



November 10, 2022

To  
BSE Limited  
Department of Corporate Services  
P.J. Towers, Dalal Street,  
Mumbai- 400 001

Sub: outcome of Board Meeting held on November 10, 2022

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

Pursuant to regulation 51, 52 together read with part B of Schedule III and regulation 54 of SEBI (Listing obligations & disclosure requirements) Regulations 2015, as amended from time to time and other regulations, if applicable we hereby inform that the board of Directors of the Company at their meeting held today i.e. November 10, 2022, have inter-alia considered and approved the Unaudited financial results for the quarter and half year ended September 30, 2022.

Please find the enclosed as following

1. Unaudited Financial Results of the Company for the Quarter and half year ended September, 2022 along with the Limited Review report issued by the Statutory Auditors of the Company.
2. Declaration regarding audit report with unmodified opinion under Regulation 52 (3) of SEBI LODR, 2015.
3. Disclosure pursuant to regulation 52(4) and other applicable regulations, if any of SEBI LODR, 2015
4. Re- Appointment of Mrs. Vupputuri Vasantha Lakshmi (DIN: 03610979) as Managing Director of the Company

Kindly take the above information on to your record.

This is for the information of stock exchanges, debentures Trustees and Debenture Holders.

Thanking you

Yours faithfully

**For IKF Home Finance Limited**



**Vishal Kumar Joshi**  
**Company Secretary & Compliance officer**  
**M.NO A43209**

Encl: As above

CC: IDBI Trusteeship Services Limited  
Asian Building, 17 R. Kamani Marg,  
Ballard Estate, Mumbai 400 001

Catalyst Trusteeship Limited  
Windsor, 6th Floor, Office No - 604,  
C.S.T. Road, Kalina, Santacruz (East),  
Mumbai – 400 098

**Corporate Office: IKF Home Finance Limited**

Plot No.30/A, Survey No.83/1, My Home Twitza, 11<sup>th</sup> Floor, Diamond Hills, Lumbini Avenue,  
Beside 400/220/132KV GIS Substation, APIIC Hyderabad Knowledge City, Raidurg, Hyderabad-500081.

**Ph:** 040 23412083 **w:** www.ikfhomefinance.com **e:** info@ikfhomefinance.com  
CIN: U65922AP2002PLC039417

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



# K.S. RAO & Co

CHARTERED ACCOUNTANTS

**Independent Auditor's Limited Review Report on the Quarterly and half yearly Unaudited Financial Results ended on September 30, 2022 of IKF Home Finance limited Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

To  
The Board of Directors  
The IKF Home Finance Limited,

1. We have reviewed the accompanying statement of Unaudited Financial Results of **The IKF Home Finance Limited** (“the Company”) for the Quarter and Six months ended September 30, 2022 (“the Statement”).
2. This statement which 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.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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.
4. Our review of the statement of Unaudited Financial Results has been restricted to the figures shown in the columns headed “Quarter ended 30.09.2022 – unaudited”, “half year ended 30.09.2022 – Unaudited” and in the column headed “As at 30.09.2022 – unaudited” of the statement of assets and liabilities. The figures shown in the columns headed “Quarter ended 30.06.2022 – Unaudited”, “Half year ended 30.09.2021 – Unaudited”, “Year ended 31.03.2022 – Audited” and in the column headed “As at 31.03.2022- Audited” of the Statement of Assets and Liabilities, have been traced from the respective results reviewed /Audited by the other auditors.



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HYDERABAD, VIJAYAWADA, CHENNAI AND BANGALORE

5. 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 SEBI (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.

