



[Formerly known as DHFL Vysya Housing Finance Ltd]

201, Raheja Point -1, Nr. Shamrao Vitthal Bank,
Nehru Road, Vakola, Santacruz (E),
Mumbai - 400055 (Mah.)

Tel: 022 39509900 / 61213400
Fax: 022 39509934

Date: 01-03-2019

To,
The General Manager,
Department of Corporate Service,
BSE Limited,
P. J. Towers, Dalal Street,
Mumbai – 400 001.

Sub:- Intimation of revision in Rating for Secured and Unsecured Non-Convertible Debentures issued on private placement basis by the Company.

Ref:- Company Code- 11302 and 10844/ Scrip Code- 953947 and 951548

Dear Sir/Madam,

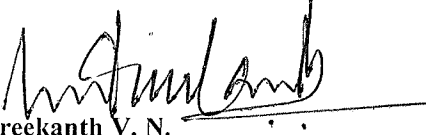
We would like to inform you that, as per Regulation 56 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, there is change in the rating of existing listed Secured and Unsecured Non-Convertible Debentures (NCDs) issued and allotted by the Company on private placement basis which has been revised by the rating agency CARE Ratings Limited (a copy of revised rating letter is enclosed herewith).

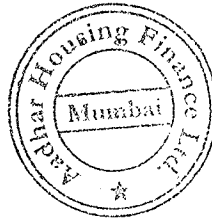
The revised rating applicable to the NCDs are:-

1. For secured NCDs - CARE AA (SO).
2. For unsecured NCDs- CARE AA- (SO)

Kindly note and take the same in your record.

For Aadhar Housing Finance Ltd.
(Formerly known as DHFL Vysya Housing Finance Ltd.)


Sreekanth V. N.
Company Secretary
FCS: 4191



Copy to: Debenture Trustees

- i) Catalyst Trusteeship Limited
- ii) Beacon Trusteeship Limited

Encl: As above.

Aadhar Housing Finance Ltd.
(A Subsidiary of WGC)

CIN: U66010KA1990PLC011409
Regd. Office: 2nd Floor, No. 3, JVT Towers,
8th 'A' Main Road, S.R Nagar,
Bengaluru – 560 027, Karnataka.
Toll Free No: 1800 3004 2020

www.aadharhousing.com

CARE/HO/RL/2018-19/4746
Mr. Deo Shankar Tripathi
Chief Executive Officer
Aadhar Housing Finance Ltd.,
201, Raheja Point, 2nd floor,
Near Shamrao Vithal Bank
Nehru Road, Vakola,
Santacruz (East),
Mumbai 400 055

February 07, 2019

Confidential

Dear Sir

Credit rating for outstanding Non-Convertible Debenture issue

On a review of recent developments including operational and financial performance of Dewan Housing Finance Corporation Ltd for FY18 (Audited) and 9MFY19 (Unaudited) our Rating Committee has reviewed the following rating:

Instrument	Amount (Rs. crore)	Rating ¹	Rating Action
Non-Convertible Debenture issue	4700 (Rs. Four Thousand Seven hundred crore only)	CARE AA(SO) (Double A (Structured Obligation)) (under credit watch with developing implications)	CARE AA+(SO); Stable [Double A Plus (Structured Obligation)]; Outlook: Stable]; placed on credit watch with developing implications
Subordinate Debt	150 (Rs One Hundred and fifty crore only)	CARE AA-(SO) (Double A Minus (Structured Obligation)) (under credit watch with developing implications)	CARE AA(SO); Stable [Double A (Structured Obligation)]; Outlook: Stable]; placed on credit watch with developing implications

2. The above ratings are based on the credit enhancement in the form of 'Letter of Comfort' given by Dewan Housing Finance Corporation Ltd.

¹Complete definitions of the ratings assigned are available at www.careratings.com and in other CARE publications.

3. Please inform us the below-mentioned details of issue immediately, but not later than 7 days from the date of placing the instrument:

Instrument type	ISIN	Issue Size (Rs cr)	Coupon Rate	Coupon Payment Dates	Terms of Redemption	Redemption date	Name and contact details of Debenture Trustee	Details of top 10 investors
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4. The rationale for the rating will be communicated to you separately.
5. CARE reserves the right to undertake a surveillance/review of the rating from time to time, based on circumstances warranting such review, subject to at least one such review/surveillance every year.
6. CARE reserves the right to revise/reaffirm/withdraw the rating assigned as also revise the outlook, as a result of periodic review/surveillance, based on any event or information which in the opinion of CARE warrants such an action. In the event of failure on the part of the entity to furnish such information, material or clarifications as may be required by CARE so as to enable it to carry out continuous monitoring of the rating of the debt instrument, CARE shall carry out the review on the basis of best available information throughout the life time of such instrument. In such cases the credit rating symbol shall be accompanied by "ISSUER NOT COOPERATING". CARE shall also be entitled to publicize/disseminate all the afore-mentioned rating actions in any manner considered appropriate by it, without reference to you.
7. Users of this rating may kindly refer our website www.careratings.com for latest update on the outstanding rating.
8. CARE ratings are **not** recommendations to buy, sell, or hold any securities.

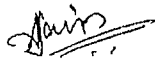
If you need any clarification, you are welcome to approach us in this regard.

Thanking you,

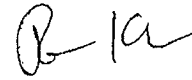
Yours faithfully,

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CARE Ratings Limited
(Formerly known as Credit Analysis & Research Limited)



[Akansha Jain]
Rating Analyst
akansha.jain@careratings.com



[Ravi Kumar Dasari]
Associate Director
ravi.kumar@careratings.com

Encl.: As above

Disclaimer

CARE's ratings are opinions on credit quality and are not recommendations to sanction, renew, disburse or recall the concerned bank facilities or to buy, sell or hold any security. CARE has based its ratings/outlooks on information obtained from sources believed by it to be accurate and reliable. CARE does not, however, guarantee the accuracy, adequacy or completeness of any information and is not responsible for any errors or omissions or for the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by CARE have paid a credit rating fee, based on the amount and type of bank facilities/instruments.

In case of partnership/proprietary concerns, the rating/outlook assigned by CARE is based on the capital deployed by the partners/proprietor and the financial strength of the firm at present. The rating/outlook may undergo change in case of withdrawal of capital or the unsecured loans brought in by the partners/proprietor in addition to the financial performance and other relevant factors.

For Aadhar Housing Finance Ltd.


Company Secretary

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CARE Ratings Limited
(Formerly known as Credit Analysis & Research Limited)

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