



**ANNUAL REPORT  
OF  
INDIABULLS  
COMMERCIAL CREDIT LIMITED**

**(2020-21)**

# Indiabulls

## **INDIABULLS COMMERCIAL CREDIT LIMITED**

**(CIN: U65923DL2006PLC150632)**

**Registered Office:** M-62 & 63, First Floor, Connaught Place, New Delhi - 110 001

**Email:** [helpdesk@indiabulls.com](mailto:helpdesk@indiabulls.com), Tel: 011 4353 2950, Fax: 011 4353 2947

**Website:** <http://indiabullsccommercialcredit.com/>

### **DIRECTORS' REPORT**

Dear Shareholders,

Your Directors are pleased to present the 15<sup>th</sup> Annual Report together with the Audited Financial Statements for the Financial Year ended March 31, 2021.

#### **FINANCIAL RESULTS**

Summary of the Financial Results for the Financial Year ended March 31, 2021 are as under:

Particulars	Amount (In INR Crores)	
	For the Year Ended 31st March, 2021 (Ind AS)	For the Year Ended 31st March, 2020 (Ind AS)
Total Revenue	1,632.94	2,191.28
Total Expenses	1,480.15	2,164.03
Profit before Tax	152.79	27.25
Less: Provision for Current Tax	56.09	41.62
Add: Deferred Tax (credit)/charge	-42.34	-34.18
Profit After Tax	139.04	19.81
Balance of Profit brought forward	307.38	454.46
Amount available for appropriation	446.42	474.27
Less: Appropriations:		
Transfer to Debenture Redemption Reserve	-	163.21
Transfer to Reserve Fund (u/s 45 IC of the RBI Act 1934)	27.81	3.96
Transfer to Special reserve fund u/s 36(1)(viii) of the Income Tax Act,1961	51.54	-
Balance of Profit carried forward	367.07	307.10
Earnings per Equity Share	5.61	0.80

#### **BUSINESS REVIEW**

The revenue from the operations of the Company for the financial year 2020-21 stood at Rs. 1,619.41 Crores and profit after tax of the Company was Rs. 139.04 Crores. The profitability of the Company is expected to further grow in the coming years.

#### **STATE OF COMPANY'S AFFAIRS**

Your Company is a non-deposit taking NBFC registered with the RBI and a 100% subsidiary of one of the largest housing finance companies ("HFCs") in India and a notified financial institution under the SARFAESI Act.

Your Company focuses primarily on long-term secured mortgage-backed loans and offer loans against property to the target client base of salaried and self-employed individuals and small and medium-sized enterprises. It also offer mortgage loans to real estate developers in India in the form of lease rental discounting for commercial premises and construction finance for the construction of residential premises. During the year under review, there were no changes in the nature of business of the Company.

### **DIVIDEND**

The Board of Directors of the Company has not recommended any dividend on the equity shares of the Company for the financial year 2020-21.

### **DIRECTORS AND KEY MANAGERIAL PERSONNEL**

To achieve continuity of highest standards of Corporate Governance in its management and in compliance with the provisions of the Companies Act, 2013 and on the basis of recommendation by the Nomination and Remuneration Committee of the Board of Directors (Board), during the FY 2020-21, the Board of the Company was re-constituted with the appointment of Mr. Rajiv Gandhi, as an Additional Director and Whole-time Director and Key Managerial Personnel of the Company, designated as Managing Director and CEO by the Board of Directors in its meeting held on February 15, 2021, , for a period of five years w.e.f. February 15, 2021, on his existing terms of employment with the Company, in place of Mr. Ripudaman Bandral, Managing Director of the Company who resigned from the Board of the Directors of the Company w.e.f. February 15, 2021.

In accordance with the provisions of Section 152 of the Companies Act, 2013, Mr. Ajit Kumar Mittal (DIN: 02698115) and Mrs. Priya Jain (DIN: 07257863), Directors of the Company, retire by rotation and, being eligible, offer themselves for re-appointment at the ensuing Annual General Meeting.

Mr. Rajiv Gandhi, being Additional Director holds office as such, upto the date of ensuing Annual General Meeting. Since the Nomination and Remuneration Committee of the Board had already recommended for his appointment, therefore the Board of the Company recommends for approval of the Shareholders for regularization of his appointment as a Director on the Board of the Company, liable to retire by rotation.

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 of the Companies Act, 2013.

Mr. Ashish Kumar Jain is the Chief Financial Officer (CFO) and Mr. Ajit Kumar Singh is the Company Secretary (CS) & Key Managerial Personnel of the Company.

### **RATING UPGRADES**

Indiabulls Commercial Credit Limited [ICCL], a 100% subsidiary of Indiabulls Housing Finance Limited continues to enjoy the long term credit rating of AA from CRISIL, a Standard & Poor's company, CARE and AA+ from Brickwork Ratings.

ICCL's subordinated debt is also rated at long term credit rating of AA by CRISIL, CARE and AA+ Brickwork Ratings.

### **REGULATORY GUIDELINES**

Reserve Bank of India (RBI) is the regulator for Non-Banking Financial Companies. In accordance with this, the Company is in compliance with all regulations pertaining to Accounting Standards, Prudential norms for asset classification, income recognition, provisioning, capital adequacy and credit ratings.

## **BORROWINGS**

The Company primarily sources funds through Term Loans, Cash Credit, Non-Convertible Debentures (NCDs), Subordinate Debt and Commercial Paper (CP). The outstanding debt as on March 31, 2021 was Rs. 7,823.05 Crore as compared to Rs. 8,878.06 Crore as on March 31, 2020.

## **ISSUANCE OF SECURED AND UNSECURED NON-CONVERTIBLE DEBENTURES (NCDs)**

During the FY 2020-21, the Company has not issued and allotted, Secured and Unsecured Non-Convertible Debentures (NCDs).

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.

## **SHARE CAPITAL**

The paid up equity share capital of the Company as on March 31, 2021, stood at Rs. 247,79,93,240/- comprising of 24,77,99,324 equity shares of Rs 10/- each.

## **DEMATERIALIZATION OF SHARES**

As on March 31, 2021, 99.99% of the shareholding of the Company is in Demat mode.

## **ADDRESS FOR CORRESPONDENCE**

### **(i) Registered Office:**

M-62 & 63, First Floor,  
Connaught Place,  
New Delhi - 110 001  
Email: [helpdesk@indiabulls.com](mailto:helpdesk@indiabulls.com)  
Tel: 011 4353 2950, Fax: 011 4353 2947  
Website: <http://www.indiabullscorporatecredit.com>

### **(ii) Corporate Office:**

(a) "Indiabulls House"  
448-451, Udyog Vihar, Phase V,  
Gurugram – 122 016, Haryana  
Tel: 0124 668 1199, Fax: 0124 668 1240

(b) "Indiabulls House", Tower I,  
18<sup>th</sup> Floor, One International Centre,  
S. B. Marg, Elphinstone Road, Mumbai 400 013  
Tel: 022 6189 1400, Fax: 022 6189 1416

## **DEBENTURE TRUSTEES**

1. IDBI Trusteeship Services Limited  
Contact Person: Mr. Krishnakant Sharma  
Address: Asian Building, Ground Floor,  
17, R. Kamani Marg, Ballard Estate,  
Mumbai – 400 001 (Maharashtra)  
Tel: (022) 40807008; Fax: (022) 66311776  
Website: <http://www.idbitrustee.co.in/>

2. Beacon Trusteeship Limited  
Contact Person: Ms. Veena Nautiyal  
Address: 4C & D, Siddhivinayak Chambers,  
Gandhi Nagar, Opp. MIG Club,  
Bandra (East), Mumbai- 400051  
Tel: 022-26558759  
Fax: 022-26558761  
Website: <http://www.beacontrustee.co.in>

3. Axis Trustee Services Limited  
Contact Person: Ms. Mangalagowri Bhat  
Address: 2nd Floor, Axis House, Bombay Dyeing Mills Compound  
Pandurang Budhkar Marg, Worli,  
Mumbai – 400 025 (Maharashtra)  
Tel: (022) 24252525/ 43252525  
Website: <http://www.debenturetrustee@axistrustee.com/>

### **REGISTRAR & TRANSFER AGENT**

KFin Technologies Private Limited  
(Formerly known as Karvy Fintech Private Limited)  
Selenium Tower B, Plot No.31-32,  
Gachibowli Financial District, Nanakramguda,  
Hyderabad – 500 032, Tel : 040-6716 2222,  
Fax: 040-23001153  
<https://www.kfintech.com/>

### **PUBLIC DEPOSITS**

Your Company being a Non Deposit taking Non-Banking Financial Company, has not accepted any deposits from the public under Section 73 of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014 during the year under review.

### **AUDITORS**

#### **(a) Statutory Auditors**

M/s. Ajay Sardana Associates (FRN: 016827N), Chartered Accountants (ICAI Registration No.: 016827N), were appointed as the Statutory Auditors of the Company at the Eleventh Annual General Meeting of the Company held on September 8, 2017, for a period of five years i.e. until the conclusion of the Sixteenth 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. Also, no frauds have been reported by the Auditors of the Company in terms of Section 143(12) of the Companies Act, 2013.

As per the guidelines issued by RBI on April 27, 2021 for the appointment of statutory auditors, NBFC with an asset size of ₹ 15,000 crore and above are required to have a minimum of two audit firms. The guidelines have to be adopted from the second half of FY22 onwards. The guidelines also require rotation of audit firm after a period of 3 years. Since M/s Ajay Sardana Associates, Chartered Accountants has completed the specified time period as the statutory auditors, the Company would have to appoint two new audit firms for conducting the audit for

FY22. The Company is in the process of identifying suitable audit firms and the requisite approval of the members will be sought at a future date.

**(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 S. K. Hota & Associates, Company Secretaries in practice as its Secretarial Auditors, to conduct the Secretarial Audit of the Company, for the Financial Year 2020-21. 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 2020-21, is annexed as Annexure 1, forming part of this Report. The Secretarial Audit Report does not contain any qualification, reservation or adverse remark.

**(c) Cost Records**

The Company is not required to prepare and maintain cost records pursuant to Section 148(1) of the Companies Act, 2013.

**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, 2021, 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, 2021 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;
- e) that proper internal financial controls were in place and that such financial controls were adequate and were operating effectively; and
- 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**

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), not elsewhere mentioned in this Report, are as under:

**EXTRACT OF ANNUAL RETURN**

Pursuant to Section 92(3) read with Section 134(3) of the Companies Act, 2013 ("Act"), the Annual Return as on March 31, 2021 is available on the Company's website on <https://www.indiabullscommercialcredit.com/dir/ICCL Form MGT-7FY2020-21.pdf>

### **BOARD MEETINGS**

During the Financial Year 2020-21, 15 (Fifteen) Board Meetings were convened by the Board of Directors of the Company.

### **LOANS, GUARANTEES OR INVESTMENTS**

During the FY 2020-21, 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 non-banking finance company and registered with the Reserve Bank of India, 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**

During the year, no materially significant related party transaction was 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. 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.

Further, Your Directors wish to draw attention of the members to Notes to the financial statement which sets out related party disclosures.

### **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.

### **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, 2021 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 Company being a Non-Banking Finance Company is not required to use much of energy and technology absorption, however in compliance of Section 134(3) read with Rule – 8 of Companies (Accounts) Rules, 2014, the necessary reporting with regard to conservation of energy, technology absorption and foreign exchange earnings and outgo, is an under:

## **A. Conservation of Energy**

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

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

## **B. Technology Absorption**

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

The Company's investment in technology has improved customer services, reduced operational cost and development of new business opportunities. No technology was imported by the Company during the last three Financial years including FY 2020-21.

## **C. Foreign Exchange Earnings and Outgo**

There were no foreign exchange earnings and outgo during the financial year 2020-21.

## **BUSINESS RISK MANAGEMENT**

Pursuant to the applicable provisions of the Companies Act, 2013, the Company has formulated 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 including the documentation and reporting. At present, the Company has not identified any element of risk which may threaten its existence.

## **PARTICULARS OF EMPLOYEES**

The information of employees of the Company, employed by the Company through the year or part thereof, as required to be made in terms of Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is given in Annexure 2.

## **SUBSIDIARY & ASSOCIATES COMPANIES**

The Company has only one subsidiary namely "Indiabulls Asset Management (Mauritius)" as a wholly owned subsidiary (WOS) since Financial Year 2016-17. The statement pursuant to first proviso to sub-section (3) of section 129 of the Companies Act 2013, read with rule 5 of Companies (Accounts) Rules, 2014 in the prescribed Form AOC - 1 relating to Statement containing salient



features of the financial statement of subsidiary has been attached to this report and forms part of the financial statements.

Further, your Company is not required to consolidate its Financial Statements with its subsidiary company in terms of clause (iii) of second proviso of Rule 6 of Company (Accounts) Rules, 2014.

### **NAMES OF THE COMPANIES WHICH HAVE BECOME OR CEASED TO BE SUBSIDIARIES OR ASSOCIATE COMPANIES**

During the FY 2020-21, no new company became or ceased to be subsidiary or joint venture or associate of the Company. The Company continues to have one Subsidiary, namely, Indiabulls Asset Management (Mauritius).

### **COMPLIANCES**

During the year under review your company has complied with all applicable regulations of the Reserve Bank of India. As per Non-Banking Finance Companies RBI Directions, 1998, the directors hereby report that the company did not accept any public deposits during the year and did not have any public deposits outstanding at the end of the year.

The Company is an Unlisted Company as its shares are not listed on any stock exchange. However, as per the provisions of the Companies Act, 2013, the Company is considered as a Listed Company as its Secured, Redeemable, Non-Convertible Debentures and Unsecured Redeemable Non-Convertible Subordinated Debentures (NCDs) issued on private placement basis are listed on Wholesale Debt Market (WDM) segment National Stock Exchange of India Limited and BSE Limited. Further Secured, Redeemable, Non-Convertible Debentures issued through Public issue are Listed on National Stock Exchange of India Limited and BSE Limited. Your Company has thus complied with all the applicable Regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

### **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. The details of these committees are as under.

#### **(A) Audit Committee**

##### **Composition**

In compliance with the provisions of the Companies Act, 2013, the Board has a duly constituted Audit Committee which currently comprises of three members namely Mr. Anil Malhan as the Chairman, and Mr. Prem Prakash Mirdha and Mr. Shamsheer Singh Ahlawat, Independent Directors as other two members.

##### **Terms of reference of Audit Committee**

- To oversee the financial reporting process and disclosure of financial information;
- To review with management, 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 auditors and their remuneration;

- To review and approve required provisions to be maintained as per IRAC norms and write off decisions and regulatory requirements on Balance Sheet Disclosures.
- To hold discussions with the Auditors.
- Review and monitoring of the auditor' independence and performance and effectiveness of the audit process.
- Examination of the auditor' report on financial statements of the Company (in addition to the examination of the financial statements) before submission to the Board.
- Approval of any subsequent modification of transactions of the Company with related parties.
- Scrutiny of inter-corporate loans and investments.
- Valuation of undertakings and 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 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.
- Review and monitoring of the performance of the statutory auditors and effectiveness of the audit process.
- To hold post audit discussions with the auditors to ascertain any area of concern
- To review the whistle blower mechanism.
- Approval to the appointment of the Chief Financial Officer after assessing the qualifications , experience and background etc. of the candidate.
- Review of information system audit of the internal systems and processes to assess the operational risks faced by the Company and also ensures that the information system audit of internal systems and processes is conducted periodically.

#### **Meetings during the year**

During the financial year ended March 31, 2021 the Committee met 4 (four) times.

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

##### **Composition**

In compliance with the provisions of the Companies Act, 2013, the Board has a duly constituted Nomination & Remuneration Committee (N&R Committee) which currently comprises of three members namely Mr. Anil Malhan as the Chairman, and Mr. Prem Prakash Mirdha and Mr. Shamsheer Singh Ahlawat, Independent Directors as other two members.

##### **Terms of reference of Nomination & Remuneration Committee**

- To ensure 'fit and proper' status of all the directors on a continuing basis.
- To identify & advice Board in the matter of appointment of new Director.

#### **Meetings during the year**

During the financial year ended March 31, 2021 the Committee met 3 (three) times.

##### ***Policy for selection and appointment of Directors***

The 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.

- a. The incumbent for the positions of 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 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 Directors and Key Managerial Personnel, for approval by Board of Directors of the Company, subject to the approval of its shareholders, wherever necessary. Details of remuneration paid to Directors and Key Managerial Personnel are provided in the Annual Return as on March 31, 2021, which is available on the Company's website on <https://www.indiabullscorporatecredit.com/dir/ICCL Form MGT-7FY2020-21.pdf>.

### **c) Corporate Social Responsibility (CSR) Committee**

#### **Composition**

In compliance with the provisions of Section 135 of the Companies Act, 2013, the Company has duly constituted Corporate Social Responsibility (CSR) Committee. The current composition of CSR Committee comprises of three members namely Mr. Anil Malhan as the Chairman, Mr. Shamsher Singh Ahlawat and Mr. Prem Prakash Mirdha, Independent Directors as other two members.

#### **Terms of reference of Corporate Social Responsibility Committee**

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

#### **Meetings during the year**

During the financial year ended March 31, 2021, the Committee met 1 (one) time.

#### **Projects undertaken**

As part of its initiatives under "Corporate Social Responsibility", the Company has undertaken projects in the area of development of Indian Arts & Culture, Sanitation, Renewable Energy etc. as per its CSR Policy and the details given in Annual Report on CSR Activities attached as "Annexure 3", forming part of this Report. The project is in accordance with Schedule VII of the Companies Act, 2013 read with the relevant rules.

## **d) Stakeholder relationship Committee**

### **Composition**

In compliance with the provisions of the Section 178(5) of Companies Act, 2013, the Company has duly constituted Stakeholder Relationship Committee. The current composition of Stakeholder Relationship Committee comprises of three members namely Mr. Anil Malhan as the Chairman, Mr. Shamsher Singh Ahlawat and Mr. Prem Prakash Mirdha, Independent Directors as other two members.

### **Terms of reference of Stakeholder relationship Committee**

- (i) To consider and resolve the grievances of security holders of the Company.
- (ii) To approve requests for NCDs transfers and transmissions.
- (iii) To approve the requests pertaining to remat of NCDs/sub division/consolidation/issue of renewed and duplicate NCDs certificates etc.

### **Meetings during the year**

During the financial year ended March 31, 2021, the Committee met 4 (four) times.

### **BOARD EVALUATION**

The Nomination and Remuneration Committee (NRC) of the Board reassessed the framework, methodology and criteria for evaluating the performance of the Board as a whole, including Board committee(s), as well as performance of each director(s)/Chairman. The existing parameters includes effectiveness of the Board and its committees, decision making process, Directors/members participation, governance, independence, quality and content of agenda papers, team work, frequency of meetings, discussions at meetings, corporate culture, contribution, role of the Chairman and management of conflict of interest. On the basis of these parameters, the NRC had reviewed at length the performance of each director individually and expressed satisfaction on the process of evaluation and the performance of each Director. The performance evaluation of the Board as a whole and its committees as well as the performance of each director individually, including the Chairman was carried out by the entire Board of Directors. The performance evaluation of the Chairman, Executive Directors and Non-Executive Directors was carried out by the Independent Directors in their meeting held on February 15, 2021. The Directors expressed their satisfaction with the evaluation process.

### **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.

### **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.

Disclosures in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013:

- i. number of complaints filed during the financial year - Nil
- ii. number of complaints disposed of during the financial year - Nil
- iii. number of complaints pending as on end of the financial year- Nil

Further, the Company has complied with provisions relating to the constitution of Internal Complaints Committee (ICC) under the Sexual Harassment of Women at Work place (Prevention, Prohibition and Redressal) Act, 2013. The Internal Complaints Committee (ICC) has been set up to redress complaints received, if any, regarding sexual harassment.

### **SECRETARIAL STANDARDS**

The Board of Directors state that the Company has complied with the applicable Secretarial Standards (SS-1 and SS-2) respectively relating to Meetings of the Board, its Committees and the General Meetings as issued by the Institute of Company Secretaries of India.

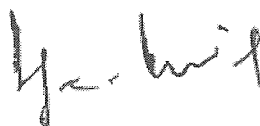
### **VIGIL MECHANISM**

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 Vigil Mechanism 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. 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.

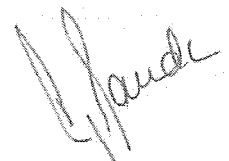
### **ACKNOWLEDGEMENT**

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 all those who were connected with the Company, for their support during the year.

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



**Ajit Kumar Mittal**  
Non-Executive Chairman  
DIN: 02698115



**Rajiv Gandhi**  
Managing Director & CEO  
DIN: 09063985

Place: Mumbai  
Date: June 29, 2021

# S.K. HOTA & ASSOCIATES

COMPANY SECRETARIES

Annexure - 1

212, GR. FLOOR,  
SAVITRI NAGAR,  
NEW DELHI-110017  
M: 9818880252

Email: cs\_sushant@yahoo.co.in

FORM NO. MR-3

Secretarial Audit Report

(For the Financial Year ended March 31, 2021)

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014]

To,  
The Members,  
Indiabulls Commercial Credit Limited  
M-62 & 63, First Floor, Connaught Place,  
New Delh: -110001

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

Based on our verification and as per documents, information's and explanations provided to us by the Company and on the basis of verifications of books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31<sup>st</sup> March, 2021, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31<sup>st</sup> March, 2021 according to the provisions of:

- I. The Companies Act, 2013 (the Act) and the Rules made thereunder;
- II. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- IV. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder;
- 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 (Not applicable to the Company during the Audit Period);



- b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 (Not applicable to the Company during the Audit Period);
  - c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 (Not applicable to the Company during the Audit Period);
  - d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014;
  - 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, 2013 and dealing with client;
  - g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 (Not applicable to the Company during the Audit Period), and
  - h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 (Not applicable to the Company during the Audit Period).
- VI. The Reserve Bank of India Act, 1934 and rules made thereunder the Company being a Non- Banking Finance Company, is also governed by this Act.
- VII. Other Laws Applicable to the Company:
- ❖ Taxation Laws
  - ❖ Labour and Social Security Laws-such as Employees State Insurance Act, 1948; Payment of Gratuity Act, 1972; Contract Labor (Regulation and Abolition) Act, 1970; Maternity Benefit Act, 1961, The Equal Remuneration Act 1976; Employees Provident Funds and Miscellaneous Act, 1952 etc.
  - ❖ IT Related Laws – Information Technology Act, 2000.
  - ❖ Other General & Miscellaneous Laws such as Electricity Act, 2003; Sexual Harassment of Women at Workplace (Prevention, Prohibition and Regulation) Act, 2013 etc.

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

- i. Secretarial Standards issued by the Institute of Company Secretaries of India covered under Companies Act, 2013;
- ii. The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

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

We further report that:



- a. The Board of Directors of the Company is duly constituted with proper balance of Executive Director, Non-Executive Directors, Woman Director and Independent Directors. Mr. Rajiv Gandhi was appointed as Managing Director and CEO of the Company on 15.02.2021 in place of Mr. Ripudaman Bandral, Managing Director who had resigned from the Board of Directors on 15.02.2021.
- b. Adequate notice is given to all directors to schedule the Board Meetings. agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
- c. Majority decision is carried through with the consent of all the Directors present in the meeting and members' views are captured and recorded as part of the minutes.

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

We further report that during the Audit period the Company has:

1. There was no issue/allotment of equity shares, debt securities during the year
2. The Company has not recommended any dividend on the equity shares for the financial year 2020-21.

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

For S. K. Hota & Associates  
Company Secretaries

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



Date: 25.05.2021  
Place: New Delhi  
UDIN: AC16165C000363371



# S.K. HOTA & ASSOCIATES

COMPANY SECRETARIES

212, GR. FLOOR,  
SAVITRI NAGAR,  
NEW DELHI-110017  
M: 9818880252

Email: cs\_sushant@yahoo.co.in

Annexure to the Secretarial Audit Report of ICCL for financial year ended March 31, 2021

To,  
The Members,  
Indiabulls Commercial Credit Limited (ICCL)  
M-62 & 63, First Floor, Connaught Place,  
New Delhi -110001

## Management Responsibility for Compliances

1. The maintenance and compliance of the provisions of Corporate and other applicable laws, rules, regulations, secretarial standards is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the process and practices we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company. Our examination was limited to the verification of procedure on test basis.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For S. K. Hota & Associates  
Company Secretaries

S. K. Hota  
Proprietor  
Membership No: ACS 16165  
CP No. 6425  
Date: 25.05.2021  
Place: New Delhi  
UDIN: A016165C000368671



**Annexure 2**

**DETAILS REGARDING REMUNERATION TO THE EMPLOYEES AS PER RULE 5(2) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014 AS AMENDED**

(A) Employed throughout the financial year, was in receipt of remuneration for that year which, in the aggregate, was not less than one crore and two lakh rupees

SL. No.	Name	Designation of the employee	Remuneration received	Nature of employment, whether contractual or otherwise	Qualifications and experience of the employee	Date of commencement of employment	The age of such employee	The last employment held by such employee before joining the company	The percentage of equity shares held by the employee in the company within the meaning of clause (iii) of sub-rule (2) above	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager
1.	Ripudaman Bandral	Managing Director*	1,13,97,666.00	Permanent	Master of Finance & Control	01.08.2017	47	ICICI Bank Ltd	Nil	No

*Mr. Ripudaman Bandral was Managing Director of the Company upto February 15, 2021.*

(B) Employed for a part of the financial year, was in receipt of remuneration for any part of that year, at a rate which, in the aggregate, was not less than eight lakh and fifty thousand rupees per month

SL. No.	Name	Designation of the employee	Remuneration received	Nature of employment, whether contractual or otherwise	Qualifications and experience of the employee	Date of commencement of employment	The age of such employee	The last employment held by such employee before joining the company	The percentage of equity shares held by the employee in the company within the meaning of clause (iii) of sub-rule (2) above	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager
1.	Rajiv Gandhi	Managing Director & CEO	28,33,762.50	Permanent	MBA	15.02.2021	56	Indiabulls Housing Finance Ltd	Nil	No

(C) Employed throughout the financial year or part thereof, was in receipt of remuneration in that year which, in the aggregate, or as the case may be, at a rate which, in the aggregate, is in excess of that drawn by the managing director or whole-time director or manager and holds by himself or along with his spouse and dependent children, not less than two percent of the equity shares of the Company

SL. No.	Name	Designation of the employee	Remuneration received	Nature of employment, whether contractual or otherwise	Qualifications and experience of the employee	Date of commencement of employment	The age of such employee	The last employment held by such employee before joining the company	The percentage of equity shares held by the employee in the company within the meaning of clause (iii) of sub-rule (2) above	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager
N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A

(D) The names of the top ten employees in terms of remuneration drawn during the Financial Year 2020-21

SL. No.	Name	Designation of the employee	Remuneration received	Nature of employment, whether contractual or otherwise	Qualifications and experience of the employee	Date of commencement of employment	The age of such employee	The last employment held by such employee before joining the company	The percentage of equity shares held by the employee in the company within the meaning of clause (iii) of sub-rule (2) above	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager
1.	Ripudaman Bandal	Managing Director	1,13,97,666.00	Permanent	Master of Finance & Control	01.08.2017	47	ICICI Bank Ltd	Nil	No
2.	Rakesh Bhagat	Chief General Manager	75,75,507.00	Permanent	B.Com	01.07.2018	47	STANDARD CHARTERED BANK LTD	Nil	No
3.	Ashish Kumar Jain	Chief General Manager	60,84,034.00	Permanent	CA	01.05.2016	42	J C BHALLA CO	Nil	No
4.	Shadaan Khan	General Manager	40,66,711.37	Permanent	PROFESSIONAL	01.11.2017	43	Parsvnath Developers	Nil	No

5.	Pankaj Kumar Jain	Senior General Manager	38,12,169.00	Permanent	CA	01.08.2017	46	Limited	Nil	No
6.	Pratham Saksena	General Manager	36,15,802.41	Permanent	B Com	01.08.2017	45	CITIFINANCIAL CONSUMER FINANCE INDIA LIMITED	Nil	No
7.	Ravindra Gupta	Deputy General Manager	36,01,102.00	Permanent	B.Sc	01.09.2013	40	L & T Finance Limited	Nil	No
8.	Robin Marwaha	Senior General Manager	34,03,963.78	Permanent	Graduation from WelcomGroup Graduate School of Hotel Administration (WGSHA)	01.08.2017	52	Mobimms Pvt Ltd	Nil	No
9.	Gaurav Vutts	Chief Legal Officer	29,42,071.54	Permanent	LLB	01.07.2018	46	HUL	Nil	No
10.	Rajiv Gandhi	Managing Director & CEO	28,33,762.5	Permanent	MBA	15.02.2021	56	Indiabulls Housing Finance Ltd	Nil	No

Notes: -

1. Remuneration includes salary, bonus, incentive, house rent allowance, supplementary allowance, Transport allowance, Medical allowance, leave travel allowance, and other allowance paid in cash.
2. Other Terms and Conditions: All appointments are/were in accordance with the terms and conditions as per applicable Rules and Policy of the Company

Annual Report on CSR Activities For Financial Year Ending 31<sup>st</sup> March 2021

## 1. Brief outline on CSR Policy of the Company:

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 Health care Services, Arts and Cultural 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.). The Company's CSR Policy is available at Web-link: [https://www.indiabullcommercialcredit.com/dir/csr\\_policy\\_iccl.pdf](https://www.indiabullcommercialcredit.com/dir/csr_policy_iccl.pdf)

## 2. Composition of CSR Committee:

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Mr. Anil Malhan	Chairman, Non-Executive Director	2	2
2.	Mr. Prem Prakash Mirdha	Member, Independent Director	2	2
3.	Mr. Shamsher Singh Ahlawat	Member, Independent Director	2	2

## 3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company

Composition of the CSR committee shared above and is available on the Company's website at <https://www.indiabullcommercialcredit.com> and Policy of the Company is available at [https://www.indiabullcommercialcredit.com/dir/csr\\_policy\\_iccl.pdf](https://www.indiabullcommercialcredit.com/dir/csr_policy_iccl.pdf).

## 4. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report).

There are no projects undertaken or completed after January 22, 2021, for which the impact assessment report is applicable in FY 2021.

## 5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any

Sl. No.	Financial Year	Amount available for set-off from preceding financial years (in Rs)	Amount required to be set-off for the financial year, if any (in Rs)
1	2017-18	Nil	Nil
2	2018-19	Nil	Nil
3	2019-20	Nil	Nil





			project was commenced.		for the project (in Rs.).	project in the reporting Financial Year (in Rs).	the end of reporting Financial Year. (in Rs.)	Completed /Ongoing.
1	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A
2	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A
3	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A
	<b>Total</b>				<b>N.A</b>	<b>N.A</b>	<b>N.A</b>	

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year (asset-wise details): N.A.

