	1.39	(617.97)	1.39
	Unallocable Capital Employed	21,270.41	(36,479.84)	7,752.36	21,270.41	7,752.36
	<b>Total</b>	<b>1,062,678.02</b>	<b>1,045,073.56</b>	<b>656,518.32</b>	<b>1,062,678.02</b>	<b>656,518.32</b>
Note: "Fee Income" business segment mainly comprises of Financial Service related fee based advisory services income, selling of Insurance products as a Licensed Corporate Agent and other related ancillary services.						

7 Consolidated Statement of Assets and Liabilities:		(Rupees in Lakhs)	
Particulars	As at 31.03.16 (Audited)	As at 31.03.15 (Audited)	
<b>A EQUITY AND LIABILITIES</b>			
<b>1 Shareholders' Funds</b>			
(a) Share Capital	8,425.84	7,111.29	
(b) Reserves and Surplus	1,060,966.50	656,058.93	
<b>Sub-total - Shareholders' Funds</b>	<b>1,069,392.34</b>	<b>663,170.22</b>	
<b>2 Minority Interest</b>	-	204.50	
<b>3 Non-Current Liabilities</b>			
(a) Long-term borrowings	3,552,125.67	2,910,544.75	
(b) Deferred tax Liabilities (net)	8,124.20	240.26	
(c) Other Long term liabilities	15,406.82	23,892.31	
(d) Long term provisions	68,051.07	47,903.59	
<b>Sub-total - Non-Current Liabilities</b>	<b>3,643,707.76</b>	<b>2,982,580.91</b>	
<b>4 Current Liabilities</b>			
(a) Short-term borrowings	1,431,081.69	1,186,147.78	
(b) Trade payables	900.60	315.98	
(c) Other current liabilities	1,477,380.45	861,713.51	
(d) Short-term provisions	21,135.43	28,986.78	
<b>Sub-total - Current Liabilities</b>	<b>2,930,498.17</b>	<b>2,077,164.05</b>	
<b>TOTAL- EQUITY AND LIABILITIES</b>	<b>7,643,598.27</b>	<b>5,723,119.68</b>	
<b>B ASSETS</b>			
<b>1 Non-current assets</b>			
(a) Fixed assets	6,855.77	5,413.24	
(b) Goodwill on Consolidation (Net)	6,714.32	6,856.40	
(c) Non-current investments	72,432.53	2,290.50	
(d) Deferred tax assets (net)	528.28	503.35	
(e) Long term loans and advances	5,352,272.41	4,067,360.68	
(f) Other non-current assets	41,433.77	41,756.16	
<b>Sub-total - Non-current assets</b>	<b>5,480,237.08</b>	<b>4,124,180.33</b>	
<b>2 Current assets</b>			
(a) Current investments	996,852.41	614,086.42	
(b) Trade receivables	278.76	423.34	
(c) Cash and cash equivalents	290,170.09	349,028.70	
(d) Short-term loans and advances	809,482.94	579,931.47	
(e) Other current assets	66,576.99	55,469.42	
<b>Sub-total - Current assets</b>	<b>2,163,361.19</b>	<b>1,598,939.35</b>	
<b>TOTAL- ASSETS</b>	<b>7,643,598.27</b>	<b>5,723,119.68</b>	

**Indiabulls Housing Finance Limited (as standalone entity)**  
**(CIN: L65922DL2005PLC136029)**  
**Audited Standalone Financial Results**  
**for the year ended March 31, 2016**

(Rupees in Lakhs)