For **K.S. Rao & Co.**  
Chartered Accountants  
Firm's Registration Number: 003109S



*K. Vamsi Krishna*

(**K. Vamsi Krishna**)  
Partner  
(ICAI Membership No: 238809)

UDIN:- 22238809BCUBEW5443

Place: Vijayawada  
Date: 10.11.2022



Home Finance

IKF Home Finance Limited

CIN No- U65922AP2002PLC039417

Statement of Financial Results for the half year ended Sep 30, 2022

Statement of Profit & Loss Account

(Amount in Rupees unless otherwise stated)

| Sr.    | Particulars   | Quarter ended      |                    |                    | Half Year ended    |                    | Year ended         |
|--------|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|        |   | 30-Sep-22          | 30-Jun-22          | 30-Sep-21          | 30-Sep-22          | 30-Sep-21          | 31-Mar-22          |
|        |   | (Unaudited)        | (Unaudited)        | (Unaudited)        | (Unaudited)        | (Unaudited)        | (Audited)          |
|        | <b>Revenue From operations</b>  |                    |                    |                    |                    |                    |                    |
|        | Interest income   | 171,160,944        | 127,351,050        | 96,796,196         | 298,511,994        | 180,490,293        | 398,151,928        |
|        | Fees and commission income  | 6,890,121          | 18,072,995         | 13,032,315         | 24,963,116         | 18,661,513         | 52,883,000         |
|        | Net gain on derecognition of financial instruments under amortised cost category          | 55,993,979         | -                  | 12,831,924         | 55,993,979         | 12,831,924         | 60,454,324         |
| (I)    | <b>Total revenue from operations</b>  | <b>234,045,044</b> | <b>145,424,046</b> | <b>122,660,435</b> | <b>379,469,089</b> | <b>211,983,730</b> | <b>511,489,252</b> |
| (II)   | Other income  | 3,027,831          | 4,555,921          | 2,866,594          | 7,583,751          | 3,841,137          | 14,464,333         |
| (III)  | <b>Total income (I + II)</b>  | <b>237,072,874</b> | <b>149,979,966</b> | <b>127,476,115</b> | <b>387,052,840</b> | <b>215,824,867</b> | <b>525,953,585</b> |
|        | <b>Expenses</b>   |                    |                    |                    |                    |                    |                    |
|        | Finance costs   | 87,689,005         | 70,499,184         | 48,199,488         | 158,188,189        | 89,077,594         | 209,617,622        |
|        | Net loss on fair value changes  | -                  | -                  | -                  | -                  | -                  | 334,931            |
|        | Impairment on financial instruments   | 191,297            | 104,737            | 6,023,424          | 296,034            | 7,959,442          | 122,825            |
|        | Employee benefits expenses  | 68,504,048         | 46,549,905         | 33,897,813         | 115,053,953        | 60,169,810         | 140,243,182        |
|        | Depreciation, amortization and impairment   | 1,124,676          | 1,927,221          | 1,504,772          | 3,051,898          | 2,981,591          | 6,126,996          |
|        | Others expenses   | 23,919,328         | 15,582,745         | 8,452,446          | 39,502,073         | 13,847,315         | 36,607,515         |
| (IV)   | <b>Total expenses</b>   | <b>181,428,354</b> | <b>134,663,793</b> | <b>98,077,943</b>  | <b>316,092,147</b> | <b>174,035,752</b> | <b>393,053,071</b> |
| (V)    | Profit / (loss) before exceptional items and tax (III - IV)                               | 55,644,520         | 15,316,173         | 27,449,086         | 70,960,693         | 41,789,115         | 132,900,514        |
| (VI)   | Exceptional Items   | -                  | -                  | -                  | -                  | -                  | -                  |
| (VII)  | <b>Profit before tax (V - VI)</b>   | <b>55,644,520</b>  | <b>15,316,173</b>  | <b>27,449,086</b>  | <b>70,960,693</b>  | <b>41,789,115</b>  | <b>132,900,514</b> |
| (VIII) | Tax Expense:  |                    |                    |                    |                    |                    |                    |
|        | (1) Current Tax   | 1,822,659          | 9,204,622          | 5,817,888          | 11,027,281         | 11,192,995         | 25,323,939         |
|        | (2) Deferred Tax  | 13,224,442         | (7,758,897)        | 443,571            | 5,465,545          | (1,693,510)        | 7,533,493          |
|        | <b>Total Tax Expense (VIII)</b>   | <b>15,047,102</b>  | <b>1,445,725</b>   | <b>6,261,459</b>   | <b>16,492,826</b>  | <b>9,499,485</b>   | <b>32,857,431</b>  |
| (IX)   | <b>Profit / (loss) for the period (VII-VIII)</b>  | <b>40,597,418</b>  | <b>13,870,448</b>  | <b>21,187,627</b>  | <b>54,467,867</b>  | <b>32,289,630</b>  | <b>100,043,083</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   | -                  | -                  | -                  | -                  | -                  | 173,396            |
|        | (b) Income tax relating to items that will not be reclassified                            | -                  | -                  | -                  | -                  | -                  | (43,644)           |
| (XI)   | <b>Total comprehensive income for the period (IX + X)</b>                                 | <b>40,597,418</b>  | <b>13,870,448</b>  | <b>21,187,627</b>  | <b>54,467,867</b>  | <b>32,289,630</b>  | <b>100,172,835</b> |
| (XII)  | Earnings per share (equity share, par value of Rs.10 each)                                |                    |                    |                    |                    |                    |                    |
|        | Basic* (Rs.)  | 0.87               | 0.34               | 0.52               | 1.17               | 0.79               | 2.44               |
|        | Diluted* (Rs.)  | 0.87               | 0.34               | 0.52               | 1.17               | 0.79               | 2.44               |