(a) Date of creation or acquisition of the capital asset(s): N.A

(b) Amount of CSR spent for creation or acquisition of capital asset: N.A

(c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc: N.A

(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset): N.A

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5): N.A

For Indiabulls Commercial Credit Limited



**Prem Prakash Mirdha**  
Member-CSR Committee  
(Independent Director)  
(DIN:01352748)



**Anil Malhan**  
Chairman-CSR Committee  
(Non-Executive Director)  
(DIN: 01542646)

Place: Gurugram  
Date: June 29, 2021



FORM NO. AOC.1

Statement containing salient features of the financial statement of Subsidiaries/associate companies/joint ventures

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

Part "A": Subsidiaries (Information in respect of each subsidiary to be presented with amounts in Rs)

S. N.	Name of Subsidiary	Date of becoming Subsidiary	Reporting period for the subsidiary	Reporting Currency and Exchange Rate	Share capital of subsidiary	Reserves and surplus of subsidiary	Total assets of subsidiary	Total Liabilities of subsidiary	Investment of subsidiary	Turnover of subsidiary	Profit before tax of subsidiary	Provision for tax of subsidiary	Profit after tax of subsidiary	Proposed dividend of subsidiary	% of Share holding
1	Indiabulls Asset Management Mauritius	18-Jul-16	2020-21	INR	19,122,669	-19,035,281	113,116	25,728	-	21,687	-361,989	-	-361,989	-	100

For and on behalf of the Board of Directors of  
Indiabulls Commercial Credit Limited

-0



**Rajiv Gandhi**  
Managing Director & CEO  
DIN : 09063985  
Mumbai, May 19, 2021



**Anil Malhan**  
Non Executive Director  
DIN : 01542646  
New Delhi, May 19, 2021



**Ashish Kumar Jain**  
Chief Financial Officer  
New Delhi, May 19, 2021



**Ajit Kumar Singh**  
Company Secretary  
New Delhi, May 19, 2021

## INDEPENDENT AUDITOR'S REPORT

To the Members of  
Indiabulls Commercial Credit Limited  
(formerly Indiabulls Infrastructure Credit Limited)  
Report on the Audit of the Financial Statements

### Opinion

We have audited the accompanying Financial Statements of Indiabulls Commercial Credit Limited (formerly Indiabulls Infrastructure Credit Limited) ("the Company"), which comprise the Balance Sheet as at March 31, 2021, and the Statement of Profit and Loss (including the Other Comprehensive Income), Statement of Cash Flows and Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (the "Financial Statements")

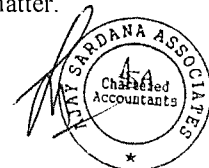
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, and its profit including other comprehensive loss, its cash flows and changes in equity for the year ended on that date.

### Basis for Opinion

We conducted our audit of the Financial Statements in accordance with the Standards on Auditing specified under section 143(10) of the Act ("SAs"). Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Financial Statements.

### Emphasis of matter

We draw attention to Note 7 to the accompanying Financial Statements which describes the effects of uncertainties relating to COVID – 19 pandemic outbreak on the Company's operations, that are dependent upon future developments, and the impact thereof on the Company's estimates of impairment of loans to customers outstanding as at March 31, 2021, and that such estimates may be affected by the severity and duration of the pandemic. Our opinion is not modified in respect of this matter.



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Office: D 118, Saket, New Delhi – 110017 Phone: +91 11 4166 3630

## Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Financial Statements for the financial year ended March 31, 2021. These matters were addressed in the context of our audit of the Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the Financial Statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying Financial Statements.

Key Audit Matters	Auditor's Response
<p>a) Impairment of financial assets (expected credit loss - ECL) (Refer note 7 to the financial statements)</p> <p>In accordance with the requirements of Ind AS 109, the Company is required to provide for impairment of its financial assets using the expected credit loss ('ECL') approach which involves an estimation of the probability of loss on the financial assets over their life, considering reasonable and supportable information about past events, current conditions and forecasts of future economic conditions which could impact the credit quality of the Company's loans and advances. In the process, a significant degree of judgement has been applied by the management in respect of following matters:</p> <p>(i) Classification and staging of loan portfolio, and estimation of behavioral life.</p> <p>(ii) Estimation of losses in respect of those classes of loans which had no or minimal historical defaults.</p> <p>(iii) Management overlay for macro-economic factors and estimation of their impact on the credit quality of the loans.</p> <p>The Company has developed a financial model that derives key assumptions used within the provision calculation such as probability of default (PD) and loss given default (LGD). The output of such model is then applied to the calculation for the provision for expected credit loss calculation with other information including the exposure at default (EAD).</p>	<p>Principal Audit Procedures</p> <ul style="list-style-type: none"> <li>• Read and assessed the Company's accounting policies for the process of estimation of impairment of financial assets and whether such policy was in accordance with the requirements of Ind AS 109 and the governance framework approved by the Board of Directors pursuant to Reserve Bank of India guidelines issued on 13 March 2020.</li> <li>• Evaluated the appropriateness of the Company's assumptions used by the Company for grouping and staging of loan portfolio into various categories and default buckets and their appropriateness for determining the probability of default (PD) and loss-given default (LGD) rates.</li> <li>• Tested the operating effectiveness of the controls for staging of loans based on their past-due status. We also tested a sample of stage 1 loans to assess whether any indicators were present which suggested the classification of such loans under stage 2 or 3.</li> <li>• Performed tests (on sample basis) to verify the completeness and accuracy of the input data used to determine the PD and LGD rates and agreed such data with the underlying books of accounts and records.</li> </ul>

**Additional considerations on account of COVID-19**

Pursuant to the Reserve Bank of India circular dated 27 March 2020 ('RBI circular') allowing lending institutions to offer moratorium to borrowers on payment of instalments falling due between 1 March 2020 and 31 May 2020, the Company has extended moratorium to its borrowers in accordance with its Board approved policy. The moratorium was further extended for instalment falling due between June 1, 2020 to August 31, 2020 in accordance with the RBI press release dated May 22, 2020 which permitted lending institutions to extend the moratorium.

In Management's view and considering the guidance provided by the Institute of Chartered Accountants of India, providing moratorium to borrowers by the Company pursuant to the RBI circular relating to COVID 19 Regulatory Package dated March 27, 2020 and April 17, 2020 and RBI press release, by itself was not considered to result in a SICR for a borrower.

Further, Government of India ("GOI") has announced various stimulus packages in order to grant relief to the borrowers. The Company has recorded a management overlay as part of its ECL, to reflect among other things the impact of Novel Coronavirus (CoVID-19) pandemic and macro-economic factors. In accordance with the guidance in Ind AS 109, the management overlay estimate takes into account reasonably and supportable information without incurring significant cost. The actual credit losses for the next 12 months could be significantly different than the ECL estimates prepared by the Company depending upon the impact and duration of the pandemic and various regulatory and policy measures announced by the Government.

Given the high degree of management's judgement involved in estimation of ECL, it is an area of material uncertainty and a key audit matter.

- Performed inquiries with the Company's management to assess the impact of COVID-19 including the current wave on the business activities of the Company.
- Assessed the additional considerations applied by the Management for staging of loans as SICR or default categories in view of Company's policy on moratorium.
- Tested the arithmetical accuracy of calculation of the provision for ECL performed by the Company.
- Assessed the Company's policy with respect to moratorium pursuant to the RBI circular and tested the implementation of such policy on a sample basis.
- Tested assumptions used by the management in determining the overlay for macro-economic factors (including CoVID-19 pandemic)
- Assessed the disclosures in the Financial Statements in respect of provision for ECL in accordance with the requirements of Ind AS 109 and Ind AS 107 including the specific disclosures made with regards to the impact of COVID-19 on ECL estimation.

**Other Information**

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's Directors' report, but does not include the financial statements and our auditor's report thereon.



Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Management's Responsibility for the Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act, with respect to the preparation of these Financial Statements that give a true and fair view of the state of affairs (financial position), profit or loss including other comprehensive loss (financial performance), changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards ("IND AS") specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

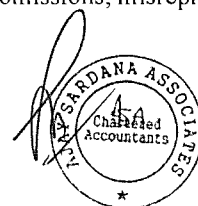
In preparing the Financial Statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

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



- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Financial Statements for the financial year ended March 31, 2020 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the 'Annexure A', a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

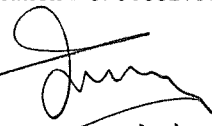
2. As required by Section 143(3) of the Act, we report that:

- (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 including Other Comprehensive Income, the Statement of Cash Flows and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
- (d) In our opinion, the aforesaid Financial Statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
- (e) On the basis of the written representations received from the directors as on March 31, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act;
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these Financial Statements and the operating effectiveness of such controls, refer to our separate Report in “Annexure B”.
- (g) In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) which are required to be commented upon by us;
- (h) 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, as amended 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 34 to the Financial Statements.
  - ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For Ajay Sardana Associates  
Chartered Accountants  
Firm Registration No. 016827N



Sanjay Chopra  
Partner

Membership No. 512570  
New Delhi, May 19, 2021  
UDIN: 21512570AAAABQ8698

**Annexure A to the Independent Auditor's Report of even date on the Financial Statements of Indiabulls Commercial Credit Limited (formerly Indiabulls Infrastructure Credit Limited) for the year ended March 31, 2021**

Report on the statement of matters specified in paragraphs 3 and 4 of the Order.

- (i) 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) Certain fixed assets have been physically verified by the management at reasonable intervals in accordance with the Company's programme of physical verification of fixed assets in a phased manner. According to the information and explanation given to us, no material discrepancies were identified on such verification;
  - (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties are held in the name of the Company.
- (ii) The Company's business does not involve any inventories; and accordingly, the provisions of clause 3 (ii) of the Order are not applicable to the Company.
- (iii) According to information and explanations given to us, the Company has not granted loans secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Accordingly, the provisions of clause 3(iii) of the Order are not applicable to the Company and hence not commented upon.
- (iv) In our opinion and according to the information and explanations given to us, there are no loans, investments, guarantees, and securities given in respect of which provisions of section 185 and 186 of the Act are applicable and hence not commented upon.
- (v) According to information and explanations given to us, the Company has not accepted any deposits from the public during the year within the meaning of Sections 73 to 76 or any other relevant provisions of the Companies Act, 2013. Accordingly, the provisions of clause 3 (v) are not applicable to the Company.
- (vi) Having regard to the nature of the Company's business / activities, reporting under 3 (vi) pertaining to the maintenance of cost records is not applicable to the Company.
- (vii) (a) According to the information and explanations given to us, the Company is generally regular in depositing with the appropriate authorities undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales tax, goods and service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues with the appropriate authorities, to the extent applicable, though there has been a slight delay in a few cases pertaining to income tax and goods and service tax, which has been deposited by the Company along with interest. There are no arrears of undisputed statutory dues outstanding as at March 31, 2021 for a period of more than six months from the date they became payable.





- (b) According to the information and explanations given to us, the Company did not have any dues of income tax or sales tax or goods and service tax or duty of customs or duty of excise or value added tax or cess which have not been deposited on account of any dispute.
- (viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings to financial institutions or banks and dues to debenture holders. The Company did not have any dues in respect of loans or borrowing from the Government.
- (ix) According to the information and explanations given by the management, the Company has not raised any money by way of initial public offer or further public offer. Further, monies raised by the Company by way of term loans were applied for the purpose for which those were raised, though idle/surplus funds which were not required for immediate utilization were gainfully invested in liquid investments payable on demand.
- (x) Based upon the audit procedures performed for the purpose of reporting on the true and fair view of the financial statements and according to the information and explanations given to us by the management, we report that no fraud by the Company or no material fraud on the Company by the officers and employees of the Company has been noticed or reported during the year.
- (xi) According to the information and explanations given by the management, the managerial remuneration has been paid and provided in accordance with the requisite approvals mandated by the provisions of section 197, read with Schedule V to the Act.
- (xii) The Company is not a Nidhi Company. Accordingly, the provisions of clause 3 (xii) are not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, all transactions with the related parties are in compliance with Section 188 and 177 of Companies Act, 2013 to the extent applicable and the details have been disclosed in Note 39 to the Financial Statements as required by the applicable Ind AS and the Act.
- (xiv) According to the information and explanations given to us and on an overall examination of the balance sheet, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence, reporting requirements under clause 3(xiv) are not applicable to the company and, not commented upon.
- (xv) According to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with them as referred to in section 192 of the Act.



- (xvi) According to the information and explanations given to us, the Company is engaged in the business of Non-Banking Financial Institution as defined under section 45-IA of Reserve Bank of India Act, 1934 (“RBI Act”) and is duly registered under section 45-IA of the RBI Act, holding certificate of registration (CoR) as a Non-Banking Financial Institution without accepting public deposits under section 45-IA of the said RBI Act.

For Ajay Sardana Associates  
Chartered Accountants  
Firm Registration No. 016827N



A handwritten signature in black ink, appearing to read "Sanjay Chopra".

Sanjay Chopra  
Partner

Membership No. 512570  
New Delhi, May 19, 2021  
UDIN: 21512570AAAABQ8698

**Annexure B to the Independent Auditor's Report of even date on the Financial Statements of Indiabulls Commercial Credit Limited (formerly Indiabulls Infrastructure Credit Limited) for the year ended March 31, 2021**

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of Indiabulls Commercial Credit Limited ("the Company") as of March 31, 2021 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

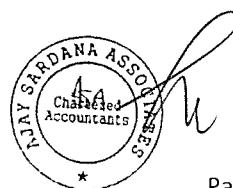
The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial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

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with reference to these Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing, as prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls over financial reporting with reference to these Financial Statements.



### **Meaning of Internal Financial Controls Over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that:

(1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;

(2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the Company; and

(3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

### **Inherent Limitations of Internal Financial Controls Over Financial Reporting**

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

### **Opinion**

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, adequate internal financial controls over financial reporting with reference to these Financial Statements and such internal financial controls over financial reporting with reference to these Financial Statements were operating effectively as at March 31, 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Ajay Sardana Associates  
Chartered Accountants  
Firm Registration No. 016827N



Sanjay Chopra  
Partner

Membership No. 512570  
New Delhi, May 19, 2021  
UDIN: 21512570AAAABQ8698

**Indiabulls Commercial Credit Limited**

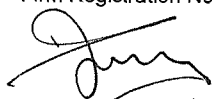
**Balance Sheet as at March 31, 2021**

Particulars	Notes	Amount in Rs. Crores	
		As at March 31, 2021	As at March 31, 2020
<b>ASSETS</b>			
<b>Financial assets</b>			
Cash and cash equivalents	5	1,809.93	2,000.27
Bank balances other than cash and cash equivalents	6	38.17	52.36
Loans	7	12,301.16	11,706.49
Investments	8	949.87	1,590.43
Other financial assets	9	52.58	129.55
<b>Non-financial assets</b>			
Current tax assets (net)		187.38	240.28
Deferred tax assets (net)	10	70.61	28.37
Assets held for sale		384.70	580.52
Property, plant and equipment	11.1	2.64	5.97
Other intangible assets	11.2	-	1.31
Right of Use assets	11.3	3.67	5.37
Other non-financial assets	12	72.55	46.38
<b>TOTAL ASSETS</b>		<b>15,873.26</b>	<b>16,387.30</b>
<b>LIABILITIES AND EQUITY</b>			
<b>LIABILITIES</b>			
<b>Financial liabilities</b>			
Trade payables	13		
(i) total outstanding dues of micro enterprises and small enterprises		-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		0.40	0.01
Debt securities	14	2,192.77	2,440.38
Borrowings (other than debt securities)	15	5,280.88	6,088.82
Subordinated liabilities	16	349.40	348.86
Other financial liabilities	17	3,406.88	3,067.27
<b>Non financial liabilities</b>			
Current tax liabilities (net)		1.05	3.52
Provisions	18	4.83	5.67
Other non-financial liabilities	19	83.85	25.82
<b>Equity</b>			
Equity share capital	20	247.80	247.80
Other equity	22	4,305.40	4,159.15
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>15,873.26</b>	<b>16,387.30</b>

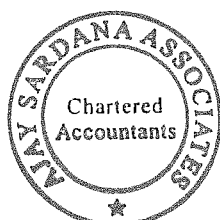
The accompanying Notes are integral part of the financial statements.

This is the Balance Sheet referred to in our report of even date.

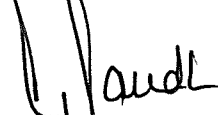
For Ajay Sardana Associates  
Chartered Accountants  
Firm Registration No.016827N



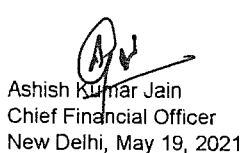
Sanjay Chopra  
Partner  
Membership No. 512570  
New Delhi, May 19, 2021



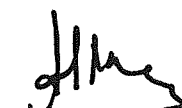
For and on behalf of the Board of Directors of  
Indiabulls Commercial Credit Limited



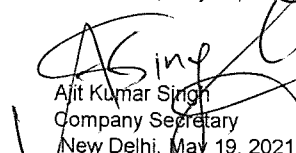
Rajiv Gandhi  
Managing Director  
DIN : 09063985  
Mumbai, May 19, 2021



Ashish Kumar Jain  
Chief Financial Officer  
New Delhi, May 19, 2021



Anil Malhan  
Non Executive Director  
DIN : 01542646  
New Delhi, May 19, 2021



Anil Kumar Singh  
Company Secretary  
New Delhi, May 19, 2021

Indiabulls Commercial Credit Limited

Statement of profit and loss for the year ended March 31, 2021

Particulars	Notes	Amount Rs. in crores	
		Year ended March 31, 2021	Year ended March 31, 2020
<b>Revenue from operations</b>			
Interest income	23	1,615.63	2,013.72
Dividend income	24	-	46.22
Fees and commission income	25	2.32	41.74
Net gain on fair value changes	28	-	80.53
Net gain on derecognition of financial instruments under amortised cost category		1.46	6.26
<b>Total revenue from operations</b>		<b>1,619.41</b>	<b>2,190.47</b>
Other income	26	13.53	0.81
<b>Total income</b>		<b>1,632.94</b>	<b>2,191.28</b>
<b>Expenses</b>			
Finance costs	27	997.29	1,158.18
Net loss on fair value changes	28	15.12	-
Impairment on financial instruments	29	426.88	952.92
Employee benefits expense	30	20.60	27.62
Depreciation and amortization		4.54	8.87
Other expenses	31	15.72	16.44
<b>Total expenses</b>		<b>1,480.15</b>	<b>2,164.03</b>
<b>Profit before tax</b>		<b>152.79</b>	<b>27.25</b>
Tax expense:	32		
(1) Current tax		56.09	41.62
(2) Deferred tax credit		(42.34)	(34.18)
<b>Profit for the year</b>		<b>139.04</b>	<b>19.81</b>
<b>Other comprehensive income</b>			
A (i) Items that will not be reclassified to profit or loss			
(a) Remeasurement gain/(loss) on defined benefit plan		0.38	(0.07)
(b) Gain/(loss) on change in fair value of derivative designated at FVOCI		-	-
(ii) Income tax impact on above		(0.10)	0.02
B (i) Items that will be reclassified to profit or loss			
(ii) Income tax impact on above		-	-
<b>Other comprehensive income (/(loss) A+B)</b>		<b>0.28</b>	<b>(0.05)</b>
<b>Total comprehensive income for the year</b>		<b>139.32</b>	<b>19.76</b>
Earnings per equity share	40		
Basic (Rs.)		5.61	0.80
Diluted (Rs.)		5.61	0.80
Nominal value per share (Rs.)		10.00	10.00

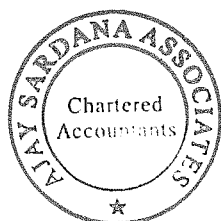
The accompanying Notes are integral part of the financial statements.

This is the Statement of Profit and Loss referred to in our report of even date.

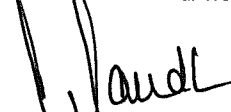
For Ajay Sardana Associates  
Chartered Accountants  
Firm Registration No.016827N



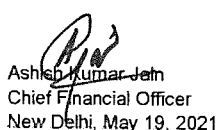
Sanjay Chopra  
Partner  
Membership No. 512570  
New Delhi, May 19, 2021




For and on behalf of the Board of Directors of  
Indiabulls Commercial Credit Limited



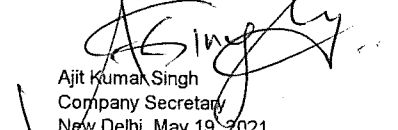
Rajiv Gandhi  
Managing Director  
DIN : 09063985  
Mumbai, May 19, 2021



Ashish Kumar Jain  
Chief Financial Officer  
New Delhi, May 19, 2021



Anil Malhan  
Non Executive Director  
DIN : 01542646  
New Delhi, May 19, 2021



Ajit Kumar Singh  
Company Secretary  
New Delhi, May 19, 2021

Indiabulls Commercial Credit Limited

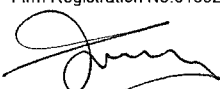
Statement of Cash flows for the year ended March 31, 2021

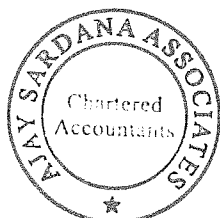
	For the year ended March 31, 2021	Amount Rs. in crores For the year ended March 31, 2020
<b>A Cash flow from operating activities :</b>		
Profit before tax	152.79	27.25
Adjustments for:		
Provision for gratuity	0.59	0.84
Provision for compensated absences	(0.18)	(0.01)
Share based payments to employees	2.66	2.38
Provision for diminution on value of investment	(0.21)	2.12
Provision for impairment due to expected credit loss	518.97	176.29
Bad debts written off	32.47	822.52
Interest expenses	987.50	1,144.68
Interest income	(1,617.16)	(2,022.05)
Gain on modification of leases	(0.64)	(0.31)
Deemed cost of fair value of corporate guarantee	9.33	12.43
Balances no longer required, written back	(1.55)	(0.01)
Dividend income	-	(46.22)
(Profit)/ Loss on sale of property, plant and equipment	(0.54)	0.33
Unrealised loss/(gain) on investments (net)	2.41	(64.72)
Realised loss/(gain) on investments (net)	12.71	(15.81)
Depreciation and amortisation	4.54	8.87
<b>Operating profit/ (loss) before working capital changes</b>	<b>103.69</b>	<b>48.58</b>
<b>Adjustment for changes in working capital:</b>		
Other financial assets	0.08	41.50
Other non financial assets	8.65	(1.10)
Loans	(1,082.78)	3,241.32
Trade payables	0.39	(5.14)
Provisions for gratuity and compensated absences	(0.87)	(0.66)
Other financial liabilities	368.61	1,198.87
Other non financial liabilities	58.03	11.85
<b>Net cash generated from/ (used in) operations</b>	<b>(544.20)</b>	<b>4,535.22</b>
Interest received	1,576.50	1,966.03
Interest paid	(1,006.33)	(1,096.68)
Income tax paid(net)	(5.66)	(186.87)
<b>Net cash generated from/ (used in) operating activities</b>	<b>20.31</b>	<b>5,217.70</b>
<b>B Cash flow from investing activities</b>		
Purchase of property, plant and equipment	2.00	(0.11)
Movement in capital advances	(36.64)	0.17
Movement in fixed deposits with banks	14.19	0.16
Investment in equity shares of subsidiary company	0.21	(0.57)
Dividend income	-	46.22
Interest received	50.66	32.16
Assets held for sale	195.82	(580.52)
Investments in mutual funds / other investments (net)	625.44	(1,094.23)
<b>Net cash (used in) investing activities</b>	<b>851.68</b>	<b>(1,596.72)</b>
<b>C Cash flow from financing activities</b>		
Distribution of preference dividend	-	(2.78)
Proceeds from loan taken from holding company(net)	707.58	341.42
Proceeds from /(Repayment of ) issue of secured redeemable non-convertible debentures	(260.44)	215.00
Proceeds from issue of subordinate debt	-	5.00
Proceeds from /(Repayment of ) working capital loans(net)	35.18	(2,171.21)
Repayment of bank loans and other borrowings (net)	(1,543.35)	(491.83)
Payment of lease liabilities	(1.30)	(4.47)
<b>Net cash (used in)/generated from financing activities</b>	<b>(1,062.33)</b>	<b>(2,108.87)</b>
<b>D Net increase / (decrease) in cash and cash equivalents ( A+B+C )</b>	<b>(190.34)</b>	<b>1,512.11</b>
<b>E Cash and cash equivalents at the beginning of the year</b>	<b>2,000.27</b>	<b>488.16</b>
<b>F Cash and cash equivalents at the close of the year ( D + E ) <sup>(Refer Note 5)</sup></b>	<b>1,809.93</b>	<b>2,000.27</b>

The accompanying Notes are integral part of the financial statements.

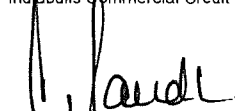
This is the Statement of Cash Flows referred to in our report of even date

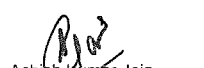
For Ajay Sardana Associates  
Chartered Accountants  
Firm Registration No.016827N

  
Sanjay Chopra  
Partner  
Membership No. 512570  
New Delhi, May 19, 2021



For and on behalf of the Board of Directors of  
Indiabulls Commercial Credit Limited

  
Rajiv Gandhi  
Managing Director  
DIN : 09063985  
Mumbai, May 19, 2021

  
Ashish Kumar Jain  
Chief Financial Officer  
New Delhi, May 19, 2021

  
Anil Malhan  
Non Executive Director  
DIN : 01542646  
New Delhi, May 19, 2021


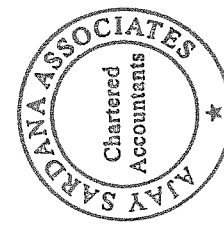
  
Aijit Kumar Singh  
Company Secretary  
New Delhi, May 19, 2021

Indiabulls Commercial Credit Limited

Statement of changes in equity for the year ended March 31, 2021

	Numbers	Amount Rs. in crores
<b>a. Equity Share Capital:</b>		
Equity shares of INR 10 each issued, subscribed and fully paid	247,799,324	247.80
At April 01, 2019	-	-
Addition during the year	247,799,324	247.80
At March 31, 2020	-	-
Addition during the year	247,799,324	247.80
At March 31, 2021	247,799,324	247.80

	Reserves & Surplus										Other Comprehensive Income	Total
	Capital Reserve	Capital Redemption Reserve	Securities Premium Account	Special Reserve U/s 36(l)(viii) of the Income Tax Act, 1961	Reserve (II) (Reserve fund u/s 45-IC of the R.B.I. Act, 1934)	Debt Redemption Reserve	Share based Payment reserve	Fair value of corporate guarantee	Retained earnings			
<b>b. Other Equity</b>												
At April 01, 2019	0.17	4.00	3,249.40	86.65	203.30	83.83	3.76	41.63	454.50	0.01	4,127.25	
Profit for the year	-	-	-	-	-	-	-	-	19.81	-	19.81	
Other Comprehensive Income/(loss)	-	-	-	-	-	-	-	-	(0.04)	(0.01)	(0.05)	
Total comprehensive income	-	-	-	-	-	-	-	-	19.77	(0.01)	19.76	
Add: Transferred / Addition during the year	-	-	-	-	3.96	163.21	2.38	9.76	-	-	179.31	
Less : Share issue expenses	-	-	-	-	-	-	-	-	-	-	-	
<b>Appropriations:-</b>												
Corporate Dividend Tax on Dividend paid on Preference Shares	-	-	-	-	-	-	-	-	-	-	-	
Provision for Dividend on Preference Shares	-	-	-	-	-	-	-	-	-	-	-	
Transferred to Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961	-	-	-	-	-	-	-	-	-	-	-	
Transferred to Reserve Fund u/s 45-IC of the R.B.I. Act, 1934	-	-	-	-	-	-	-	-	(3.96)	-	(3.96)	
Transferred to Debt Redemption Reserve	-	-	-	-	-	-	-	-	(163.21)	-	(163.21)	
<b>Total Appropriations</b>	0.17	4.00	3,249.40	86.65	207.26	247.04	6.14	51.39	(167.17)	-	(167.17)	
At March 31, 2020									307.10		4,159.15	

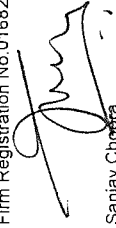


	Reserves & Surplus										Other Comprehensive Income	Total
	Capital Reserve	Capital Redemption Reserve	Securities Premium Account	Special Reserve U/s 36(i)(viii) of the Income Tax Act, 1961	Reserve (II) (Reserve fund u/s 45-IC of the R.B.I. Act, 1934)	Debt Redemption Reserve	Share based Payment reserve	Fair value of corporate guarantee	Retained earnings			
At March 31, 2020	0.17	4.00	3,249.40	86.65	207.26	247.04	6.14	51.39	307.10	-	4,159.15	
Profit for the year	-	-	-	-	-	-	-	-	139.04	0.28	139.32	
Other Comprehensive Income/(loss)	-	-	-	-	-	-	-	-	0.28	-	0.28	
Total comprehensive income	-	-	-	-	-	-	-	-	139.32	0.28	139.60	
Add: Transferred / Addition during the year	-	-	-	51.54	27.81	-	2.66	4.27	-	(0.28)	86.00	
Less : Share issue expenses	-	-	-	-	-	-	-	-	-	-	-	
Appropriations:-	-	-	-	-	-	-	-	-	-	-	-	
Transferred to Reserve Fund u/s 45-IC of the R.B.I. Act, 1934	-	-	-	-	-	-	-	-	(27.81)	-	(27.81)	
Transferred to Special Reserve u/s 36(i)(viii) of the Income Tax Act, 1961	-	-	-	-	-	-	-	-	(51.54)	-	(51.54)	
Transferred to Debt Redemption Reserve	-	-	-	-	-	-	-	-	-	-	-	
Total Appropriations	-	-	-	-	-	-	-	-	-	-	-	
At March 31, 2021	0.17	4.00	3,249.40	138.19	235.07	247.04	8.80	55.66	367.07	-	4,305.40	

The accompanying Notes are integral part of the financial statements.


This is the Statement of Changes in Equity referred to in our report of even date

For Ajay Sardana Associates  
Chartered Accountants  
Firm Registration No.016827N

  
Sanjay Chopra  
Partner

Membership No. 512570  
New Delhi, May 19, 2021

For and on behalf of the Board of Directors of  
Indiabulls Commercial Credit Limited



Rajiv Ganichi  
Managing Director  
DIN : 09063985  
Mumbai, May 19, 2021



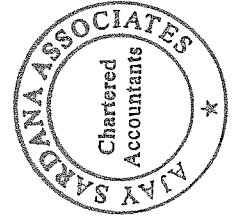
Anil Mahan  
Non Executive Director  
DIN : 01542646  
New Delhi, May 19, 2021



Ajit Kumar Singh  
Company Secretary  
New Delhi, May 19, 2021



Ashish Kumar Jain  
Chief Financial Officer  
New Delhi, May 19, 2021



**Note 1 :**

**Corporate information**

Indiabulls Commercial Credit Limited ("the Company") "ICCL" was incorporated on July 07, 2006 and is engaged in the business of financing, investment and allied activities. On February 12, 2008, the Company was registered under section 45-IA of the Reserve Bank of India Act, 1934 to carry on the business of a Non Banking Financial Company but does not have permission from the Reserve Bank of India to accept public deposits.

