

INDEPENDENT AUDITOR'S REPORT

To the Members of
Indiabulls Asset Holding Company Limited
Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of Indiabulls Asset Holding Company Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2020, and the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as 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 Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2020, the loss and other comprehensive income, its cash flows and changes in equity for the year ended on that date.

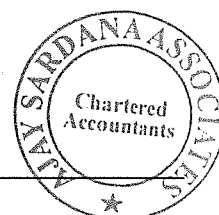
Basis for Opinion

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.

Information Other than the Financial Statements and Auditor's Report Thereon

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.



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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 (financial performance including other comprehensive income), changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. 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 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 scepticism 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 controls 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.

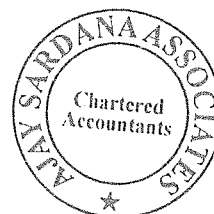
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

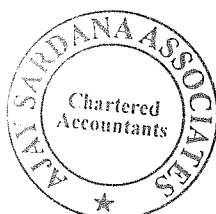
1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the 'Annexure A', a statement on the matters specified in paragraphs 3 and 4 of the Order, to the 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 Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the relevant books of account.
- (d) In our opinion, the aforesaid Financial Statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors as on March 31, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2020 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 to the best of our information and according to the explanations given to us, the Company has not paid / provided any remuneration to its directors during the year ended March 31, 2020.
- (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, in our opinion and to the best of our information and according to the explanations given to us:
- i) The Company does not have any pending litigations which would impact its financial position.
 - 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

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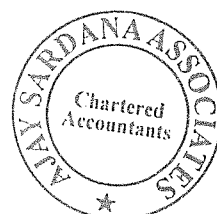
Rahul Mukhi
Partner

Membership No.099719
Gurugram, Haryana, June 29, 2020
UDIN: 20099719AAAABA2948

Annexure A to the Independent Auditor's Report of even date on the Financial Statements of Indiabulls Asset Holding Company Limited for the year ended March 31, 2020

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

- (i) The Company does not have any fixed assets; accordingly, the provisions of clause 3 (i) of the Order are not applicable to the Company.
- (ii) The Company does not have any inventories; 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.
- (iv) According to information and explanations given to us, the Company has not entered into transactions in respect of loans, investments, guarantees and security, covered under section 185 and 186 of the Companies Act, 2013.
- (v) According to information and explanations given to us, the Company has not accepted any deposits during the year. Accordingly, the provisions of clause 3 (v) are not applicable to the Company.
- (vi) According to the information and explanations given to us, the Central Government has not prescribed maintenance of cost records under sub-section (1) of section 148 Companies Act, 2013 to the products/services of the Company. Accordingly, the provisions of clause 3 (vi) are not applicable to the Company.
- (vii) (a) In our opinion and according to the information and explanations given to us, the Company is generally regular in depositing 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 to it. There are no arrears of outstanding statutory dues as at March 31, 2020 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) According to the information and explanations given to us, the Company did not have any dues in respect of loans or borrowing to a financial institution, bank or government or dues to debenture holders.
- (ix) According to the information and explanations given to us, the Company has not raised moneys raised by way of public issue, follow-on offer (including debt instruments) and term loans, during the year under audit.
- (x) In our opinion and according to the information and explanations given to us, no fraud by the Company or on the Company by its officers/ employees has been noticed or reported during the year.



(xi) According to the information and explanations given to us, the Company has not paid or provided any managerial remuneration in accordance with the provisions of section 197 read with Schedule V to the Companies Act, 2013.

(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 24 to the Financial Statements as required by the accounting standards and Companies Act, 2013.

(xiv) According to the information and explanations given to us, the Company has not made any preferential allotment / private placement of shares or fully or partly convertible debentures during the year under review.

(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.

(xvi) According to the information and explanations given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.



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


Rahul Mukhi
Partner

Membership No.099719
Gurugram, Haryana, June 29, 2020
UDIN: 20099719AAAABA2948

Annexure B to the Independent Auditor's Report of even date on the Financial Statements of Indiabulls Asset Holding Company Limited for the year ended March 31, 2020

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 Asset Holding Company Limited ("the Company") as of March 31, 2020 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 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:

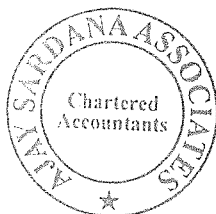
- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance 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, 2020, 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

A handwritten signature in black ink, appearing to read "Rahul Mukhi".