**Statement of Standalone Financial Results for the year ended March 31, 2016**

Particulars	Quarter ended			Year ended	
	31.03.16	31.12.15	31.03.15	31.03.16	31.03.15
	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
<b>1 Income from Operations</b>					
a) Income from Operations	213,003.77	191,926.86	169,258.55	756,004.95	593,320.34
b) Other Operating Income	14,256.64	7,516.35	10,558.34	37,288.49	29,892.32
<b>Total Income from operations (net)</b>	<b>227,260.41</b>	<b>199,443.21</b>	<b>179,816.89</b>	<b>793,293.44</b>	<b>623,212.66</b>
<b>2 Expenses</b>					
a) Employee Benefits Expense	10,333.52	9,043.32	7,030.78	36,862.97	27,927.73
b) Depreciation and Amortisation Expense	503.67	501.12	448.49	1,937.15	1,801.21
c) Other Expenses	22,651.75	11,435.75	19,952.28	55,828.34	46,538.76
<b>Total Expenses</b>	<b>33,488.94</b>	<b>20,980.19</b>	<b>27,431.55</b>	<b>94,628.46</b>	<b>76,267.70</b>
3 Profit from Operations before Other Income, Finance costs & Exceptional Items (1-2)	193,771.47	178,463.02	152,385.34	698,664.98	546,944.96
4 Other Income <small>(Refer Note 2)</small>	24,115.92	22,608.32	23,214.06	90,898.70	90,721.64
5 Profit from ordinary activities before Finance costs & Exceptional Items (3+4)	217,887.39	201,071.34	175,599.40	789,563.68	637,666.60
6 Finance Costs	133,893.14	120,065.88	104,148.54	484,241.08	384,350.38
7 Profit from ordinary activities after Finance costs but before Exceptional Items (5-6)	83,994.25	81,005.46	71,450.86	305,322.60	253,316.22
8 Exceptional Items	-	-	-	-	-
<b>9 Profit from Ordinary Activities before Tax (7-8)</b>	<b>83,994.25</b>	<b>81,005.46</b>	<b>71,450.86</b>	<b>305,322.60</b>	<b>253,316.22</b>
10 Tax Expense (including Deferred Tax and MAT credit entitlement)	19,810.00	20,170.47	18,757.88	75,910.23	55,493.49
<b>11 Net Profit from Ordinary Activities after Tax (9-10)</b>	<b>64,184.25</b>	<b>60,834.99</b>	<b>52,692.98</b>	<b>229,412.37</b>	<b>197,822.73</b>
12 Extraordinary Items (net of tax expense Rs. NIL)	-	-	-	-	-
<b>13 Net Profit for the period / year (11-12)</b>	<b>64,184.25</b>	<b>60,834.99</b>	<b>52,692.98</b>	<b>229,412.37</b>	<b>197,822.73</b>
14 Paid-up Equity Share Capital	8,425.84	8,411.51	7,111.29	8,425.84	7,111.29
15 Paid-up Debt Capital (consists of Debentures including Perpetual and Subordinated Debt)	2,169,643.00	1,968,393.00	1,462,808.00	2,169,643.00	1,462,808.00
16 Reserves excluding Revaluation Reserves as per Balance Sheet as on March 31, 2016	-	-	-	1,041,956.91	642,110.26
17 Debenture Redemption Reserve	-	-	-	-	-
18 Earnings per Share (EPS) before extraordinary items <i>*(EPS for the quarters are not annualised)</i>					
-Basic (Amount in Rs.)	15.24*	14.48*	14.82*	58.55	57.18
-Diluted (Amount in Rs.)	15.06*	14.27*	14.45*	57.48	55.52
-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00
Earnings per Share (EPS) after extraordinary items <i>*(EPS for the quarters are not annualised)</i>					
-Basic (Amount in Rs.)	15.24*	14.48*	14.82*	58.55	57.18
-Diluted (Amount in Rs.)	15.06*	14.27*	14.45*	57.48	55.52
-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00
19 <b>Items exceeding 10% of Total Expenses</b>					
-Provision for Loan Assets / Bad Debts Written Off (Net of Recoveries)	12,861.66	2,205.41	15,248.39	27,544.12	29,525.78
-Contingent Provisions against Standard Assets	4,145.00	3,800.00	-	11,445.00	-
20 Debt Equity Ratio (Loan Funds / Own Funds)				5.71	7.02
21 Debt Service Coverage Ratio [(Earnings before Interest and Tax for the period/year) + (Principal collected from Customers during the period/year)] / [(Interest Expense for the period/year) + (Principal repaid of the borrowings during the period/year)]				2.24	2.69
22 Interest Service Coverage Ratio (Earnings before Interest and Tax / Interest Expense)				1.63	1.66