\* Not Annualized for the Quarterly and Half yearly Figures



Home Finance

IKF Home Finance Limited

CIN No- U65922AP2002PLC039417

Statement of Financial Results for the half year ended Sep 30, 2022

Statement of Assets and Liabilities

(Amount in Rupees unless otherwise stated)

| Particulars   | As at                |                      |
|---|----------------------|----------------------|
|   | September 30, 2022   | March 31, 2022       |
|   | Unaudited            | Audited              |
| <b>ASSETS</b>   |                      |                      |
| <b>(1) Financial assets</b>   |                      |                      |
| Cash and cash equivalents   | 714,373,485          | 628,710,124          |
| Bank balance other than cash and cash equivalents   | 82,550,000           | 32,500,000           |
| Trade Receivables   | 10,008,355           | 2,835,013            |
| Loans   | 4,416,481,837        | 3,288,472,189        |
| Other financial assets  | 230,190,541          | 158,819,247          |
| <b>Subtotal - Financial assets</b>  | <b>5,453,604,217</b> | <b>4,111,336,573</b> |
| <b>(2) Non-financial assets</b>   |                      |                      |
| Current tax assets (Net)  | 8,244,825            | 1,790,691.00         |
| Property, plant and equipment   | 9,537,834            | 8,288,739            |
| Right of use asset  | 793,603              | 891,974              |
| Other intangible assets   | 6,329,019            | 2,155,205            |
| Other non-financial assets  | 1,315,015            | 1,279,937            |
| <b>Subtotal - Non Financial assets</b>  | <b>26,220,296</b>    | <b>14,406,545</b>    |
| <b>Total assets</b>   | <b>5,479,824,513</b> | <b>4,125,743,118</b> |
| <b>LIABILITIES AND EQUITY</b>   |                      |                      |
| <b>LIABILITIES</b>  |                      |                      |
| <b>(1) Financial liabilities</b>  |                      |                      |
| Derivative financial instruments  | 4,252,722            | 5,867,870            |
| Payables  |                      |                      |
| (I) Trade payables  |                      |                      |
| (I) total outstanding dues of micro enterprises and small enterprises                       | -                    | -                    |
| (II) total outstanding dues of creditors other than micro enterprises and small enterprises | 1,500,382            | 883,719              |
| Debt securities   | 745,291,203          | 862,144,280          |
| Borrowings (other than debt securities)   | 3,470,013,107        | 2,267,623,472        |
| Other financial liabilities   | 312,037,160          | 107,287,377          |
| <b>Subtotal - Financial liabilities</b>   | <b>4,533,094,575</b> | <b>3,243,806,719</b> |
| <b>(2) Non-financial liabilities</b>  |                      |                      |
| Current tax liabilities (Net)   | -                    | -                    |
| Provisions  | 4,549,034            | 3,897,634            |
| Deferred tax liabilities (Net)  | 22,000,107           | 16,534,559           |
| Other non-financial liabilities   | 8,370,834            | 5,777,258            |
| <b>Subtotal - Non-Financial liabilities</b>   | <b>34,919,975</b>    | <b>26,209,451</b>    |
| <b>EQUITY</b>   |                      |                      |
| Equity share capital  | 465,964,251          | 465,964,251          |
| Other equity  | 445,845,712          | 389,762,697          |
| <b>Subtotal - Equity</b>  | <b>911,809,963</b>   | <b>855,726,948</b>   |
| <b>Total liabilities and equity</b>   | <b>5,479,824,513</b> | <b>4,125,743,118</b> |