Rahul Mukhi
Partner
Membership No.099719
Gurugram, Haryana, June 29, 2020
UDIN: 20099719AAAABA2948

Indiabulls Asset Holding Company Limited**Balance Sheet as at March 31, 2020**

All amounts in Rs. Thousands, unless otherwise stated


Particulars	Note No.	As at March 31, 2020	As at March 31, 2019
ASSETS			
Current assets			
Financial assets			
(i) Cash and cash equivalents	3	514.11	595.91
(ii) Other financial assets	4	0.26	0.23
		<u>514.37</u>	<u>596.14</u>
TOTAL ASSETS		<u><u>514.37</u></u>	<u><u>596.14</u></u>
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	5	500.00	500.00
(b) Other equity	6	(22.74)	43.80
Total Equity		<u>477.26</u>	<u>543.80</u>
Liabilities			
Current liabilities			
(a) Other current liabilities	7	29.50	29.50
(b) Current tax liabilities (Net)	8	7.61	22.84
		<u>37.11</u>	<u>52.34</u>
TOTAL EQUITY AND LIABILITIES		<u><u>514.37</u></u>	<u><u>596.14</u></u>

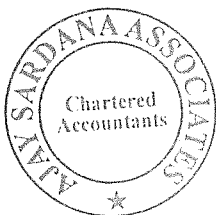
Summary of significant accounting policies 2

The accompanying notes are an 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


Rahul Mukhi
Partner
Membership No. 099719
Gurugram, June 29, 2020



For and on behalf of the Board of Directors of
Indiabulls Asset Holding Company Limited


Akshay Kumar Tiwari
Director
DIN : 00366348
New Delhi, June 29, 2020


Kunal Dhankhar
Director
DIN : 06456061

Indiabulls Asset Holding Company Limited
Statement of profit and loss for the year ended March 31, 2020
All amounts in Rs. Thousands, unless otherwise stated

Particulars	Note No.	For the year ended March 31, 2020	For the year ended March 31, 2019
I Income			
Other income	9	30.18	109.14
Total Income (I)		30.18	109.14
II Expenses			
Finance costs	10	2.05	-
Other expenses	11	89.03	71.36
Total Expenses (II)		91.08	71.36
III Profit/(loss) before exceptional items and tax (I-II)		(60.90)	37.78
IV Exceptional items		-	-
V Profit/(loss) before tax (III-IV)		(60.90)	37.78
VI Tax expense	12		
(1) Current tax		7.60	28.38
(2) Tax expenses earlier years		(1.96)	(2.43)
Net Current tax		5.64	25.95
(3) Deferred tax		-	-
Income tax expense		5.64	25.95
VII Profit/(loss) for the year (V-VI)		(66.54)	11.83
VIII Other Comprehensive Income			
(a). Items that will not be reclassified to profit or loss		-	-
Income tax effect thereon		-	-
Subtotal (A)		-	-
(b). Items that will be reclassified to profit or loss		-	-
Income tax effect thereon		-	-
Subtotal (B)		-	-
Other Comprehensive Income (A+B)		-	-
IX Total Comprehensive Income for the year (VII+VIII)		(66.54)	11.83
X Earnings per equity share	25		
(1) Basic (in INR)		(1.33)	0.24
(2) Diluted (in INR)		(1.33)	0.24
Summary of significant accounting policies	2		

The accompanying notes are an integral part of the financial statements

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

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

Rahul Mukhi
Partner
Membership No. 099719
Gurugram, June 29, 2020



For and on behalf of the Board of Directors of
Indiabulls Asset Holding Company Limited

Akshay Kumar Tiwari
Director
DIN : 00366348
New Delhi, June 29, 2020

Kunal Dhankhar
Director
DIN : 06456061

Indiabulls Asset Holding Company Limited
Statement of Cash Flows for the year ended March 31, 2020
All amounts in Rs. Thousands, unless otherwise stated

	For the year ended March 31, 2020	For the year ended March 31, 2019
A Cash flow from operating activities :		
Profit/(Loss) for the year before tax	(60.90)	37.77
Adjustments for:		
Profit on redemption of mutual funds	(29.84)	(33.77)
Interest income from fixed deposits	(0.35)	(0.37)
Operating Profit/(Loss) before working capital changes	(91.09)	3.63
Changes in working capital:		
Other current liabilities	-	-
Cash generate from/(used in) operating activities	(91.09)	3.63
Direct taxes (paid)	(20.87)	(8.36)
Net cash generated from/(used in) operating activities	(111.96)	(4.73)
B Cash flow from investing activities		
Proceeds from redemption of Units of Mutual Fund (net)	29.84	33.77
Interest received	0.32	0.34
Net cash generated from/(used in) investing activities	30.16	34.11
C Cash Flow from financing activities		
Net cash generated from (used In) financing activities	-	-
D Net increase / (decrease) in cash and cash equivalents (A+B+C)	(81.80)	29.39
E Cash and cash equivalents at the beginning of the year	595.91	566.52
F Cash and cash equivalents at the close of the year (D + E) [Refer Note: 3]	514.11	595.91

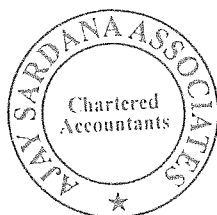
Summary of significant accounting policies (Refer Note 2)

The accompanying notes are an 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

Rahul Mukhi
Partner
Membership No. 099719
Gurugram, June 29, 2020



For and on behalf of the Board of Directors of
Indiabulls Asset Holding Company Limited

