



Home Finance

February 14<sup>th</sup>, 2022

To,  
Listing Operations (Debt)  
BSE Limited,  
P.J. Towers,  
Dalal Street,  
Mumbai – 400 001.

**Dear Sir/Madam**

**Re: Submission of Un Audited Financial results along with the Limited Review report for the Quarter and nine months ended December 31, 2021 under Clause 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Ref. 1. **INE02VP07016**  
2. **INE02VP07024**  
3. **INE02VP07032**  
4. **INE02VP07040**  
5. **INE02VP07057**

With reference to the captioned subject, we wish to inform you that the Board of Directors of IKF Home Finance Limited, at its meeting held on 14<sup>th</sup> February, 2022 has approved the Unaudited Financial results for the Quarter and nine -year ended 31<sup>st</sup> December, 2021, Accordingly, please find enclosed herewith the following.

1. Unaudited Financial Results under Regulation 52
2. Statement Containing Details under Regulation 52 (4)

Kindly do the needful

Thanking you

**For IKF Home Finance Limited**

**Vishal Kumar Joshi**  
**Company Secretary**

**Encl: as Above**

**Independent Auditor's Limited Review Report on Unaudited quarter and Nine Months ended December 31, 2021 financial results of IKF Home Finance Limited pursuant to Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015**

To  
The Board of Directors  
IKF Home Finance Limited,

1. We have reviewed the accompanying statement of unaudited financial results of IKF Home Finance Limited (the 'Company') for the quarter and Nine Months ended December 31, 2021 (the 'Statement'). This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these unaudited financial statements based on our review.
2. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410 — "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

KONDEPATI & CO  
CHARTERED ACCOUNTANTS

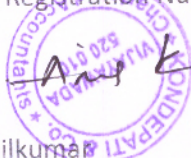
D.No.74-12/2-1/5/A  
GF -1 Siri Jewel Apartment  
V.V Ramarao Road no.3, New RTC Colony  
Vijayawada – 520 010.  
E Mail: anil.ca999@gmail.com

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4. The figures of the third quarter in each of the financial year are the balancing figures between figures in respect of the nine months end and the year-to-date figures up to the end of the second quarter of the respective financial year.

For **Kondepati & Co.,**  
Chartered Accountants  
Firm Registration Number: 012912S

 K. Anilkumar .

  
K. Anilkumar  
Proprietor  
Membership Number.516209

Place: Vijayawada  
Date: February 14, 2022  
UDIN: 22516209ABYHNS3100



Home Finance  
IKF Home Finance Limited

CIN No- U65922AP2002PLC039417

Statement of unaudited Financial Results for the quarter and Nine Months ended December 31, 2021

Statement of Profit & Loss Account

(Amount in Rupees unless otherwise stated)

Sr.	Particulars	Quarter ended			Nine Months ended		Year ended
		31-Dec-21	30-Sep-21	31-Dec-20	31-Dec-21	31-Dec-20	31-Mar-21
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	<b>Revenue From operations</b>						
	Interest income	113,484,030	96,796,196	75,819,023	293,974,322	213,603,325	319,377,271
	Fees and commission income	10,618,090	13,032,315	6,012,095	29,279,603	15,120,015	25,820,197
	Net gain on derecognition of financial instruments under amortised cost category	-	12,831,924	-	12,831,924	-	52,840,212
(I)	<b>Total revenue from operations</b>	<b>124,102,119</b>	<b>122,660,435</b>	<b>81,831,118</b>	<b>336,085,849</b>	<b>228,723,340</b>	<b>398,037,680</b>
(II)	Other income	1,420,589	2,866,594	9,540,723	5,261,726	23,472,459	4,103,550
(III)	<b>Total income (I + II)</b>	<b>125,522,708</b>	<b>125,527,029</b>	<b>91,371,841</b>	<b>341,347,575</b>	<b>252,195,799</b>	<b>402,141,229</b>
	<b>Expenses</b>						
	Finance costs	58,493,949	48,199,488	45,257,014	147,571,543	116,675,311	157,239,050
	Impairment on financial instruments	-8,418,415	6,023,424	2,009,147	-458,973	4,514,147	11,448,790
	Employee benefits expenses	36,068,083	33,897,813	21,366,760	96,237,893	56,979,029	81,676,009
	Depreciation, amortization and impairment	1,570,388	1,504,772	957,687	4,551,979	3,373,509	4,903,727
	Others expenses	9,296,997	8,452,446	9,085,927	23,144,312	20,257,075	27,223,910
(IV)	<b>Total expenses</b>	<b>97,011,002</b>	<b>98,077,943</b>	<b>78,676,535</b>	<b>271,046,753</b>	<b>201,799,071</b>	<b>282,491,485</b>
(V)	Profit / (loss) before exceptional items and tax (III - IV)	28,511,707	27,449,086	12,695,306	70,300,822	50,396,728	119,649,744
(VI)	Exceptional Items	-	-	-	-	-	-
(VII)	<b>Profit before tax (V - VI)</b>	<b>28,511,707</b>	<b>27,449,086</b>	<b>12,695,306</b>	<b>70,300,822</b>	<b>50,396,728</b>	<b>119,649,744</b>
(VIII)	Tax Expense:						
	(1) Current Tax	3,396,666	5,817,888	4,275,118	14,589,661	12,254,950	24,818,497
	(2) Deferred Tax	3,890,818	443,571	(3,094,716)	2,197,309	(3,841,596)	4,297,248
	<b>Total Tax Expense (VIII)</b>	<b>7,287,484</b>	<b>6,261,459</b>	<b>1,180,402</b>	<b>16,786,969</b>	<b>8,413,354</b>	<b>29,115,744</b>
(IX)	<b>Profit / (loss) for the period (VII-VIII)</b>	<b>21,224,222</b>	<b>21,187,627</b>	<b>11,514,904</b>	<b>53,513,853</b>	<b>41,983,374</b>	<b>90,534,000</b>
(X)	Other comprehensive income						
	(A) (i) Items that will not be reclassified to profit or loss (specify items and amounts)	-	-	-	-	-	-
	(a) Remeasurements of the defined benefit plans	-	-	-	-	-	275,286
	(b) Income tax relating to items that will not be	-	-	-	-	-	-69,289
		-	-	-	-	-	-
(XI)	<b>Total comprehensive income for the period (IX + X)</b>	<b>21,224,222</b>	<b>21,187,627</b>	<b>11,514,904</b>	<b>53,513,853</b>	<b>41,983,374</b>	<b>90,739,996</b>
(XII)	Earnings per share (equity share, par value of Rs.10 each)						
	Basic* (Rs.)	0.52	0.52	0.28	1.30	1.02	2.21
	Diluted* (Rs.)	0.52	0.52	0.28	1.30	1.02	2.21