In accordance with the provisions of section 13 and other applicable provisions of the Companies Act, 2013 read with Companies (Incorporation) Rules, 2014, the members of the company at their Extraordinary General Meeting held on March 02, 2015, accorded their approval to change the name of the Company. The Company has since received fresh certificate of incorporation consequent upon change of name from the Registrar of Companies, National Capital Territory of Delhi & Haryana dated March 12, 2015, in respect of the said change. Accordingly, the name of the Company was changed from Indiabulls Infrastructure Credit Limited to Indiabulls Commercial Credit Limited.

In accordance with the approval of the members of the Company, at their Extraordinary general meeting held on June 12, 2015 and of the Registrar of Companies, National Capital Territory of Delhi & Haryana, and pursuant to the provisions of Section 13 and other applicable provisions, if any, of the Companies Act, 2013, read with applicable rules made thereunder, new set of Memorandum of Association (MOA) of the Company in accordance with Table A of Schedule I of the Companies Act, 2013, inter alia modifying sub clause 5 of the erstwhile main object of the MOA, as reproduced below, be and is hereby adopted as follows:

"To act as financial consultants, investment, marketing and management consultants/advisors and provide consultancy in various fields including general administrative, secretarial, managerial, commercial, banking, financial, economic, public relation, personal and corporate finance and direct and indirect taxation and other levies".

The Board of Directors of Indiabulls Finance Company Private Limited ("IFCPL") and the Company at their meeting held on April 16, 2015 had approved, the Scheme of Arrangement, involving the merger of IFCPL, on an ongoing basis, into the Company, pursuant to and in terms of the provisions of Section 391 – 394 of the Companies Act, 1956, as amended from time to time ("Scheme of Arrangement"). The appointed date of the proposed merger fixed under the Scheme of Arrangement 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 of Arrangement (Order). In terms of the court approved Scheme of Arrangement, 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 of Arrangement came into effect and IFCPL, as a going concern, stands amalgamated with the Company with effect from the Appointed Date, being April 01, 2015 (in accordance with AS-14-Accounting for Amalgamations, under the Pooling of Interests Method). Consequent to the Scheme of Arrangement becoming effective, the Board of Directors of the Company at their meeting held on March 31, 2016, issued and allotted 32,826,288 Equity Shares of Rs. 10 each of the Company to the Equity Share Holders of IFCPL, against their share holding in such equity shares as on March 31, 2016. The issue of equity shares by the Company in the ratio of 3:1, was in terms of the Share Exchange Ratio as mentioned in the Court approved Scheme of Arrangement.

**Note 2 :**

**(i) Basis of preparation**

The financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and notified under section 133 of the Companies Act, 2013 (the Act) along with other relevant provisions of the Act, the Master Direction – Non-Banking Financial Company – Systemically Important Non-Deposit taking Company and Deposit taking Company (Reserve Bank) Directions, 2016 (Updated as on February 17, 2020) (the RBI Directions, 2016) and notification for Implementation of Indian Accounting Standard vide circular RBI/2019-20/170 DOR(NBFC).CC.PD.No.109/22.10.106/2019-20 dated 13 March 2020 (RBI Notification for Implementation of Ind AS) issued by RBI. The Company uses accrual basis of accounting except in case of significant uncertainties.

The financial statements are presented in Indian Rupee (INR) which is also the functional currency of the Company.

The financial statements are prepared on a going concern basis, as the Management is satisfied that the Company shall be able to continue its business for the foreseeable future and no material uncertainty exists that may cast significant doubt on the going concern assumption. In making this assessment, the Management has considered a wide range of information relating to present and future conditions, including future projections of profitability, cash flows and capital resources. The outbreak of COVID-19 has not affected the going concern assumption of the Company.

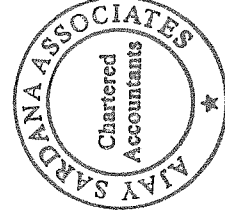
**(ii) Presentation of financial statements**

The Company presents its balance sheet in order of liquidity. Financial assets and financial liabilities are generally reported gross in the balance sheet. They are only offset and reported net when, in addition to having an unconditional legally enforceable right to offset the recognised amounts without being contingent on a future event, the parties also intend to settle on a net basis in all of the following circumstances:

- A. The normal course of business
- B. The event of default
- C. The event of insolvency or bankruptcy of the Group and/or its counterparties.

These financial statements have been prepared in Indian Rupee which is the functional currency of the Company.

The financial statements for the year ended March 31, 2021 were authorized and approved for issue by the Board of Directors on May 19, 2021.



**Note 3 :**

**Significant accounting policies**

**3.1 Use of estimates**

The preparation of Standalone financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

**A. Impairment loss on financial assets**

The measurement of impairment losses across all categories of financial assets except assets valued at FVTPL, enquires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Company's expected credit loss (ECL) calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgements and estimates include:

- The Company's model, which assigns Probability of Defaults (PDs)
- The Company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a Long Term ECL (L-TECL) basis
- The segmentation of financial assets when their ECL is assessed on a collective basis
- Development of ECL models, including the various formulas and the choice of inputs
- Determination of associations between macroeconomic scenarios and, economic inputs, and the effect on PDs, Exposure at Default (EADs) and Loss Given Default (LGDs)
- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models.

**B. Business Model Assumption**

Classification and measurement of financial assets depends on the results of the SPPI and the business model test. The Company determines the business model at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised cost that are de-recognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

**C. Defined employee benefit assets and liabilities**

The cost of the defined benefit gratuity plan and other post-employment benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

**D. Share Based Payments**

Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend assumptions about them.

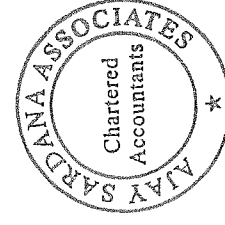
**E. Fair value measurement**

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

**F. Effective interest rate (EIR) method**

The Company's EIR methodology, recognises interest income using a rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans and recognises the effect of potentially different interest rates charged at various stages and other characteristics of the product life cycle. This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments, as well expected changes to the company's base rate and other fee income/expense that are integral parts of the instrument.





**Note 3 (continued...)**

**3.2 Cash and cash equivalents**

Cash and cash equivalent comprises cash in hand, demand deposits and time deposits held with bank, debit balance in cash credit account.

**3.3 Recognition of income and expense**

**a) Interest income**

The Company earns revenue primarily from giving loans. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Interest revenue is recognized using the effective interest method (EIR). The effective interest method calculates the amortized cost of a financial instrument and allocates the interest income. The effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the gross carrying amount of the financial asset or liability. The calculation takes into account all contractual terms of the financial instrument (for example, prepayment options) and includes any fees or incremental costs that are directly attributable to the instrument and are an integral part of the EIR, but not future credit losses.

The Company calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets. When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company calculates the interest to the extent recoverable. If the financial assets cures and is no longer credit-impaired, the Company reverts to calculating interest income.

**b) Interest expense**

Interest expense includes issue costs that are initially recognized as part of the carrying value of the financial liability and amortized over the expected life using the effective interest method. These include fees and commissions payable to arrangers and other expenses such as external legal costs, provided these are incremental costs that are directly related to the issue of a financial liability.

**c) Other charges and other interest**

Additional interest and Overdue interest is recognised on realisation basis.

**e) Dividend income**

Dividend income is recognized when the Company's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the entity and the amount of the dividend can be measured reliably. This is generally when shareholders approve the dividend.

**3.4 Foreign currency**

The Company's financial statements are presented in Indian Rupees (INR) which is also the Company's functional currency.

Transactions in foreign currencies are initially recorded by the Company at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Foreign currency denominated monetary assets and liabilities are translated at the functional currency spot rates of exchange at the reporting date and exchange gains and losses arising on settlement and restatement are recognized in the statement of profit and loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

**3.5 Leases**

The company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

**Note 3 (continued...)**

**Right-of-use assets  
Lease Liability**

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable. The lease payments also include payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

**Short-term leases and leases of low-value assets**

The Company applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases are recognised as expense on a straight-line basis over the lease term.

**Changes in accounting policies and disclosures**

Ind AS 116 Leases  
Ind AS 116 supersedes Ind AS 17 Leases. Appendix C of Ind AS 17 Determining whether an Arrangement contains a Lease, Appendix A of Ind AS 17 Operating Leases-Incentives and Appendix B of Ind AS 17 Evaluating the Substance of Transactions Involving the Legal Form of a Lease. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to recognise most leases on the balance sheet.

Lessor accounting under Ind AS 116 is substantially unchanged from Ind AS 17. Lessors will continue to classify leases as either operating or finance leases using similar principles as in Ind AS 17. Therefore, Ind AS 116 did not have an impact for leases where the Company is the lessor.

The Company adopted Ind AS 116 using the modified retrospective method with the initial application date as April 01, 2019. Under this method, the standard is applied retrospectively with the cumulative effect of initially applying the standard recognised at the date of initial application. The Company elected to use the transition practical expedient to not reassess whether a contract is or contains a lease at 1 April 2019. Instead, the Company applied the standard only to contracts that were previously identified as leases applying Ind AS 17 and Appendix C to Ind AS 17 at the date of initial application.

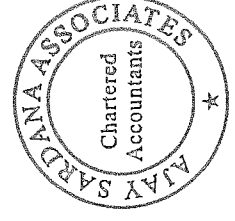
The standard provides specific transition requirements and practical expedients, which have been applied by the Company.

**Significant accounting, judgements, estimates and assumptions**

**Determining the lease term of contracts with renewal and termination options – Company as lessee**  
The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

**Leases - Estimating the incremental borrowing rate**

The Company cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Company 'would have to pay', which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease.



Note 3 (continued...)

### 3.6 Property, plant and equipment (PPE) and Intangible assets

#### PPE

PPE are stated at cost (including incidental expenses directly attributable to bringing the asset to its working condition for its intended use) less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure related to PPE is capitalized only when it is probable that future economic benefits associated with these will flow to the Company and the cost of item can be measured reliably. Other repairs and maintenance costs are expensed off as and when incurred.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

#### Intangible fixed assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

### 3.7 Depreciation and amortization

#### Depreciation

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.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

#### Amortization

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.

The amortisation period and the amortisation method for these softwares with a finite useful life are reviewed at least at each financial year-end.

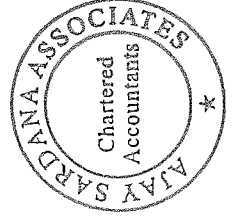
### 3.8 Impairment of non-financial assets

The carrying amount of an asset is reviewed at each balance sheet date if there is any indication of impairment based on internal/external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the assets, net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

### 3.9 Provisions, Contingent Liability 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 cannot be made. Contingent Assets are not recognised in the financial statements.



**Note 3 (continued...)****3.10 Retirement and other employee benefits**

Retirement benefit in the form of provident fund and Employee State Insurance Scheme is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund and Employee State Insurance scheme. The Company recognizes contribution payable to the provident fund and Employee State Insurance scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

The Company has unfunded defined benefit plans Gratuity plan for all eligible employees, the liability for which is determined on the basis of actuarial valuation at each year end. Separate actuarial valuation is carried out for each plan using the projected unit credit method. Superannuation (Pension & Medical coverage) payable to a Director on retirement is also actuarially valued at the end of the year using the Projected Unit Credit Method.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

**3.11 Taxes**

Tax expense comprises current and deferred tax.

**Current income tax**

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with Income tax Act, 1961. Income Computation and Disclosure Standards and other applicable tax laws. The tax rates and tax laws used to compute the amount are those that are enacted at the reporting date.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which during the specified period gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the Company.

**Deferred tax**

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

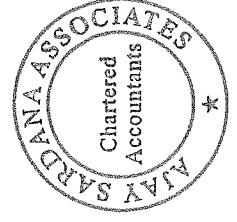
Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.



**Note 3 (continued...)**

**3.12 Earning per share**

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting year.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

**3.13 Share based payments**

Equity-settled share based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled share based payments is expensed on a straight line basis over the vesting period, based on the Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in Statement of Profit and Loss such that the cumulative expenses reflects the revised estimate, with a corresponding adjustment to the Share Based Payments Reserve.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

**3.14 Financial instruments**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

**3.14.1 Financial Assets**

**3.14.1.1 Initial recognition and measurement**

Financial assets, with the exception of loans and advances to customers, are initially recognised on the trade date, i.e., the date that the Company becomes a party to the contractual provisions of the instrument. Loans and advances to customers are recognised when funds are disbursed to the customers. The classification of financial instruments at initial recognition depends on their purpose and characteristics and the management's intention when acquiring them. All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

**3.14.1.2 Classification and Subsequent measurement**

For purposes of subsequent measurement, financial assets are classified in four categories:

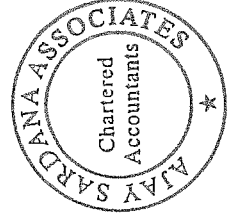
- Debt instruments at amortised cost
- Debt instruments at fair value through other comprehensive income (FVTOCI)
- Debt instruments and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)

**3.14.1.3 Debt instruments at amortised costs**

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

Business model: The business model reflects how the Company manages the assets in order to generate cash flows. That is, where the Company's objective is solely to collect the contractual cash flows from the assets, the same is measured at amortised cost or where the Company's objective is to collect both the contractual cash flows and cash flows arising from the sale of assets, the same is measured at fair value through other comprehensive income (FVTOCI). If neither of these is applicable (e.g. financial assets are held for trading purposes), then the financial assets are classified as part of 'other' business model and measured at FVPL.





**Note 3 (continued...)**

**SPPI:** Where the business model is to hold assets to collect contractual cash flows (i.e. measured at amortized cost) or to collect contractual cash flows and sell (i.e. measured at fair value through other comprehensive income), the Company assesses whether the financial instruments' cash flows represent solely payments of principal and interest (the 'SPPI test'). In making this assessment, the Company considers whether the contractual cash flows are consistent with a basic lending arrangement i.e. interest includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with a basic lending arrangement. Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial asset is classified and measured at fair value through profit or loss. The amortized cost, as mentioned above, is computed using the effective interest rate method.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method less impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in interest income in the statement of profit or loss. The losses arising from impairment are recognised in the statement of profit and loss.

**3.14.1.4 Debt instruments at FVOCI**

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

The objective of the business model is achieved both by collecting contractual cash flows and fair value changes relating to market movements selling the financial assets, and The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Company recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the P&L. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to P&L. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

**3.14.1.5 Debt instruments at FVTPL**

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

**3.14.1.6 Equity Investments**

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the company may transfer the cumulative gain or loss within equity.

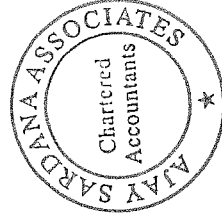
Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

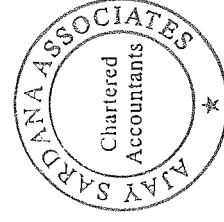
**3.14.2 Financial Liabilities**

**3.14.2.1 Initial recognition and measurement**

Financial liabilities are classified and measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for trading or it is designated as on initial recognition. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and derivative financial instruments.





**Note 3 (continued...)**

**3.14.2.2 Loans and borrowings**

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss. This category generally applies to borrowings.

**3.14.3 Derivative financial instruments**

The Company holds derivatives to mitigate the risk of changes in exchange rates on foreign currency exposures as well as interest fluctuations. The counterparty for these contracts is generally a bank. Derivatives that are not designated a hedge are categorized as financial assets or financial liabilities, at fair value through profit or loss. Such derivatives are recognized initially at fair value and attributable transaction costs are recognized in net profit in the Statement of Profit and Loss when incurred. Subsequent to initial recognition, these derivatives are measured at fair value through profit or loss and the resulting gains or losses are included in Statement of Profit and Loss.

**3.14.4 Reclassification of financial assets and liabilities**

The company doesn't reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the company acquires, disposes of, or terminates a business line. Financial liabilities are never reclassified.

**3.14.5 De recognition of financial assets and liabilities**

**3.14.5.1 Financial Assets**

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is de-recognised when the rights to receive cash flows from the financial asset have expired. The Company also de-recognised the financial asset if it has transferred the financial asset and the transfer qualifies for de recognition.

The Company has transferred the financial asset if, and only if, either:

- It has transferred its contractual rights to receive cash flows from the financial asset
  - Or
  - It retains the rights to the cash flows, but has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement.
- Pass-through arrangements are transactions whereby the Company retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following three conditions are met:
- The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates.
  - The Company cannot sell or pledge the original asset other than as security to the eventual recipients.
  - The Company has to remit any cash flows it collects on behalf of the eventual recipients without material delay.
- In addition, the Company is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- The Company has transferred substantially all the risks and rewards of the asset
  - Or
  - The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.
- The Company considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Company has neither transferred nor retained substantially all the risks and rewards and has retained control of the asset, the asset continues to be recognised only to the extent of the Company's continuing involvement, in which case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration the Company could be required to pay.

If continuing involvement takes the form of a written or purchased option (or both) on the transferred asset, the continuing involvement is measured at the value the Company would be required to pay upon repurchase. In the case of a written put option on an asset that is measured at fair value, the extent of the entity's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price.

**Note 3 (continued...)**

**3.14.5.2 Financial Liabilities**

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid is recognised in profit or loss.

**3.15 Impairment of financial assets**

**3.15.1 Overview of the ECL principles**

The Company is recording the allowance for expected credit losses for all loans and other debt financial assets not held at FVTPL, together with loan commitments and financial guarantee contracts, (in this section all referred to as 'financial instruments'). Equity instruments are not subject to impairment under IND AS 109.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the '12 months' expected credit loss (12mECL). The 12mECL is the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date.

Both LTECLs and 12mECLs are calculated on individual and collective basis, depending on the nature of the underlying portfolio of financial instruments. The Company has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition.

Based on the above process, the Company groups its loans into Stage 1, Stage 2, Stage 3, as described below:

Stage 1: When loans are first recognised, the Company recognises an allowance based on 12mECLs. Stage 1 loans also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2 or Stage 3.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the company records an allowance for the LTECLs. Stage 2 loans also include facilities, where the credit risk has improved and the loan has been reclassified from Stage 3.

Stage 3: Loans considered credit-impaired. The Company records an allowance for the LTECLs.

**3.15.2 The calculation of ECLs**

The Company calculates ECLs based on a probability-weighted scenarios and historical data to measure the expected cash shortfalls, discounted at an approximation to the EIR. A cash shortfall is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive.

The mechanics of the ECL calculations are outlined below and the key elements are, as follows:

- PD - The Probability of Default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.
- EAD - The Exposure at Default is an exposure at a default date.
- LGD - The Loss Given Default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

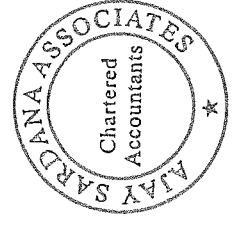
The maximum period for which the credit losses are determined is the expected life of a financial instrument.

The mechanics of the ECL method are summarised below:

Stage 1: The 12mECL is calculated as the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. The Company calculates the 12mECL allowance based on the expectation of a default occurring in the 12 months following the reporting date. These expected 12-month default probabilities are applied to an EAD and multiplied by the expected LGD.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECLs. The mechanics are similar to those explained above, but PDs and LGDs are estimated over the lifetime of the instrument.

Stage 3: For loans considered credit-impaired, the Company recognizes the lifetime expected credit losses for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.



**Note 3 (continued....)**

Loan commitments: When estimating LTECLs for undrawn loan commitments, the Company estimates the expected portion of the loan commitment that will be drawn down over its expected life. The ECL is then based on the present value of the expected shortfalls in cash flows if the loan is drawn down. The expected cash shortfalls are discounted at an approximation to the expected EIR on the loan.

For loan commitments, the ECL is recognised within Provisions.

The mechanics of the ECL method are summarised below:

Stage 1: The 12mECL is calculated as the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. The Company calculates the 12mECL allowance based on the expectation of a default occurring in the 12 months following the reporting date. These expected 12-month default probabilities are applied to an EAD and multiplied by the expected LGD.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECLs. The mechanics are similar to those explained above, but PDs and LGDs are estimated over the lifetime of the instrument.

Stage 3: For loans considered credit-impaired, the Company recognizes the lifetime expected credit losses for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

Loan commitments: When estimating LTECLs for undrawn loan commitments, the Company estimates the expected portion of the loan commitment that will be drawn down over its expected life. The ECL is then based on the present value of the expected shortfalls in cash flows if the loan is drawn down. The expected cash shortfalls are discounted at an approximation to the expected EIR on the loan.

For loan commitments, the ECL is recognised within Provisions.

**3.15.3 Forward looking information**

While estimating the expected credit losses, the Company reviews macro-economic developments occurring in the economy and market it operates in. On a periodic basis, the Company analyses if there is any relationship between key economic trends like GDP, Unemployment rates, Benchmark rates set by the Reserve Bank of India, inflation etc. with the estimate of PD, LGD determined by the Company based on its internal data. While the internal estimates of PD, LGD rates by the Company may not be always reflective of such relationships, temporary overlays are embedded in the methodology to reflect such macro-economic trends reasonably.

**3.15.4 Write-offs**

Financial assets are written off either partially or in their entirety only when the Company has stopped pursuing the recovery. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to profit and loss account.

**3.16 Fair value measurement**

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date using valuation techniques.

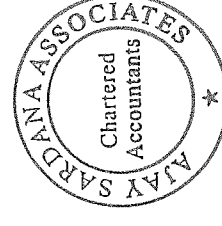
Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

In the principal market for the asset or liability, or

In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.



**Note 3 (continued...)**

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

**3.17 Dividend**

The Company recognises a liability to make cash distributions to equity holders when the distribution is authorised and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

**3.18 Hedging**

The Company makes use of derivative instruments to manage exposures to interest rate and foreign currency. In order to manage particular risks, the Company applies hedge accounting for transactions that meet specified criteria.

At the inception of a hedge relationship, the Company formally designates and documents the hedge relationship to which the Company wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes the Company's risk management objective and strategy for undertaking hedge, the hedging/ economic relationship, the hedged item or transaction, the nature of the risk being hedged, hedge ratio and how the entity will assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedged item's fair value or cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair value or cash flows and are assessed on an ongoing basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated. Hedges that meet the strict criteria for hedge accounting are accounted for, as described below:

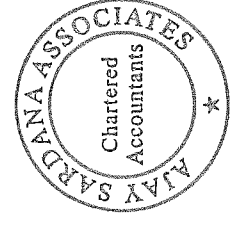
**3.18.1 Fair value hedges**

Fair value hedges hedge the exposure to changes in the fair value of a recognised asset or liability or an unrecognised firm commitment, or an identified portion of such an asset, liability or firm commitment, that is attributable to a particular risk and could affect profit or loss.

For designated and qualifying fair value hedges, the cumulative change in the fair value of a hedging derivative is recognised in the statement of profit and loss in net gain on fair value changes. Meanwhile, the cumulative change in the fair value of the hedged item attributable to the risk hedged is recorded as part of the carrying value of the hedged item in the balance sheet and is also recognised in the statement of profit and loss in net gain on fair value changes.

The Company classifies a fair value hedge relationship when the hedged item (or group of items) is a distinctively identifiable asset or liability hedged by one or a few hedging instruments. The financial instruments hedged for interest rate risk in a fair value hedge relationships fixed rate debt issued and other borrowed funds.

If the hedging instrument expires or is sold, terminated or exercised, or where the hedge no longer meets the criteria for hedge accounting, the hedge relationship is discontinued prospectively. If the relationship does not meet hedge effectiveness criteria, the Company discontinues hedge accounting from the date on which the qualifying criteria are no longer met. For hedged items recorded at amortised cost, the accumulated fair value hedge adjustment to the carrying amount of the hedged item on termination of the hedge accounting relationship is amortised over the remaining term of the original hedge using the recalculated EIR method by recalculating the EIR at the date when the amortisation begins. If the hedged item is derecognised, the unamortised fair value adjustment is recognised immediately in the statement of profit and loss.



Note 3 (continued...)

**3.18.2 Cash flow hedges**

A cash flow hedge is a hedge of the exposure to variability in cash flows that is attributable to a particular risk associated with a recognised asset or liability (such as all or some future interest payments on variable rate debt) or a highly probable forecast transaction and could affect profit or loss.

For designated and qualifying cash flow hedges, the effective portion of the cumulative gain or loss on the hedging instrument is initially recognised directly in OCI within equity (cash flow hedge reserve). The ineffective portion of the gain or loss on the hedging instrument is recognised immediately in net gain/loss on fair value changes in the profit and loss statement. When the hedged cash flow affects the statement of profit and loss, the effective portion of the gain or loss on the hedging instrument is recorded in the corresponding income or expense line of the statement of profit and loss. When the forecast transaction subsequently results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously recognised in OCI are reversed and included in the initial cost of the asset or liability.

When a hedging instrument expires, is sold, terminated, exercised, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss that has been recognised in OCI at that time re-mains in OCI and is recognised when the hedged forecast transaction is ultimately recognised in the statement of profit and loss. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in OCI is immediately transferred to the statement of profit and loss.

**3.18.3 Cost of hedging**

The Company also may separate forward element and the spot element of a forward contract and designate as the hedging instrument only the change in the value of the spot element of a forward contract. Similarly currency basis spread may be separated and excluded from the designation of a financial instrument as the hedging instrument.

When an entity separates the forward element and the spot element of a forward contract and designates as the hedging instrument only the change in the value of the spot element of the forward contract, or when an entity separates the foreign currency basis spread from a financial instrument and excludes it from the designation of that financial instrument as the hedging instrument, such amount is recognised in OCI and accumulated as a separate component of equity under Cost of hedging reserve. These amounts are reclassified to the statement of profit or loss account as a reclassification adjustment in the same period or periods during which the hedged cash flows affect profit or loss.

**3.19 Investment in subsidiaries**

Investment in subsidiaries are measured at cost less impairment loss, if any.

**Note 4:**

**Recent accounting pronouncements**

On March 24, 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Companies Act, 2013.

The amendments revise Division I, II and III of Schedule III and are applicable from April 1, 2021. Key amendments relating to Division II which relate to companies whose financial statements are required to comply with Companies (Indian Accounting Standards) Rules 2015 are:

**Balance Sheet:**

Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or noncurrent.

Certain additional disclosures in the statement of changes in equity such as changes in equity share capital due to prior period errors and restated balances at the beginning of the current reporting period.

Specified format for disclosure of shareholding of promoters.

Specified format for ageing schedule of trade receivables, trade payables, capital work-in-progress and intangible asset under development.

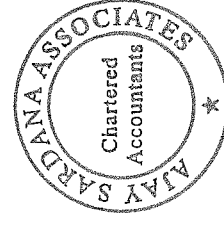
If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of details of where it has been used.

Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held etc.

**Statement of profit and loss:**

Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency specified under the head 'additional information' in the notes forming part of the standalone financial statements.

The amendments are extensive and the Company will evaluate the same to give effect to them as required by law.



Indiabulls Commercial Credit Limited

Notes to the Financial Statements for the year ended March 31, 2021

	As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Note 5 : Cash and cash equivalents</b>		
Cash on hand	0.35	0.03
Balance with banks	1,809.33	1,999.99
In current accounts	0.25	0.25
In fixed deposit accounts		
<b>Total</b>	<b>1,809.93</b>	<b>2,000.27</b>

	As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Note 6: Bank Balances other than cash and cash equivalents</b>		
Balances with banks in fixed deposits to the extent held as margin money or security against the borrowings, guarantees, other commitments <sup>(1)</sup>	38.17	52.36
<b>Total</b>	<b>38.17</b>	<b>52.36</b>

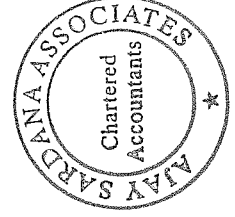
(1) Deposits accounts with bank are held as Margin Money/ are under lien. The Company has the complete beneficial interest on the income earned from these deposits.

	As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Note 7: Loans (at amortised cost)</b>		
Term Loans(Net of Assignment) <sup>(1 &amp; 2)</sup>	12,640.72	11,974.26
<b>Total (A) Gross</b>	<b>12,640.72</b>	<b>11,974.26</b>
Less: Provision for Impairment due to expected credit loss	339.56	267.77
<b>Total (A) Net</b>	<b>12,301.16</b>	<b>11,706.49</b>

Secured by tangible assets and intangible assets <sup>(3)</sup>	9,793.80	9,686.00
Unsecured	2,846.92	2,288.26
<b>Total (B) Gross</b>	<b>12,640.72</b>	<b>11,974.26</b>
Less: Provision for Impairment due to expected credit loss	339.56	267.77
<b>Total (B) Net</b>	<b>12,301.16</b>	<b>11,706.49</b>

<b>Loans in India</b>		
Others	12,640.72	11,974.26
<b>Total (C) (1) Gross</b>	<b>12,640.72</b>	<b>11,974.26</b>
Less: Provision for Impairment due to expected credit loss	339.56	267.77
<b>Total (C) (1) Net</b>	<b>12,301.16</b>	<b>11,706.49</b>

<b>Loans outside India</b>		
<b>Total (C) (2) Gross</b>	-	-
Less: Provision for Impairment due to expected credit loss	-	-
<b>Total (C) (2) Net</b>	-	-
<b>Total (C)</b>	<b>12,301.16</b>	<b>11,706.49</b>



Note 7 : Loans (continued...)

	As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>(1) Term Loans (net of assignment):</b>		
Total term loans	13,810.24	13,561.85
Add: Interest accrued on loans	197.44	151.66
Less: Loans assigned	1,366.96	1,739.25
<b>Term loans(net of assignment)</b>	<b>12,640.72</b>	<b>11,974.26</b>

(2) Secured loan includes loan to Director for Rs. Rs 0.56 crores (March 31, 2020; Rs 0.56 crores).

(3) Secured loans and other credit facilities given to customers are secured / partly secured by :

- Equitable mortgage of property and / or
- Pledge of shares / debentures, units, other securities, assignment of life insurance policies and / or
- Hypothecation of assets and / or
- Company guarantees and / or
- Personal guarantees and / or
- Negative lien and / or Undertaking to create a security.

**7.1. Impairment allowance for loans and advances to customers**

The company's Analytics Department has designed and operates its Internal Rating Model. The model is tested and calibrated periodically. The model grades loans on a four-point grading scale, and incorporates both quantitative as well as qualitative information on the loans and the borrowers. The model uses historical empirical data of the group to arrive at factors that are indicative of future credit risk and segments the portfolio on the basis of combinations of these parameters into smaller homogenous portfolios from the perspective of credit behaviour. Some of the factors that the internal risk based model may consider are:

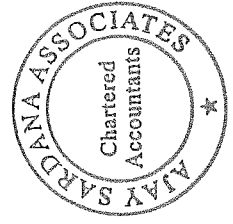
- Loan to value
- Type of collateral
- Cash-flow and income assessment of the borrower
- Interest and debt service cover
- Repayment track record of the borrower
- Vintage i.e. months on books and number of paid EMIs
- Project progress in case of project finance

In addition to information specific to the borrower and the performance of the loan, the model may also utilise supplemental external information that could affect the borrower's behaviour. The model is also calibrated to incorporate external inputs such as GDP growth rate, unemployment rate and factors specific to the sector/industry of the borrower.