Akshay Kumar Tiwari
Director
DIN : 00366348
New Delhi, June 29, 2020

Kunal Dhankhar
Director
DIN : 06456061

Indiabulls Asset Holding Company Limited

Statement of Changes in Equity for the year ended March 31, 2020

All amounts in Rs. Thousands, unless otherwise stated

(A) Equity

Particulars	Equity Shares	
	Number	Amount
As at April 01, 2018	50,000	500.00
Changes in equity share capital during the year	-	-
As at March 31, 2019	50,000	500.00
Changes in equity share capital during the year	-	-
As at March 31, 2020	50,000	500.00

(B) Other Equity

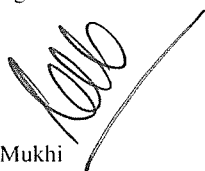
Description	Reserves and Surplus	Other comprehensive income	Total
	Retained earnings		
Balance as at April 01, 2018	31.97	-	31.97
Profit/(Loss) for the year	11.83	-	11.83
Other comprehensive income (net of tax)	-	-	-
Balance as at March 31, 2019	43.80	-	43.80
Profit/(Loss) for the year	(66.54)	-	(66.54)
Other comprehensive income (net of tax)	-	-	-
Balance as at March 31, 2020	(22.74)	-	(22.74)

Summary of significant accounting policies (Refer Note 2)

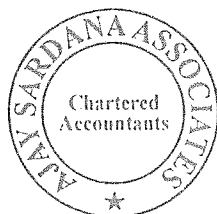
The accompanying notes are an integral part of the financial statements

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

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



Rahul Mukhi
Partner
Membership No. 099719
Gurugram, June 29, 2020



For and on behalf of the Board of Directors of
Indiabulls Asset Holding Company Limited



Akshay Kumar Tiwari
Director
DIN : 00366348
New Delhi, June 29, 2020



Kunal Dhankhar
Director
DIN : 06456061

Indiabulls Asset Holding Company Limited
Notes to financial statements for the year ended March 31, 2020
All amounts in Rs. Thousands, unless otherwise stated

Note - 1

Corporate information:

Indiabulls Asset Holding Company Limited ("the Company") was incorporated as a wholly owned subsidiary of Indiabulls Housing Finance Limited on June 14, 2007 and is yet to commence its business activities.

Note - 2

Summary of significant accounting policies:

i) General information and statement of compliance with Ind AS

These financial statements ('financial statements') of the Company have been prepared in accordance with the Indian Accounting Standards as notified under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules 2015 (by Ministry of Corporate Affairs ('MCA')). The Company has uniformly applied the accounting policies during the periods presented.

The financial statements for the year ended 31 March 2020 were authorized and approved for issue by the Board of Directors on June 29, 2020.

ii) Basis of preparation

These financial statements have been prepared in Indian Rupee which is the functional currency of the Company. These financial statements have been prepared on historical cost basis, except for certain financial instruments which are measured at fair value or amortized cost at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services. 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 statement of cash flows have been prepared under indirect method.

iii) Use of estimates and judgements

In preparing these Ind AS financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized prospectively.

Estimation of uncertainties relating to the global health pandemic from COVID-19 (COVID-19):

The Company has considered the possible effects that may result from the pandemic relating to COVID-19 on its business operations and financial position, based on its review of current indicators of future economic conditions. The impact assessment of COVID-19 is a continuing process given the uncertainties associated with its nature and duration and accordingly the impact may be different from that estimated as at the date of approval of these financial statements. The Company will continue to monitor any material changes to future economic conditions.

iv) Revenue recognition:

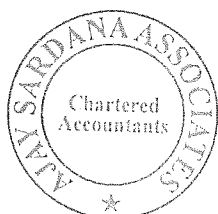
Revenue is recognized upon transfer of control of services ("performance obligations") to customers in an amount that reflects the consideration the Company has received or expects to receive in exchange for these services ("transaction price"). When there is uncertainty as to collectability, revenue recognition is postponed until such uncertainty is resolved.

Revenue is measured based on the transaction price, which is the consideration, adjusted for volume discounts, rebates, scheme allowances, price concessions, incentives, and returns, if any, as specified in the contracts with the customers. Revenue excludes taxes collected from customers on behalf of the government. Accruals for discounts/incentives and returns are estimated (using the most likely method) based on accumulated experience and underlying schemes and agreements with customers.

The Company has adopted Ind AS - 115 Revenue from contracts with customers, with effect from 1st April, 2018. Ind AS - 115 establishes principles for reporting information about the nature, amount, timing and uncertainty of revenues and cash flows arising from the contracts with its customers and replaces Ind AS 18 Revenue and Ind AS 11 Construction Contracts

The Company has adopted Ind AS - 115 using the cumulative effect method whereby the effect of applying this standard is recognized at the date of initial application (i.e. 1st April, 2018). Accordingly, the comparative information in the Standalone Statement of Profit and Loss is not restated. Impact on adoption of Ind AS - 115 is not material.

Dividend income is recorded when the right to receive payment is established. Interest income is recognised using the effective interest method.