\* Not Annualized for the Quarter and Nine Months Figures



Home Finance

**IKF Home Finance Limited**

**CIN No- U65922AP2002PLC039417**

**Statement of unaudited Financial Results for the quarter and Nine Months ended December 31, 2021**

**Notes:**

- The financial results of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Accounting Standards) Rules, 2015 (as amended from time to time) and notified under Section 133 of the Companies Act, 2013.
- The above unaudited results for the Quarter and Nine Months ended December 31, 2021 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on February 14, 2022 and reviewed by statutory auditors in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- The Company operates in a single business segment i.e. financing, since the nature of the loans are exposed to similar risk and return profiles hence they are collectively operating under a single segment for the purpose of Ind AS 108 on 'Operating Segments' notified under the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016. The Company operates in a single geographical segment i.e. domestic.
- The spread of Covid-19 across the globe and India has caused significant upheaval in economic activity and financial markets. The Indian Government announced lockdown in March 2020 which was lifted subsequently but regional lockdowns continued to be implemented in various areas from time to time. RBI took various regulatory measures like moratorium on payment of dues, reliefs towards 'interest on interest' charged during March-August 2020 and allowing one-time restructuring (OTR) to eligible borrowers.

Further, the second wave of Covid-19 pandemic in April- May 2021 led to re-imposition of localised/ regional lockdowns in various parts of the country, which led to a substantial impact on the economic activities. The second wave has started to subside from June 2021 onwards and there has been gradual lifting of lock downs and increase in economic activities. However, the uncertainty around the third wave of Covid-19 pandemic in future and its impact on the economic activities are not known. Accordingly, the Company's results remain uncertain and dependent on future developments and actuals may differ from the estimates used in the preparation of the financial statement on the reporting date.

5 Disclosure pursuant to RBI Notification- DOR.No.BP.BC/3/21.04.048/2020-21 dated 6 August 2020

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 implementation	(E) Increase in provisions on account of the implementation of the resolution plan
Housing Loans	20	41,128,545	-	-	-
Loan against Property	28	53,323,125	-	-	-

The above accounts were restructured in Resolution Framework for COVID-19 related Stress 1.0 and there are no accounts restructured in Resolution Framework for COVID-19 related Stress 2.0

- On November 12, 2021, Reserve Bank of India issued circular requiring changes to and clarifying certain aspects of income recognition and asset classification norms. The Management has taken necessary steps to comply with norms/changes as and when they became applicable.
- Disclosure pursuant to RBI Notification – RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021

(a) Details of transfer through assignment in respect of loans not in default during the nine months ended 31 December 2021