**Notes to the Financial Results:**

- 1 The consolidated and standalone financial results of Indiabulls Housing Finance Limited ('IBHFL', 'the Company') for the year ended March 31, 2016 have been reviewed by the Audit Committee and subsequently approved at the meeting of the Board of Directors held on April 25, 2016.
- 2 The income received/recognised by the Company from its Cash equivalents and Current investments in the form of Dividend Income on Units of Mutual Funds, Profit on appreciation of Mutual Funds (Unquoted) and Profit on sale of Current Investments, is included in Other Income above.
- 3 Figures of quarter ended March 31, 2016 are the balancing figures between audited figures of the Company in respect of the full financial year and the published unaudited year to date figures up to nine months ended December 31, 2015.
- 4 Figures of quarter ended March 31, 2015 are the balancing figures between audited figures of the Company in respect of the full financial year and the published unaudited year to date figures up to nine months ended December 31, 2014.
- 5 During the current quarter, upon exercise of Stock options by the eligible employees, the Company had issued an aggregate of 716,281 (Seven Lakh Sixteen Thousand Two Hundred and Eighty One) Equity shares of face value Rs. 2/- each. Consequent to the said allotment, the paid-up Equity share capital of the Company stands increased from Rs. 841,151,362/- divided into 420,575,681 Equity shares of face value Rs. 2/- each to Rs. 842,583,924/- divided into 421,291,962 Equity shares of face value Rs. 2/- each.
- 6 The Board of Directors of Indiabulls Finance Company Private Limited ("IFCPL") and Indiabulls Commercial Credit Limited ("ICCL") (formerly Indiabulls Infrastructure Credit Limited) (both being wholly owned subsidiaries of the Company)) at their meeting held on April 16, 2015 had approved, the merger of IFCPL, on an ongoing basis, into ICCL, pursuant to and in terms of the provisions of Section 391 – 394 of the Companies Act, 1956, as amended from time to time. The appointed date of the proposed merger fixed under the Scheme was April 01, 2015. The Hon'ble High Court of Delhi, vide its order dated March 15, 2016, received by the Company on March 31, 2016, approved the Scheme (Order). In terms of the court approved Scheme, with the filing of the copy of the Order, on March 31, 2016 with the office of ROC, NCT of Delhi & Haryana (the Effective Date), the Scheme came into effect and IFCPL, as a going concern, stands amalgamated with ICCL with effect from the Appointed Date, being April 01, 2015. Subsequently the Board of Directors of ICCL, on March 31, 2016, issued and allotted 32,826,288 fully paid Equity Shares of Rs. 10/- each of ICCL to the Company against its holding of 10,942,096 fully paid Equity Shares of Rs. 10/- each of IFCPL, in the ratio of 3:1 i.e the Share Exchange Ratio, provided under the Scheme.
- 7 In respect of Non Convertible Debentures (NCDs) the premium on redemption (accrued but not due) for the year ended March 31, 2016 amounting to Rs. 20,122.21 Lakhs ((including Rs. 4,560.93 lakhs for the quarter ended March 31, 2016), for the year ended March 31, 2015 amounting to Rs. 22,503.68 Lakhs, (including Rs. 6,310.71 lakhs for the quarter ended March 31, 2015)) has been adjusted net of tax against the Securities Premium Account.
- 8 Debenture issue expenses for the year ended March 31, 2016 amounting to Rs. 2,310.19 Lakhs, ((including Rs. 880.45 lakhs for the quarter ended March 31, 2016), for the year ended March 31, 2015 amounting to Rs. 1,851.77 Lakhs, (including Rs. 39.39 lakhs for the quarter ended March 31, 2015)) has been adjusted net of tax against the Securities Premium Account.
- 9 **During the current quarter, Brickwork has reaffirmed the following Ratings:-**

NCD Issue of Rs. 160 Billion	BWR AAA (Outlook:Stable)
Subordinate Debt Issue Program of Rs. 17.50 Billion	BWR AAA (Outlook:Stable)
Perpetual Debt Issue of Rs. 1.50 Billion	BWR AA+ (Outlook:Stable)
- 10 **During the current quarter, CARE has reaffirmed the following Ratings:-**