Indiabulls Asset Holding Company Limited
Notes to the financial statements for the year ended March 31, 2020

All amounts in Rs. Thousands, unless otherwise stated

	'As at March 31, 2020	'As at March 31, 2019
Note: 3		
Cash and cash equivalents		
Cash on hand	5.27	5.27
Balances with banks		
- in current accounts	128.84	120.64
- in fixed deposits with bank (less than three months maturity)	380.00	470.00
As per Balance Sheet	514.11	595.91

	'As at March 31, 2020	'As at March 31, 2019
Note: 4		
Other financial assets		
Interest Accrued on Deposit accounts	0.26	0.23
As per Balance Sheet	0.26	0.23

	As at March 31, 2020		As at March 31, 2019	
	No. of Shares	Amount (Rs. thousands)	No. of Shares	Amount (Rs. thousands)
Note: 5				
Equity Share capital:				
Authorized:				
Equity Shares of face value of Rs. 10 each	5,000,000	50,000.00	5,000,000	50,000.00
Issued, subscribed and paid up:				
Equity Shares of face value of Rs. 10 each fully paid up	50,000	500.00	50,000	500.00
As per Balance Sheet		500.00		500.00

(a) Reconciliation of equity shares outstanding at the beginning and at the end of the year

Equity Shares	As at March 31, 2020		As at March 31, 2019	
	No. of Shares	Amount (Rs. thousands)	No. of Shares	Amount (Rs. thousands)
Shares outstanding at beginning of the reporting year	50,000	500.00	50,000	500.00
Shares issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at end of the reporting year	50,000	500.00	50,000	500.00

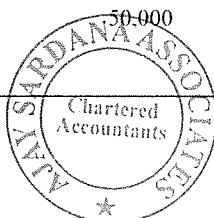
(b) Terms/ rights attached to equity shares:

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.

(c) Details of shareholders holding more than 5% shares in the Company

Name of the shareholder	As at March 31, 2020		As at March 31, 2019	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity Shares of face value of Rs. 10 each fully paid up				
The entire share capital is held by Indiabulls Housing Finance Limited ("the holding Company") and its nominees	50,000	100%	50,000	100%

(d) Employees stock option plans: (Refer Note: 27)


Note: 6

Other equity

Description	Reserves and Surplus	Items of other	Total
	Retained earnings	comprehensive income	
Balance as at April 01, 2018	31.97	-	31.97
Profit/(Loss) for the year	11.83	-	11.83
Other comprehensive income (net of tax)	-	-	-
Balance as at March 31, 2019	43.80	-	43.80
Profit/(Loss) for the year	(66.54)	-	(66.54)
Other comprehensive income (net of tax)	-	-	-
Balance as at March 31, 2020	(22.74)	-	(22.74)

a) 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.

'As at March 31, 2020

'As at March 31, 2019

Note: 7

Other current liabilities

Expense Payable	29.50	29.50
As per Balance Sheet	29.50	29.50

'As at March 31, 2020

'As at March 31, 2019

Note: 8

Current tax liabilities (Net)

Provision for taxation	7.61	22.84
[Net of tax deducted at source and self assessment tax Rs. 28.37 thousands (Previous year Rs. 8.33 thousands)]		

As per Balance Sheet

7.61

22.84



Indiabulls Asset Holding Company Limited
Notes to the financial statements for the year ended March 31, 2020

All amounts in Rs. Thousands, unless otherwise stated

	For the year ended March 31, 2020	For the year ended March 31, 2019
Note: 9		
Other Income		
Income from Services	-	75.00
Interest on Fixed Deposit Accounts	0.35	0.37
Profit on sale of Current Investments	29.84	33.77
As per Statement of Profit and Loss	30.18	109.14

	For the year ended March 31, 2020	For the year ended March 31, 2019
Note: 10		
Finance costs		
Interest on Taxes	2.05	-
As per Statement of Profit and Loss	2.05	-

	For the year ended March 31, 2020	For the year ended March 31, 2019
Note: 11		
Other expenses		
Rates and Taxes	3.60	1.80
Payment to Auditors comprises	-	-
Audit Fees	29.50	29.50
Bank Charges	55.93	40.06
As per Statement of Profit and Loss	89.03	71.36

	For the year ended March 31, 2020	For the year ended March 31, 2019
Note: 12		
Income tax expense		
Tax expense comprises of:		
Current tax (including earlier years)	5.64	25.95
Less: minimum alternative tax credit entitlement (including earlier years)	-	-
Deferred tax charge/(credit)	-	-
Income tax expense reported in the statement of profit and loss	5.64	25.95

	For the year ended March 31, 2020	For the year ended March 31, 2019
Reconciliation of tax expense and the accounting profit multiplied by India's tax rate		
Accounting profit/(loss) before tax from continuing operations	(60.90)	37.78
Accounting profit/(loss) before income tax	(60.90)	37.78
At India's statutory income tax rate	25.17%	26.00%
Computed expected tax expense	(15.33)	9.82
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Tax effect of expense not deductible	22.93	18.56
Tax effect of earlier year items	(1.96)	(2.43)
Income tax expense	5.64	25.95



Indiabulls Asset Holding Company Limited**Notes to financial statements for the year ended March 31, 2020**

All amounts in Rs. Thousands, unless otherwise stated

Note:13

As per the best estimate of the management, no provision is required to be made as per Indian Accounting Standard 37- Provisions, Contingent Liabilities and Contingent Assets as specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014, as amended, in respect of any present obligation as a result of a past event that could lead to a probable outflow of resources, which would be required to settle the obligation.