The Internal Rating Model is dynamic and is calibrated periodically, the choice of parameters and division into smaller homogenous portfolios is thus also dynamic.

The table below shows the credit quality and the maximum exposure to credit risk based on the Company's internal credit rating system and year-end stage classification\*.

Risk Categorization	March 31, 2021			Total
	Stage 1	Stage 2	Stage 3	
Very Good	8,090.01	-	-	8,090.01
Good	2,177.92	1,196.60	-	3,374.52
Average	-	358.55	-	358.55
Non-performing	-	-	620.20	620.20
<b>Grand Total</b>	<b>10,267.93</b>	<b>1,555.15</b>	<b>620.20</b>	<b>12,443.28</b>





## Note 7 : Loans (continued...)

Risk Categorization	March 31, 2020			Total
	Stage 1	Stage 2	Stage 3	
Very Good	8,128.98	-	-	8,128.98
Good	-	2,284.95	-	2,284.95
Average	-	1,061.30	-	1,061.30
Non-performing	-	-	347.37	347.37
<b>Grand Total</b>	<b>8,128.98</b>	<b>3,346.25</b>	<b>347.37</b>	<b>11,822.60</b>

\*The above table does not include the amount of interest accrued but not due.

An analysis of changes in the Provision for impairment due to expected credit loss in relation to Loans given is as follows:

Particulars	March 31, 2021			Total
	Stage 1	Stage 2	Stage 3	
<b>Opening Balance</b>	<b>64.38</b>	<b>126.73</b>	<b>76.66</b>	<b>267.77</b>
ECL on assets added/ change in ECL estimates	42.01	99.60	74.40	216.01
Assets derecognised (including from loan sell downs), repaid and written off/written back	(0.74)	(96.96)	(46.52)	(144.22)
Transfers from Stage 1	(24.37)	13.49	10.88	-
Transfers from Stage 2	3.63	(103.89)	100.26	-
Transfers from Stage 3	-	0.28	(0.28)	-
<b>Closing balance</b>	<b>84.91</b>	<b>39.25</b>	<b>215.40</b>	<b>339.56</b>

Particulars	March 31, 2020			Total
	Stage 1	Stage 2	Stage 3	
<b>Opening balance</b>	<b>39.80</b>	<b>3.33</b>	<b>48.35</b>	<b>91.48</b>
ECL on assets added/ change in ECL estimates	96.95	110.28	0.29	207.52
Assets derecognised (including from loan sell downs), repaid and written off/written back	(17.80)	(2.08)	(11.34)	(31.22)
Transfers from Stage 1	(54.61)	28.66	25.94	(0.01)
Transfers from Stage 2	0.04	(13.46)	13.42	-
Transfers from Stage 3	0.00	0.00	(0.00)	-
<b>Closing balance</b>	<b>64.38</b>	<b>126.73</b>	<b>76.66</b>	<b>267.77</b>

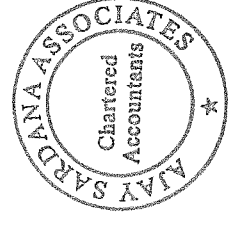
The Company has adopted a conservative approach to expected credit loss [ECL] staging and accounts have been categorized as Stage 2 based on analysis of stress in particular industry segments – even if the loan accounts are regular in debt servicing.

IndAS ECL guidelines also do not permit creation of unattached ad-hoc/ counter-cyclical provisions outside of the analytically computed ECL provisions. Thus, this identification of stress in industry particular segments and categorizing a significantly larger number of loans as Stage 2 has formed the basis of the robust provisioning buffer the Company has created – as on March 31, 2021, the company had total provisions against loan book of ₹ 339.56 Crores which is 2.73% of the loan book.

Refer to Note 57 for details of loans where the Company has offered moratorium for loans and asset classification benefit has been applied.

## 7.2. Impairment assessment

The Company's impairment assessment and measurement approach is set out in the notes below. It should be read in conjunction with the Summary of significant accounting policies.



**Note 7 : Loans (continued...)**

**7.2. (i) Probability of default**

The Company considers a financial instrument as defaulted and classifies it as Stage 3 (credit-impaired) for ECL calculations typically when the borrower becomes 90 days past due on contractual payments. The Company may also classify a loan in Stage 3 if there is significant deterioration in the loan collateral, deterioration in the financial condition of the borrower or an assessment that adverse market conditions may have a disproportionately detrimental effect on the loan repayment. Thus, as a part of the qualitative assessment of whether an instrument is in default, the company also considers a variety of instances that may indicate delay in or non-repayment of the loan. When such events occur, the company carefully considers whether the event should result in treating the borrower as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate.

\*Classification of accounts into stage 2 is done on a conservative basis and typically accounts where contractual repayments are more than 30 days past due are classified in stage 2. Accounts usually go over 30 days past due owing to temporary mismatch in timing of the borrowers' or his/her business' underlying cash flows, and are usually quickly resolved. It has been the company's experience that resolution rates [movement from stage 2 to stage 1] are high and in FY19 99.9% [previous year 98.9%] of stage 2 assets moved to stage 1.

It is the company's policy to consider a financial instrument as 'cured' and therefore re-classified out of Stage 3 when none of the default criteria are present. The decision whether to classify an asset as Stage 2 or Stage 1 once cured depends on the updated credit grade once the account is cured, and whether this indicates there has been a significant reduction in credit risk.

**7.2. (ii) Internal rating model and PD Estimation process**

The company's internal rating and PD estimation process:

The company's Analytics Department has designed and operates its Internal Rating Model that factors in both quantitative as well as qualitative information on the loans and the borrowers. The model uses historical empirical data of the group to arrive at factors that are indicative of future credit risk and segments the portfolio on the basis of combinations of these parameters into smaller homogenous portfolios from the perspective of credit behaviour. The PDs are computed for these homogenous portfolio segments. The PDs are also used for Ind-AS 109 ECL calculations and the Ind AS 109 Stage classification of the exposure.

**7.2 (iii) Exposure at default**

The outstanding balance as at the reporting date is considered as EAD by the company. Considering that PD determined above factors in amount at default, there is no separate requirement to estimate EAD.

**7.2. (iv) Loss given default**

The Company uses historical loss data of the group for identified homogenous pools for the purpose of calculating LGD. The estimated recovery cash flows are discounted such that the LCD calculation factors in the NPV of the recoveries.

**7.2. (v) Significant increase in credit risk**

The internal rating model evaluates the loans on an ongoing basis. The rating model also assesses if there has been a significant increase in credit risk since the previously assigned risk grade. One key factor that indicates significant increase in credit risk is when contractual payments are more than 30 days past due.

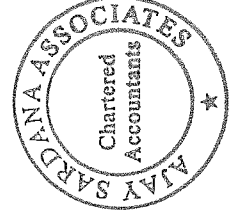
**7.2. (vi) Company's financial assets measured on a collective basis**

For Stage 3 assets ECL is calculated on an individual basis.

For stages 1 and 2 the internal rating model analyses historical empirical data, determines parameters that are indicative of future credit risk and segments the portfolio on the basis of a combination of these parameters into smaller homogenous portfolios. The loss estimation for these pools is hence done on a collective basis. In addition to information specific to the borrower and the performance of the loan, the model may also utilise supplemental external information that could affect the borrower's behaviour. The model is also calibrated to incorporate external inputs such as GDP growth rate, unemployment rate and factors specific to the sector/industry of the borrower.

**7.3. Inputs to the ECL model for forward looking economic scenarios**

The internal rating model also provides for calibration to reflect changes in macroeconomic parameters and industry specific factors.



Note 7 : Loans (continued...)

7.4. Collateral

The company is in the business of extending secured loans mainly backed by mortgage of property (residential or commercial).

In addition to the above mentioned collateral, the Company holds other types of collateral and credit enhancements, such as cross-collateralisation on other assets of the borrower, share pledge, guarantees of parent/holding companies, personal guarantees of promoters/proprietors, hypothecation of receivables via escrow account, hypothecation of receivables in other bank accounts etc.

In its normal course of business, the Company does not physically repossess properties or other assets, but recovery efforts are made on delinquent loans through on-rolls collection executives, along with legal means to recover due loan repayments. Once contractual loan repayments are more than 90 days past due, repossession of property may be initiated under the provisions of the SARFAESI Act 2002. Re-possessed property is disposed of in the manner prescribed in the SARFAESI act to recover outstanding debt.

The Company did not hold any financial instrument for which no loss allowance is recognised because of collateral at March 31, 2021. There was no change in the Company's collateral policy or collateral quality during the year.

7.5 Impact of Covid-19 and provision for impairment due to expected credit loss

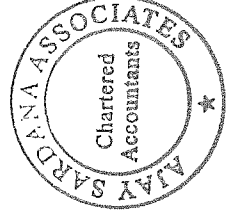
The outbreak of COVID-19 virus, and more specifically the ongoing current wave of infections and resultant lockdowns continue to cause significant disruptions and dislocations for individuals and businesses. While the lockdown introduced by the government at the beginning of the year were lifted in a phased manner and was followed by a period of increased economic activity, with the onset of a very severe second wave of infections, state governments have reintroduced lockdowns and have imposed restrictions on movement of people and goods. The Company's performance continues to be dependent on future developments, which are uncertain, including, among other things, including the current wave that has significantly increased the number of cases in India and any action to contain its spread or mitigate its impact.

A. In accordance with the Reserve Bank of India's guidelines relating to COVID-19 Regulatory Package dated 27 March 2020 and 17 April 2020, the Company has granted moratorium of three months on the payment of all instalments falling due between 1 March 2020 and 31 May 2020 to all eligible borrowers who have requested for the moratorium, as per its Board approved policy. The RBI via press release dated May 22, 2020 has permitted lending institutions to extend the moratorium by another three months, i.e., from June 1, 2020 to August 31, 2020. The Company has extended the EMI moratorium to its customers based on requests received from such customers, as per its Board approved policy. In accordance with the guidance from the ICAI and in management's view, the extension of the moratorium to the Company's borrowers by the Company pursuant to the RBI guidelines relating to COVID 19 Regulatory Package dated March 27, 2020 and April 17, 2020 and RBI press release, by itself is not considered to result in a significant credit risk (SICR) of such borrowers.

The Company is mainly engaged in the business of financing by way of loans against property (LAP), mortgage backed SME loans, and certain other purposes in India. Operations of all these segments were impacted over the past few years and consequent to COVID 19 pandemic are expected to be further significantly impacted, including erosion in the asset values of the collaterals held by the Company. The Company has assessed each of its loan portfolios and performed a comprehensive analysis of the staging of each of its borrower segments. Further, the Company has also analysed its outstanding exposures viz a viz the valuation of the collateral/underlying property based on third party valuation reports. Based on the above analysis, the Company has recorded a provision for impairment due to expected credit loss (ECL) of Rs.339.56 crores in respect of its loans and advances as at 31 March 2021, to reflect, among other things, an increased risk of deterioration in macro-economic factors caused by COVID-19 pandemic. The ECL provision has been determined based on estimates using information available as of the reporting date and given the unique nature and scale of the economic impact of this pandemic, the expected credit loss is based on various variables and assumptions, which could result in actual credit loss being different than that being estimated. As a result of this pandemic, the credit performance and repayment behaviour of the customers' needs to be monitored closely. In the event the impact of pandemic is more severe or prolonged than anticipated, this will have a corresponding impact on the carrying value of the financial assets, results of operations and the financial position of the Company.

B. The Company has considered the following key matters in determining its liquidity position for the next 12 months:

- a. Schemes announced by the Government of India, which will directly benefit Non-Banking Financial Companies through guarantees from the Government of India. The Company has evaluated these schemes and is considering applications to seek fund under the schemes;
  - b. Current status / outcomes of discussions with the Company's lenders, seeking moratorium on the Company's debt service obligations to such lenders;
  - c. Status of its requests for additional funding, from existing lenders as well as others.
- Based on the detailed assessment of the monthly cash inflows and outflows for next 12 months and the management has concluded that it will be able to meet its obligations.



Indiabulls Commercial Credit Limited

Notes to the Financial Statements for the year ended March 31, 2021

	Amount Rs. in crores		
	As at March 31, 2021	As at March 31, 2021	As at March 31, 2021
	At amortised Cost	At fair value through profit or loss	Others
			Total
<b>Note 8: Investments</b>			
In units of Mutual funds (Refer footnotes 1 & 2 below)	-	919.48	-
Debt securities (Refer footnote 2 below)	-	30.39	-
In equity shares of Subsidiary company (Refer footnote 4 below)	-	-	1.91
<b>Total gross</b>	-	<b>949.87</b>	<b>1.91</b>
Less: Allowance for impairment loss	-	-	1.91
<b>Total net</b>	-	<b>949.87</b>	<b>949.87</b>

(1) Includes investment in mutual funds of Rs. 23.32 crores (March 31, 2020 Rs. 13.31 crores under lien / provided as credit enhancement in respect of assignment deal for loans.

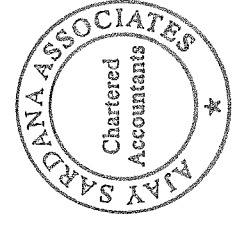
(2) Investments in units of mutual funds includes investments in units of alternative investment funds.

(3) Investments in debt securities includes investments in security receipts of asset reconstruction company in respect of restructuring of certain loans.

(4) The Company holds 310,000 equity shares of face value of USD 1 per share in Indiabulls Asset Management, Mauritius, (a wholly owned subsidiary of the Company), which is a private company, limited by shares registered in Mauritius, holding a Category 1 Global Business License. The subsidiary company is in the process of being liquidated as per the applicable regulations in Mauritius, the country of its incorporation. During the financial year ended March 31, 2021, the Company has received interim distribution of liquidation proceeds of USD 27401.74 (United States dollars Twenty Seven Thousand Four Hundred One Cents Seventy Four Only) equivalent to Rs. 0.21 crore. Accordingly, the Company has reversed the provision for impairment in the value of its investment by Rs. 0.21 crore during the year ended March 31, 2021.

	Amount Rs. in crores		
	As at March 31, 2021	As at March 31, 2020	As at March 31, 2020
	At amortised Cost	At fair value through profit or loss	Others
			Total
<b>Note 8: Investments</b>			
In units of Mutual funds	-	994.37	-
Debt securities	-	596.06	-
In equity shares of Subsidiary company	-	-	2.12
<b>Total gross</b>	-	<b>1,590.43</b>	<b>1,592.55</b>
Less: Allowance for impairment loss	-	-	2.12
<b>Total net</b>	-	<b>1,590.43</b>	<b>1,590.43</b>

	Amount Rs. in crores	
	As at March 31, 2021	As at March 31, 2020
<b>Note 9: Other financial assets</b>		
Security deposit (Refer Note 34)	0.72	4.09
Interest only strip receivable	39.69	91.27
Interest accrued on Fixed Deposit accounts	1.35	1.65
Interest accrued on investments	-	25.01
Other financial assets	10.82	7.53
<b>Total</b>	<b>52.58</b>	<b>129.55</b>



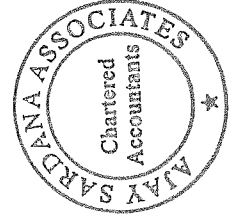
Indiabulls Commercial Credit Limited

Notes to the Financial Statements for the year ended March 31, 2021

	As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Note 10: Deferred tax assets/(liabilities) (net)</b>		
<b>Deferred tax assets:</b>		
Arising on account of temporary differences due to:		
Provision for employee benefits	1.14	1.44
Property, plant and equipment	0.97	0.69
Provision for Impairment due to expected credit loss	85.46	67.39
EIR adjustment on loans	2.44	4.96
Right of use assets	0.04	0.09
Provision for diminution in value of investment	0.48	0.53
	<b>90.53</b>	<b>75.10</b>
<b>Deferred tax liabilities:</b>		
Arising on account of temporary differences due to:		
Difference between accounting income and taxable income	7.21	16.98
Provision for bad debts under section 36(1)(vii) of the Income Tax Act, 1961	3.19	2.19
Interest only strip receivable	8.84	20.43
EIR adjustments on borrowings	0.68	7.13
	<b>19.92</b>	<b>46.73</b>
<b>Net</b>	<b>70.61</b>	<b>28.37</b>

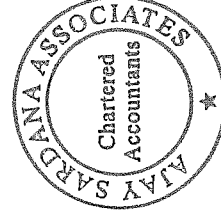
**Movement in deferred tax balances**

	Balance as on April 01, 2020	Recognised in Profit and loss	Recognised in OCI	Amount Rs. in crores Balance as on March 31, 2021
<b>March 31, 2021</b>				
<b>Arising on account of temporary differences due to:</b>				
Provision for employee benefits	1.44	(0.20)	(0.10)	1.14
Provision for Impairment due to expected credit loss	67.39	18.07	-	85.46
EIR adjustment on loans	4.96	(2.52)	-	2.44
Property, plant and equipment	0.69	0.28	-	0.97
Difference between accounting income and taxable income	(16.98)	9.77	-	(7.21)
Provision for bad debts under section 36(1)(vii) of the Income Tax Act, 1961	(2.19)	(1.00)	-	(3.19)
Interest only strip receivable	(20.43)	11.59	-	(8.84)
EIR adjustments on borrowings	(7.13)	6.45	-	(0.68)
Right of use assets	0.09	(0.05)	-	0.04
Provision for diminution in value of investment	0.53	(0.05)	-	0.48
<b>Deferred tax assets/ (liabilities)</b>	<b>28.37</b>	<b>42.34</b>	<b>(0.10)</b>	<b>70.61</b>



Note 10: Deferred tax assets/(liabilities) (net)

	Balance as on April 01, 2019	Rate change impact in Profit and Loss	Recognised in Profit and loss	Recognised in OCI	Amount Rs. in crores Balance as on March 31, 2020
March 31, 2020					
Arising on account of temporary differences due to:					
Provision for employee benefits	1.89	(0.53)	0.06	0.02	1.44
Provision for Impairment due to expected credit loss	31.97	(8.94)	44.36	-	67.39
Disallowance under section 35DD of the Income tax Act	0.01	-	(0.01)	-	-
EIR adjustment on loans	13.57	(3.80)	(4.81)	-	4.96
Property, plant and equipment	0.01	-	0.68	-	0.69
Difference between accounting income and taxable income	(0.97)	0.27	(16.28)	-	(16.98)
Provision for bad debts under section 36(1)(via) of the Income Tax Act, 1961	(5.48)	1.53	1.76	-	(2.19)
Interest only strip receivable	(46.69)	13.06	13.20	-	(20.43)
EIR adjustments on borrowings	(0.13)	0.04	(7.04)	-	(7.13)
Right of use assets	-	-	0.09	-	0.09
Provision for diminution in value of investment	-	-	0.53	-	0.53
<b>Deferred tax assets/(liabilities)</b>	<b>(5.82)</b>	<b>1.63</b>	<b>32.54</b>	<b>0.02</b>	<b>28.37</b>



Indiabulls Commercial Credit Limited  
Notes to Financial Statements for the year ended March 31, 2021

Note 11  
Note 11.1 Property, plant and equipment

	Amount Rs. in crores						
	Leasehold improvements	Computers and printers	Furniture and fixtures	Motor vehicles	Office equipment	Land	Total
<b>Gross block</b>							
At April 1, 2019	1.08	1.86	0.80	10.49	0.77	0.10	15.10
Additions	0.22	0.01	0.02	-	0.06	-	0.31
Disposals	0.40	0.02	0.07	0.02	0.14	-	0.65
At March 31, 2020	0.90	1.85	0.75	10.47	0.69	0.10	14.76
Additions	-	-	0.02	-	-	-	0.02
Disposals	0.07	-	0.03	5.90	0.03	-	6.03
At March 31, 2021	0.83	1.85	0.74	4.57	0.66	0.10	8.75
<b>Depreciation</b>							
At April 1, 2019	0.10	1.57	0.20	4.20	0.42	-	6.49
Charged for the year	0.12	0.16	0.08	1.96	0.10	-	2.42
Disposals	0.05	0.02	0.01	-	0.04	-	0.12
At March 31, 2020	0.17	1.71	0.27	6.16	0.48	-	8.79
Charged for the year	0.09	0.12	0.07	1.52	0.07	-	1.87
Disposals	0.03	-	0.01	4.49	0.02	-	4.55
At March 31, 2021	0.23	1.83	0.33	3.19	0.53	-	6.11
<b>Net Block</b>							
At March 31, 2020	0.73	0.14	0.48	4.31	0.21	0.10	5.97
At March 31, 2021	0.60	0.02	0.41	1.38	0.13	0.10	2.64

Note 11.2 Other Intangible assets

	Amount Rs. in crores	
	Software	Total
<b>Gross block</b>		
At April 1, 2019	9.84	9.84
Additions	-	-
Disposals	-	-
At March 31, 2020	9.84	9.84
Additions	-	-
Disposals	-	-
At March 31, 2021	9.84	9.84

Amortization	
At April 1, 2019	6.07
Charged for the year	2.46
At March 31, 2020	8.53
Charged for the year	1.31
At March 31, 2021	9.84

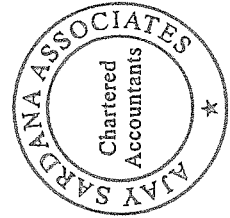
Net block	
At March 31, 2020	1.31
At March 31, 2021	-

Note 11.3 Right of use Assets (Refer Note 4)

	Amount Rs. in crores	
	Right of use Assets	Total
<b>Gross block</b>		
Balance as at April 1, 2019 - on account of implementation of Ind AS 116	15.20	15.20
Disposals	5.84	5.84
At March 31, 2020	9.36	9.36
Additions	-	-
Disposals	0.34	0.34
At March 31, 2021	9.02	9.02

Amortization	
At April 1, 2019	-
Charged for the year	3.99
At March 31, 2020	3.99
Charged for the year	1.36
At March 31, 2021	5.35

Net block	
At March 31, 2020	5.37
At March 31, 2021	3.67



Indiabulls Commercial Credit Limited

Notes to the Financial Statements for the year ended March 31, 2021

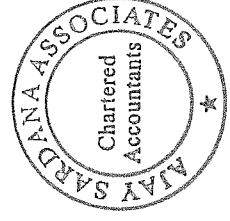
	As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Note 12: Other non financial assets</b>		
Capital advances	36.66	0.02
Unamortised portion of deemed cost for corporate guarantees	32.43	37.49
Other non financial assets	3.46	8.87
<b>Total</b>	<b>72.55</b>	<b>46.38</b>

	As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Note 13: Trade payables</b>		
(a) Total outstanding dues of micro enterprises and small enterprises; and (Refer note 36)	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	0.40	0.01
<b>Total</b>	<b>0.40</b>	<b>0.01</b>

	As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Note 14: Debt securities (at amortised cost)</b>		
Secured*		
Debentures (Refer note : 33(i))	2,192.77	2,440.38
<b>Total</b>	<b>2,192.77</b>	<b>2,440.38</b>
Debt securities in India	2,192.77	2,440.38
Debt securities outside India	-	-
<b>Total</b>	<b>2,192.77</b>	<b>2,440.38</b>

\* Redeemable Non-Convertible Debentures are secured against mortgage of immovable property, hypothecation of other financial assets and current and future loan assets of the Company except such receivable specifically charged (including investment).

The Company has, in all material respects, utilised the proceeds of issue of the above debt securities as stated in the respective offer document. There is no continuing default in the repayment of the aforesaid loans or interest as at the balance sheet date.





Indiabulls Commercial Credit Limited

Notes to the Financial Statements for the year ended March 31, 2021

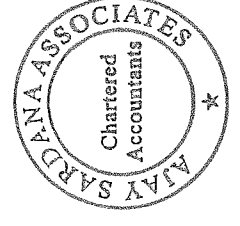
	Amount Rs. in crores As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Note 15: Borrowings (at amortised cost)</b>		
<b>Secured</b>		
Loan from banks and Others <sup>(1 &amp; 2)</sup> <sup>(Refer note - 33(a))</sup>	3,806.00	5,333.07
Cash credit facility/Working Capital Demand loans/ Overdraft from banks <sup>(2&amp;5)</sup>	35.18	15.00
Loans from related parties		
- from Holding Company - Indiabulls Housing Finance Limited <sup>(2, 3 &amp; 4)</sup>	1,296.00	588.42
Securitisation Liability <sup>(Refer Note 42)</sup>	139.87	146.61
<b>Unsecured</b>		
Lease Liability <sup>(Refer Note 42)</sup>	3.83	5.72
<b>Total</b>	<b>5,280.88</b>	<b>6,088.82</b>
Borrowings in India	5,280.88	6,088.82
Borrowings outside India	-	-
<b>Total</b>	<b>5,280.88</b>	<b>6,088.82</b>

- (1) Secured by hypothecation of loan receivables(Current and Future), other financial assets, cash and cash equivalents) of the Company(including investment) and bank balance other than Cash and cash equivalents.
- (2) Linked to reference rate used by respective lenders.
- (3) Secured by hypothecation of receivables(Current and Future) of the Company
- (4) Repayable at any time before expiry at the end of 48 months from the date of disbursement/agreement.
- (5) The Company has availed cash credit revolving facility from a bank and the same is repayable on demand. The cash credit facility is secured by way of pari passu charge on current assets including loans and advances and receivables of the Company with a minimum security cover as agreed with the bank. Overdraft facility from bank against fixed deposits is secured against cash margin in the form of fixed deposit maintained with the respective bank. Interest on such facility is payable monthly at the bank prescribed rate linked with the respective fixed deposit.

There is no continuing default in the repayment of the aforesaid loans or interest as at the balance sheet date.

	Amount Rs. in crores As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Note 16: Subordinated liabilities (at amortised cost)</b>		
Subordinate debt (unsecured) <sup>(Refer note - 33(b))</sup>	349.40	348.86
<b>Total</b>	<b>349.40</b>	<b>348.86</b>
Subordinated liabilities in India	349.40	348.86
Subordinated liabilities outside India	-	-
<b>Total</b>	<b>349.40</b>	<b>348.86</b>

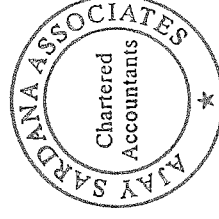
The Company has, in all material respects, utilised the proceeds of issue of the above debt securities as stated in the respective offer document. There is no continuing default in the repayment of the aforesaid loans or interest as at the balance sheet date.



Indiabulls Commercial Credit Limited

Notes to the Financial Statements for the year ended March 31, 2021

	Amount Rs. in crores As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Note 17: Other financial liabilities</b>		
Interest accrued but not due on borrowings	130.31	160.93
Amount payable on assigned loans	51.81	195.34
Other liabilities	64.69	84.36
Temporary overdrawn Balances as per books	3,155.50	2,616.53
Servicing liability on assigned loans	4.57	10.11
<b>Total</b>	<b>3,406.88</b>	<b>3,067.27</b>
	Amount Rs. in crores As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Note 18: Provisions</b>		
Provision for employee benefits (Refer Note 38)		
Compensated absences	1.16	1.35
Gratuity	3.67	4.32
<b>Total</b>	<b>4.83</b>	<b>5.67</b>
	Amount Rs. in crores As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Note 19: Other Non-financial liabilities</b>		
Statutory dues payable and other non financial liabilities	83.85	25.82
<b>Total</b>	<b>83.85</b>	<b>25.82</b>



Note 20: Equity share capital

Details of authorized, issued, subscribed and paid up equity share capital

	As at March 31, 2021		As at March 31, 2020	
	No of Shares	Amount Rs. in crores	No of Shares	Amount Rs. in crores
Authorized equity share Capital <sup>(i to vi)</sup>				
Equity shares of face value Rs. 10 each	25,00,00,000	250.00	25,00,00,000	250.00
<b>Total</b>	<b>25,00,00,000</b>	<b>250.00</b>	<b>25,00,00,000</b>	<b>250.00</b>

(1) Pursuant to and in terms of the Scheme of Arrangement as approved by the Hon'ble High Court of Delhi vide its order dated March 15, 2016, the authorised share capital of the Company was increased from Rs. 55 crore to Rs. 66 crore, divided into 43,500,000 equity shares of face value of Rs.10 each and 22,500,000 preference shares of face value of Rs.10 each.

(2) In pursuance of Section 61(1) and other applicable provisions, if any, of the Companies Act, 2013, and pursuant to the approval of the members of the Company in their extra ordinary general meeting held on October 12, 2017 the Company's authorised share capital was increased from Rs. 66 crore to Rs. 72.73 crore, divided in to 50,226,573 equity shares of face value of Rs.10 each and 22,500,000 preference shares of Rs. 10 each.

(3) In pursuance of Section 61(1) and other applicable provisions, if any, of the Companies Act, 2013, and pursuant to the approval of the members of the Company in their extra ordinary general meeting held on March 1, 2018 the Company's authorised share capital was increased from Rs. 72.73 crore to Rs. 85 crore divided in to 62,500,000 equity shares of face value of Rs.10 each and 22,500,000 preference shares of Rs. 10 each.

(4) In pursuance of Section 61(1) and other applicable provisions, if any, of the Companies Act, 2013, and pursuant to the approval of the members of the Company in their extra ordinary general meeting held on May 31, 2018 the Company's authorised share capital was increased from Rs. 85 crore to Rs. 135 crore divided in to 112,500,000 equity shares of face value of Rs.10 each and 22,500,000 preference shares of Rs. 10 each.

(5) In pursuance of Section 61(1) and other applicable provisions, if any, of the Companies Act, 2013, and pursuant to the approval of the members of the Company in their extra ordinary general meeting held on January 28, 2019 the Company's authorised share capital was increased from Rs. 135 crore to Rs. 250 crore divided in to 227,500,000 equity shares of face value of Rs.10 each and 22,500,000 preference shares of Rs. 10 each.

(6) In pursuance of Section 61(1) and other applicable provisions, if any, of the Companies Act, 2013, and pursuant to the approval of the members of the Company in their extra ordinary general meeting held on March 14, 2019 the Company's authorised share capital was increased from Rs. 250 crore to Rs. 272.50 crore divided in to 250,000,000 equity shares of face value of Rs.10 each and 22,500,000 preference shares of Rs. 10 each.

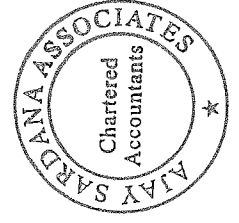
	As at March 31, 2021		As at March 31, 2020	
	No of Shares	Amount Rs. in crores	No of Shares	Amount Rs. in crores
Issued, Subscribed & Paid up capital <sup>(i to vi)</sup>				
Equity shares of face value Rs. 10 each	24,77,99,324	247.80	24,77,99,324	247.80
<b>Total</b>	<b>24,77,99,324</b>	<b>247.80</b>	<b>24,77,99,324</b>	<b>247.80</b>

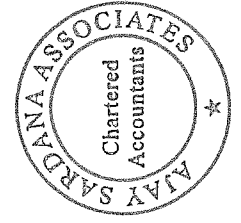
(i) Terms/ rights attached to Equity Shares:

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share.