Long-term Debt of Rs. 210.00 Billion	CARE AAA (Reaffirmed)
Subordinate Debt of Rs. 17.50 Billion	CARE AA+ (Reaffirmed)
Perpetual Debt of Rs. 2.00 Billion	CARE AA (Reaffirmed)
- 11 During the current quarter, CRISIL has reaffirmed "CRISIL A1+" (pronounced "CRISIL A one plus") rating to the Company's Commercial Paper Programme of Rs. 100.0 Billion.
- 12 The fourth interim dividend of Rs. 9/- per equity share (450% of the face value of Rs. 2/- per equity share) was approved at the meeting of the Board of Directors of the Company held on January 20, 2016 and the Company had transferred Rs. 37,910.08 Lakhs (excluding corporate dividend tax) on January 22, 2016 and Rs. 1.48 Lakhs (excluding corporate dividend tax) on February 01, 2016 into the designated Dividend Account.
- 13 The fifth interim dividend of Rs. 9/- per equity share (450% of the face value of Rs. 2/- per equity share) was approved at the meeting of the Board of Directors of the Company held on March 09, 2016 and the Company had transferred Rs. 37,911.56 Lakhs (excluding corporate dividend tax) on March 11, 2016 and Rs. 4.72 Lakhs (excluding corporate dividend tax) on March 19, 2016 into the designated Dividend Account.

14 Segment Results:					(Rupees in Lakhs)	
Particulars	Quarter ended			Year ended		
	31.03.16	31.12.15	31.03.15	31.03.16	31.03.15	
	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)	
<b>1 Segment Revenue</b>						
Investing & Financing related activities <small>(Refer Note 2)</small>	249,760.13	220,341.86	201,184.41	877,203.92	707,856.30	
Fee Income	1,553.33	1,524.08	1,291.48	5,844.88	4,906.26	
<b>Total</b>	<b>251,313.46</b>	<b>221,865.94</b>	<b>202,475.89</b>	<b>883,048.80</b>	<b>712,762.56</b>	
Less: Inter Segment Revenue	-	-	-	-	-	
<b>Income from Operations</b>	<b>251,313.46</b>	<b>221,865.94</b>	<b>202,475.89</b>	<b>883,048.80</b>	<b>712,762.56</b>	
<b>2 Segment Results profit before Tax and after Finance costs</b>						
Investing & Financing related activities	84,646.79	81,543.87	72,326.00	303,494.40	255,841.82	
Fee Income	1,543.49	1,514.14	1,274.33	5,805.28	4,867.26	
<b>Total</b>	<b>86,190.28</b>	<b>83,058.01</b>	<b>73,600.33</b>	<b>309,299.68</b>	<b>260,709.08</b>	
Less: Other un-allocable expenditure net off unallocable income	2,196.03	2,052.55	2,149.47	3,977.08	7,392.86	
<b>Total Profit Before Tax</b>	<b>83,994.25</b>	<b>81,005.46</b>	<b>71,450.86</b>	<b>305,322.60</b>	<b>253,316.22</b>	
<b>3 Capital Employed (Segment Assets - Segment Liabilities)</b>						
Investing & Financing related activities	1,037,925.84	1,077,140.47	649,964.06	1,037,925.84	649,964.06	
Fee Income	(1,786.68)	(1,685.26)	(1,777.72)	(1,786.68)	(1,777.72)	
Unallocable Capital Employed	14,243.60	(39,311.12)	1,035.21	14,243.59	1,035.21	
<b>Total</b>	<b>1,050,382.76</b>	<b>1,036,144.09</b>	<b>649,221.55</b>	<b>1,050,382.75</b>	<b>649,221.55</b>	
Note: "Fee Income" business segment mainly comprises of Financial Service related fee based advisory services income, selling of Insurance products as a Licensed Corporate Agent and other related ancillary services.						
15 Statement of Assets and Liabilities:					(Rupees in Lakhs)	
Particulars			As at	As at		
			31.03.16	31.03.15		
			(Audited)	(Audited)		
<b>A EQUITY AND LIABILITIES</b>						
<b>1 Shareholders' Funds</b>						
(a) Share Capital			8,425.84	7,111.29		
(b) Reserves and Surplus			1,041,956.91	642,110.26		
					<b>Sub-total - Shareholders' Funds</b>	
			<b>1,050,382.75</b>	<b>649,221.55</b>		
<b>2 Non-Current Liabilities</b>						
(a) Long-term borrowings			3,513,792.34	2,863,322.53		
(b) Deferred tax liabilities (Net)			8,124.21	240.09		
(c) Other Long term liabilities			15,406.82	23,892.31		
(d) Long term provisions			67,260.07	47,196.49		
					<b>Sub-total - Non-Current Liabilities</b>	
			<b>3,604,583.44</b>	<b>2,934,651.42</b>		
<b>3 Current Liabilities</b>						
(a) Short-term borrowings			1,366,081.69	1,049,147.78		
(b) Trade payables			900.60	315.99		
(c) Other current liabilities			1,467,564.65	852,545.93		
(d) Short-term provisions			20,585.13	28,378.10		
					<b>Sub-total - Current Liabilities</b>	
			<b>2,855,132.07</b>	<b>1,930,387.80</b>		
<b>TOTAL- EQUITY AND LIABILITIES</b>			<b>7,510,098.26</b>	<b>5,514,260.77</b>		