Note:14

In the opinion of the Board of Directors, all current assets, loans and advances appearing in the balance sheet as at March 31, 2020 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:15

The Company has not entered into any derivative instruments during the year. The Company does not have any foreign currency exposures as at March 31, 2020 (Previous year Rs. Nil).

Note:16

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

Particulars	Amount in Rs.	
	As at March 31, 2020	As at March 31, 2019
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	Nil	Nil
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	Nil	Nil
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	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 - 17

There are no borrowing costs to be capitalised as at March 31, 2020 (Previous year: Rs. Nil).

Note - 18

There are no contingent liabilities to be reported as at March 31, 2020 (Previous year: Rs. Nil).

Note - 19

There are no capital and other commitments to be reported as at March 31, 2020 (Previous year: Rs. Nil).

Note - 20**Financial instruments****A Financial assets and liabilities**

The carrying amounts of financial instruments by category are as follows:

Particulars	Note No.	Amount in Rs.	
		As at March 31, 2020	As at March 31, 2019
Financial assets measured at amortised cost			
Cash and cash equivalents	3	514.11	595.91
Other financial assets	4	0.26	0.23
Total		514.37	596.13
Financial liabilities measured at amortised cost			
Total		-	-

B Fair values hierarchy

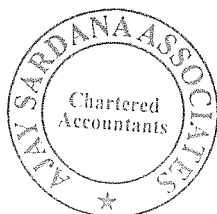
Financial assets and financial liabilities are measured at fair value in the consolidated financial statements and are grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

The categories used are as follows:

Level 1: Quoted prices (unadjusted) for identical instruments in an active market;

Level 2: Directly (i.e. as prices) or indirectly (i.e. derived from prices) observable market inputs, other than Level 1 inputs; and

Level 3: Inputs which are not based on observable market data (unobservable inputs).



Note - 20

Financial instruments (continued)

B.1 Fair value of instruments measured at amortised cost

Fair value of instruments measured at amortised cost for which fair value is disclosed is as follows, these fair values are calculated using Level 3 inputs:

Particulars	As at March 31, 2020		As at March 31, 2019	
	Carrying value	Fair value	Carrying value	Fair value
Financial assets				
Cash and cash equivalents	514.11	514.11	595.91	595.91
Other financial assets	0.26	0.26	0.23	0.23
Total	514.37	514.37	596.13	596.13
Financial liabilities				
Total	-	-	-	-

The management assessed that fair values of cash and cash equivalents approximate their respective carrying amounts, largely due to the short-term maturities of these instruments.

Note - 21

i) Risk Management

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risks are managed by a treasury department under policies approved by the Board of Directors. The Board of Directors provides written principles for overall risk management. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Risk	Exposure arising from	Measurement	Management
Credit risk	Cash and cash equivalents, investments and other financial assets	Ageing analysis	Highly rated bank deposits and diversification of asset base
Market risk - security price	Investments in equity securities/mutual funds	Sensitivity analysis	Diversification of portfolio, with focus on strategic investments

In order to avoid excessive concentrations of risk, the Company's policies and procedures include specific guidelines to focus on maintaining a diversified portfolio. Identified concentrations of credit risks are controlled and managed accordingly.

A) Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, investments and other financial assets. Credit risk on cash and cash equivalents and investments is limited as the Company generally invests in deposits with banks / mutual funds with high credit ratings assigned by rating agencies. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

a) Credit risk management

The Company assesses and manages credit risk based on internal credit rating system. Internal credit rating is performed for each class of financial instruments with different characteristics. The Company assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

- (i) Low credit risk
- (ii) Moderate credit risk
- (iii) High credit risk

The Company provides for expected credit loss based on the following:

Nature	Assets covered	Basis of expected credit loss
Low credit risk	Cash and cash equivalents, investments and other financial assets	12 month expected credit loss

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.



Note - 21

i) Risk Management (continued)

a) Credit risk management (continued)

Financial assets that expose the entity to credit risk*

Particulars	As at March 31, 2020	As at March 31, 2019
(i) Low credit risk		
Cash and cash equivalents	514.11	595.91
Other financial assets	0.26	0.23
(ii) Moderate credit risk	-	-
(iii) High credit risk	-	-

* These represent gross carrying values of financial assets, without deduction for expected credit losses

Cash and cash equivalents

Credit risk related to cash and cash equivalents is managed by only accepting highly rated banks and diversifying accounts in different banks across the country.

Other financial assets measured at amortized cost

Other financial assets measured at amortized cost includes interest receivable. Credit risk related to these other financial assets is managed by monitoring the recoverability of such amounts continuously.

b) Credit risk exposure

i) Expected credit losses for financial assets

As at March 31, 2020	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	514.11	-	514.11
Other financial assets	0.26	-	0.26

As at March 31, 2019	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	595.91	-	595.91
Other financial assets	0.23	-	0.23

B) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

Management monitors the Company's liquidity positions and cash and cash equivalents on the basis of expected cash flows. The Company also takes into account liquidity of the market in which the entity operates.