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.

(ii) Consequent upon the increase in authorised share capital, on October 12, 2017, and upon receipt of consideration in cash, the Board of Directors of the Company, at their meeting held on October 31, 2017 granted their approval and the Company issued and allotted 7,400,295 equity shares respectively of face value Rs. 10 per share to its Holding Company, Indiabulls Housing Finance Limited ("IHFL") at Rs. 135.13 per equity share fully paid (including securities premium of Rs. 125.13 per share), ranking pari passu with existing shares.





Indiabulls Commercial Credit Limited

Notes to the Financial Statements for the year ended March 31, 2021

Note 21.1: Equity share capital (continued...)

(iii) Consequent upon the increase in authorised share capital, on March 1, 2018, and upon receipt of consideration in cash, the Board of Directors of the Company, at their meeting held on March 22, 2018 granted their approval and the Company issued and allotted 10,344,828 equity shares respectively of face value Rs. 10 per share to its Holding Company, Indiabulls Housing Finance Limited ("IHFL") at Rs. 145 per equity share fully paid (including securities premium of Rs. 135 per share), ranking pari passu with existing shares.

(iv) Consequent upon the increase in authorised share capital, on May 31, 2018, and upon receipt of consideration in cash, the Board of Directors of the Company, at their meeting held on June 20, 2018 granted their approval and the Company issued and allotted 47,077,923 equity shares respectively of face value Rs. 10 per share to its Holding Company, Indiabulls Housing Finance Limited ("IHFL") at Rs. 154 per equity share fully paid (including securities premium of Rs. 144 per share), ranking pari passu with existing shares.

(v) Consequent upon the increase in authorised share capital, on January 28, 2019, and upon receipt of consideration in cash, the Board of Directors of the Company, at their meeting held on February 22, 2019 granted their approval and the Company issued and allotted 117,650,000 equity shares respectively of face value Rs. 10 per share to its Holding Company, Indiabulls Housing Finance Limited ("IHFL") at Rs. 170 per equity share fully paid (including securities premium of Rs. 160 per share) for a consideration received of Rs. 20,000,500,000, ranking pari passu with existing shares.

(vi) The Board of Directors of the Company, at their meeting held on March 25, 2019 granted their approval and the Company issued and allotted 22,500,000 equity shares respectively of face value Rs. 10 per share to its Holding Company, Indiabulls Housing Finance Limited ("IHFL") at Rs. 80 per equity share fully paid (including securities premium of Rs. 70 per share) by conversion of the outstanding preference shares, ranking pari passu with existing shares, in accordance with the terms of the issue of such preference shares.

The reconciliation of equity shares outstanding at the beginning and at the end of the reporting year.

Name of the shareholder	As at March 31, 2021		As at March 31, 2020	
	No. of shares	Amount Rs. in crores	No. of shares	Amount Rs. in crores
Equity shares outstanding at the beginning of year	24,77,99,324	247.80	24,77,99,324	247.80
Add:				
Equity shares allotted during the year	-	-	-	-
<b>Equity share outstanding at the end of year</b>	<b>24,77,99,324</b>	<b>247.80</b>	<b>24,77,99,324</b>	<b>247.80</b>

Details of shareholders holding more than 5% shares in the company

Name of the shareholder	As at March 31, 2021		As at March 31, 2020	
	No. of shares	% of holding	No. of shares	% of holding
Holding company Indiabulls Housing Finance Limited	24,77,99,324	100%	24,77,99,324	100%
<b>Total</b>	<b>24,77,99,324</b>		<b>24,77,99,324</b>	

Aggregate number and class of shares allotted as fully paid up pursuant to contract without payment being received in cash

Particulars	March 31, 2021	March 31, 2020	March 31, 2019	March 31, 2018	March 31, 2017
	Equity shares allotted as fully paid pursuant to contract without payment being received in cash	-	-	-	-

\* 3,28,26,288 equity shares were allotted by the Company, for consideration other than cash, to the shareholders of IFCPL, pursuant to and in terms of the Scheme of Arrangement, approved by the Hon'ble High Court of Delhi vide its order dated March 15, 2016, which came into effect on March 31, 2016, with effect from the Appointed Date April 1, 2015

As per records of the Company, including its register of shareholders' members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

Employee Stock Options: Refer note 35

Indiabulls Commercial Credit Limited

Notes to the Financial Statements for the year ended March 31, 2021

Note 21: Preference share capital

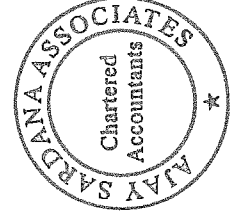
Details of authorized preference share capital	As at March 31, 2021		As at March 31, 2020	
	No of Shares	Amount Rs. in crores	No of Shares	Amount Rs. in crores
Authorized preference share Capital				
Preference shares of Rs. 10 each	2,25,00,000	22.50	2,25,00,000	22.50
<b>Total</b>	<b>2,25,00,000</b>	<b>22.50</b>	<b>1,75,92,95,944</b>	<b>22.50</b>

(i) On March 26, 2013 ("the Company"), pursuant to the approval granted by the Members of the Company, at the meeting held on March 26, 2013, has issued 22,500,000 10% Compulsory Convertible Preference Shares of face value Rs.10 per share at a premium Rs.80 to its holding Company Indiabulls Housing Finance Limited ("IHFL"). The said preference shares carry cumulative dividend @ 10% per annum. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. Each holder of the Preference Shares is entitled to one vote per share only on resolutions placed before the Company which directly affects the rights attached to the Preference Shares. The Preference Shares are convertible into equity shares, at any time at the option of the Preference Shareholders or on the expiry of 20 years from the date of allotment viz., March 26, 2013.

(ii) The Board of Directors of the Company, at their meeting held on March 25, 2019 granted their approval and the Company issued and allotted 22,500,000 equity shares respectively of face value Rs. 10 per share to its Holding Company, Indiabulls Housing Finance Limited ("IHFL") at Rs. 80 per equity share fully paid (including securities premium of Rs. 70 per share) by conversion of the outstanding preference shares, ranking pari passu with existing shares, in accordance with the terms of the issue of such preference shares.

Note 22: Other equity

	As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Capital reserve<sup>(i)</sup></b>		
Opening balance	0.17	0.17
Add: Additions during the year	-	-
Closing balance	0.17	0.17
<b>Capital redemption reserve<sup>(i)</sup></b>		
Opening balance	4.00	4.00
Add: Additions during the year	-	-
Closing balance	4.00	4.00
<b>Securities premium account<sup>(i)</sup></b>		
Opening balance	3,249.40	3,249.40
Add: Additions during the year	-	-
Closing balance	3,249.40	3,249.40

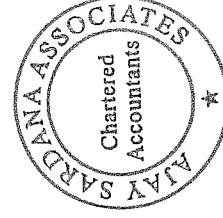


Indiabulls Commercial Credit Limited

Notes to the Financial Statements for the year ended March 31, 2021

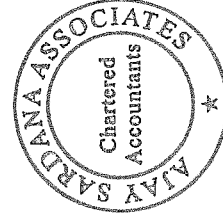
Note 22: Other equity (continued...)

	As at March 31, 2021	Amount Rs. in crores As at March 31, 2020
<b>Special reserve u/s 36(1)(viii) of I Tax Act, 1961<sup>(1)</sup></b>		
Opening balance	86.65	86.65
Add: Additions during the year	51.54	-
Closing balance	<b>138.19</b>	<b>86.65</b>
<b>Reserve fund <sup>(2)</sup></b>		
(U/s 451C of the R.B.I. Act, 1934)		
Opening balance	207.26	203.30
Add: Amount transferred during the year	27.81	3.96
Closing balance	<b>235.07</b>	<b>207.26</b>
<b>Fair value of corporate guarantee</b>		
Opening balance	51.39	41.63
Add: Additions during the year	4.27	9.76
Closing balance	<b>55.66</b>	<b>51.39</b>
<b>Debenture redemption reserve <sup>(7)</sup></b>		
Opening balance	247.04	83.83
Add: Additions during the year	-	163.21
Closing balance	<b>247.04</b>	<b>247.04</b>
<b>Share based payment reserve <sup>(8)</sup></b>		
Opening balance	6.14	3.76
Add: Additions during the year	2.66	2.38
Closing balance	<b>8.80</b>	<b>6.14</b>
<b>Retained earnings <sup>(6)</sup></b>	366.84	307.15
<b>Other Comprehensive income</b>	0.23	(0.05)
<b>Total</b>	<b>4,305.40</b>	<b>4,159.15</b>



**Note 23 : Other Equity (continued...)**

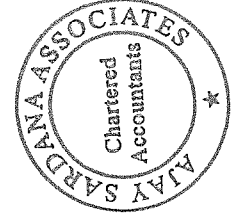
- (1) Special reserve *us* 36(1)(viii) of I Tax Act, 1961  
In terms of Section 36(1)(viii) of the Income Tax Act, 1961, a deduction is allowed for income from eligible business viz, income from providing long-term infrastructure finance, long-term finance for the construction or purchase houses in India 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 year end, transferred an amount of Rs. 51.54 crore (Previous year Rs. Nil ) to the special reserve account to claim deduction in respect of eligible business under the said section.
- (2) Reserve fund  
In terms of Section 45-IC of the RBI Act, 1934, the Company is required to transfer at least 20% of its Net Profits (after tax) to a reserve before any dividend is declared. As at the year end, the Company has transferred an amount of Rs. 27.81 crore (Previous year Rs. 3.96 crore) to the reserve fund.
- (3) Capital reserve  
The Company recognises profit and loss on purchase, sale, issue or cancellation of the Group's own equity instruments to capital reserve.
- (4) Securities premium  
Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of section 52 of the Companies Act, 2013.
- (5) Capital redemption reserve  
As per Companies Act, 2013, capital redemption reserve is created when company purchases its own shares out of free reserves or securities premium. A sum equal to the nominal value of the shares so purchased is transferred to capital redemption reserve. The reserve is utilized in accordance with the provisions of section 69 of the Companies Act, 2013.
- (6) Retained earnings  
Retained earnings are the accumulated profits earned by the Company till date, less transfer to general reserves, dividend (including dividend distribution tax) and other distributions made to the shareholders.
- (7) Debenture Redemption Reserve  
The Companies Act, 2013 requires that where a company issues debentures, it shall create a debenture redemption reserve out of profits of the company available for payment of dividend. The Company is required to maintain a Debenture Redemption Reserve of 25% of the value of debentures issued by a public issue. The amounts credited to the debenture redemption reserve may not be utilised by the company except to redeem debentures. The Ministry of Corporate Affairs (MCA) has amended the Companies (Share Capital and Debenture) Rules, 2014, doing away with creation of debenture redemption reserve by NBFCs with respect to issue of non convertible debentures (NCDs). Vide the said amendment, now NBFCs are required on or before 30 April of each year to invest or deposit in prescribed securities, a sum not less than 15 per cent of the debentures maturing during the year ending on 31 March of the next year.
- (8) Share based payment reserve  
The share based payment reserve is used to record the value of equity-settled share based payment transactions with employees. The amounts recorded in share based payment reserve are transferred to share premium/retained earnings upon exercise of stock options by employees.



Indiabulls Commercial Credit Limited

Notes to the Financial Statements for the year ended March 31, 2021

	Year ended March 31, 2021		Year ended March 31, 2020		Amount Rs. in crores	
	On financial assets measured at Amortised cost	Interest income on securities classified at fair value through profit and loss	Total	On financial assets measured at Amortised cost	Interest income on securities classified at fair value through profit and loss	Total
<b>Note 23: Interest income</b>						
Interest on loans	1,589.98	-	1,589.98	1,962.17	-	1,962.17
Interest on debt securities	-	22.93	22.93	-	45.11	45.11
Interest on deposits with banks	2.72	-	2.72	6.44	-	6.44
<b>Total</b>	<b>1,592.70</b>	<b>22.93</b>	<b>1,615.63</b>	<b>1,968.61</b>	<b>45.11</b>	<b>2,013.72</b>
	Year ended March 31, 2021		Year ended March 31, 2020		Amount Rs. in crores	
<b>Note 24: Dividend income</b>						
Dividend income on mutual funds/shares	-	-	-	46.22	-	46.22
<b>Total</b>				<b>46.22</b>		
	Year ended March 31, 2021		Year ended March 31, 2020		Amount Rs. in crores	
<b>Note 25: Fee and commission income</b>						
Foreclosure income	1.22	-	1.22	40.51	-	40.51
Fee income from services	1.10	-	1.10	1.23	-	1.23
<b>Total</b>	<b>2.32</b>	<b>-</b>	<b>2.32</b>	<b>41.74</b>	<b>-</b>	<b>41.74</b>
	Year ended March 31, 2021		Year ended March 31, 2020		Amount Rs. in crores	
<b>Note 26: Other income</b>						
Interest On Income tax Refund	5.96	-	5.96	0.44	-	0.44
Miscellaneous Income	4.45	-	4.45	0.04	-	0.04
Sundry credit balances written back	1.55	-	1.55	0.01	-	0.01
Provision for compensated absences written back (Refer Note 38)	0.18	-	0.18	0.01	-	0.01
Gain on modification of lease (Refer Note 42)	0.64	-	0.64	0.31	-	0.31
Profit on sale of fixed assets	0.54	-	0.54	-	-	-
Provision for diminution on value of investment no longer required	0.21	-	0.21	-	-	-
<b>Total</b>	<b>13.53</b>	<b>-</b>	<b>13.53</b>	<b>0.81</b>	<b>-</b>	<b>0.81</b>





Indiabulls Commercial Credit Limited

Notes to the Financial Statements for the year ended March 31, 2021

	Year ended March 31, 2021	Amount Rs. in crores Year ended March 31, 2020
	On financial assets measured at Amortised cost	On financial assets measured at Amortised cost
<b>Note 27: Finance costs</b>		
(a) Interest on:		
Debt securities	212.67	253.11
Borrowings (other than debt)	746.13	862.44
Subordinated liabilities	31.31	31.29
(b) Processing and other Fee	6.34	9.12
(c) Bank charges	0.29	1.07
(d) Interest on lease liability <sup>(Refer Note 42)</sup>	0.38	1.15
(e) Other interest expenses	0.17	-
<b>Total</b>	<b>997.29</b>	<b>1,158.18</b>

	Year ended March 31, 2021	Amount Rs. in crores Year ended March 31, 2020
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	Year ended March 31, 2021	Amount Rs. in crores Year ended March 31, 2020
<b>Note 28: Net loss/(gain) on fair value changes</b>		
Net (profit)/loss on financial instruments at fair value through profit or loss		
(i) On trading portfolio	-	(0.67)
Derivatives		
(ii) On financial instruments designated at fair value through profit or loss	15.12	(79.86)

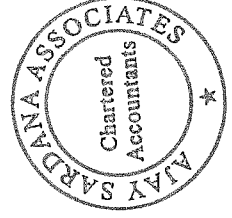
	Year ended March 31, 2021	Amount Rs. in crores Year ended March 31, 2020
<b>Total net gain/(loss) on fair value changes</b>	<b>15.12</b>	<b>(80.53)</b>
Fair Value changes:		
-Realised	12.71	(15.81)
-Unrealised	2.41	(64.72)
<b>Total net loss/(gain) on fair value changes</b>	<b>15.12</b>	<b>(80.53)</b>

	Year ended March 31, 2021	Amount Rs. in crores Year ended March 31, 2020
--	------------------------------	--

	Year ended March 31, 2021	Amount Rs. in crores Year ended March 31, 2020
<b>Note 29: Impairment on financial instruments</b>		
Provision for impairment due to expected credit loss / bad debts Written	426.88	952.92
Off (net of recoveries) (1) <sup>(Refer Note 7)</sup>		
<b>Total</b>	<b>426.88</b>	<b>952.92</b>

	Year ended March 31, 2021	Amount Rs. in crores Year ended March 31, 2020
(1) Provision for impairment due to expected credit loss / bad debts written off (net of recoveries) includes:		
<b>Particulars</b>		
Provision for impairment due to expected credit loss	518.97	176.29
Bad debt/advances written off/(recovered)*	(92.09)	776.63
<b>Total</b>	<b>426.88</b>	<b>952.92</b>

\*Net of Bad Debt /advances written off of Rs. 32.47 crore (Previous year: net of bad debt recovery Rs. 45.88 crore).



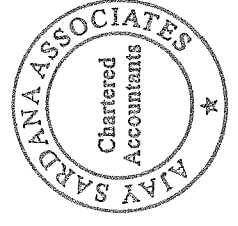
Indiabulls Commercial Credit Limited

Notes to the Financial Statements for the year ended March 31, 2021

	Year ended March 31, 2021	Year ended March 31, 2020
<b>Note 30: Employee benefits expenses</b>		
Salaries and wages	16.97	23.81
Provision for gratuity, compensated absences <sup>(Refer Note 38)</sup>	0.59	0.84
Contribution to provident and other funds	0.37	0.54
Share based payments to employees	2.66	2.38
Staff welfare expenses	0.01	0.05
<b>Total</b>	<b>20.60</b>	<b>27.62</b>

	Year ended March 31, 2021	Year ended March 31, 2020
<b>Note 31: Other expenses</b>		
Rent and other charges <sup>(Refer Note 42)</sup>	0.13	0.16
Rates and taxes	0.45	0.49
Repairs and maintenance	0.31	1.37
Stamp Duty	0.16	1.17
Communication Cost	0.03	0.11
Electricity and water	0.07	0.32
Printing and stationery	0.04	0.05
Advertisement and publicity	0.25	1.51
Commission & brokerage	5.89	-
Loss on Sale of Fixed Assets	-	0.33
Provision for diminution on value of investment	-	2.12
Auditor's remuneration-for statutory audit	0.13	0.13
Legal and Professional charges	1.62	1.04
Service Charges	0.06	0.08
Expenditure on corporate social responsibility <sup>(1)</sup>	6.10	7.15
Travelling and Conveyance	0.13	0.30
Depository Charges	0.02	0.02
Collection Charges	-	0.01
Recruitment Expenses	-	0.01
Membership Fee	0.29	0.05
Miscellaneous Expenses	0.04	0.02
<b>Total</b>	<b>15.72</b>	<b>16.44</b>

(1) In respect of Corporate social responsibility activities, during the year ended March 31, 2021, the Company was required to spend gross amount of Rs. 6.10 crore (Previous year Rs. 7.15 crore) and Company has paid/spent Rs. 6.10 crore (Previous year Rs. 7.15 crore) in respect of the such activities.



Note 32 : Tax Expenses

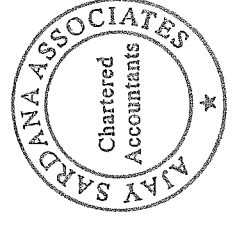
The major components of income tax expense for the years ended March 31, 2021 and March 31, 2020 are :

	Year ended March 31, 2021	Year ended March 31, 2020
	Amount Rs. in crores	Amount Rs. in crores
Current income tax:		
Current income tax charge	56.09	41.62
Deferred tax:		
Relating to origination and reversal of temporary differences	(42.34)	(34.18)
Income tax expense reported in the statement of profit or loss	13.75	7.44

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2020:

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
	Amount Rs. in crores	Amount Rs. in crores
Accounting profit for the year (before income tax)	152.79	27.25
India's statutory income tax rate	25.168%	25.168%
Computed expected tax expense	38.45	6.86
Tax effect of amounts to reconcile expected income tax expense to reported income tax expense:		
Tax on Expenses / deductions allowed/disallowed in Income tax Act, 1961	3.89	1.80
Disallowance under section 14A of the Income Tax Act 1961	-	0.52
Deduction under section 36(i)(viii) of the Income Tax Act 1961	(12.97)	-
Tax Free Income	-	(11.63)
Capital Loss	(9.33)	(4.45)
Tax effect of expenditure/(income) not considered for tax provision (net)	(6.29)	15.97
Tax effect of revaluation of deferred tax due to change in income tax rate	-	(1.63)
Income tax expense	13.75	7.44

During the year ended March 31, 2020, the Company had elected to exercise the option permitted under 115BAA of the Income Tax Act, 1961, as introduced by the Taxation Laws (Amendment) Ordinance, 2019. Accordingly, the Company recognized provision for Income Tax for the quarter and year ended March 31, 2020 and re-measured its Deferred Tax asset/liability basis the effective applicable corporate tax rate of 25.168% as prescribed in the aforesaid section and recognized the effect of change by revising the annual effective income tax rate.



## Note - 33

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

Particulars	Amount Rs. in crores	
	As at March 31, 2021	As at March 31, 2020
9.05% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on July 07, 2023 <sup>(1)</sup>	39.79	39.72
10.75% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on June 29, 2021 <sup>(1)</sup>	164.80	164.47
8.75% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on July 28, 2020 <sup>(2)</sup>	-	249.24
Redeemable (at premium) Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2020 <sup>(2)</sup>	-	0.11
Redeemable (at premium) Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2020 <sup>(2)</sup>	-	9.87
Redeemable (at premium) Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021 <sup>(2)</sup>	0.09	0.08
Redeemable (at premium) Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021 <sup>(2)</sup>	23.57	21.52
8.80% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021 <sup>(2)</sup>	899.03	896.00
8.90% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021 <sup>(2)</sup>	944.00	938.69
8.66% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2021 <sup>(2)</sup>	20.45	20.32
8.90% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023 <sup>(2)</sup>	0.90	0.90
9.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2023 <sup>(2)</sup>	74.17	73.70
8.75% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028 <sup>(2)</sup>	0.06	0.06
8.84% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028 <sup>(2)</sup>	12.03	11.94
9.10% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028 <sup>(2)</sup>	0.34	0.34
9.20% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028 <sup>(2)</sup>	13.53	13.42
<b>Total</b>	<b>2,192.77</b>	<b>2,440.38</b>

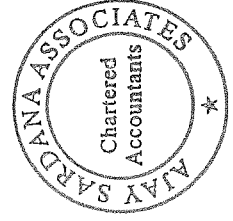
(1) Issued by way of private placement and listed on the Wholesale Debt Market Segment of the National Stock Exchange of India Limited and BSE Limited

(2) Issued in terms of the provisions of the Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008, the Companies Act, 2013 as amended and other applicable laws, by way of public issue, and listed on BSE Limited (BSE) and National Stock Exchange of India Limited (NSE).

(ii) (a) Term Loans from banks /financial institutions as at March 31, 2021 includes<sup>(1)</sup>:

Particulars	Amount Rs. in crores
Term Loan taken from Bank(s). These loans are repayable in Monthly instalment from the date of disbursement. The average balance tenure for these loans is 3 months from the Balance Sheet date.	60.08
Term Loans taken from financial institution. These loans are repayable in half yearly instalments. The average balance tenure for these loans is 37 months from the Balance Sheet date.	851.00
Term Loan taken from Bank. This loan is repayable in quarterly instalments with moratorium period of 3 month from the date of disbursement. The balance tenure for this loan is 27 months from the Balance Sheet date.	258.67
Term Loan taken from Banks. These loans are repayable in quarterly instalments from the date of disbursement. The average balance tenure for these loans is 33 months from the Balance Sheet date.	215.35
Term Loan taken from Banks. These loans are repayable in yearly instalments with the moratorium period of 3 years from the date of disbursement. The average balance tenure for these loans is 19 months from the Balance Sheet date.	879.92
Term Loan taken from Banks. These loans are repayable in yearly instalments with the moratorium period of 2 years from the date of disbursement. The average balance tenure for these loans is 15 months from the Balance Sheet date.	1,265.91
Term Loan taken from Bank(s). These loans are repayable in quarterly instalment with moratorium period of 6 months from the date of disbursement. The average balance tenure for these loans is 72 months from the Balance Sheet date.	275.07
<b>Total</b>	<b>3,806.00</b>

(1) Linked to reference rate used by respective lenders



Note - 33 (continued...)

(ii) (b) Term Loans from banks as at March 31, 2020 includes<sup>(1)</sup>:

Particulars	Amount Rs. in crores
Term Loan taken from Bank(s). These loans are repayable in Monthly instalment from the date of disbursement. The average balance tenure for these loans is 18 months from the Balance Sheet date.	123.98
Term Loan taken from Bank. These loans are repayable in half yearly instalment with moratorium period of 2 years from the date of disbursement. The balance tenure for this loan is 8 months from the Balance Sheet date.	6.00
Term Loans taken from financial institution. These loans are repayable in half yearly instalments. The average balance tenure for these loans is 49 months from the Balance Sheet date.	1,545.50
Term Loan taken from Bank. This loan is repayable in quarterly instalments with moratorium period of 1 year from the date of disbursement. The balance tenure for this loan is 6 months from the Balance Sheet date.	74.98
Term Loan taken from Bank. This loan is repayable in quarterly instalments with moratorium period of 3 month from the date of disbursement. The balance tenure for this loan is 39 months from the Balance Sheet date.	373.63
Term Loan taken from Banks. These loans are repayable in quarterly instalments from the date of disbursement. The average balance tenure for these loans is 13 months from the Balance Sheet date.	64.79
Term Loan taken from Banks. These loans are repayable in yearly instalments with the moratorium period of 3 years from the date of disbursement. The average balance tenure for these loans is 31 months from the Balance Sheet date.	979.87
Term Loan taken from Banks. These loans are repayable in yearly instalments with the moratorium period of 2 years from the date of disbursement. The average balance tenure for these loans is 27 months from the Balance Sheet date.	1,866.48
Term Loan taken from Bank(s). These loans are repayable in quarterly instalment with moratorium period of 6 months from the date of disbursement. The average balance tenure for these loans is 84 months from the Balance Sheet date.	297.84
<b>Total</b>	<b>5,333.07</b>

(1) Linked to reference rate used by respective lenders

(iii) Subordinated debt (unsecured) (repayable at par)

Particulars	Amount Rs. in crores	
	As at March 31, 2021	As at March 31, 2020
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 08, 2027	58.66	58.52
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 30, 2027	39.11	39.00
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 05, 2028	49.96	49.96
8.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2028	100.00	100.00
8.80% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on May 2, 2028	97.17	96.92
8.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2028	4.50	4.46
<b>Total</b>	<b>349.40</b>	<b>348.86</b>

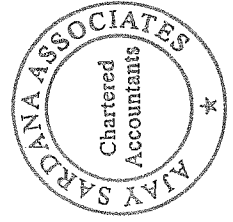
(iv) Changes in liabilities arising from financial activities includes negative movement on account of EIR adjustment for Rs. 11.46 crore (March 31, 2020: negative movement Rs. 24.50 crore).

(v) Disclosure of investing and financing activity that do not require cash and cash equivalent\*

Particulars	Amount Rs. in crores	
	Year ended March 31, 2021	Year ended March 31, 2020
Property, plant and equipment and intangible assets	(2.63)	(5.21)
Investments in subsidiaries and other long-term investments	(15.12)	80.53
Right-of-use assets	(1.71)	5.37
Equity share capital including securities premium	-	3.77
Borrowings**	7.33	177.53

\* Includes non cash movements such as effective interest rate on borrowings and investment, fair value adjustment on investment etc.

\*\* Represents debt securities, borrowings (other than debt securities) and subordinated liabilities.



**Indiabulls Commercial Credit Limited**

**Notes to financial statements for the year ended March 31, 2021**

**Note - 34**

**Contingent Liability and Commitments :**

i) Contingent liabilities not provided for in respect of:

(a) The Company had issued a bank guarantee Rs. 17.00 crore in favour of the BSE Ltd, in addition to security deposit of Rs. 3.00 crore, towards 1% of the amount raised via public issue of non-convertible debentures i.e. Rs. 2,000 crore, which were listed on BSE Ltd., during the year ended March 31, 2019. During the year ended March 31, 2021, BSE Ltd. has released the said bank guarantee of Rs. 17.00 crore and refunded the security deposit of Rs. 3.00 crore in full to the Company.

(b) The Company in the ordinary course of business, has various cases pending in different courts, however, the management does not expect any unfavourable outcome resulting in material adverse effect on the financial position of the Company.

ii) Capital commitments not provided for:

(a) Capital commitments (net of capital advances Rs. 0.01 crore (Previous year : Rs. 0.02 crore) on account of contracts remaining to be executed and not provided for, are estimated at Rs. 0.01 crore (Previous year : Rs. 0.02 crore) .

**Note - 35**

**Employee Stock Options Plans ( ESOS / ESOP Schemes) of Indiabulls Housing Finance Limited (“the Holding Company” “IHFL”):**

(i) **Grants During the Year:**

The Compensation Committee constituted by the Board of Directors of the Holding Company has, at its meeting held on October 4, 2020, granted, 12,500,000 Stock Options representing an equal number of equity shares of face value of Rs. 2 each at an exercise price of Rs. 200, which is at a premium of approx. 28% on the latest available closing market price on the National Stock Exchange of India Limited, as on October 1, 2020. These options vest with effect from the first vesting date i.e. October 4, 2021, and thereafter on each vesting date as per the vesting schedule provided in the Scheme.

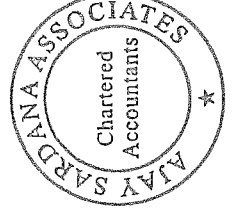
**Employee Stock Benefit Scheme 2019 (“Scheme”).**

The Scheme has been adopted and approved pursuant to: (a) a resolution of the Board of Directors of INDIABULLS HOUSING FINANCE LIMITED at its meeting held on November 6, 2019; and (b) a special resolution of the shareholders of the Company passed through postal ballot on December 23, 2019, result of which were declared on December 24, 2019.