Entity/Assignee	Housing Finance Companies
Count of Loan accounts Assigned	44
Amount of Loan accounts Assigned	54,403,568
Retention of beneficial economic interest (MRR)	5,440,357
Weighted Average Maturity (Residual Maturity) (Months)	99.42
Weighted Average Holding Period (Months)	18.33
Coverage of tangible security coverage	100.00%
Rating wise distribution of rated loans	Unrated

(b) Details of acquired through assignment in respect of loans not in default during the nine months ended 31 December 2021

<b>Entity/Assignee</b>	<b>Housing Finance Company</b>
Count of Loan accounts Assigned	105
Amount of Loan accounts Assigned	74,767,263
Retention of beneficial economic interest (MRR)	7,476,726
Weighted Average Maturity (Residual Maturity) (Months)	149.49
Weighted Average Holding Period (Months)	15.86
Coverage of tangible security coverage	100.00%
Rating wise distribution of rated loans	Unrated

(c) The Company has not transferred or acquired any stressed loans during nine months ended December 31. 2021.

8 The Secured Listed Non-Convertible Debentures issued by the Company are fully secured by way of first ranking exclusive and continuing charge over certain identified receivables of the Company.

9 Previous year / periods figures have been regrouped / rearranged wherever necessary to conform with current period's classification.

**For and on behalf of the Board of Directors of  
IKF Home Finance Limited**

**Place: Hyderabad  
Date: February 14, 2022**

**V Vasantha Lakshmi  
Managing Director**

**Statement Containing Details as required under Regulation 52(4)**

1. The Company's Secured Non-Convertible Debentures are issued with assets cover of 1 time and are rated Care A- ; stable by Care Ratings Ltd, and BWR A/Stable - by Brickwork Ratings . No change in NCDs took place during the year.

**Others Information**

**Statement Containing Details as required under Regulation 52(4)**

Sr. No	Particulars	Ratio
a	Debt-equity ratio **	4.00
b	Debt service coverage ratio	NA
c	Interest service coverage ratio;	NA
d	Outstanding redeemable preference shares (quantity and value);	NA
e	Capital redemption reserve/debenture redemption reserve	Nil
f	Net worth (Rs.)***	641,818,599
g	Net profit after tax (Rs.)	53,513,853
h	Earnings per share	
	Basic (Rs.)	1.30
	Diluted (Rs.)	1.02
i	Current ratio*	NA
j	Long term debt to working capital;	NA
k	Bad debts to Account receivable ratio	NA
l	Current liability ratio	NA
m	Total debts to total assets****	0.76
n	Debtors turnover*	NA
o	Inventory turnover*	NA
p	Operating margin (%)*	NA
q	Net profit margin (%)*****	15.68%
r	Sector specific equivalent ratios, as applicable	
	Capital Adequacy Ratio (%)	40.02%
	Gross Stage-3 Assets (%)	1.47%
	Net Stage-3 Assets (%)	0.92%
s	Material deviation, if any, in the use of proceeds from the issue of NCDs	None

\* The company prepares financial statements as per Division III, Schedule III of the Companies Act 2013, hence these ratios are not applicable.

\*\* Debt equity ratio is (Debt Securities + Borrowings (other than debt securities))/Networth

\*\*\* Networth is equal to paid up equity capital plus Other Equity

\*\*\*\* Profit after tax/ Total Income

ISIN	Private Placement/Public Issue	Secured/Unsecured	Sanctioned Amount (in Cr)	Cover required (times)	Outstanding Amount	Assets Available	Asset Cover Maintained
INE02VP07016	Private Placement	Secured	20	1.15	20.56	23.67	1.15
INE02VP07024	Private Placement	Secured	25	1.1	25.58	28.15	1.10
INE02VP07032	Private Placement	Secured	10	1	10.16	10.18	1.00
INE02VP07040	Private Placement	Secured	25	1.1	16.66	18.34	1.10
INE02VP07057	Private Placement	Secured	10	1.15	10.11	11.64	1.15
Total			90.00		83.07	91.98	

- Due dates for payment of Non-Convertible Debentures

ISIN	Previous Due Date	Next Due Dates
INE02VP07016	12 December, 2021	12 June, 2022
INE02VP07024	29 June, 2021	29 June, 2022
INE02VP07032	23 July, 2021	23 July, 2022
INE02VP07040	31 July, 2021	31 July, 2022
INE02VP07057	31 July, 2021	31 July, 2022

**Corporate office: IKF Home Finance Limited** (Formerly known as IKF Housing Finance Pvt. Limited)

1st Floor, #6-3-902/A, Plot No. 1, Near Yashoda Hospital, Central Plaza, Raj Bhavan Road, Somajiguda, Hyderabad - 500 082

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CIN: U65922AP2002PLC039417

**Registered Office: IKF Home Finance Limited, 40-1-144, Corporate Centre, M.G. Road, Vijayawada - 520 010, Andhra Pradesh, INDIA**