(i) Financing arrangements: The Company did not have any borrowings/financing arrangements as at March 31, 2020 (Previous year Rs. Nil).

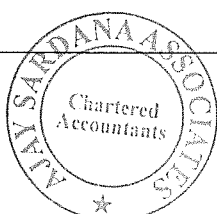
(ii) Maturities of financial assets and liabilities

The tables below analyse the Company financial assets and liabilities into relevant maturity groupings based on their contractual maturities.

The amounts disclosed in the table are the contractual undiscounted cash flows:

As at March 31, 2020	Less than 1 year	1-2 year	2-3 year	More than 3 years	Total
Non-derivatives					
Cash and cash equivalents	514.11	-	-	-	514.11
Other financial assets	0.26	-	-	-	0.26
Total undiscounted financial assets	514.37	-	-	-	514.37
Non-derivatives					
Total undiscounted financial liabilities	-	-	-	-	-
Net undiscounted financial assets/(liabilities)	514.37	-	-	-	514.37

As at March 31, 2019	Less than 1 year	1-2 year	2-3 year	More than 3 years	Total
Non-derivatives					
Cash and cash equivalents	595.91	-	-	-	595.91
Other financial assets	0.23	-	-	-	0.23
Total undiscounted financial assets	596.13	-	-	-	596.13
Non-derivatives					
Total undiscounted financial liabilities	-	-	-	-	-
Net undiscounted financial assets/(liabilities)	596.13	-	-	-	596.13



Indiabulls Asset Holding Company Limited
Notes to financial statements for the year ended March 31, 2020
All amounts in Rs. Thousands, unless otherwise stated

Note - 21

i) Risk Management (continued)

C) Market risk

a) Foreign currency risk

The Company has not entered into any foreign currency transactions and is not exposed to foreign exchange risk arising from recognised assets and liabilities denominated in a currency that is not the functional currency of the Company. The Company did not have any foreign currency receivables and payables as at March 31, 2020 (Previous year Rs. Nil).

b) Interest rate risk

i) Liabilities

The Company's policy is to minimise interest rate cash flow risk exposures on long-term financing. At March 31, 2020, March 31, 2019 the Company did not have any financial liabilities. As such, interest rate risk exposure and interest sensitivity is not applicable to the Company.

ii) Assets

The Company's fixed deposits are carried at amortised cost and are fixed rate deposits. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

c) Price risk

i) Exposure

As at March 31, 2020, and as at March 31, 2019, the Company did not have financial assets subject to price risk.

Note - 22

Capital management

The Company's capital management objectives are:

- to ensure the Company's ability to continue as a going concern
- to comply with externally imposed capital requirement and maintain strong credit ratings, if applicable
- to provide an adequate return to shareholders

The Company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of balance sheet.

Management assesses the Company's capital requirements in order to maintain an efficient overall financing structure while avoiding excessive leverage. This takes into account the subordination levels of the Company's various classes of debt. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares, or sell assets to reduce debt.

Particulars	As at March 31, 2020	As at March 31, 2019
Net debt*	-	-
Total equity	477.26	543.80
Net debt to equity ratio	-	-

* Net debt includes debt securities + borrowings other than debt securities + interest accrued - cash and cash equivalents.

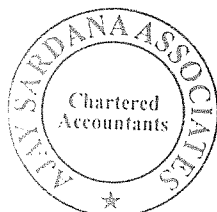
The Company does not have any borrowings/debt as at March 31, 2020 (Previous year Rs. Nil).

Note - 23

Segment reporting:

Considering the nature of the Company's business and operations and based on the information available with the management, there are no reportable segments (business and/or geographical) as per Ind AS 108 on 'Segment Reporting'. Hence, no further disclosures are required in respect of reportable segments, other than those already provided in the financial statements.

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Note - 24

Related party disclosures

(a) Names of related parties identified in accordance with 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.

Description of relationship	Names of related parties
(i) Where control exists	
Holding Company	Indiabulls Housing Finance Limited
Fellow Subsidiary Companies (including step down subsidiaries)/ Entities under common control	Indiabulls Insurance Advisors Limited
	Nilgiri Financial Consultants Limited (Subsidiary of Indiabulls Insurance Advisors Limited)
	Indiabulls Advisory Services Limited
	Indiabulls Asset Reconstruction Company Limited (up to October 2,2016) (Subsidiary of Indiabulls Advisory Services Limited)
	Indiabulls Collection Agency Limited
	Indiabulls Commercial Credit Limited# (Formerly known as Indiabulls Infrastructure Credit Limited)
	Indiabulls Asset Management Mauritius (w.e.f. July 18,2016) (Subsidiary of Indiabulls Commercial Credit Limited)
	Indiabulls Capital Services Limited
	Indiabulls Housing Finance Limited -Employee welfare Trust (w.e.f. December 3,2019)
	Indiabulls Trustee Company Limited
	Indiabulls Asset Management Company Limited
	Indiabulls Venture Capital Management Company Limited (Subsidiary of Indiabulls Holdings Limited)
	Indiabulls Venture Capital Trustee Company Limited (up to March 08, 2019) (Subsidiary of Indiabulls Holdings Limited)
	Indiabulls Holdings Limited
	IBHFL Lender Repayment Trust (w.e.f. August 17,2017)
	ICCL Lender Repayment Trust (w.e.f. April 02, 2018)
ii) Other related parties	
Associate of Holding Company	Oaknorth Holdings Ltd. (w.e.f. November 13, 2015)
Key Management Personnel	Mr. Akshay Kumar Tiwari - Director
	Mr. Youshvir Singh Malhan - Director
	Mr. Kunal Dhanekar - Director