This Scheme comprises:

- a. INDIABULLS HOUSING FINANCE LIMITED Employees Stock Option Plan 2019 (“ESOP Plan 2019”)
- b. INDIABULLS HOUSING FINANCE LIMITED Employees Stock Purchase Plan 2019 (“ESP Plan 2019”)
- c. INDIABULLS HOUSING FINANCE LIMITED Stock Appreciation Rights Plan 2019 (“SARs Plan 2019”)

In accordance with the ESOP Regulations, the Holding Company had set up Indiabulls Housing Finance Limited Employee Welfare Trust (Trust) for the purpose of implementation of ESOP Scheme. The Scheme is administered through ESOP Trust, whereby shares held by the ESOP Trust are transferred to the employees, upon exercise of stock options as per the terms of the Scheme

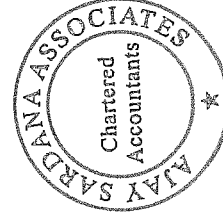


## Note - 35 (continued...)

(iii) The other disclosures in respect of the ESOS / ESOP Schemes are as under:-

Particulars	IHFL-IBFSL Employees Stock Option Plan II - 2006	IHFL-IBFSL Employees Stock Option - 2008	IHFL ESOS - 2013	IHFL ESOS - 2013	IHFL ESOS - 2013	IHFL ESOS - 2013
Total Options under the Scheme	7,20,000	75,00,000	3,90,00,000	3,90,00,000	3,90,00,000	3,90,00,000
Total Options issued under the Scheme	7,20,000	75,00,000	1,05,00,000	1,05,00,000	1,25,00,000	1,00,00,000
Vesting Period and Percentage	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	Five years, 20% each year	Three years, 33.33% each year	Five years, 20% each year
First Vesting Date	1st November, 2008	8th December, 2009	12th October, 2015	12th August, 2018	5th October, 2021	10th March, 2020
Revised Vesting Period & Percentage	Nine years, 11% each year for 8 years and 12% during the 9th year	N.A.	N.A.	N.A.	N.A.	N.A.
Exercise Price (Rs.)	100.00	95.95	394.75	1,156.50	200.00	702.00
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	5 years from each vesting date
Outstanding at the beginning of the year (Nos.)	1,152	15,864	37,89,756	77,24,000	1,25,00,000	68,82,400
Regrant Addition	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Regrant Date	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Options vested during the year (Nos.)	-	-	-	-	-	-
Exercised during the year (Nos.)	-	-	-	-	-	-
Expired during the year (Nos.)	-	-	-	-	-	-
Cancelled during the year	-	-	-	-	-	-
Lapsed during the year	-	-	-	-	-	-
Re-granted during the year	-	267	93,000	22,70,900	4,12,642	19,96,600
Outstanding at the end of the year (Nos.)	1,152	15,597	36,96,756	54,53,100	1,20,87,358	48,85,800
Exercisable at the end of the year (Nos.)	1,152	15,597	36,96,756	18,17,700	-	-
Remaining contractual Life (Weighted Months)	7	27	34	56	78	83

N.A - Not Applicable

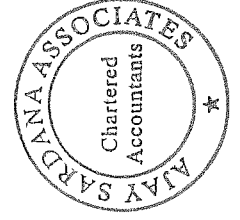


Particulars	IHFL-IBFSL Employees Stock Option - 2008 -Regrant	IHFL-IBFSL Employees Stock Option - 2008- Regrant	IHFL-IBFSL Employees Stock Option - 2006 - Regrant	IHFL-IBFSL Employees Stock Option - 2008 - Regrant	IHFL-IBFSL Employees Stock Option - 2006 - Regrant	IHFL-IBFSL Employees Stock Option - 2008 - Regrant	IHFL-IBFSL Employees Stock Option - 2006 - Regrant
Total Options under the Scheme	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Total Options issued under the Scheme	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Vesting Period and Percentage	31st December, 2010	16th July, 2011	27th August, 2010	11th January, 2012	27th August, 2010	27th August, 2010	27th August, 2010
First Vesting Date	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	Ten years, 10% for every year	Ten years, 10% for every year
Revised Vesting Period & Percentage	125.90	158.50	95.95	153.65	100.00	100.00	100.00
Exercise Price (Rs.)	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	5 years from each vesting date	5 years from each vesting date
Exercisable Period	10,890	38,880	39,500	3,000	21,900	21,900	21,900
Outstanding at the beginning of the year(Nos.)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Regrant Addition	December 31, 2009	July 16, 2010	August 27, 2009	January 11, 2011	August 27, 2009	August 27, 2009	August 27, 2009
Regrant Date	-	19,440	-	1,500	-	-	-
Options vested during the year (Nos.)	-	-	-	-	-	-	-
Options exercised during the year (Nos.)	-	-	-	-	-	-	-
Expired during the year (Nos.)	-	-	-	-	-	-	-
Cancelled during the year	-	-	-	-	-	-	-
Lapsed during the year	-	-	-	-	-	-	-
Re-granted during the year	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Outstanding at the end of the year (Nos.)	10,890	38,880	39,500	3,000	21,900	21,900	21,900
Exercisable at the end of the year (Nos.)	10,890	38,880	39,500	3,000	21,900	21,900	21,900
Remaining contractual Life (Weighted Months)	38	45	41	51	41	41	41

N.A - Not Applicable

(iv) The details of the Fair value of the options as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

Particulars	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 - IBFSL Employees Stock Option - 2006 - Regrant	IHFL - IBFSL Employees Stock Option - 2008 Regrant
Exercise price (Rs.)	125.90	158.50	95.95	100.00	153.65	153.65
Expected volatility*	99.61%	99.60%	75.57%	75.57%	99.60%	99.60%
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	9.80 Years
Expected Dividends /yield	3.19%	2.89%	4.69%	4.50%	2.98%	2.98%
Weighted Average Fair Value (Rs.)	83.48	90.24	106.3	108.06	84.93	84.93
Risk Free Interest rate	7.59%	7.63%	7.50%	7.50%	7.63%	7.63%





Note - 35 (continued...)

Particulars	IHFL - IBFSL Employees Stock Option - 2008	IHFL ESOS - 2013 (Grant 1)	IHFL ESOS - 2013 (Grant 2)	IHFL ESOS - 2013 (Grant 3)	IHFL ESOS - 2013 (Grant 4)
Exercise price (Rs.)	95.95	394.75	1,156.50	1,200.40	702.00
Expected volatility*	97.00%	46.30%	27.50%	27.70%	33.90%
Expected forfeiture percentage on each vesting date	Nil	Nil	Nil	Nil	Nil
Option Life (Weighted Average)	11 Years	5 Years	3 Years	3 Years	3 Years
Expected Dividends yield	4.62%	10.00%	5.28%	5.08%	7.65%
Weighted Average Fair Value (Rs.)	52.02	89.76	200.42	226.22	126.96
Risk Free Interest rate	6.50%	8.57%	6.51%	7.56%	7.37%

\*The expected volatility was determined based on historical volatility data.

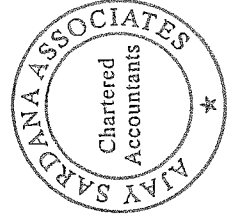
Particulars	IHFL - IBFSL Employees Stock Option - 2013
Exercise price (Rs.)	200.00
Expected volatility*	39.95%
Expected forfeiture percentage on each vesting date	Nil
Option Life (Weighted Average)	2 Years
Expected Dividends yield	0.00%
Weighted Average Fair Value (Rs.)	27.4
Risk Free Interest rate	5.92%

\*The expected volatility was determined based on historical volatility data.

(b) The Holding Company has established the "Pragati Employee Welfare Trust" ("Pragati - EWT") (earlier known as Indiabulls Housing Finance Limited - Employees Welfare Trust" (IBH - EWT) ("Trust") for the implementation and management of its employees benefit scheme viz. the "Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme - 2019" (Scheme), for the benefit of the employees of the Holding Company and its subsidiaries.

Pursuant to Regulation 3(12) of the SEBI (Share Based Employee Benefits) Regulations, 2014, the shares in Trust have been appropriated towards the Scheme for grant of Share Appreciations Rights (SARs) to the employees of the Holding Company and its subsidiaries as permitted by SEBI. The company will treat these SARs as equity and therefore they will be treated as equity settled SARs and accounting has been done accordingly. The other disclosures in respect of the SARs are as under:

Particulars	IHFL ESOS - 2019
Total Options under the Scheme	1,70,00,000
Total Options issued under the Scheme	1,70,00,000
Vesting Period and Percentage	Three years, 33.33% each year
First Vesting Date	10th October, 2021
Exercise Price (Rs.)	Rs. 225 First Year, Rs. 275 Second Year, Rs. 300 Third Year
Exercisable Period	5 years from each vesting date
Outstanding at the beginning of the year (Nos.)	1,70,00,000
Regrant Addition	N.A
Regrant Date	N.A
Options vested during the year (Nos.)	-
Exercised during the year (Nos.)	-
Expired during the year (Nos.)	-
Cancelled during the year	-
Lapsed during the year	-
Re-granted during the year	-
Outstanding at the end of the year (Nos.)	1,70,00,000
Exercisable at the end of the year (Nos.)	-
Remaining contractual Life (Weighted Months)	78



## Note - 35 (continued...)

The details of the Fair value of the options as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

Particulars	IHFL ESOS - 2019	
	Rs. 225 First Year, Rs. 275 Second Year, Rs. 300 Third Year	
Exercise price (Rs.)		
Expected volatility*	39.95%	
Expected forfeiture percentage on each vesting date	Nil	
Option Life (Weighted Average)	1 Year for 1st Vesting, 2 years for 2nd Vesting and 3 years for 3rd Vesting.	
Expected Dividends yield	0.00%	
Weighted Average Fair Value (Rs.)	9.25 for First Year, 13.20 for Second Year and 19.40 for third year	
Risk Free Interest rate	5.92%	

\*The expected volatility was determined based on historical volatility data.

(v) 26,253,933 Equity Shares of Rs. 2 each (Previous Year : 18,527,342 ) are reserved for issuance towards Employees Stock options as granted.

(vi) The weighted average share price at the date of exercise of these options was N.A per share(Previous Year Rs. 682.59 per share).

## Note - 36

Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006:

Particulars	Amount Rs. in crores	
	As at March 31, 2021	As at March 31, 2020
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	Nil	Nil
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	Nil	Nil
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	Nil	Nil
(iv) The amount of interest due and payable for the year	Nil	Nil
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	Nil	Nil
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the auditors.

## Note - 37

## Segment Reporting:

The Chief Operating Decision Maker ("CODM") reviews operations and allocates resources at the Company level. Therefore, the operations of the Company fall under its main business of financing by way of loans against property (LAP), mortgage backed SME loans, and certain other purposes in India, which is considered to be the only reportable segment in accordance with IND-AS 108 - Operating Segments. All other activities of the Company revolve around the main business.



**Note - 38****Employee Benefits**

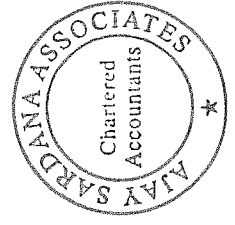
Employee Benefits – Provident Fund, Employee State Insurance (ESI), Gratuity and Compensated Absences disclosures as per Indian Accounting Standard (IndAS) 19 – Employee Benefits:

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. 0.54 crores (Previous year Rs. 0.47 crores) 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 Indian Accounting Standard (IndAS) 19 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 and Compensated Absences:**

Particulars	Amount Rs. in crores			
	Gratuity (unfunded) March 31, 2021	Gratuity (unfunded) March 31, 2020	Compensated absences (unfunded) March 31, 2021	Compensated absences (unfunded) March 31, 2020
<b>Reconciliation of liability recognized in the Balance Sheet:</b>				
Present value of commitments (as per actuarial valuation)	3.67	4.32	1.16	1.35
Fair value of plans	-	-	-	-
Net liability in the Balance Sheet (Actual)	3.67	4.32	1.16	1.35
<b>Movement in net liability recognized in the Balance Sheet:</b>				
Net liability as at beginning of the year	4.32	4.07	1.35	1.36
Net expense/(gain) recognized in the Statement of Profit and Loss	0.59	0.84	(0.19)	(0.01)
Benefits paid during the year	(0.86)	(0.66)	-	-
Actuarial changes arising from changes in financial assumptions	(0.48)	0.53	-	-
Actuarial changes arising from changes in Demographic assumptions	-	0.00	-	-
Experience adjustments	0.10	(0.46)	-	-
Net liability as at end of the year	3.67	4.32	1.16	1.35
<b>Expense recognized in the Statement of Profit and Loss</b>				
Current service cost	0.35	0.53	0.11	0.18
Past service cost	-	-	-	-
Interest cost	0.24	0.31	0.07	0.10
Expected return on plan assets	-	-	-	-
Actuarial (gains)/ losses	-	-	(0.37)	(0.29)
Expense/(income) charged to the Statement of Profit and Loss	0.59	0.84	(0.19)	(0.01)
<b>Return on plan assets:</b>				
Expected return on plan assets	-	-	-	-
Actuarial (gains)/ losses	-	-	-	-
Actual return on plan assets	-	-	-	-



## Note - 38 (continued...)

Particulars	Amount Rs. in crores			
	Gratuity (unfunded) March 31, 2021	Gratuity (unfunded) March 31, 2020	Compensated absences (unfunded) March 31, 2021	Compensated absences (unfunded) March 31, 2020
<b>Reconciliation of defined-benefit commitments:</b>				
As at beginning of the year	4.32	4.07	1.35	1.36
Current service cost	0.35	0.53	0.11	0.18
Past service cost	-	-	-	-
Interest cost	0.24	0.31	0.07	0.10
Benefits paid during the year	(0.86)	(0.66)	-	-
Actuarial (gains)/ losses	-	-	(0.37)	(0.29)
Actuarial changes arising from changes in financial assumptions	(0.48)	0.53	-	-
Actuarial changes arising from changes in Demographic assumptions	-	0.00	-	-
Experience adjustments	0.10	(0.46)	-	-
Commitments as at end of the year	3.67	4.32	1.16	1.35
<b>Reconciliation of plan assets:</b>				
Plan assets as at beginning of the year	-	-	-	-
Expected return on plan assets	-	-	-	-
Contributions during the year	-	-	-	-
Paid benefits	-	-	-	-
Actuarial (gains)/ losses	-	-	-	-
Plan assets as at end of the year	-	-	-	-

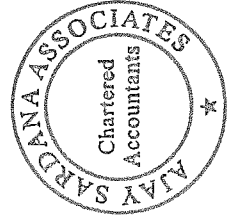
The actuarial calculations used to estimate commitments and expenses in respect of Gratuity and Compensated Absences are based on the following assumptions which if changed, would affect the commitment's size, funding requirements and expense.

Particulars	Gratuity (Unfunded)		Compensated Absences (Unfunded)	
	2020-2021	2019-2020	2020-2021	2019-2020
Discount rate – gratuity and compensated absences	6.79%	6.80%	6.79%	6.80%
Expected return on plan assets	N.A.	N.A.	N.A.	N.A.
Expected rate of salary increase	5.00%	6.00%	5.00%	6.00%
Mortality table	IALM (2012-14)	IALM (2006-08)	IALM (2012-14)	IALM (2006-08)
N.A.: Not Applicable				

The employer best estimate of contributions expected to be paid during the annual period beginning after the Balance Sheet date, towards Gratuity and Compensated Absences is Rs. 0.63 crore (Previous year Rs. 0.84 crore) and Rs 0.21 crore (Previous year Rs. 0.28 crore) respectively.

## Gratuity

Assumptions	March 31, 2021		March 31, 2020	
	Discount rate			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation (Rs. in crores)	(0.23)	0.25	(0.30)	0.33
<b>Assumptions</b>	<b>March 31, 2021</b>			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation (Rs. in crores)	0.26	(0.24)	0.33	(0.31)



Compensated absences	March 31, 2021		March 31, 2020	
	0.5% increase (0.07)	Discount rate 0.5% decrease 0.07	0.5% increase (0.10)	0.5% decrease 0.11
<b>Assumptions</b>				
Sensitivity Level				
Impact on defined benefit obligation (Rs. in crores)				
<b>Assumptions</b>				
Sensitivity Level	0.5% increase 0.08	Future salary increases 0.5% decrease (0.07)	0.5% increase 0.11	0.5% decrease (0.10)
Impact on defined benefit obligation (Rs. in crores)				

The following payments are expected contributions to the defined benefit plan in future years:

Expected payment for future years	Amount Rs. in crores	
	Gratuity	Compensated absences
Within the next 12 months (next annual reporting period)	March 31, 2021	March 31, 2020
Between 1 and 2 years	0.10	0.13
Between 2 and 5 years	0.07	0.09
Between 5 and 6 years	0.36	0.24
Beyond 6 years	0.12	0.08
<b>Total expected payments</b>	<b>3.66</b>	<b>4.32</b>
		<b>1.16</b>
		<b>1.35</b>

The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the company towards Provident Fund and Gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 on November 13, 2020, and has invited suggestions from stakeholders which are under active consideration by the Ministry. The Company will assess the impact and its evaluation once the subject rules are notified and will give appropriate impact in its financial statements in the period in which the Code becomes effective and the related rules to determine the financial impact are published.

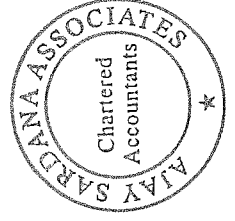
**Note - 39**

**Disclosures in respect of IND AS - 24 'Related Party Disclosures' :**

The Company's principal related parties consist of its holding company, Indiabulls Housing Finance Limited and its subsidiaries, affiliates and key managerial personnel. The Company's material related party transactions and outstanding balances are with related parties with whom the Company routinely enter into transactions in the ordinary course of business.

**(a) Details of related parties:**

Description of relationship	Names of related parties
(i) Where control exists	
Holding company	Indiabulls Housing Finance Limited
	Indiabulls Asset Management Mauritius
Subsidiary company	ICCL Lender Repayment Trust
	Indiabulls Advisory Services Limited
	Indiabulls Capital Services Limited
	Indiabulls Insurance Advisors Limited
	Nilgiri Financial Consultants Limited
	(Subsidiary of Indiabulls Insurance Advisors Limited)
	Indiabulls Asset Holding Company Limited
	Indiabulls Collection Agency Limited
	Indiabulls Asset Management Company Limited
	Indiabulls Trustee Company Limited
	ibulls Sales Limited
	Indiabulls Holdings Limited
	Indiabulls Venture Capital Management Company Limited
	(Subsidiary of Indiabulls Holdings Limited)
	IBHFL Lender Repayment Trust
Fellow subsidiary companies (including step down subsidiaries)	Pragati Employees Welfare Trust ( w.e.f. December 03, 2019)

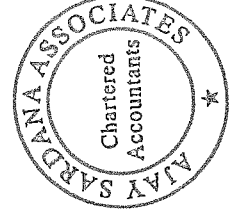


Note - 39 (continued...)

<b>(ii) Other related parties</b>	OakNorth Holdings Limited (Previously known as Acorn OakNorth Holdings Limited) (till March 30, 2020)
Associate of holding company	
Key management personnel	Mr. Ajit Kumar Mittal – Non-Executive Chairman Mr. Rajiv Gandhi-Managing Director & CEO (w.e.f. February 15, 2021) Mr. Ripudaman Bandral -Managing Director (till February 15, 2021) Mr. Anil Malhan- Non Executive Director

(b) Significant transactions with related parties:

Particulars	Amount Rs. in crores	
	Year ended March 31, 2021	Year ended March 31, 2020
<b>Secured Loan taken (Maximum balance outstanding at any time during the year)</b>		
-Holding Company	4,286.31	4,171.45
<b>Total</b>	<b>4,286.31</b>	<b>4,171.45</b>
<b>Investment in equity shares</b>		
-Subsidiary Company	-	0.57
<b>Total</b>	<b>-</b>	<b>0.57</b>
<b>Proceeds from partial liquidation of investment</b>		
-Subsidiary Company	0.21	-
<b>Total</b>	<b>0.21</b>	<b>-</b>
<b>Interest on loans</b>		
-Holding Company	270.69	215.69
<b>Total</b>	<b>270.69</b>	<b>215.69</b>
<b>Assignment of loans to</b>		
-Holding Company	-	5,408.47
<b>Total</b>	<b>-</b>	<b>5,408.47</b>
<b>Redemption of investment in bonds</b>		
-Holding Company	555.50	500.00
<b>Total</b>	<b>555.50</b>	<b>500.00</b>
<b>Payment made for Redemption of Bonds to:</b>		
-Holding Company	250.00	-
<b>Total</b>	<b>250.00</b>	<b>-</b>
<b>Payment made for purchase of Investment from:</b>		
-Holding Company	222.02	-
<b>Total</b>	<b>222.02</b>	<b>-</b>
<b>Interest income on bonds</b>		
-Holding Company	49.09	14.59
<b>Total</b>	<b>49.09</b>	<b>14.59</b>
<b>Interest expenses on bonds</b>		
-Holding Company	125.34	41.07
<b>Total</b>	<b>125.34</b>	<b>41.07</b>
<b>Service charges</b>		
-Holding Company	0.06	0.07
<b>Total</b>	<b>0.06</b>	<b>0.07</b>
<b>Income from Service Fee</b>		
-Holding Company	0.14	-
<b>Total</b>	<b>0.14</b>	<b>-</b>



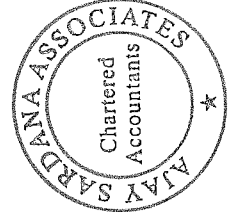
Note - 39 (continued...)

Particulars	Amount Rs. in crores	
	Year ended March 31, 2021	Year ended March 31, 2020
<b>Corporate counter guarantees given to third parties by:</b>		
-Holding Company	200.00	2,300.00
<b>Total</b>	<b>200.00</b>	<b>2,300.00</b>
<b>Referral Fees/Commission</b>		
-Fellow Subsidiary	0.30	0.48
<b>Total</b>	<b>0.30</b>	<b>0.48</b>
<b>Salary / remuneration(Consolidated)*</b>		
-Key Management Personnel	1.74	2.18
<b>Total</b>	<b>1.74</b>	<b>2.18</b>
<b>Salary / remuneration(Short-term employee benefits)</b>		
-Key Management Personnel	1.24	1.51
<b>Total</b>	<b>1.24</b>	<b>1.51</b>
<b>Salary / remuneration(Share-based payments)</b>		
-Key Management Personnel	0.52	0.47
<b>Total</b>	<b>0.52</b>	<b>0.47</b>
<b>Salary / remuneration(Post-employment benefits)</b>		
-Key Management Personnel	(0.02)	0.20
<b>Total</b>	<b>(0.02)</b>	<b>0.20</b>

\* Remuneration paid for the year ended March 31, 2020 in excess of the limits specified under Section 197 and 198 of the Companies Act, 2013 was approved by the members of the Company in their extraordinary general meeting held on July 01, 2020.

(c) Balances outstanding as at the year end:

Nature of Transaction	Amount Rs. in crores	
	As at March 31, 2021	As at March 31, 2020
<b>Loans taken</b>		
-Holding company	1,296.00	588.42
<b>Total</b>	<b>1,296.00</b>	<b>588.42</b>
<b>Investment in bonds</b>		
-Holding company	-	565.63
<b>Total</b>	<b>-</b>	<b>565.63</b>
<b>Outstanding Balance of Borrowings in Bonds held by:</b>		
-Holding company	1,106.55	1,350.30
<b>Total</b>	<b>1,106.55</b>	<b>1,350.30</b>
<b>Amount receivable/(payable) on assigned loans</b>		
-Holding company	16.12	(109.12)
<b>Total</b>	<b>16.12</b>	<b>(109.12)</b>
<b>Corporate counter guarantees given to third parties by:</b>		
-Holding company	1,051.00	1,545.50
<b>Total</b>	<b>1,051.00</b>	<b>1,545.50</b>



Indiabulls Commercial Credit Limited

Notes to financial statements for the year ended March 31, 2021

Note - 39 (continued...)

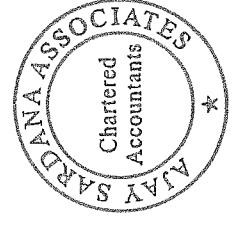
(d) Disclosure related to Fair value of Corporate Guarantee taken from holding as per IND As 109, "Financial Instruments":

Particulars	Amount Rs. in crores	
	For the Year ended March 31, 2021	For the Year ended March 31, 2020
<b>Deemed cost of fair value of corporate guarantee</b>		
– Indiabulls Housing Finance Limited	9.33	12.43
<b>Total</b>	<b>9.33</b>	<b>12.43</b>
<b>Addition to fair value of corporate guarantee</b>		
– Indiabulls Housing Finance Limited	4.27	9.76
<b>Total</b>	<b>4.27</b>	<b>9.76</b>
<b>Unamortised portion of deemed cost for corporate guarantees</b>		
– Indiabulls Housing Finance Limited	32.43	37.49
<b>Total</b>	<b>32.43</b>	<b>37.49</b>

(e) The Company has established ICCL Lender Repayment Trust to which it transfers funds solely for the purpose of timely repayment of its borrowings. As at March 31, 2021, total funds amounting to Rs. 0.00 crores (Previous year Rs. 3.18 crores) were lying with such Trust for future repayments which have been included in Other financial assets.

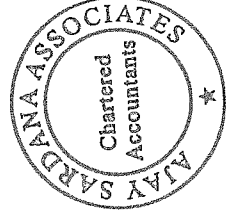
(f) Statement of Party wise transactions during the Year:

Particulars	Amount Rs. in crores	
	For the Year ended March 31, 2021	For the Year ended March 31, 2020
<b>Secured Loans Taken*</b>		
<b>Holding Company</b>		
– Indiabulls Housing Finance Limited	4,286.31	4,171.45
<b>Total</b>	<b>4,286.31</b>	<b>4,171.45</b>
<b>Investment in Equity Shares</b>		
<b>Subsidiary</b>		
– Indiabulls Asset Management Mauritius	-	0.57
<b>Total</b>	<b>-</b>	<b>0.57</b>
<b>Proceeds from partial liquidation of investment</b>		
<b>Subsidiary</b>		
– Indiabulls Asset Management Mauritius	0.21	-
<b>Total</b>	<b>0.21</b>	<b>-</b>
<b>Redemption of investment in bonds</b>		
<b>Holding Company</b>		
– Indiabulls Housing Finance Limited	555.50	500.00
<b>Total</b>	<b>555.50</b>	<b>500.00</b>
<b>Payment made for Redemption of Bonds to:</b>		
<b>Holding Company</b>		
– Indiabulls Housing Finance Limited	250.00	-
<b>Total</b>	<b>250.00</b>	<b>-</b>
<b>Payment made for purchase of investment from:</b>		
<b>Holding Company</b>		
– Indiabulls Housing Finance Limited	222.02	-
<b>Total</b>	<b>222.02</b>	<b>-</b>
<b>Corporate counter guarantees given to third parties for:</b>		
<b>Holding Company</b>		
– Indiabulls Housing Finance Limited	200.00	2,300.00
<b>Total</b>	<b>200.00</b>	<b>2,300.00</b>





Particulars	For the Year ended March 31, 2021	Amount Rs. in crores For the Year ended March 31, 2020
<b>Assignment of Loans to Holding Company</b>		
– Indiabulls Housing Finance Limited	-	5,408.47
<b>Total</b>	-	<b>5,408.47</b>
<b>Service Charges</b>		
<b>Holding Company</b>		
– Indiabulls Housing Finance Limited	0.06	0.07
<b>Total</b>	<b>0.06</b>	<b>0.07</b>
<b>Income from Service Fee</b>		
<b>Holding Company</b>		
– Indiabulls Housing Finance Limited	0.14	-
<b>Total</b>	<b>0.14</b>	-
<b>Interest Income on Loan</b>		
<b>Holding Company</b>		
– Indiabulls Housing Finance Limited	270.69	215.69
<b>Total</b>	<b>270.69</b>	<b>215.69</b>
<b>Interest Expenses on Bonds</b>		
<b>Holding Company</b>		
– Indiabulls Housing Finance Limited	125.34	-
<b>Total</b>	<b>125.34</b>	-
<b>Interest income on Bonds</b>		
<b>Holding Company</b>		
– Indiabulls Housing Finance Limited	49.09	14.59
<b>Total</b>	<b>49.09</b>	<b>14.59</b>
<b>Referral Fees/Commission</b>		
<b>Fellow Subsidiary</b>		
– Indiabulls Advisory Services Limited	0.30	0.48
<b>Total</b>	<b>0.30</b>	<b>0.48</b>
<b>Salary / remuneration(Consolidated)</b>		
– Ripudaman Bandral	1.45	2.18
– Rajiv Gandhi	0.28	-
<b>Total</b>	<b>1.74</b>	<b>2.18</b>
<b>Salary / Remuneration(Short-term employee benefits)</b>		
<b>Remuneration to Directors</b>		
– Ripudaman Bandral	0.97	1.51
– Rajiv Gandhi	0.27	-
<b>Total</b>	<b>1.24</b>	<b>1.51</b>
<b>Salary / Remuneration(Share-based payments)</b>		
– Ripudaman Bandral	0.52	0.47
– Rajiv Gandhi	-	-
<b>Total</b>	<b>0.52</b>	<b>0.47</b>
<b>Salary / Remuneration(Post-employment benefits)</b>		
– Ripudaman Bandral	(0.03)	0.20
– Rajiv Gandhi	0.01	-
<b>Total</b>	<b>(0.02)</b>	<b>0.20</b>



## Note - 40

## Earnings per share:

Particulars	Year ended	Year ended
	March 31, 2021	March 31, 2020
Net Profit available for equity shareholders for computing Basic earnings per share (Rs. in crores)	139.04	19.81
Weighted average number of equity shares used for computing Basic earnings per share (Nos.)	24,77,99,324	24,77,99,324
Earnings per share – Basic (Rs. per share)	5.61	0.80
Net Profit available for equity shareholders for computing Diluted earnings per share (Rs. in crores)	139.04	19.81
Weighted average number of equity shares used for computing Diluted earnings per share (Nos.)	24,77,99,324	24,77,99,324
Earnings per share – Diluted (Rs. per share)	5.61	0.80
Nominal value of equity shares – (Rs. per share)	10.00	10.00

## Note - 41

## Risk Management

Indiabulls Commercial Credit Limited (ICCL) is a non banking finance company in India and is regulated by the Reserve Bank of India (RBI). In view of the intrinsic nature of its operations as a lending institution, Company is exposed to various risks that are related to lending business and operating environment. The principal objective of the Company's risk management processes is to measure and monitor the various risks that Company is subject to and to follow policies and procedures to address such risks. The Company's risk management framework is driven by its Board of Directors and its subcommittees (including the Audit Committee, the Asset Liability Management Committee and the Risk Management Committee). The Company gives due importance to prudent lending practices and has implemented suitable measures for risk mitigation, which include verification of credit history from credit information bureaus, personal verification of a customer's business and residence, technical and legal verifications, conservative loan to value, and required term cover for insurance. The Company is exposed to a variety of risks, such as credit risk, market risk, liquidity risk, operational risk and regulatory risks. Well-established systems and procedures provide adequate defense against the regulatory and operational risks.

## (A) Liquidity risk

Liquidity risk is the potential for loss to an entity arising from either its inability to meet its obligations or to fund increases in assets as they fall due without incurring unacceptable cost or losses.

The Company manages liquidity risk by maintaining sufficient cash and cash equivalents (including highly marketable and diverse assets that are assumed to be easily liquidated in the event of an unforeseen interruption in cash flows) to meet its obligations at all times. It also ensures having access to funding through an adequate amount of committed credit lines. The Company's treasury department is responsible for liquidity and funding as well as settlement management. The Company assesses the liquidity position under a variety of scenarios, giving due consideration to stress factors relating to both the market in general and specifically to the Company. The Company also takes into account liquidity of the market in which the entity operates. In addition, processes and policies related to such risks are overseen by the Asset Liability Management Committee and the senior management regularly monitors the position of cash and cash equivalents vis-à-vis projections. In addition, the Asset Liability Management Committee, guides the Company's treasury team in liquidity risk management through various means like liquidity buffers, sourcing of long term funds, positive asset liability mismatch, keeping strong pipeline of sanctions and approvals from banks and assignment of loans. Assessment of maturity profiles of financial assets and financial liabilities including debt financing plans and maintenance of Balance Sheet liquidity ratios are considered while reviewing the liquidity position.