**IKF Home Finance Limited**  
CIN No- U65922AP2002PLC039417

**Statement of Cash Flows for the half year ended Sep 30, 2022 and Sep 30, 2021**

*(Amount in Rupees unless otherwise stated)*

| Particulars   | As at                | As at                |
|---|----------------------|----------------------|
|   | 30-Sep-22            | 31-Mar-22            |
|   | Unaudited            | Audited              |
| <b>Cash flow from operating activities:</b>   |                      |                      |
| Net profit before tax as per the statement of profit and loss                             | 70,960,693           | 41,789,115           |
| <b>Adjustments for</b>  |                      |                      |
| Net (gain) / loss on derecognition of financial instruments under amortised cost category | (55,993,979)         | (12,831,924)         |
| Net loss on fair value changes  | -                    | -                    |
| Transfer to Special Reserves  | -                    | -                    |
| Interest income   | -                    | 2,981,591            |
| Depreciation and amortisation   | 3,051,898            | -                    |
| Gratuity and Leave Salary   | -                    | -                    |
| Impairment allowance on loans   | 296,034              | 7,959,442            |
| Bad Debts Written Off   | -                    | -                    |
| Fair value adjustment on investments  | -                    | -                    |
| Provision for diminution in the value of investments                                      | -                    | -                    |
| <b>Operating profit before working capital changes</b>                                    | <b>18,314,647</b>    | <b>39,898,224</b>    |
| <b>Changes in working capital</b>   |                      |                      |
| Decrease / (increase) in Loans  | (1,120,764,698)      | (479,178,339)        |
| Decrease / (increase) in Trade Receivables  | (7,173,342)          | (1,828,252)          |
| Decrease / (increase) in other financial assets   | (59,451,613)         | 8,956,609            |
| Decrease / (increase) in other non financial assets                                       | (35,078)             | 2,083,848            |
| Increase / (Decrease) in other payables   | 616,663              | 565,651              |
| Increase / (Decrease) in other financial liabilities                                      | 204,749,783          | (33,260,497)         |
| Increase / (Decrease) increase in provisions  | 651,400              | 210,000              |
| Increase / (Decrease) Increase in other non financial liabilities                         | 2,593,576            | 385,355              |
| <b>Total Changes in Working Capital</b>   | <b>(978,813,308)</b> | <b>(502,065,626)</b> |
| Income taxes paid (net)   | 16,000,000           | (22,011,080)         |
| <b>Cash flow from investing activities</b>  |                      |                      |
| Purchase of property, plant and equipment   | (5,324,538)          | (1,669,459)          |
| Proceeds from sale of Propoery  | -                    | -                    |
| Interest income   | -                    | -                    |
| Investment in Fixed deposit   | (50,050,000)         | -                    |
| <b>Net cash (used in) / generated from investing activities (B)</b>                       | <b>(55,374,538)</b>  | <b>(1,669,459)</b>   |
| <b>Cash flow from financing activities</b>  |                      |                      |
| Issue of equity shares (including securities premium)                                     | -                    | -                    |
| Increase/(Decrease) in borrowings   | 1,085,536,558        | 674,584,845          |
| Equity component  | -                    | -                    |
| Special reserve   | -                    | -                    |
| <b>Net cash (used in) generated from financing activities (C)</b>                         | <b>1,085,536,558</b> | <b>674,584,845</b>   |
| <b>Net (decrease) in cash and cash equivalents (A+B+C)</b>                                | <b>85,663,360</b>    | <b>188,736,906</b>   |
| Cash and cash equivalents at the beginning of the year                                    | 628,710,124          | 268,113,799          |
| <b>Cash and cash equivalents at the end of the year</b>                                   | <b>714,373,484</b>   | <b>456,850,705</b>   |