#The Board of Directors of Indiabulls Finance Company Private Limited ("IFCPL") and Indiabulls Commercial Credit Limited ("ICCL") (formerly Indiabulls Infrastructure Credit Limited) at their meeting held on April 16, 2015 had approved, the merger of IFCPL, on an ongoing basis, into ICCL, pursuant to and in terms of the provisions of Section 391 - 394 of the Companies Act, 1956, as amended from time to time. The appointed date of the proposed merger fixed under the Scheme was April 01, 2015. The Hon'ble High Court of Delhi, vide its order dated March 15, 2016, received by ICCL on March 31, 2016, approved the Scheme (Order). In terms of the court approved Scheme, with the filing of the copy of the Order, on March 31, 2016 with the office of ROC, NCT of Delhi & Haryana (the Effective Date), the Scheme came into effect and IFCPL, as a going concern, stands amalgamated with ICCL with effect from the Appointed Date, being April 01, 2015. Subsequently the Board of Directors of ICCL, on March 31, 2016, issued and allotted Equity Shares of ICCL to the holders of Equity Shares of IFCPL, in the ratio of 3:1 i.e the Share Exchange Ratio, fixed under the Scheme.

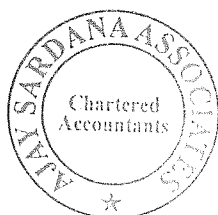
(b) The nature and volume of transactions carried out with the above related parties in the ordinary course of business are as follows :

(b) Significant transactions with related parties: Rs. Nil (March 31, 2019: Rs. Nil)

(c) Statement of material transactions: Rs. Nil (March 31, 2019: Rs. Nil)

(d) Outstanding as at March 31, 2020 : Rs. Nil (March 31, 2019: Rs. Nil)

In accordance with IND AS 24, disclosures in respect of transactions with identified related parties are given only for such period during which such relationships existed. Related Party relationships are given above as as identified by the Company and relied upon by the Auditors.



Indiabulls Asset Holding Company Limited**Notes to financial statements for the year ended March 31, 2020**

All amounts in Rs. Thousands, unless otherwise stated

Note - 25**Earnings per share:**

Basic earnings per share is computed by dividing the net profit/(loss) attributable to equity shareholders for the period by the weighted average number of equity shares outstanding during the reporting period. Diluted earnings per share are computed using the weighted average number of equity shares and also the weighted average number of equity shares that could have been issued on the conversion of all dilutive potential equity shares. Dilutive potential equity shares are adjusted for the proceeds receivable, had the shares been actually issued at fair value.

Dilutive potential equity shares are deemed converted as of the beginning of the period, unless they have been issued at a later date. The number of equity shares and potential diluted equity shares are adjusted for stock split and bonus shares as appropriate.

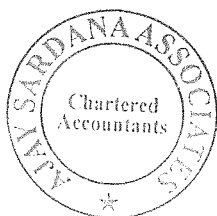
Particulars	For the year ended March 31,2020	For the year ended March 31,2019
Net Profit/(loss) for the year from continuing operations	(66.54)	11.83
Weighted average number of equity shares for computation of Basic EPS	50,000	50,000
Basic earnings per share (In Rs.)	(1.33)	0.24
Weighted average number of equity shares for computation of Diluted EPS	50,000	50,000
Diluted earnings per share (In Rs.)	(1.33)	0.24

Note - 26

The outbreak of COVID-19 virus continues to spread across the globe including India, resulting into a significant decline and volatility in financial markets and a significant decrease in global and India's economic activities. The Government of India announced a strict 40-day nation-wide lockdown to contain the spread of the virus till May 3, 2020, which was further extended till June 08, 2020. This has led to significant disruptions and dislocations for individuals and businesses. The recent directions from Government allows for calibrated and gradual withdrawal of lockdown and partial resumption of selected economic activities. The extent to which the COVID 19 pandemic will impact the Company's business is dependent on several factors including, but not limited to, pace of easing of the lockdown restrictions. There has been no material change in the controls or processes followed in the closing of these financial statements of the Company.

The Company has assessed the impact of the pandemic on its operations and its assets including the value of its financial assets as at March 31, 2020. The management does not, at this juncture, believe that the impact on the value of the Company's assets is likely to be material. However, since the situation is rapidly evolving, its effect on the operations of the Company may be different from that estimated as at the date of approval of these financial statements. The Company will continue to closely monitor material changes in markets and future economic conditions.