The table below summarises the maturity profile of the undiscounted cash flows of the Company's financial liabilities :

March 31, 2021	Upto One month	Over one months to 2 years	2 years to 5 years	Amount Rs. in Crores	
				more than 5 years	Total
Borrowings from banks and others	83.08	7,328.80	971.98	606.43	8,990.29
Lease liability recognised under Ind AS 116	0.04	1.07	2.29	0.43	3.83
Trade payables	-	0.40	-	-	0.40
Amount payable on assigned loans	51.81	-	-	-	51.81
Other liabilities	35.70	28.99	-	-	64.69
Undrawn Loan Commitments	-	171.65	-	-	171.65
Temporary overdrawn balances as per books	3,155.50	-	-	-	3,155.50
Servicing liability on assigned loans	0.40	3.98	0.19	-	4.57
	<b>3,326.53</b>	<b>7,534.89</b>	<b>974.46</b>	<b>606.86</b>	<b>12,442.74</b>

Note - 41 (continued...)

	Amount Rs. in Crores				
	March 31, 2020	Upto One month	Over one months to 2 years	2 years to 5 years	more than 5 years
Borrowings from banks and others	35.54	7,331.40	2,608.67	691.61	10,667.22
Lease liability recognised under Ind AS 116	0.25	1.63	2.43	1.41	5.72
Trade payables	-	0.01	-	-	0.01
Amount payable on assigned loans	195.34	-	-	-	195.34
Other liabilities	76.71	7.65	-	-	84.36
Undrawn Loan Commitments	-	5.13	-	-	5.13
Temporary overdrawn balances as per books	2,616.53	-	-	-	2,616.53
Servicing liability on assigned loans	0.55	8.55	1.01	-	10.11
	<b>2,924.92</b>	<b>7,354.37</b>	<b>2,612.11</b>	<b>693.02</b>	<b>13,584.42</b>

**(B) Credit Risk**

Credit Risk is the risk of financial loss arising out of either a customer or counterparty's unwillingness to perform on an obligation or its ability to perform such obligation is impaired resulting in economic loss to the Company. The Company's Credit Risk Management framework is categorized into following main components:

- Senior management's oversight
- Organizational structure
- Systems and procedures for identification, acceptance, measurement, monitoring and controlling risks.

It is the overall responsibility of the company's senior management to approve the Company's credit risk strategy and lending policies relating to credit risk and its management. The policies are based on the Company's overall business strategy and the same is reviewed every quarter by the senior management.

To maintain credit discipline and to enunciate credit risk management and control process there is a separate Risk Management department independent of loan origination function. The Risk Management department performs the function of Credit policy formulation, credit limit setting, monitoring of credit exceptions / exposures and review /monitoring of documentation.

The Risk Management Committee monitors credit risk the using level of credit exposures, portfolio monitoring, repurchase rate, bureau data of portfolio performance and industry, geographic, customer, portfolio concentration risks; and assessment of any major change in the business environment including economic, political as well as natural calamity/pandemic. The Risk Management Committee also periodically reviews the credit risk management procedures implemented by Risk management department.

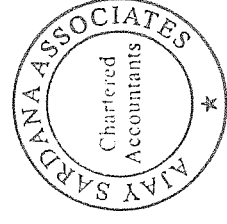
**Derivative financial Instruments**

Credit risk arising from derivative financial instruments is, at any time, limited to those with positive fair values, as recorded on the balance sheet.

With gross-settled derivatives, the company is also exposed to a settlement risk, being the risk that the company honours its obligation, but the counterparty fails to deliver the counter value.

The Company's concentrations of risk for loans are managed by counterparty and type of loan (i.e. CRE-RH and others as defined by RBI). These are given to both individual and corporate borrowers. The table below shows the concentration of risk by type of loan.

	Amount Rs. in Crores	
	March 31, 2021	March 31, 2020
Commercial Real Estate - Residential Housing (CRE-RH)	4,021.32	3,300.83
Others	8,279.84	8,405.66



## Note - 41 (continued...)

The Company's concentrations of risk (for financial assets other than loans and advances) by industry sector are given below:

March 31, 2021	Amount Rs. in Crores			Total
	Financial services	Government	Others	
<b>Financial assets</b>				
Cash and cash equivalents	1,809.93	-	-	1,809.93
Bank balance other than Cash and cash equivalents	38.17	-	-	38.17
Investments	949.87	-	-	949.87
Other financial assets	52.58	-	-	52.58
<b>March 31, 2020</b>				
<b>Financial assets</b>				
Cash and cash equivalents	2,000.27	-	-	2,000.27
Bank balance other than Cash and cash equivalents	52.36	-	-	52.36
Investments	1,590.43	-	-	1,590.43
Other financial assets	129.55	-	-	129.55

**(C) Market Risk**

Market Risk is the risk that the value of the Company's on and off-balance sheet positions will be adversely affected by movements in market rates or prices such as interest rates, foreign exchange rates, equity prices, credit spreads and/or commodity prices resulting in a loss to earnings and capital.

Market risk exposure may be explicit in portfolios of securities / equities and instruments that are actively traded. Conversely it may be implicit such as interest rate risk due to mismatch of loans and deposits. Besides, market risk may also arise from activities categorized as off-balance sheet item. Therefore market risk is potential for loss resulting from adverse movement in market risk factors such as interest rates, forex rates, equity and commodity prices.

The Company's exposure to market risk is primarily on account of interest rate risk and price risk.

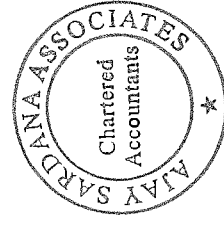
**(i) Interest Rate Risk:-**

Interest rate risk arises when there is a mismatch between positions, which are subject to interest rate adjustment within a specified period. The company's lending, funding and investment activities give rise to interest rate risk. The immediate impact of variation in interest rate is on the company's net interest income, while a long term impact is on the company's net worth since the economic value of the assets, liabilities and off-balance sheet exposures are affected. While assessing interest rate risks, signals given to the market by RBI and government departments from time to time and the financial industry's reaction to them shall be continuously monitored.

Due to the very nature of financial services, the company is exposed to moderate to higher Interest Rate Risk. This risk has a major impact on the balance sheet as well as the income statement of the company. Interest Rate Risk arises due to:

- Changes in regulatory or market conditions affecting the interest rates
- Short term volatility
- Prepayment risk translating into a reinvestment risk
- Real interest rate risk.

In short run, change in interest rate affects Company's earnings (measured by NII or NIM) and in long run it affects Market Value of Equity (MVE) or net worth. It is essential for the company to not only quantify the interest rate risk but also to manage it proactively. The company mitigates its interest rate risk by keeping a balanced portfolio of fixed and variable rate loans and borrowings. Further company carries out Earnings at risk analysis and maturity gap analysis at quarterly intervals to quantify the risk.



**Note - 41 (continued...)****Interest Rate sensitivity**

The following table demonstrates the sensitivity to a reasonably possible change in interest rates in respect of borrowings subject to variable interest rates (all other variables being constant) of the Company's statement of profit and loss:

Particulars	Amount Rs. in Crores	
	Basis Points	Effect on Profit before tax and Equity for the year ended March 31, 2021
<b>Borrowings</b>		Effect on Profit before tax and Equity for the year ended March 31, 2020
Increase in basis points	+25	(12.29)
Decrease in basis points	-25	17.05
<b>Loans</b>		
Increase in basis points	+25	33.64
Decrease in basis points	-25	(33.64)
		35.84
		(35.84)

**(ii) Foreign currency risk**

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the foreign currency borrowings taken from banks through the FCNR route.

The Company follows a conservative policy of hedging its foreign currency exposure through Forwards and / or Currency Swaps in such a manner that it has fixed determinate outflows in its function currency and as such there would be no significant impact of movement in foreign currency rates on the company's profit before tax (PBT) and equity.

**(iii) Equity Price Risk**

The Company's exposure price risk arises from investments held and classified in the balance sheet either at fair value through other comprehensive income or at fair value through profit or loss. To manage the price risk arising from investments, the Company diversifies its portfolio of assets .

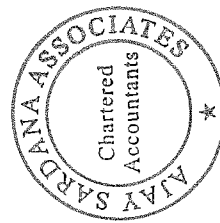
**(D) Operational Risk**

Operational risk is the risk of loss resulting from inadequate or failed internal processes, people and system or from external events.

Operational risk is associated with human error, system failures and inadequate procedures and controls. It is the risk of loss arising from the potential that inadequate information system; technology failures, breaches in internal controls, fraud, unforeseen catastrophes, or other operational problems may result in unexpected losses or reputation problems. Operational risk exists in all products and business activities.

The company recognizes that operational risk event types that have the potential to result in substantial losses includes internal fraud, External fraud, employment practices and workplace safety, clients, products and business practices, business disruption and system failures, damage to physical assets, and finally execution, delivery and process management.

The Company cannot expect to eliminate all operational risks, but it endeavours to manage these risks through a control framework and by monitoring and responding to potential risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes, such as the use of internal audit.



**Note - 42**

**Leases**

i) The Company has adopted the new standard, Ind AS 116 Leases with effect from 1st April, 2019 using the modified retrospective approach as per para C8 (c)(i) of Ind AS 116. The Company has taken the cumulative impact of applying the standard to retained earnings as on the date of initial application (1st April, 2019). Accordingly, the Company has not restated the comparative information.

On transition, the adoption of the new standard resulted in recognition of Right-of-Use asset (ROU) of Rs. 5.37 crores (Previous year Rs. 15.20 crores) and a lease liability of Rs. 5.72 crores (Previous year Rs. 15.20 crores.)

In statement of profit and loss for the current year, the nature of expenses in respect of operating leases has changed from lease rent in previous periods to depreciation cost for the right-to-use asset and finance cost for interest accrued on lease liability.

In the context of initial application, the Company has exercised the option not to apply the new recognition requirements to short-term leases.

(ii) The lease liabilities as at April 01, 2019 are reconciled to the operating lease commitments as of March 31, 2019, as follows:

	Amount Rs. In Crore
Operating lease commitments as at March 31, 2019	16.91
Weighted average incremental borrowing rate as at April 01, 2019	9.00%
<b>Lease liabilities as at April 01, 2019</b>	<b>15.20</b>

(iii) For leases previously accounted for as operating lease, the Company availed following practical expedients transition:

The Company also applied the available practical expedients wherein it:

- Used a single discount rate to a portfolio of leases with reasonably similar characteristics
- Applied the short-term leases exemptions to leases with lease term that ends within 12 months of the date of initial application
- Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application
- Used hindsight in determining the lease term where the contract contained options to extend or terminate the lease

(iv) Leases where the Company is a Lessee

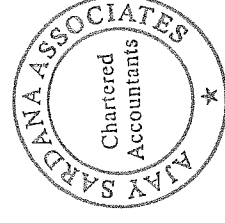
The Company has lease contracts for various office premises used in its operations. Leases of office premises generally have lease terms between 11 months to 15 years. The Company's obligations under its leases are secured by the lessor's title to the leased assets. Generally, the Company is restricted from assigning and subleasing the leased assets.

The Company also has certain leases of office premises with lease terms of 12 months or less. The Company applies the 'short-term lease' recognition exemptions for these leases.

(b) Leases are shown as follows in the Company's balance sheet and Statement of profit and loss:

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period:

Particulars	Building - Office Premises	
	Amount Rs. In Crore	
<b>Balance as at April 01, 2019 - on account of implementation of Ind AS 116</b>		15.20
Deletion (Terminated during the year)	(5.84)	
Depreciation expense	3.99	
<b>Closing balance as at March 31, 2020</b>	<b>5.37</b>	
Deletion (Terminated during the year)	(0.34)	
Depreciation expense	1.36	
<b>Closing balance as at March 31, 2021</b>	<b>3.67</b>	



**Note - 42 (continued...)**

Set out below are the carrying amounts of lease liabilities (included under Borrowings (Other than Debt Securities)) and the movements during the period:

Particulars	Amount Rs. In Crore
Balance as at April 01, 2019 - on account of implementation of Ind AS 116	15.20
Deletion (Terminated during the year)	(6.15)
Accretion of interest	1.15
Payments	(4.47)
<b>As at March 31, 2020</b>	<b>5.72</b>
Deletion (Terminated during the year)	(0.37)
Accretion of interest	0.38
Payments	(1.30)
Change due to modification of leases	(0.60)
<b>As at March 31, 2021</b>	<b>3.83</b>

**(c) Amounts recognized in the Statement of Profit and Loss**

Particulars	For the year ended	For the year ended
	March 31, 2021	March 31, 2020
	Amount Rs. In Crore	
Depreciation expense of right-of-use assets	1.36	3.99
Interest expense on lease liabilities	0.38	1.15
Gain on termination/modification of leases	(0.64)	(0.31)
Expense relating to short-term leases (included in other expenses)	0.13	0.16
<b>Total amount recognised in profit or loss</b>	<b>1.23</b>	<b>4.99</b>

During the year the Company had total cash outflows for leases of Rs. 1.30 crores (Previous year Rs 4.47 crores)

**Note - 43**

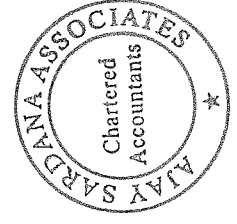
**Transfers of financial assets**

**Transfers of financial assets that are not derecognised in their entirety**

Securitisations: The company uses securitisations as a source of finance. Such transactions resulted in the transfer of contractual cash flows from portfolios of financial assets to holders of issued debt securities. Such deals resulted in continued recognition of the securitised assets since the Company retains substantial risks and rewards.

The table below outlines the carrying amounts and fair values of all financial assets transferred that are not derecognised in their entirety and associated liabilities.

Securitisations	Amount Rs. in Crore	
	As at	As at
	March 31, 2021	March 31, 2020
Carrying amount of transferred assets measured at amortised cost	141.86	139.87
Carrying amount of associated liabilities	(139.87)	(146.61)
The carrying amount of above assets and liabilities is a reasonable approximation of their respective fair values		



**Note - 43 (continued...)**

**Assignment Deals**

During the year ended March 31, 2021, the Company has sold certain loans (measured at amortised cost) pursuant to assignment deals, as a source of finance. As per the terms of such deals, since the derecognition criteria as per IND AS 109 are met, including transfer of substantially all the risks and rewards relating to assets being transferred to the buyer, the assets have been derecognised from the books of the Company.

The table below summarises the details of the derecognised loans (measured at amortised cost) and the consequent gain upon derecognition:

Loans (at amortised cost)	Amount Rs. in Crores	
	For the year ended March 2021	For the year ended March 2020
Amount of derecognised financial assets	32.32	1,139.85
(Gain/(loss) from derecognition)	1.46	8.26

Since the Company has derecognized the above loan assets in entirety, the whole of the interest spread at the present value (discounted over the expected life of the assets) is recognised on the date of derecognition itself as interest-only strip receivable and corresponding profit on derecognition of financial assets is recognized in the Statement of Profit and Loss.

**Note - 44**

**Capital management**

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The Company's capital management objectives are:

- to ensure the Company's ability to continue as a going concern
- to maintain a higher capital base than the mandated regulatory capital at all times
- to maintain an optimal capital structure to reduce cost of capital
- to provide an adequate return to shareholders

The Company monitors capital using a capital adequacy ratio as prescribed by the RBI guidelines. Refer note 47 for details.

**Note - 45**

**Fair value measurement**

As per Ind AS 107, 'Financial Instruments: Disclosures', the fair values of the financial assets or financial liabilities are defined as the price that would be received on sale of asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Financial assets and financial liabilities are measured at fair value in the financial statements and are grouped into three Levels of a fair value hierarchy. The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are either observable or unobservable. The hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities and lowest priority to unobservable inputs. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

**(i) Valuation principles**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions, regardless of whether that price is directly observable or estimated using a valuation technique.

**(ii) Valuation governance**

The Company's process to determine fair values is part of its periodic financial close process. The Audit Committee exercises the overall supervision over the methodology and models to determine the fair value as part of its overall monitoring of financial close process and controls. The responsibility of ongoing measurement resides with business units. Once submitted, fair value estimates are also reviewed and challenged by the Risk and Finance functions.





## Note - 45 (continued...)

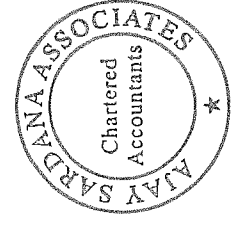
## (iii) Assets and liabilities by fair value hierarchy

The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy:

	March 31, 2021			Total
	Level 1	Level 2	Level 3	
<b>Assets measured at fair value on a recurring basis</b>				
Financial instruments measured at fair value through profit and loss				
Debt Securities	-	30.39	-	30.39
Mutual Funds	-	919.48	-	919.48
Equity instruments	-	-	-	-
Total financial instruments measured at fair value through profit and loss	-	949.87	-	949.87
Financial instruments measured at fair value through Other comprehensive income	-	-	-	-
<b>Total assets measured at fair value on a recurring basis</b>	-	949.87	-	949.87
<b>Assets measured at fair value on a non-recurring basis</b>				
Total financial assets measured at fair value	-	949.87	-	949.87
<b>Liabilities measured at fair value on a recurring basis</b>				
Liabilities measured at fair value on a non-recurring basis	-	-	-	-
<b>Total financial liabilities measured at fair value</b>	-	-	-	-

	March 31, 2020			Total
	Level 1	Level 2	Level 3	
<b>Assets measured at fair value on a recurring basis</b>				
Financial instruments measured at fair value through profit and loss				
Debt Securities	-	596.06	-	596.06
Mutual Funds	-	994.37	-	994.37
Equity instruments	-	-	-	-
Total financial instruments measured at fair value through profit and loss	-	1,590.43	-	1,590.43
Financial instruments measured at fair value through Other comprehensive income	-	-	-	-
<b>Total assets measured at fair value on a recurring basis</b>	-	1,590.43	-	1,590.43
<b>Assets measured at fair value on a non-recurring basis</b>				
Total financial assets measured at fair value	-	1,590.43	-	1,590.43
<b>Liabilities measured at fair value on a recurring basis</b>				
Liabilities measured at fair value on a non-recurring basis	-	-	-	-
<b>Total financial liabilities measured at fair value</b>	-	-	-	-



Indiabulls Commercial Credit Limited

Notes to financial statements for the year ended March 31, 2021

Note - 45 (continued...)

(iv) Valuation techniques

Debenture and Bonds

Fair value of these instruments is derived based on the indicative quotes of price and yields prevailing in the market as at reporting date and are classified as Level 2.

Mutual Funds

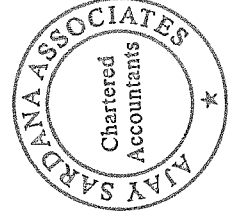
Open ended mutual funds are valued at NAV declared by respective fund house and are classified under Level 2.

(v) There have been no transfers between Level 1, Level 2 and Level 3 for the year ended March 31, 2021, March 31, 2020.

(vi) Fair value of financial instruments not measured at fair value

Set out below is a comparison, by class, of the carrying amounts and fair values of the Company's financial instruments that are not carried at fair value in the financial statements. This table does not include the fair values of non-financial assets and non-financial liabilities.

	Carrying Value	March 31, 2021			Total
		Level 1	Level 2	Level 3	
<b>Financial Assets:</b>					
Cash and cash equivalents	1,809.93	-	-	-	-
Bank balances other than cash and cash equivalents	38.17	-	-	-	-
Loans and advances	12,301.16	-	-	-	-
Other Financial assets	52.58	-	-	-	-
<b>Total financial assets</b>	<b>14,201.84</b>	-	-	-	-
<b>Financial Liabilities:</b>					
Trade payables	0.40	-	-	-	-
Debt securities	2,192.77	-	2,079.73	-	2,079.73
Borrowing other than debt securities	5,280.88	-	-	-	-
Subordinated Liabilities	349.40	-	376.51	-	376.51
Other financial liabilities	3,406.88	-	-	-	-
<b>Total financial liabilities</b>	<b>11,230.33</b>	-	<b>2,456.24</b>	-	<b>2,456.24</b>
<b>Off-balance sheet items:</b>					
Other commitments	-	-	-	-	-
<b>Total off-balance sheet items</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



	March 31, 2020				Amount Rs. in Crores
	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	
<b>Financial Assets:</b>					
Cash and cash equivalents	2,000.27	-	-	-	-
Bank balances other than cash and cash equivalents	52.36	-	-	-	-
Loans and advances:	11,706.49	-	-	-	-
Other Financial assets:	129.55	-	-	-	-
<b>Total financial assets</b>	<b>13,888.67</b>	-	-	-	-
<b>Financial Liabilities:</b>					
Trade payables	0.01	-	-	-	-
Debt securities	2,440.38	-	2,337.33	-	2,337.33
Borrowing other than debt securities	6,088.82	-	-	-	-
Subordinated Liabilities	348.86	-	363.44	-	363.44
Other financial liabilities	3,067.27	-	-	-	-
<b>Total financial liabilities</b>	<b>11,945.34</b>	-	<b>2,700.78</b>	-	<b>2,700.78</b>
<b>Off-balance sheet items:</b>					
Other commitments	-	-	-	-	-
<b>Total off-balance sheet items</b>	<b>-</b>	-	-	-	-

**(vii) Valuation methodologies of financial instruments not measured at fair value**

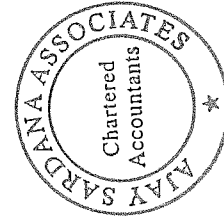
Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the company's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables.

**Debt Securities & Subordinated liabilities**

These includes Subordinated debt, secured debentures, unsecured debentures. The fair values of such liabilities are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields and discounting by yields incorporating the counterparties' credit risk. These instrument are classified in Level 2.

**Assets and Liabilities other than above**

The carrying value of assets and liabilities other than investments at amortised cost, debt securities and subordinated liabilities represents a reasonable approximation of fair value.



## Disclosures in terms of Annex IV of the RBI Directions, 2016:

Particulars	Amount Rs. in Lakhs			
	March 31, 2021		March 31, 2020	
	Amount Outstanding	Amount Overdue	Amount Outstanding	Amount Overdue
<b>Liabilities side:</b>				
(1) Loans and advances availed by the NBFC inclusive of interest accrued thereon but not paid:				
(a) Debentures	2,29,785.01	Nil	2,56,204.09	Nil
(i) Secured <sup>(1)</sup>				
(ii) Unsecured <sup>(3 a)s</sup>	36,172.87	Nil	36,116.92	Nil
(Other than falling within the meaning of public deposits)				
(b) Deferred Credits		Nil		Nil
(c) Term Loans <sup>(2)</sup>		Nil	5,36,003.77	Nil
(d) Inter-corporate loans and borrowing	3,81,891.02	Nil	Nil	Nil
(e) Commercial Paper	Nil	Nil	Nil	Nil
(f) Other Loans – (specify nature)	Nil	Nil	Nil	Nil
– Loan from Holding Company				
– From Banks-Cash Credit Facility <sup>(4)</sup>	1,29,600.00	Nil	58,842.00	Nil
– From Banks-Overdraft Facility	1,677.06	Nil	1,500.44	Nil
– From Banks-Overdraft Facility	1,840.76	Nil	Nil	Nil
(1) Includes interest accrued but not paid for Rs. 10,507.62 lakhs (Previous year Rs. 12,165.32 Lakhs)				
(2) Includes interest accrued but not paid for Rs. 1,290.56 Lakhs (Previous year Rs. 2,696.50 Lakhs)				
(3) Includes interest accrued but not paid for Rs. 1,232.40 Lakhs (Previous year Rs. 1,231.02 Lakhs)				
(4) Includes interest accrued but not paid for Rs. NIL Lakhs (Previous year Rs. 0.44 Lakhs)				
(5) Unsecured non convertible debentures in the nature of subordinate debts				
<b>Assets side:</b>				
			<b>Amount Rs. in lakhs</b>	
			<b>Outstanding as at</b>	
			<b>March 31, 2021</b>	<b>March 31, 2020</b>
(2) Break-up of Loans and Advances including bills receivables [other than those included in (4) below:]				
(a) Secured		9,59,636.25		9,53,433.47
(b) Unsecured		2,84,691.93		2,28,826.32
(3) Break up of Leased Assets and stock on hire and other assets counting towards AFC activities				
(i) Lease assets including lease rentals under sundry debtors				
(a) Financial lease		Nil		Nil
(b) Operating lease		Nil		Nil
(ii) Stock on hire including hire charges under sundry debtors:				
(a) Assets on hire		Nil		Nil
(b) Repossessed Assets		Nil		Nil
(iii) Other loans counting towards AFC activities				
(a) Loans where assets have been repossessed		Nil		Nil
(b) Loans other than (a) above		Nil		Nil

(4) Break-up of Investments:	Amount Rs. In lakhs Outstanding as at	
	March 31, 2021	March 31, 2020
Current Investments		
1. Quoted:		
(i) Shares : (a) Equity	Nil	Nil
(b) Preference	Nil	Nil
(ii) Debentures and Bonds	Nil	56,563.22
(iii) Units of mutual funds	Nil	Nil
(iv) Government Securities	Nil	Nil
(v) Others (please specify)	Nil	Nil
2. Unquoted:		
(i) Shares : (a) Equity	Nil	Nil
(b) Preference	Nil	Nil
(ii) Debentures and Bonds	Nil	Nil
(iii) Units of mutual funds	2,461.38	9,698.24
(iv) Government Securities	Nil	Nil
(v) Others (please specify)	Nil	Nil
Long Term investments :		
1. Quoted :		
(i) Shares : (a) Equity	Nil	Nil
(b) Preference	Nil	Nil
(ii) Debentures and Bonds	Nil	Nil
(iii) Units of mutual funds	Nil	Nil
(iv) Government Securities	Nil	Nil
(v) Others (please specify)	Nil	Nil
2. Unquoted :		
(i) Shares : (a) Equity	191.23	212.06
(b) Preference	Nil	Nil
(ii) Debentures and Bonds	Nil	Nil
(iii) Units of mutual funds	89,486.84	89,738.69
(iv) Government Securities	Nil	Nil
(v) Others (Security Receipts)	3,038.54	3,042.86

## (5) Borrower group-wise classification of assets financed as in (2) and (3) above:

Category	Amount net of provisions (Rs. in lakhs)		
	March 31, 2021		March 31, 2020
	Secured	Unsecured	Total
1. Related Parties			
(a) Subsidiaries	Nil	Nil	Nil
(b) Companies in the same group	Nil	Nil	Nil
(c) Other related parties	Nil	Nil	Nil
2. Other than related parties*	9,25,679.82	2,84,691.93	12,10,371.75
<b>Total</b>	<b>9,25,679.82</b>	<b>2,84,691.93</b>	<b>12,10,371.75</b>
	<b>9,26,653.85</b>	<b>2,28,828.91</b>	<b>11,55,482.76</b>
	<b>9,26,653.85</b>	<b>2,28,828.91</b>	<b>11,55,482.76</b>

\*Excludes Provision against loan assets of Rs.32,956.42 Lakhs (Previous year Rs 26,777.03 Lakhs)

Note - 46 (continued...)

(6) Investor group-wise classification of all investments (Current and Long term) in shares and securities (both quoted and unquoted):

Category	March 31, 2021		March 31, 2020	
	Market Value / Break up or fair value or NAV (Rs. in lakhs)	Book Value (Net of Provision) (Rs. in lakhs)	Market Value / Break up or fair value or NAV (Rs. in lakhs)	Book Value (Net of Provision) (Rs. in lakhs)
1. Related Parties				
(a) Subsidiaries	191.23	-	212.06	-
(b) Companies in the same group	-	-	56,563.22	51,644.50
(c) Other related parties	Nil	Nil	Nil	Nil
2. Other than related parties:				
Investment in equity shares(quoted)	Nil	Nil	Nil	Nil
Investment in Units of mutual funds	91,948.22	90,768.50	99,436.93	97,844.24
Investment in Security Receipts	3,038.54	3,038.54	3,042.86	3,042.86
<b>Total</b>	<b>95,177.99</b>	<b>93,807.04</b>	<b>1,59,255.07</b>	<b>1,52,531.60</b>

(7) Other information:

Particulars	Amount (Rs. in lakhs)	
	March 31, 2021	March 31, 2020
(i) Gross Non-Performing Assets		
(a) Related parties	Nil	Nil
(b) Other than related parties	62,020.13	34,737.13
(ii) Net Non-Performing Assets		
(a) Related parties	Nil	Nil
(b) Other than related parties	40,480.00	27,071.58
(iii) Assets acquired in satisfaction of debt	Nil	Nil

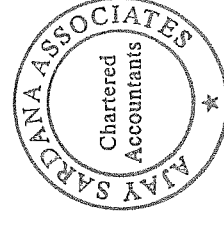
Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the Auditors.

Note - 47

Disclosures in terms of Annex XIV of the RBI Directions, 2016

(i) Disclosure of Capital to Risk Assets Ratio (CRAR):

Items	As at	
	March 31, 2021	March 31, 2020
CRAR (%)	34.48%	32.44%
CRAR - Tier I Capital (%)	31.44%	29.54%
CRAR - Tier II Capital (%)	3.04%	2.89%
Amount of subordinated debt raised as Tier-II capital (Rs in Crores)	349.40	348.86
Amount raised by issue of Perpetual Debt Instruments	Nil	Nil



Note - 47 (continued...)

(ii)(a) Exposure to Real Estate Sector:

Category	Amount Rs. in crores	
	As at March 31, 2021	As at March 31, 2020
<b>Direct Exposure</b>		
(a) Residential Mortgages - Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Individual housing loans up to Rs.15 lakh are Rs. 115.66 crore (Previous year Rs. 59.55 Crore).	1,680.99	1,809.87
(b) Commercial Real Estate - Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure would also include non-fund based (NFB) limits;	6,728.57	6,191.93
(c) Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
(i) Residential	Nil	Nil
(ii) Commercial Real Estate.	Nil	Nil
<b>Total Exposure to Real Estate Sector</b>	<b>8,409.56</b>	<b>8,001.80</b>

(ii)(b) Exposure to Capital Market:

Particulars	Amount Rs. in crores	
	As at March 31, 2021	As at March 31, 2020
(i) direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in corporate debt;	-	5.18
(ii) advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	-	-
(iii) advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	-	-
(iv) advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds does not fully cover the advances;	-	-
(v) secured and unsecured advances to stockbrokers and guaranties issued on behalf of stockbrokers and market makers;	-	-
(vi) loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	-	-
(vii) bridge loans to companies against expected equity flows / issues;	-	-
(viii) all exposures to Venture Capital Funds (both registered and unregistered)	-	-
<b>Total Exposure to Capital Market</b>	<b>-</b>	<b>5.18</b>

The above summary is prepared based on the information available with the Company.

