



February 10, 2023

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

Sub: outcome of Board Meeting held on February 10, 2023

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. February 10, 2023, have inter-alia considered and approved the Unaudited financial results for the quarter ended December 31, 2022.

Please find the enclosed as following

1. Unaudited Financial Results of the Company for the Quarter ended December 31, 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

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, 11th 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, 4C-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 Unaudited Financial Results ended on December 31st, 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 nine months period ended December 31st, 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 31.12.2022 – unaudited”, “Quarter ended 30.09.2022 – unaudited” and “Nine months ended 31.12.2022 - Unaudited”.

54-19-4B, Ground Floor, 2nd Lane, Jayaprakash Nagar, Vijayawada - 520 008
8985264201, 7382655516 - manchinellagopkrishna@yahoo.co.uk - www.ksrao.in



HYDERABAD, VIJAYAWADA. CHENNAI AND BANGALORE

The figures shown in the columns headed "Quarter ended 31.12.2021 – Unaudited, "Nine months ended 31.12.2021 - Unaudited" and "Year ended 31.03.2022 – Audited", have been traced from the respective results reviewed /Audited by the other auditors.

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 Regn. Number: 003109S



K. Vamsi Krishna

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

UDIN: 23238809BG4JU03353

Place: Vijayawada
Date: 10.02.2023



Home Finance

IKF Home Finance Limited

CIN No- U65922AP2002PLC039417

Statement of Financial Results for the nine months ended December 31, 2022

Statement of Profit & Loss Account

(Rupees in Lakhs unless otherwise stated)

Sr.	Particulars	Quarter ended			Nine Months ended		Year ended
		31-Dec-22 (Unaudited)	30-Sep-22 (Unaudited)	31-Dec-21 (Unaudited)	31-Dec-22 (Unaudited)	31-Dec-21 (Unaudited)	31-Mar-22 (Audited)
	Revenue From operations						
	Interest income	1,919.52	1,711.61	1,134.84	4,904.64	2,939.74	3,981.52
	Fees and commission income	218.17	68.90	106.18	467.80	292.80	528.83
	Net gain on derecognition of financial instruments under amortised cost category	347.95	559.94	-	907.89	128.32	604.54
(I)	Total revenue from operations	2,485.65	2,340.45	1,241.02	6,280.34	3,360.86	5,114.89
(II)	Other income	104.45	30.28	14.21	180.28	52.62	144.64
(III)	Total income (I + II)	2,590.09	2,370.73	1,255.23	6,460.62	3,413.48	5,259.54
	Expenses						
	Finance costs	1,108.67	876.89	584.94	2,690.55	1,475.72	2,096.18
	Net loss on fair value changes	-	-	-	-	-	3.35
	Impairment on financial instruments	65.52	1.91	-84.18	68.48	-4.59	1.23
	Employee benefits expenses	792.76	685.04	360.68	1,943.30	962.38	1,402.43
	Depreciation, amortization and impairment	17.70	11.25	15.70	48.22	45.52	61.27
	Others expenses	256.72	239.19	92.97	651.74	231.44	366.08
(IV)	Total expenses	2,241.36	1,814.28	970.11	5,402.28	2,710.47	3,930.53
(V)	Profit / (loss) before exceptional items and tax (III - IV)	348.73	556.45	285.12	1,058.34	703.01	1,329.01
(VI)	Exceptional Items	-	-	-	-	-	-
(VII)	Profit before tax (V - VI)	348.73	556.45	285.12	1,058.34	703.01	1,329.01
(VIII)	Tax Expense:						
	(1) Current Tax	55.93	18.23	33.97	166.20	145.90	253.24
	(2) Deferred Tax	26.89	132.24	38.91	81.55	21.97	75.33
	Total Tax Expense (VIII)	82.82	150.47	72.87	247.75	167.87	328.57
(IX)	Profit / (loss) for the period (VII-VIII)	265.91	405.97	212.24	810.59	535.14	1,000.43
(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	-	-	-	-	-	1.73
	(b) Income tax relating to items that will not be reclassified	-38.46	-	-	-38.46	-	-0.44
		9.68	-	-	9.68	-	-
(XI)	Total comprehensive income for the period (IX + X)	265.91	405.97	212.24	781.81	535.14	1,001.73
(XII)	Earnings per share (equity share, par value of Rs.10 each)						
	Basic* (Rs.)	1.65	0.87	0.91	1.65	1.30	2.44
	Diluted* (Rs.)	1.65	0.87	0.91	1.65	1.30	2.44

* Not Annualized for the Quarterly and Nine months ended Figures

VUPPUTURI
VASANTHA
LAKSHMI

Digitally signed by
VUPPUTURI
VASANTHA LAKSHMI



Home Finance

IKF Home Finance Limited

CIN No- U65922AP2002PLC039417

Statement of Financial Results for the nine months ended December 31, 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 nine months ended December 31, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on Feb 10, 2023 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 31 Dec 2022