Home Finance

**IKF Home Finance Limited**

CIN No- U65922AP2002PLC039417

**Statement of Financial Results for the half year ended Sep 30, 2022**

**Notes:**

- 1 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.
- 2 The above audited results for the Quarter and half year ended Sep 30, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on Nov 10, 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.
- 3 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.
- 4 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 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.
- 6 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 quarter ended 30 Sep 2022

| Entity/Assignee  | Housing Finance Companies |
|--|---------------------------|
| Count of Loan accounts Assigned                        | 168                       |
| Amount of Loan accounts Assigned                       | 251260317                 |
| Retention of beneficial economic interest (MRR)        | 25126032                  |
| Weighted Average Maturity (Residual Maturity) (Months) | 116.54                    |
| Weighted Average Holding Period (Months)               | 10.39                     |
| Coverage of tangible security coverage                 | 100%                      |
| Rating wise distribution of rated loans                | Unrated                   |

(b) Details of acquired through assignment in respect of loans not in default during the quarter ended 30 Sep 2022

| <b>Entity/Assignee</b>                                 | <b>Housing Finance Company</b> |
|--|--------------------------------|
| Count of Loan accounts Assigned                        | 166                            |
| Amount of Loan accounts Assigned                       | 101,019,338                    |
| Retention of beneficial economic interest (MRR)        | 14,848,720                     |
| Weighted Average Maturity (Residual Maturity) (Months) | 97.94                          |
| Weighted Average Holding Period (Months)               | 15.78                          |
| 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 the quarter ended 30 Sep, 2022.

7 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.

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

8 RBI vide circular dated November 12, 2021 - "Prudential norms on Income Recognition, Asset Classification and Provisioning (IRACP) pertaining to Advances - Clarifications" as clarified / harmonized certain aspects of extant regulatory guidelines with a view to ensuring uniformity in the implementation of IRACP norms across all lending Institutions. The Company has implemented the requirements of the circular and already taken necessary steps to comply with Para 10 of the circular with effect from October 01, 2022 as clarified by RBI vide circular dated February 15, 2022

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

**Place: Hyderabad  
Date: Nov 10, 2022**

**V Vasantha Lakshmi  
Managing Director**





Home Finance

**IKF Home Finance Limited**

**CIN No- U65922AP2002PLC039417**

**Statement of Financial Results for the half year ended Sep 30, 2022**

Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the Half year ended September 30, 2022

| Particulars  | As at              |                    |
|--|--------------------|--------------------|
|  | September 30, 2022 | September 30, 2021 |
|  | Unaudited          | Unaudited          |
| Debt Equity Ratio  | 4.62               | 3.65               |
| Debt Service Coverage Ratio                              | NA                 | NA                 |
| Interest Service Coverage Ratio                          | NA                 | NA                 |
| Outstanding redemption preference shares (quantity and   | NIL                | NIL                |
| Debenture Redemption Reserve/ Capital redemption reserve | NIL                | NIL                |
| Net worth (in ₹ lakh)                                    | 9,118.10           | 6,205.94           |
| Net profit after tax (in ₹ lakh)                         | 544.68             | 322.90             |
| Earnings per share (of ₹10/- each)                       |                    |                    |
| - Basic  | 1.17               | 0.79               |
| - Diluted  | 1.17               | 0.79               |
| Long term debt to working capital                        | NA                 | NA                 |
| Current Ratio  | NA                 | NA                 |
| Bad debts to Account receivable ratio                    | NA                 | NA                 |
| Current liability ratio                                  | NA                 | NA                 |
| Total debts to total assets                              | 0.77               | 0.76               |
| Debtors turnover   | NA                 | NA                 |
| Inventory turnover                                       | NA                 | NA                 |
| Operating margin (%)                                     | NA                 | NA                 |
| Net profit margin (%)                                    | 14.07%             | 14.96%             |