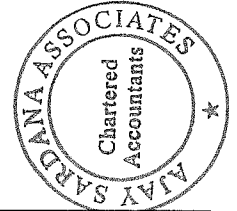
(iii) Maturity pattern of assets and liabilities March 31,2021\*:

Particulars	Amount Rs. in crores		
	Deposits	Advances	Investments
1 to 7 days	-	236.50	16.61
8 to 14 days	-	0.94	-
15 days to 30 /31 days	-	172.34	8.36
Over one month to 2 months	-	313.31	8.38
Over 2 months to 3 months	-	270.37	231.38
Over 3 months to 6 months	-	674.55	2,948.78
Over 6 months to 1 year	-	1,185.43	891.62
Over 1 year to 3 years	-	5,831.61	2,994.88
Over 3 years to 5 years	-	3,595.83	210.28
Over 5 years	-	987.96	510.62
<b>Total</b>	<b>-</b>	<b>13,268.84</b>	<b>7,823.05</b>

Amount Rs. in crores  
Foreign Currency  
Liabilities

Foreign Currency  
assets

Borrowings



Indiabulls Commercial Credit Limited

Notes to financial statements for the year ended March 31, 2021

Note - 47 (continued...)

(iii) Maturity pattern of certain items of assets and liabilities March 31, 2020\*:

Particulars	Deposits	Advances	Investments	Borrowings	Amount Rs. in crores	
					Foreign Currency assets	Foreign Currency Liabilities
1 to 7 days	-	256.39	98.39	-	-	-
8 to 14 days	-	24.95	-	-	-	-
15 days to 30/31 days	-	90.03	-	8.87	-	-
Over one month to 2 months	-	350.56	19.50	8.91	-	-
Over 2 months to 3 months	-	429.40	1.25	254.13	-	-
Over 3 months to 6 months	-	751.26	20.00	1,026.48	-	-
Over 6 months to 1 year	-	1,947.42	0.25	906.28	-	-
Over 1 year to 3 years	-	5,284.01	1,490.33	5,658.41	-	-
Over 3 years to 5 years	-	2,996.18	-	471.41	-	-
Over 5 years	-	726.66	13.31	543.60	-	-
<b>Total</b>	-	<b>12,856.86</b>	<b>1,643.03</b>	<b>8,878.09</b>	-	-

\*In addition to the investments shown in the table above, the company also had cash, cash equivalents and bank balances of Rs. 1,809.68 Crores [previous year Rs. 2,000.02 Crores]

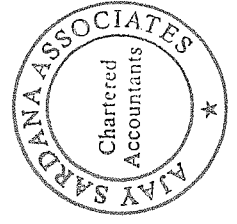
Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the auditors.

(iv) Disclosures of Investments

Particulars	Amount Rs. in crores	
	As at March 31, 2021	As at March 31, 2020
<b>(1) Value of Investments</b>		
(i) Gross Value of Investments		
a) In India	949.87	1,590.43
b) Outside India	1.91	2.12
(ii) Provision for Depreciation		
a) In India	Nil	Nil
b) Outside India	1.91	2.12
(iii) Net Value of Investments		
a) In India	949.87	1,590.43
b) Outside India	0.00	0.00
<b>(2) Movement of provisions held towards depreciation on investments</b>		
(i) Opening balance	2.12	-
(ii) Add: Provisions made during the year	-	2.12
(iii) Less: Write-off/write-back of excess provisions during the year	0.21	-
(iv) Closing balance	1.91	2.12

(v) Disclosures of Derivatives

Particulars	Amount Rs. in crores	
	March 31, 2021	March 31, 2020
<b>(a) Forward Rate Agreement/Interest Rate Swap</b>		
(i) The notional principal of swap agreements	Nil	Nil
(ii) Losses which would be incurred if counter-parties failed to fulfil their obligations under the agreements	Nil	Nil
(iii) Collateral required by the NBFC upon entering into swaps	Nil	Nil
(iv) Concentrations of credit risk arising from swaps	Nil	Nil
(v) The fair value of the swap book	Nil	Nil





Note - 47 (continued...)

Particulars	Amount Rs. in crores	
	March 31, 2021	March 31, 2020
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument-wise)	Nil	Nil
(ii) Notional principal amount of exchange traded IR derivatives outstanding (instrument-wise)	Nil	Nil
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective"(instrument-wise)	Nil	Nil
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective"(instrument-wise)	Nil	Nil

(c) Disclosures on Risk Exposure in Derivatives

Qualitative Disclosure

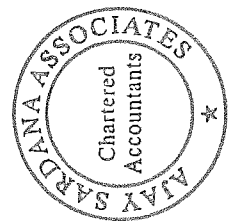
In the ordinary course of its business, the Company is exposed to risks resulting from changes in foreign currency exchange rates. It manages its exposure to these risks through derivative financial instruments. It uses derivative instruments such as forwards to manage these risks, in terms of its policy as approved by its Board of Directors which is consistent with its risk management strategy. These derivative instruments reduce the impact of both favourable and unfavourable fluctuations. The Company's risk management activities are subject to the management, direction and control of Risk Management Committee of its Board of Directors, which reports to the Board on the scope of its activities. The Company has appropriately segregated the functions and activities pertaining to its derivative transactions. All derivative transactions entered into by the Company are reported to the Board, and the mark-to-market gain/loss on its portfolio is monitored regularly by the senior management. As at March 31, 2020, the Company has no outstanding forward exchange contract (previous year : Nil) to hedge foreign currency risk.

Quantitative Disclosures

Particulars	Amount Rs. in crores		
	March 31, 2021		March 31, 2020
	Currency Derivatives	Interest Rate Derivatives	Interest Rate Derivatives
(i) Derivatives (Notional Principal Amount)			
For hedging	Nil	Nil	Nil
(ii) Marked to Market Positions(1)			
(a) Asset(+)	Nil	Nil	Nil
(b) Liability(-)	Nil	Nil	Nil
(iii) Credit Exposure(2)	Nil	Nil	Nil
(iv) Unhedged Exposures	Nil	Nil	Nil

(vi)(a) Details of Financial Assets sold to Securitisation/Reconstruction Company for Asset Reconstruction

Particulars	Amount Rs. in crores	
	March 31, 2021	March 31, 2020
(i) No. of accounts	14	1
(ii) Aggregate value (net of provisions) of accounts sold to SC/RC	22.48	20.77
(iii) Aggregate consideration	19.00	20.00
(iv) Additional consideration realized in respect of accounts transferred in earlier years	NA	NA
(v) Aggregate gain/ (loss) over net book value	(3.48)	(0.77)



Amount Rs. in crores	
Particulars	As at March 31, 2021
(1) No of SPVs sponsored by the NBFC for securitisation transactions	Nil
(2) Total amount of securitised assets as per books of the SPVs sponsored by the NBFC	Nil
(3) Total amount of exposures retained by the NBFC to comply with MRR as on the date of balance sheet	Nil
a) Off-balance sheet exposures	Nil
* First loss	Nil
* Others	Nil
b) On-balance sheet exposures	Nil
* First loss	Nil
* Others	Nil
(4) Amount of exposures to securitisation transactions other than MRR	Nil
a) Off-balance sheet exposures	Nil
i) Exposure to own securitisations	Nil
* First loss	Nil
* loss	Nil
ii) Exposure to third party securitisations	Nil
* First loss	Nil
* Others	Nil
b) On-balance sheet exposures	Nil
i) Exposure to own securitisations	Nil
* First loss	Nil
* Others	Nil
ii) Exposure to third party securitisations	Nil
* First loss	Nil
* Others	Nil

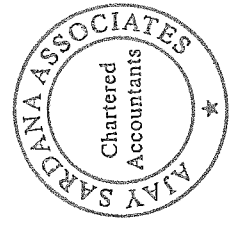
(vi)(c) Details of Assignment transactions undertaken by NBFCs

Amount Rs. in crores	
Particulars	For the year ended March 31, 2021
(i) No. of accounts	84
(ii) Aggregate value (net of provisions) of accounts sold	32.32
(iii) Aggregate consideration	32.32
(iv) Additional consideration realized in respect of accounts transferred in earlier years	Nil
(v) Aggregate gain/(loss) over net book value	1.46

(vi)(d) Details of non-performing financial assets purchased/sold

A. Details of non-performing financial assets purchased:

Amount Rs. in crores	
Particulars	March 31, 2021
1. (a) No. of accounts purchased during the year	Nil
(b) Aggregate outstanding	Nil
2. (a) Of these, number of accounts restructured during the year	Nil
(b) Aggregate outstanding	Nil



Note - 47 (continued...)

B. Details of non-performing financial assets sold:

Particulars	Amount Rs. in crores	
	March 31, 2021	March 31, 2020
1. No. of accounts sold	Nil	Nil
2. Aggregate outstanding	Nil	Nil
3. Aggregate consideration received	Nil	Nil

(vii) No penalties have been imposed on the Company by RBI and other regulators for the Financial Year ended March 31, 2021 (March 31, 2020: Nil).

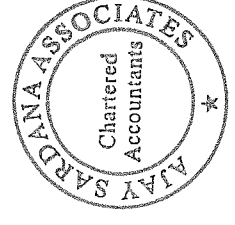
(viii) The Company has been assigned the following credit ratings during the year:

Deposits Instrument	Name of rating agency	Date of rating / revalidation	Rating assigned	Borrowing limit or conditions imposed by rating agency, if any (Amt. in Rs. Crs)
Bank Loan Facilities	CRISIL	31-Mar-21	CRISIL AA	2,500.00
Subordinate debt	CRISIL	31-Mar-21	CRISIL AA	500.00
NCDs	CRISIL	31-Mar-21	CRISIL AA	1,450.00
Public Issue of retail secured redeemable non-convertible debentures	CRISIL	31-Mar-21	CRISIL AA	4,991.17
Public Issue of retail unsecured redeemable non-convertible debentures	CRISIL	31-Mar-21	CRISIL AA	500.00
Short Term Debt (CPs)	CRISIL	31-Mar-21	CRISIL A1+	3,000.00
Long-term bank facilities	CARE	26-Mar-21	CARE AA	8,000.00
Subordinate debt	CARE	23-Mar-21	CARE AA	500.00
NCDs	CARE	23-Mar-21	CARE AA	1,000.00
Public Issue of secured redeemable non-convertible debentures	CARE	23-Mar-21	CARE AA	1,991.17
Public Issue of retail secured redeemable non-convertible debentures	CARE	26-Mar-21	CARE AA	1,000.00
Public Issue of unsecured redeemable non-convertible debentures	CARE	26-Mar-21	CARE AA	500.00
Short Term Debt (CPs)	CARE	23-Mar-21	CARE A1+	500.00
NCDs	Brickwork	29-Mar-21	BWR AA+	1,500.00
Bank Loan Facilities	Brickwork	29-Mar-21	BWR AA+	1,500.00
Subordinate debt	Brickwork	29-Mar-21	BWR AA+	750.00
Public Issue of retail secured redeemable non-convertible debentures	Brickwork	29-Mar-21	BWR AA+	1,000.00
Public Issue of retail unsecured redeemable non-convertible debentures	Brickwork	29-Mar-21	BWR AA+	500.00
Short Term Debt (CPs)	Brickwork	29-Mar-21	BWR A1+	500.00

(ix) Additional Disclosures

(a) Provisions and Contingencies

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account	Amount Rs. in crores	
	March 31, 2021	March 31, 2020
Provisions for depreciation on Investment	1.91	2.12
Provision towards NPA	585.92	28.31
Provision made towards Income tax (including deferred tax and MAT Credit)	13.75	7.44
Provision for Standard Assets	(66.95)	147.99



Note - 47 (continued...)

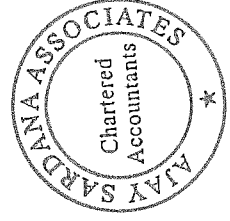
	Amount Rs. in crores	
	As at March 31, 2021	As at March 31, 2021
(b) Concentration of Advances		
Total Advances to twenty largest borrowers	3,822.21	3,188.50
Percentage of Advances to twenty largest borrowers to Total Advances of the NBFC	30.72%	26.97%

	Amount Rs. in crores	
	As at March 31, 2021	As at March 31, 2020
(c) Concentration of Exposures		
Total Exposure to twenty largest borrowers / customers	3,822.21	3,188.50
Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the NBFC on borrowers / customers	30.72%	26.87%

	Amount Rs. in crores	
	As at March 31, 2021	As at March 31, 2020
(d) Concentration of NPAs		
Total Exposure to top four NPA accounts	384.06	148.14

Sector	Percentage of NPAs to Total Advances in that sector	
	As at March 31, 2021	As at March 31, 2020
(e) Sector-wise NPAs		
Agriculture & allied activities	0.00%	0.00%
MSME	5.65%	1.27%
Corporate borrowers	5.39%	3.73%
Services	0.00%	0.00%
Unsecured personal loans	2.78%	0.00%
Other personal loans	0.00%	0.00%
Auto loans and Other Loans	1.71%	1.94%

Particulars	Amount Rs. in crores	
	As at March 31, 2021	As at March 31, 2020
(f) Movement of NPAs		
(i) Net NPAs to Net Advances (%)	3.25%	2.29%
(ii) Movement of NPAs (Gross)		
a) Opening balance	347.37	197.00
b) Additions during the year	835.80	988.16
c) Reductions during the year	562.97	837.79
d) Closing balance	620.20	347.37
(iii) Movement of Net NPAs		
a) Opening balance	270.71	148.65
b) Additions during the year	154.09	122.06
c) Reductions during the year	-	-
d) Closing balance	404.80	270.71
(iv) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	76.66	48.35
b) Additions during the year	585.92	28.31
c) Reductions during the year	447.18	-
d) Closing balance	215.40	76.66



Note - 47 (continued...)

Name of Joint Venture/Subsidiary	Other Partner in the JV	Country	Amount Rs. in crores	
			As at March 31, 2021	As at March 31, 2020
Indiabulls Asset Management Mauritius-Wholly Owned Subsidiary	NA	Mauritius	1.91	2.12

(xi) Disclosure of Complaints -Customer Complaints

Particulars	March 31, 2021	March 31, 2020
(a) No. of complaints pending at the beginning of the year	3	-
(b) No. of complaints received during the year	44	100
(c) No. of complaints redressed during the year	47	97
(d) No. of complaints pending at the end of the year	0	3

Note: In computing the above information and disclosures, certain estimates, assumptions and adjustments have been made by the Management for its regulatory submissions which have been relied upon by the Auditors.

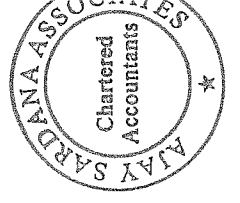
(xii) Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the NBFC

The Company has not exceeded the limits for SGL / GBL

Note - 48

Disclosures in terms of RBI circular vide reference no RBI/2019-20/170 DOR (NBFC),CC.PD.No.109/22.10.106/2019-20 Dated as on March 13, 2020

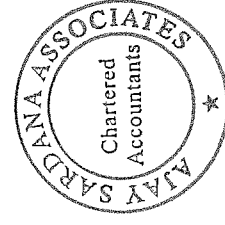
Asset Classification as per RBI Norms	March 31, 2021							Amount in Rs crore
	Asset classification as per Ind AS 109	Gross Amount as per AS	Carrying Amount as per Ind AS	Loss Allowances (Provisions) under Ind AS 109 as required	Net Amount	Carrying Amount	Provisions required as per IRACP norms	
(1)	(2)	(3)	(4)	(5)=(3)-(4)	(6)	(7) = (4)-(6)		
Performing Assets	Stage 1	10,267.93	84.70	10,183.23	80.95	3.75		
	Stage 2	1,555.15	39.25	1,515.90	24.45	14.80		
Subtotal		11,823.08	123.95	11,699.13	105.40	18.55		
Non-Performing Assets (NPA)	Stage 3	495.19	177.14	318.05	53.29	123.85		
Substandard	Stage 3	125.01	38.26	86.75	30.46	7.80		
Doubtful	Stage 3	-	-	-	-	-		
Loss	Stage 3	620.20	215.40	404.80	83.75	131.65		
Subtotal for NPA		171.65	0.21	-	-	-		
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms(moratorium etc.)	Stage 1	-	-	-	-	-		
	Stage 2	-	-	-	-	-		
	Stage 3	-	-	-	-	-		
Subtotal		171.65	0.21	-	-	-		
Total	Stage 1	10,439.58	84.91	10,183.23	80.95	3.75		
	Stage 2	1,555.15	39.25	1,515.90	24.45	14.80		
	Stage 3	620.20	215.40	404.80	83.75	131.65		
Total Provision		12,614.93	339.56	12,103.93	189.15	150.20		



Note - 48 (continued...)

		March 31, 2020					Amount in Rs crore	
Asset Classification as per RBI Norms	Asset classification as per Ind AS 109	Gross Amount as per AS	Carrying Amount as per Ind AS 109	Loss Allowances (Provisions) as required under Ind AS 109	Net Amount	Carrying Amount	Provisions required per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
(1)	(2)	(3)	(4)	(5)=(3)-(4)	(6)	(7) = (4)-(6)		
Performing Assets	Stage 1	8,128.98	64.38	32.66	31.71			
	Stage 2	3,346.25	126.73	21.65	105.08			
	Subtotal	11,475.23	191.11	54.31	136.80			
<b>Non-Performing Assets (NPA)</b>								
Substandard	Stage 3	198.64	39.65	19.86	19.79			
Doubtful	Stage 3	148.73	37.01	30.22	6.79			
Loss	Stage 3	-	-	-	-			
Subtotal for NPA		347.37	76.66	50.08	26.58			
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current	Stage 1	5.13	0.00	-	-			
	Stage 2	-	-	-	-			
	Stage 3	-	-	-	-			
Subtotal		5.13	0.00	-	-			
<b>Total</b>	<b>Stage 1</b>	<b>8,134.11</b>	<b>64.38</b>	<b>32.66</b>	<b>31.71</b>			
	<b>Stage 2</b>	<b>3,346.25</b>	<b>126.73</b>	<b>21.65</b>	<b>105.08</b>			
	<b>Stage 3</b>	<b>347.37</b>	<b>76.66</b>	<b>50.08</b>	<b>26.58</b>			
<b>Total Provision</b>		<b>11,827.73</b>	<b>267.77</b>	<b>104.39</b>	<b>163.38</b>			

Includes Provisions for moratorium (Refer note 57)



Indiabulls Commercial Credit Limited

Notes to financial statements for the year ended March 31, 2021

Note - 49

Disclosures in terms of Annex II of the RBI Directions, 2016;

Funding Concentration based on significant counterparty

S No	No. of counterparties	significant Amount	% of Total Deposits	% of Total Liabilities
1	11	6,868.26	NA	60.67%

Top 20 large Deposits

Not Applicable

Particulars	Amount*
Top 10 borrowings (Crores)	6,701.60
Top 10 borrowings [% of Total borrowings]	87.14%

\* Represents contractual amount

Funding Concentration based on significant instrument/product

Name of the instrument/product	Amount	% of Total Liabilities
Term Loans from banks and Others	3,806.00	33.6%
Secured Non Convertible Debentures	2,192.77	19.4%
Loan from Holding Company	1,296.00	11.4%
Subordinated Debt	349.40	3.1%
Cash Credit (includes Securitisation and Lease Liability)	178.88	1.6%

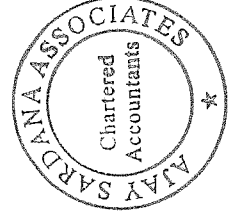
Stock Ratios:

CP as % of total public funds	0.00%
CP as % of total liabilities	0.00%
CP as % of total assets	0.00%
NCD (original maturity of less than 1 year) as % of total public funds	0.00%
NCD (original maturity of less than 1 year) as % of total liabilities	0.00%
NCD (original maturity of less than 1 year) as % of total assets	0.00%
Other short term liabilities as % of total public funds	46.08%
Other short term liabilities as % of total liabilities	31.31%
Other short term liabilities as % of total assets	22.33%

\* Total Liabilities = Total Balance Sheet Size - Net Worth

Institutional set-up for liquidity risk management

The Company has constituted an Asset Liability Management Committee (ALCO), a sub-committee of the Board of Directors, to oversee ALM on an ongoing basis. The meetings of ALCO are held at periodic intervals for reviewing the specific risks relating to liquidity risk and interest rate sensitivity.



Disclosures in terms of Annex III of the RBI Directions, 2016 ;

From	December 1, 2020	December 1, 2021	December 1, 2022	December 1, 2023	December 1, 2024
Minimum LCR	50%	60%	70%	85%	100%
<b>LCR disclosure</b>					
		<b>Q4 FY 2020-21</b>	<b>Q3 FY 2020-21</b>	<b>Q3 FY 2020-21</b>	<b>Q3 FY 2020-21</b>
		<b>Total Unweighted Value(average)</b>	<b>Total Unweighted Value(average)</b>	<b>Total Unweighted Value(average)</b>	<b>Total Unweighted Value(average)</b>
<b>High Quality Liquid Assets</b>					
1. Total High Quality Liquid Assets (HQLA)		769.69	769.69	186.41	186.41
Cash in Hand and Bank balance		769.69	769.69	186.41	186.41
<b>Cash Outflow</b>					
2. Deposit for deposit taking companies		NA	NA	NA	NA
3. Unsecured wholesale funding		-	-	-	-
4. Secured wholesale funding		170.02	195.52	234.11	269.22
5 Additional Requirements, of which					
(i) Outflow related to derivative exposures and other collateral requirements		-	-	-	-
(ii) Outflow related to loss of funding on debt products		-	-	-	-
(iii) Credit and Liquidity facilities		-	-	-	-
6 Contractual funding Obligations		1,100.50	1,265.57	439.07	504.94
7 Other Contingent funding Obligations		-	-	-	-
<b>8. Total Cash Outflow</b>		<b>1,270.52</b>	<b>1,461.09</b>	<b>673.18</b>	<b>774.16</b>
<b>Cash Inflows</b>					
9. Secure Lending		-	-	-	-
10. Inflow from fully performing exposure		345.00	258.75	337.00	252.75
11. Other Cash inflows		620.72	465.54	607.40	455.55
<b>12. Total Cash Inflows</b>		<b>965.72</b>	<b>724.29</b>	<b>944.40</b>	<b>708.30</b>
<b>13. Total HQLA</b>					
		<b>Total Adjusted value</b>	<b>Total Adjusted value</b>	<b>Total Adjusted value</b>	<b>Total Adjusted value</b>
		769.69	769.69	186.41	186.41
<b>14. Total Net cash outflow over next 30 days</b> (Weighted value of total cash outflow- Minimum of weighted value of total cash inflows, 75% of weighted value of total cash outflow)			736.80		193.54
<b>15. Liquidity Coverage Ratio</b>			<b>104.46%</b>		<b>96.32%</b>

**Notes:**

1. Unweighted Values: Inflows and Outflows within 1 month are considered as per outstanding balances that mature in 1 month
2. Weighted values are calculated as per the applicable haircuts or stress factors

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.

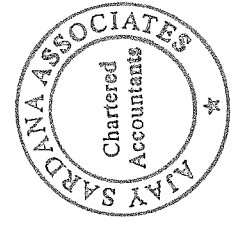


LCR disclosure	Q2 FY 2020-21		Q1 FY 2020-21	
	Total Value(average)	Unweighted Value(average)	Total Value(average)	Unweighted Value(average)
<b>High Quality Liquid Assets</b>				
1. Total High Quality Liquid Assets (HQLA)	530.33	530.33	969.73	969.73
Cash in Hand and Bank balance	530.33	530.33	969.73	969.73
<b>Cash Outflow</b>				
2. Deposit for deposit taking companies	NA	NA	NA	NA
3. Unsecured wholesale funding	-	-	-	-
4. Secured wholesale funding	170.02	195.52	234.11	289.22
5. Additional Requirements, of which				
(i) Outflow related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflow related to loss of funding on debt products	-	-	-	-
(iii) Credit and Liquidity facilities	-	-	-	-
6 Contractual funding Obligations	1,100.50	1,265.57	439.07	504.94
7 Other Contingent funding Obligations	-	-	-	-
8. Total Cash Outflow	1,270.52	1,461.09	673.18	774.16
<b>Cash Inflows</b>				
9. Secure Lending	-	-	-	-
10. Inflow from fully performing exposure	345.00	258.75	337.00	252.75
11. Other Cash inflows	620.72	465.54	607.40	455.55
12. Total Cash Inflows	965.72	724.29	944.40	708.30
13. Total HQLA		Total Adjusted value		Total Adjusted value
		530.33		969.73
14. Total Net cash outflow over next 30 days (Weighted value of total cash outflow- Minimum of weighted value of total cash inflows, 75% of weighted value of total cash outflow)		1,025.79		551.37
15. Liquidity Coverage Ratio		51.70%		175.88%

**Notes:**

1. Unweighted Values: Inflows and Outflows within 1 month are considered as per outstanding balances that mature in 1 month
2. Weighted values are calculated as per the applicable haircuts or stress factors

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.



## Disclosure of Foreign Currency Exposures:-

Particulars	Foreign Currency	Year ended March 31, 2021	
		Exchange Rate	Amount Rs. in Crores
<b>I. Assets</b>			
Receivables (trade & other)	NA	-	-
Other Monetary assets	NA	-	-
Total Receivables (A)	NA	-	-
Hedges by derivative contracts (B)	NA	-	-
Unhedged receivables (C=A-B)	NA	-	-
<b>II. Liabilities</b>			
Payables (trade & other)			
Borrowings (ECB and Others)	USD	-	-
Total Payables (D)	USD	-	-
Hedges by derivative contracts (E)	USD	-	-
Unhedged Payables F=D-E)	USD	-	-
<b>III. Contingent Liabilities and Commitments</b>			
Contingent Liabilities	NA	-	-
Commitments	NA	-	-
Total (G)	NA	-	-
Hedges by derivative contracts(H)	NA	-	-
Unhedged Payables (I=G-H)	NA	-	-
<b>Total unhedged FC Exposures (J=C+F+I)</b>	NA	-	-

Note: For the above disclosure, Interest accrued on borrowings at respective year end has not been considered

Particulars	Foreign Currency	Year ended March 31, 2020	
		Exchange Rate	Amount Rs. in Crores
<b>I. Assets</b>			
Receivables (trade & other)	NA	-	-
Other Monetary assets	NA	-	-
Total Receivables (A)	NA	-	-
Hedges by derivative contracts (B)	NA	-	-
Unhedged receivables (C=A-B)	NA	-	-
<b>II. Liabilities</b>			
Payables (trade & other)			
Borrowings (ECB and Others)	USD	-	-
Total Payables (D)	USD	-	-
Hedges by derivative contracts (E)	USD	-	-
Unhedged Payables F=D-E)	USD	-	-
<b>III. Contingent Liabilities and Commitments</b>			
Contingent Liabilities	NA	-	-
Commitments	NA	-	-
Total (G)	NA	-	-
Hedges by derivative contracts(H)	NA	-	-
Unhedged Payables (I=G-H)	NA	-	-
<b>Total unhedged FC Exposures (J=C+F+I)</b>	NA	-	-

**Indiabulls Commercial Credit Limited**

**Notes to financial statements for the year ended March 31, 2021**

**Note - 52**

There are no borrowing costs to be capitalised as at March 31, 2021 (March 31, 2020: Rs. Nil).

**Note - 53**

In the opinion of the Board of Directors, all current assets, loans and advances appearing in the balance sheet as at March 31, 2021 have a value on realization in the ordinary course of the Company's business at least equal to the amount at which they are stated in the balance sheet and no provision is required to be made against the recoverability of these balances.

**Note - 54**

In respect of amounts as mentioned under Section 124 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as on March 31, 2021 (March 31, 2020: Nil).

**Note - 55**

In terms of Circular no. RBI/2014-15/458, DNBR(PD).CC.No 019/03.10.01/2014-15 dated February 06, 2015, every NBFC is required to become a member of all Credit Information Companies. As of the date of these financial statements, the Company has obtained the membership of Equifax Information Services Private Limited and CRIF High Mark Credit Information Services Private Limited, Experian Credit Information Company of India Private Limited and Credit Information Bureau (India) Limited.

**Note - 56**

The Company has complied with the RBI Directions, 2016 to the extent applicable.

**Note - 57**

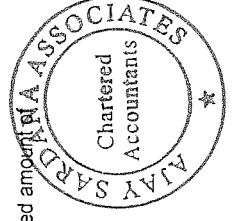
**Disclosure on Moratorium – COVID 19 Regulatory Package – Asset Classification And Provisioning pursuant to the Notification Vide: DOR.No.BP.BC.63/21.04.048/2019-20 dated April 17, 2020:**

Particulars	Amount Rs. In crores	
	As at March 31, 2021	As at March 31, 2020
(i) Respective amounts in SMA/overdue categories, where the moratorium/deferment was extended, in terms of paragraph 2 and 3 of above notification*	875.67	525.84
(ii) Respective amount where asset classification benefits is extended*	619.52	165.14
(iii) Provisions made in terms of paragraph 5 of the above notification	61.95	8.26
(iv) Provisions adjusted during the respective accounting periods against slippages	-	-
(v) residual provisions in terms of paragraph 6	61.95	-
*excludes loan which is assigned or securitized by the Company	-	-

**Disclosures of cases restructured under Resolution Framework for COVID-19-related Stress**

Type of borrower	(A) Number of accounts where resolution plan has been implemented under this window	(B) exposure to accounts mentioned at (A) before implementation of the plan	(C) Of (B), aggregate amount of debt that was converted into other securities	(D) Additional funding sanctioned, if any, including between invocation of the plan and	(E) Increase in provisions on account of the implementation of the resolution plan
Personal Loans	-	-	-	-	-
Corporate persons*	1.00	11.65	-	5.66	1.69
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
<b>Total</b>	<b>1.00</b>	<b>11.65</b>	<b>-</b>	<b>5.66</b>	<b>1.69</b>

**Disclosure on refund of interest on interest amount :** Pursuant to the Notification Vide: RBI/2021-22/17 DOR-STR-REC.4/21.04.048/2021-22 dated April 7, 2021, company has refunded/adjusted amount of ₹ 15.17 Crs to its borrowers, which was initially charged as interest on interest amount during the moratorium period of March 1, 2020 to August 31, 2020.



Indiabulls Commercial Credit Limited

Notes to financial statements for the year ended March 31, 2021

Note - 58

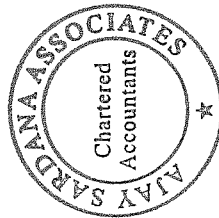
Prior period figures have been regrouped, wherever necessary, to conform to the current period presentation.

As per our report of even date

For Alay Sardana Associates  
Chartered Accountants  
Firm Registration No.016827N



Saniav Chopra  
Partner  
Membership No. 512570  
New Delhi, May 19, 2021



For and on behalf of the Board of Directors of  
Indiabulls Commercial Credit Limited



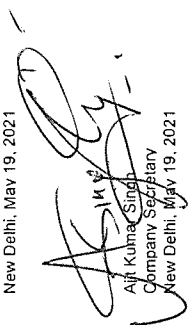
Rajiv Gandhi  
Managing Director  
DIN : 09063385  
Mumbai, May 19, 2021



Ashish Kumar Jain  
Chief Financial Officer  
New Delhi, May 19, 2021



Anil Malhan  
Non Executive Director  
DIN : 01542646  
New Delhi, May 19, 2021



Ajit Kumar Singh  
Company Secretary  
New Delhi, May 19, 2021