<b>B</b>	<b>ASSETS</b>		
<b>1</b>	<b>Non-current assets</b>		
	(a) Fixed assets	6,525.47	5,160.07
	(b) Non-current investments	145,688.73	74,931.56
	(c) Long term loans and advances	5,230,697.26	3,899,539.78
	(d) Other non-current assets	39,438.02	35,052.16
	<b>Sub-total - Non-current assets</b>	<b>5,422,349.48</b>	<b>4,014,683.57</b>
<b>2</b>	<b>Current assets</b>		
	(a) Current investments	979,107.36	598,201.45
	(b) Trade receivables	132.87	141.83
	(c) Cash and cash equivalents	271,192.53	329,288.94
	(d) Short-term loans and advances	774,563.13	522,170.27
	(e) Other current assets	62,752.89	49,774.71
	<b>Sub-total - Current assets</b>	<b>2,087,748.78</b>	<b>1,499,577.20</b>
	<b>TOTAL- ASSETS</b>	<b>7,510,098.26</b>	<b>5,514,260.77</b>
16	Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary.		
	Registered Office: M-62&63, First Floor, Connaught Place, New Delhi- 110 001.	For and on behalf of the Board of Directors	
	Place : Mumbai	Gagan Banga	
	Date : April 25, 2016	Vice Chairman & MD	

**Indiabulls Housing Finance Limited (as standalone entity)**  
**(CIN: L65922DL2005PLC136029)**

Audited Standalone Financial Results for the year ended March 31, 2016

Additional Information in Compliance with Chapter V (Obligations of Listed Entity Which has Listed its Non-Convertible Debt Securities) of Securities And Exchange Board Of India (Listing Obligations And Disclosure Requirements) Regulations, 2015

(a) **Details of Credit Rating**

(i) Brickwork has reaffirmed the following Ratings:-

NCD Issue of Rs. 160 Billion	BWR AAA (Outlook:Stable)
Subordinate Debt Issue Program of Rs. 17.50 Billion	BWR AAA (Outlook:Stable)
Perpetual Debt Issue of Rs. 1.50 Billion	BWR AA+ (Outlook:Stable)

(ii) CARE has reaffirmed the following Ratings:-

Long-term Debt of Rs. 210.00 Billion	CARE AAA (Reaffirmed)
Subordinate Debt of Rs. 17.50 Billion	CARE AA+ (Reaffirmed)
Perpetual Debt of Rs. 2.00 Billion	CARE AA (Reaffirmed)

(iii) CRISIL has reaffirmed "CRISIL A1+" (pronounced "CRISIL A one plus") rating to the Company's Commercial Paper Programme of Rs. 100.0 Billion.

There was no change in Credit Rating of the Company during the last six months of the current financial year.

(b) **Asset Cover available**

The listed Non-Convertible Debentures of the Company aggregating Rs. 20,443.60 Crore as on 31st March 2016 are secured by way of paripassu charge on the Company's current assets (both present and future), current and future loans assets (including monies receivable thereunder) and certain properties. The asset cover thereof exceeds the required cover to be maintained for the said debentures.

	Particulars	As on March 31, 2016
(c)	Debt Equity Ratio (Loan Funds / Own Funds)	5.71
(d)	Previous due dates for the payment of interest / repayment of principal of Non Convertible Debentures	Details as per Annexure 1
(e)	Next due date for the payment of interest/ dividend of Non-Convertible Preference Shares /Principal along with the amount of interest/ dividend of Non-Convertible Preference Shares payable and the redemption amount	N.A.
(f)	Debt Service Coverage Ratio [[Earnings before Interest and Tax for the period/year) + (Principal collected from Customers during the period/year)] / [(Interest Expense for the period/year) + (Principal repaid of the borrowings during the period/year)]	2.24
(g)	Interest Service Coverage Ratio (Earnings before Interest and Tax / Interest Expense)	1.63
(h)	Outstanding Redeemable Preference Shares (quantity and value)	N.A.
(i) 1	Capital Redemption Reserve (Rs. in Lakhs)	36.27
(i) 2	Debenture Redemption Reserve*	-
(j)	Net worth (Rs. in Lakhs)	1,050,382.75
(k)	Net Profit after Tax (Rs. in Lakhs)	229,412.37
(l)	Earnings per Share (EPS) - Basic (Amount in Rs.)	58.55