Entity/Assignee	Housing Finance Companies
Count of Loan accounts Assigned	91
Amount of Loan accounts Assigned (Rs in Lakhs)	1,083.11
Retention of beneficial economic interest (MRR) (Rs in Lakhs)	108.31
Weighted Average Maturity (Residual Maturity) (Months)	96.00
Weighted Average Holding Period (Months)	22.53
Coverage of tangible security coverage	100%
Rating wise distribution of rated loans	-

VUPPUTURI Digitally signed
VASANTHA by VUPPUTURI
LAKSHMI VASANTHA
LAKSHMI

(b) Details of acquired through assignment in respect of loans not in default during the quarter ended 31 Dec 2022

Entity/Assignee	Housing Finance Company
Count of Loan accounts Assigned	75
Amount of Loan accounts Assigned (Rs in Lakhs)	549.12
Retention of beneficial economic interest (MRR) (Rs in Lakhs)	54.91
Weighted Average Maturity (Residual Maturity) (Months)	131.39
Weighted Average Holding Period (Months)	8.67
Coverage of tangible security coverage	100.00%
Rating wise distribution of rated loans	-

(c) The Company has not transferred or acquired any stressed loans during the quarter ended 31 Dec, 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.
- 8 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**

VUPPUTURI
VASANTHA
LAKSHMI

Digitally signed by
VUPPUTURI
VASANTHA
LAKSHMI

**Place: Hyderabad
Date: Feb 10, 2023**

**V Vasantha Lakshmi
Managing Director**



Home Finance

IKF Home Finance Limited

CIN No- U65922AP2002PLC039417

Statement of Financial Results for the nine months ended December 31, 2022

Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the Nine months ended December 31, 2022

Particulars	As at	As at
	December 31, 2022	December 31, 2021
	Unaudited	Unaudited
Debt Equity Ratio	3.60	4.00
Debt Service Coverage Ratio	NA	NA
Interest Service Coverage Ratio	NA	NA
Outstanding redemption preference shares (quantity and value)	NIL	NIL
Debenture Redemption Reserve/ Capital redemption reserve	NIL	NIL
Net worth (in ₹ lakh)	11,854.63	6,418.19
Net profit after tax (in ₹ lakh)	810.59	535.14
Earnings per share (of ₹10/- each)		
- Basic	1.65	1.30
- Diluted	1.65	1.30
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	0.73	0.74
Debtors turnover	NA	NA
Inventory turnover	NA	NA
Operating margin (%)	NA	NA
Net profit margin (%)	12.10%	15.68%

VUPPUTURI
VASANTHA
LAKSHMI

Digitally signed
by VUPPUTURI
VASANTHA
LAKSHMI



February 10, 2023

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 ended December 31, 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, 11th 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, 4C-1-144, Corporate Centre, M.G. Road, Vijayawada - 520 010, Andhra Pradesh, INDIA



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 54 and 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 December 31, 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 25th September, 2022. The "Annexure" has been prepared by the Company only for listed secured Non-Convertible Debentures held as of December 31, 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.

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 December 31, 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 December 31, 2022 prepared only for listed secured Non-Convertible Debentures;
 - b) Unaudited books of accounts and other relevant records for the quarter ended December 31, 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 December 31, 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)

KURICHETI
VAMSI KRISHNA

Digitally signed by
KURICHETI VAMSI KRISHNA
Date: 2023.02.10 19:32:22
+05'30'

Vamsi Krishna

Partner

Membership No.238809

ICAI UDIN: 23238809BGYJUP8816

Place: Vijayawada

Date: 10-02-2023

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

Annexure:

Column A	Column B	Column C ⁱ	Column D ⁱⁱ	Column E ⁱⁱⁱ	Column F ^{iv}	Column G ^v	Column H ^{vi}	Column I ^{vii}	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)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with paripassu 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, DSRA market value is not applicable)	Market Value for Pari passu charge Assets ^{viii}	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)		
		Book Value	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment														
Capital Work-inProgress		-							-	-				

Relating to Column F

Right of Use Assets														
Goodwill														
Intangible Assets														
Intangible Assets under Development		-							-	-				
Investments		-							-	-				

Loans	Home Loans	84.69							84.69		84.69			84.69
Inventories														
Trade Receivables														
Cash and Cash Equivalents														
Bank Balances other than Cash and Cash Equivalents														
Others														
Total		84.69							84.69		84.69			84.69
LIABILITIES														
Debt securities to which this certificate pertains	Non-Convertible Debentures	75.69							75.69		75.69			75.69

Lease Liabilities														
Provisions														
Others														
Total		75.69						75.69			75.69			75.69
Cover on Book Value														
Cover on Market Value ^{ix}								111.32%						
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio									
		111.32%			-									

For KS Rao & CO
Chartered Accountants
(Firm Registration No: 003109S)

KURICHETI
VAMSI KRISHNA

Digitally signed by
KURICHETI VAMSI KRISHNA
Date: 2023.02.10 19:33:45
+05'30'

Vamsi Krishna
Partner
Membership No.238809
ICAI UDIN: 23238809BGYJUP8816

Place: Vijayawada
Date: 10-02-2023