November 10, 2022

To  
BSE Limited  
Department of Corporate Services  
P.J. Towers, Dalal Street,  
Mumbai- 400 001

Sub: Declaration pursuant to regulation 52(3) of the SEBI (Listing Obligations and Disclosure requirements) Regulation, 2015 regarding audit report with Unmodified opinion

Dear Sir/Madam,

In compliance with the provisions of Regulation 52 (3) of SEBI (Listing Obligations and Disclosure requirements) regulation, 2015 as amended from time to time, we hereby declare that M/s. KS Rao & Co, Chartered Accountants (Firm Registration No. 003109S), statutory Auditors of the Company have issued Limited Review Report with the Unmodified Opinion on the Un audited financial statements of the Company for the Quarter and Half Year ended September 30, 2022.

Thanking You

Yours faithfully

**For IKF Home Finance Limited**

**Vishal Kumar Joshi**  
**Company Secretary & Compliance officer**  
**M.No A43209**

**Corporate Office: IKF Home Finance Limited**

Plot No.30/A, Survey No.83/1, My Home Twitza, 11<sup>th</sup> Floor, Diamond Hills, Lumbini Avenue,  
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**Ph:** 040 23412083 **w:** www.ikfhomefinance.com **e:** info@ikfhomefinance.com  
CIN: U65922AP2002PLC039417

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



# K.S. RAO & Co

CHARTERED ACCOUNTANTS

The Board of Directors,  
IKF Home Finance Limited  
# 40-1-44, 1st Floor, Corporate Centre,  
M.G. Road, Vijayawada- 520 010  
Andhra Pradesh, India

## Statutory Auditor's Certificate on Compliance of Regulation 56(1)(d) of the Securities and exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

1. We, M/s. KS Rao & Co, Chartered Accountants (Firm Registration No. 003109S), The Statutory Auditors of IKF Home Finance Limited ("the Company") which is having its registered office at the above mentioned address, have been requested by the Company, to certify that the Company has maintained hundred percent or higher security cover for listed secured Non-Convertible Debentures as at September 30, 2022 (as per the "Annexure") and complied with the applicable financial covenants as at that date in accordance with Regulation 56(1)(d) of the Securities and exchange Board of India ( Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time (LODR Regulations") and SEBI Circular dated May 19, 2022 bearing ref. no. SEBI/HO/MIRSD/MIRSD\_CRADT/CIR/P/2022/67 ("SEBI Circular"), for the purpose of onward submission to the Debenture Trustees of the Company.
2. Accordingly, this certificate is issued in accordance with the terms of our engagement letter dated 25<sup>th</sup> September, 2022. The "Annexure" has been prepared by the Company only for listed secured Non-Convertible Debentures held as of September 30, 2022.

### Management's Responsibility

3. The preparation of the "Annexure" and compliance with applicable financial covenants is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents as implementation and maintenance of internal control relevant to the preparation and presentation of the Annexure and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management is also responsible for ensuring that the Company complies with requirements of LODR Regulations r.w. SEBI Circular, complies with the applicable financial covenants with the respect to listed secured Non-Convertible debentures and provides all relevant information to the Debenture Trustees.