\*The MCA has vide its notification dated 18th June 2014 amended the Companies (Share Capital and Debentures) Rules, 2014 and has exempted Housing Finance Companies registered with the National Housing Bank from creating a Debenture Redemption Reserve in respect of privately placed debentures.



**Detail of Payment of Interest of Non Convertible Debentures from 1st October 2015 to 31st March 2016- Annexure -1 (a)**

<b>ISIN No.</b>	<b>Date of issue</b>	<b>Date of Maturity</b>	<b>Principal Amount</b>	<b>Due Date (Interest)</b>
INE148I07373	08-Oct-13	08-Oct-23	250,000,000	8-Oct-15
INE148I07969	13-Oct-14	13-Oct-19	150,000,000	13-Oct-15
INE148I07977	13-Oct-14	23-Oct-17	30,000,000	13-Oct-15
INE148I07985	13-Oct-14	13-Oct-16	50,000,000	13-Oct-15
INE148I07217	04-Mar-13	04-Mar-16	250,000,000	14-Oct-15
INE148I07282	26-Mar-13	26-Mar-16	750,000,000	14-Oct-15
INE148I07993	21-Oct-14	20-Apr-18	150,000,000	21-Oct-15
INE148I07894	29-Sep-14	29-Sep-19	450,000,000	26-Oct-15
INE148I07AE1	31-Oct-14	30-Oct-17	50,000,000	31-Oct-15
INE148I07AF8	31-Oct-14	30-Oct-16	50,000,000	31-Oct-15
INE148I07AG6	31-Oct-14	30-Oct-19	100,000,000	31-Oct-15
INE148I07076	22-Nov-11	22-Nov-21	1,000,000,000	22-Nov-15
INE148I07142	06-Nov-12	06-Nov-22	150,000,000	6-Nov-15
INE148I07159	19-Nov-12	19-Nov-22	150,000,000	19-Nov-15
INE148I07381	21-Nov-13	21-Nov-23	4,000,000,000	21-Nov-15
INE148I07AJ0	14-Nov-14	14-Nov-19	150,000,000	14-Nov-15
INE148I07AN2	25-Nov-14	25-Nov-17	250,000,000	25-Nov-15
INE148I07A00	27-Nov-14	27-Nov-19	3,000,000,000	27-Nov-15
INE894F07642	17-Dec-12	17-Dec-17	401,000,000	17-Dec-15
INE894F07659	28-Dec-12	28-Dec-17	1,500,000,000	28-Dec-15
INE894F07667	31-Dec-12	31-Dec-22	150,000,000	31-Dec-15
INE148I07183	18-Dec-12	18-Dec-22	150,000,000	18-Dec-15
INE148I07191	31-Dec-12	31-Dec-22	50,000,000	31-Dec-15
INE148I07191	31-Dec-12	31-Dec-22	150,000,000	31-Dec-15
INE148I07191	31-Dec-12	31-Dec-22	150,000,000	31-Dec-15
INE148I07407	10-Dec-13	10-Dec-15	2,000,000,000	10-Dec-15
INE148I07415	24-Dec-13	24-Dec-23	250,000,000	24-Dec-15
INE148I07AR3	02-Dec-14	28-Mar-18	1,000,000,000	2-Dec-15
INE148I07AQ5	02-Dec-14	02-Dec-19	2,000,000,000	2-Dec-15
INE148I07AS1	03-Dec-14	04-Dec-15	2,500,000,000	4-Dec-15

**Detail of Payment of Interest of Non Convertible Debentures from 1st October 2015 to 31st March 2016- Annexure -1 (a) (Continued)**