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Note - 27

Employees Stock Options Plans/Schemes (ESOS/ESOP Schemes) of Indiabulls Housing Finance Limited ("the Holding Company" "IHFL"):

(i) Grants During the Year:

There has been no new grants of Esops during the current financial year (Previous year 10,000,000 Esops)

(ii) 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:

- INDIABULLS HOUSING FINANCE LIMITED Employees Stock Option Plan 2019 ("ESOP Plan 2019")
- INDIABULLS HOUSING FINANCE LIMITED Employees Stock Purchase Plan 2019 ("ESP Plan 2019")
- INDIABULLS HOUSING FINANCE LIMITED Stock Appreciation Rights Plan 2019 ("SARs Plan 2019")

In accordance with the ESOP Regulations, Indiabulls Housing Finance Limited 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

(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	IHFL-IBFSL Employees Stock Option - 2008 -Regrant	IHFL-IBFSL Employees Stock Option - 2008- Regrant	IHFL-IBFSL Employees Stock Option Plan - 2006 - Regrant	IHFL-IBFSL Employees Stock Option - 2008 - Regrant	IHFL-IBFSL Employees Stock Option Plan II - 2006 Regrant
Total Options under the Scheme	720,000	7,500,000	39,000,000	39,000,000	39,000,000	39,000,000	N.A.	N.A.	N.A.	N.A.	N.A.
Total Options issued under the Scheme	720,000	7,500,000	10,500,000	10,500,000	100,000	10,000,000	N.A.	N.A.	N.A.	N.A.	N.A.
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	Five years, 20% each year	Five years, 20% each year	N.A.	N.A.	N.A.	N.A.	N.A.
First Vesting Date	1st November, 2008	8th December, 2009	12th October, 2015	12th August, 2018	25th March, 2019	10th March, 2020	31st December, 2010	16th July, 2011	27th August, 2010	11th January, 2012	27th August, 2010
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.	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
Exercise Price (Rs.)	100.00	95.95	394.75	1,156.50	1,200.40	702.00	125.90	158.50	95.95	153.65	100.00
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	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	70,676	4,025,556	10,336,500	-	10,000,000	15,030	38,880	39,500	3,000	21,900
Regrant Addition	N.A.	N.A.	N.A.	N.A.	N.A.	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.	December 31, 2009	July 16, 2010	August 27, 2009	January 11, 2011	August 27, 2009
Options vested during the year (Nos.)	-	-	2,004,000	-	-	-	6,390	19,440	39,500	1,500	21,900
Exercised during the year (Nos.)	-	54,812	111,800	-	-	-	4,140	-	-	-	-
Expired during the year (Nos.)	-	-	-	-	-	-	-	-	-	-	-
Cancelled during the year	-	-	-	-	-	-	-	-	-	-	-
Lapsed during the year	-	0	124,000	2,612,500	-	3,117,600	-	-	-	-	-
Re-granted during the year	-	-	-	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Outstanding at the end of the year (Nos.)	1,152	15,864	3,789,756	7,724,000	-	6,882,400	10,890	38,880	39,500	3,000	21,900
Exercisable at the end of the year (Nos.)	1,152	15,864	3,789,756	1,931,000	-	-	10,890	19,440	39,500	1,500	21,900
Remaining contractual Life (Weighted Months)	19	39	46	67	N.A.	89	50	57	53	63	53

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 - 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 - 2008	IHFL ESOS - 2013 (Grant 1)	IHFL ESOS - 2013 (Grant 2)	IHFL ESOS - 2013 (Grant 3)	IHFL ESOS - 2013 (Grant 4)
Exercise price (Rs.)	125.90	158.50	95.95	100.00	153.65	95.95	394.75	1,156.50	1,200.40	702.00
Expected volatility*	99.61%	99.60%	75.57%	75.57%	99.60%	97.00%	46.30%	27.50%	27.70%	33.90%
Expected forfeiture percentage on each vesting date	Nil	Nil	Nil	Nil	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	11 Years	5 Years	3 Years	3 Years	3 Years
Expected Dividends yield	3.19%	2.89%	4.69%	4.50%	2.98%	4.62%	10.00%	5.28%	5.08%	7.65%
Weighted Average Fair Value (Rs)	83.48	90.24	106.3	108.06	84.93	52.02	89.76	200.42	226.22	126.96
Risk Free Interest rate	7.59%	7.63%	7.50%	7.50%	7.63%	6.50%	8.57%	6.51%	7.56%	7.37%

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

(v) 18,527,342 Equity Shares of Rs. 2 each (Previous Year : 24,552,194) 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 Rs. 682.59 per share (Previous year Rs. 782.49 per share).



Indiabulls Asset Holding Company Limited
Notes to financial statements for the year ended March 31, 2020
All amounts in Rs. Thousands, unless otherwise stated

Note - 28

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, 2020 (Previous year: Rs. Nil).

As per our report of even date

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

Rahul Mukhi
Partner
Membership No. 099719
Gurugram, June 29, 2020



For and on behalf of the Board of Directors of
Notes to financial statements for the year ended March 31, 2020

Akshay Kumar Tiwari
Director
DIN : 00366348
New Delhi, June 29, 2020



Kunal Dhankhar
Director
DIN : 06456061