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HYDERABAD, VIJAYAWADA, CHENNAI AND BANGALORE

### **Scope of Work, Procedures performed and Auditor's Responsibility**

5. Pursuant to the requirements of Regulation 56(1)(d) of the LODR Regulations r.w. SEBI Circular, it is our responsibility to provide a reasonable assurance whether the Company has maintained hundred percent or higher security cover for listed secured Non-Convertible Debentures as of September 30, 2022 and complied with the applicable financial covenants with respect to listed secured Non-Convertible debentures as at that date.
6. The following documents have been furnished by the Company:
  - a) Annexure for the security computation as of September 30, 2022 prepared only for listed secured Non-Convertible Debentures;
  - b) Unaudited books of accounts and other relevant records for the half year ended September 30, 2022;
  - c) Workings for the computation of the security cover;
  - d) Copy of Balance book of receivables as extracted from the system;
  - e) Flagging report as extracted from the system;
  - f) Term Sheets/ Offer documents of Non-Convertible Debentures, applicable Financial Covenants Listing and related supporting documents;
  - g) Written representations by the Management in this regard.
7. We have verified the computation of the security cover submitted by the Company in the "Annexure" to ensure that it is in agreement with the unaudited books of accounts and other relevant records submitted to us. Further, we have verified the compliance with the applicable financial covenants as per the term sheets/ offer documents along with the related supporting and documents.
8. We have conducted our examination of the "Annexure" in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) (the "Guidance Note") issued by the institute of Chartered Accountants of India ("ICAI"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1 Quality Control for Firms that Perform Audit and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements issued by ICAI.

### **Conclusion**

10. Based on our verification of the furnished details, unaudited books of accounts and other relevant records, and according to the information explanations and representation given to us by the Company, we certify that :
  - a) The Company has maintained hundred percent or higher security cover for listed secured Non-Convertible Debentures as of September 30, 2022 as detailed in the Annexure; and



- b) The Company has complied with the applicable financial covenants as per the terms sheets/ offer documents with respect to listed secured Non-Convertible Debentures to the extent applicable to them.

**Restriction on Use**

11. This certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of onward submission to the Debenture Trustees and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing. We have no responsibility to update this certificate for any events or circumstances occurring after the date of this certificate.

**For KS Rao & CO**

**Chartered Accountants**

(Firm Registration No: 003109S)

*Vamsi Krishna*

Vamsi Krishna

Partner

Membership No.238809

ICAI UDIN: 22238809BCUBGH3704



Place: Vijayawada

Date: November 10, 2022

Encl: Annexure- Certificate for security cover in respect of listed secured Non- Convertible Debentures.

| Column A                      | Column B   | Column C         | Column D         | Column E         | Column F         | Column G   | Column H   | Column I   | Column J  | Column K   | Column L   | Column M   | Column N   | Column O              |
|-------------------------------|--|------------------|------------------|------------------|------------------|--|--|--|---|--|--|--|--|-----------------------|
| Particulars                   | Description of asset for which this certificate relate | Exclusive Charge | Exclusive Charge | PariPassu Charge | PariPassu Charge | PariPassu Charge   | Assets not offered as Security   | Elimination (amount in negative)   | (Total C to H)  | Market Value for Assets charged on Exclusive basis | Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRB market value is not applicable) | Market Value for Pari passu Assets <sup>viii</sup> | Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRB market value is not applicable) | Total Value=(K+L+M+N) |
| ASSETS                        |  | Book Value       | Book Value       | Yes/No           | Book Value       | Other assets on which there is pari-passu charge (excluding items covered in column F) | Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge) | Other assets on which there is pari-passu charge (excluding items covered in column F) | debt amount considered more than once (due to exclusive plus pari passu charge) | Market Value for Assets charged on Exclusive basis | Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRB market value is not applicable) | Market Value for Pari passu Assets <sup>viii</sup> | Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRB market value is not applicable) | Total Value=(K+L+M+N) |
| Property, Plant and Equipment |  |                  |                  |                  |                  |  |  |  |   |  |  |  |  |                       |
| Capital Work-in-Progress      |  |                  |                  |                  |                  |  |  |  |   |  |  |  |  |                       |
| Right of Use Assets           |  |                  |                  |                  |                  |  |  |  |   |  |  |  |  |                       |
|                               |  |                  |                  |                  |                  |  |  |  |   |  |  |  |  |                       |