INE148I07AU7	08-Dec-14	08-Dec-19	1,000,000,000	8-Dec-15
INE148I07AV5	16-Dec-14	16-Dec-24	250,000,000	16-Dec-15
INE148I07AX1	30-Dec-14	27-Apr-18	40,000,000	30-Dec-15
INE148I07AY9	31-Dec-14	31-Dec-16	1,400,000,000	31-Dec-15
INE148I07AY9	31-Dec-14	31-Dec-16	350,000,000	31-Dec-15
INE148I07BB5	31-Dec-14	31-Dec-16	500,000,000	31-Dec-15
INE148I07BA7	31-Dec-14	31-Dec-24	250,000,000	31-Dec-15
INE148I07CQ1	29-Jun-15	20-Dec-16	500,000,000	14-Jan-16
INE894F07709	16-Jan-13	16-Jan-18	400,000,000	16-Jan-16
INE894F07717	16-Jan-13	16-Jan-23	350,000,000	16-Jan-16
INE148I07CHO	19-Jun-15	19-Jun-17	500,000,000	1-Feb-16
INE148I07CL2	23-Jun-15	23-Jun-17	500,000,000	2-Feb-16
INE894F07519	27-Feb-12	27-Feb-22	5,000,000,000	27-Feb-16
INE148I07209	26-Feb-13	26-Feb-23	250,000,000	26-Feb-16
INE148I07480	18-Feb-14	18-Feb-21	200,000,000	18-Feb-16
INE148I07BD1	05-Feb-15	05-Feb-17	750,000,000	5-Feb-16
INE148I07CHO	19-Jun-15	19-Jun-17	650,000,000	22-Feb-16
INE148I07217	04-Mar-13	04-Mar-16	750,000,000	4-Mar-16
INE148I07233	19-Mar-13	19-Mar-18	1,000,000,000	19-Mar-16
INE148I07241	19-Mar-13	19-Mar-23	1,000,000,000	19-Mar-16
INE148I07258	25-Mar-13	25-Mar-18	150,000,000	25-Mar-16
INE148I07266	25-Mar-13	25-Mar-23	50,000,000	25-Mar-16
INE148I07282	26-Mar-13	26-Mar-16	250,000,000	18-Mar-16
INE148I07522	12-Mar-14	12-Mar-16	500,000,000	12-Mar-16
INE148I07CHO	19-Jun-15	19-Jun-17	350,000,000	10-Mar-16
INE148I07BE9	03-Mar-15	05-Mar-18	100,000,000	3-Mar-16
INE148I07BG4	09-Mar-15	09-Mar-18	200,000,000	9-Mar-16
INE148I07BO8	19-Mar-15	19-Mar-18	1,000,000,000	19-Mar-16
INE148I07BP5	27-Mar-15	27-Mar-20	200,000,000	27-Mar-16
INE148I07BS9	30-Mar-15	30-Mar-17	500,000,000	30-Mar-16
INE148I07DH8	14-Oct-15	15-Mar-17	1,000,000,000	15-Mar-16

**Detail of Repayment of Principal of Non Convertible Debentures from 1st October  
2015 to 31st March 2016- Annexure -1 (b)**

<b>ISIN No.</b>	<b>Date of Issue</b>	<b>Due Date</b>	<b>Principal Amount</b>
INE148I07217	04-Mar-13	04-Mar-16	750,000,000
INE148I07217	04-Mar-13	04-Mar-16	250,000,000
INE148I07282	26-Mar-13	26-Mar-16	250,000,000
INE148I07282	26-Mar-13	26-Mar-16	750,000,000
INE148I07407	10-Dec-13	10-Dec-15	2,000,000,000
INE148I07522	12-Mar-14	12-Mar-16	500,000,000
INE148I07894	29-Sep-14	29-Sep-19	450,000,000
INE148I07AS1	03-Dec-14	04-Dec-15	2,500,000,000
INE148I07CH0	19-Jun-15	19-Jun-17	500,000,000
INE148I07CH0	19-Jun-15	19-Jun-17	650,000,000
INE148I07CH0	19-Jun-15	19-Jun-17	350,000,000
INE148I07CL2	23-Jun-15	23-Jun-17	500,000,000
INE148I07CQ1	29-Jun-15	20-Dec-16	500,000,000
INE148I07399	27-Nov-13	27-Nov-15	550,000,000
INE148I07399	27-Nov-13	27-Nov-15	950,000,000
INE148I07AK8	21-Nov-14	27-Feb-16	5,000,000,000
INE148I07AM4	25-Nov-14	25-Nov-16	225,000,000