

No.CTL/DEB/19-20/Noting Certificate/5831

October 24, 2019

To Whomsoever It May Concern,

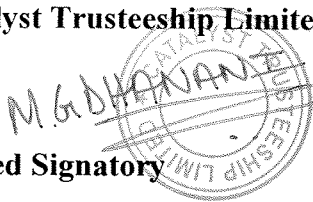
CERTIFICATE FOR RECEIPT AND NOTING OF INFORMATION

[Pursuant to Regulation 52(5) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015]

We, Catalyst Trusteeship Limited (“**Debenture Trustee**”) hereby confirm that we have received and noted the information, as specified under regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 (“**Regulations**”), provided to us by **Aadhar Housing Finance Ltd (“the Company”)** for the Half year ended September 30, 2019.

This Certificate is being issued pursuant to the requirements of regulation 52(5) of the aforesaid Regulations, for onward submission to Stock Exchange(s) by the Company.

For Catalyst Trusteeship Limited



Authorised Signatory

Encl: Results submitted by Company



23rd October, 2019

To,
The General Manager
BSE Limited,
P.J. Towers, Dalal Street,
Mumbai- 400001
Kind Attn.: Listing Corporate Relationship Department



[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

Sub.: Half yearly communication for Secured Non-Convertible Debentures (NCDs) in respect of half year ended 30th September, 2019

Ref.: Letter No. CTL/MUM/Compliance/Half Yearly/2019-20/3502 dated 30th September, 2019.


Dear Sir/Madam,

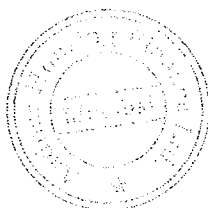
We wish to inform the following-

In terms of the provisions of Regulation 52 for the half year ended 30th September, 2019:-

- a) Financial Results for half year ended 30th September, 2019:- enclosed herewith as **Annexure- I along with Limited Review Report of Joint Statutory Auditors.**
- b) Credit rating and change in credit rating:- CARE AA and BWR AA vide credit rating agencies letters dated 22nd October, 2019 and 24th June, 2019 respectively, there is no change in credit rating and the letters are enclosed herewith as **Annexure- II.**
- c) Asset cover available:- **maximum asset cover as per the term sheet has been maintained and as confirmed by Chartered Accountant.**
- d) Debt-equity ratio:- 3.52 as per Financial Results for the half year ended 30th September, 2019 as mentioned in **Annexure- I.**
- e) Previous due date for the payment/ repayment of interest/ principal non-convertible debt securities for half year ended 30th September, 2019 and the same has been paid:- NCD list enclosed as **Annexure III.**
- f) Next due date for the payment of interest/ principal for non-convertible debentures upto the period 31st March, 2020:- NCD list enclosed as **Annexure IV.**
- g) Debt Service coverage ratio:- **0.80 for half year ended 30th September, 2019**
- h) Interest service coverage ratio:- **1.40 for half year ended 30th September, 2019**
- i) Debenture Redemption Reserve- **Not Applicable**
- j) Net Worth- **Rs. 1,78,754 Lakhs for half year ended 30th September, 2019**
- k) Net Profit After Tax (Standalone)- **Rs. 12,867 Lakhs for half year ended 30th September, 2019**
- l) Earnings per share (Standalone)- **Rs. 42.13/- (Basic) for half year ended 30th September, 2019**
- m) Copy of the statement, if any filed with the stock Exchange, as per Regulation 52(7) indicating material deviation, if any, in the use of proceeds of issue of NCDs from the object stated in the offer document:- **there is no material deviation in the use of proceeds of the issue of NCDs as per the Financial Statement.**

Thanking you.
Yours faithfully,
For Aadhar Housing Finance Limited


Sreekanth V. N.
Company Secretary
FCS: 4191



Encl.: As above

Aadhar Housing Finance Ltd.

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



[Formerly known as DHFL Vysya Housing Finance Ltd.]

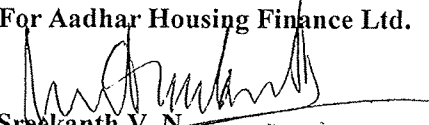
ANNEXURE – III

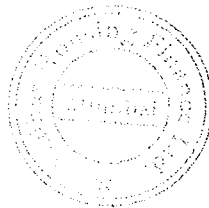
Details of redemption & payment of interest on NCDs made during half year ended 01-04-2019 to 30-09-2019:

Consent Letter /Tranche	Series / Tranche	ISIN	Type (Principal / Interest)	Due date of payment	Amount (Rs.)	Actual date of payment
GDA/CL/MUM/15-16/DEB/397	Series XXVII	INE538L07296	Interest	28-04-2019	Rs. 104.80 lakhs	* 29-04-2019
DVHFL/CL/PUN/15-16/DEB/260	Series I	INE883F07017	Interest	05-05-2019	Rs. 282.77 lakhs	* 06-05-2019
DVHFL/CL/PUN/15-16/DEB/260	Series I	INE883F07025	Interest	05-05-2019	Rs. 188.51 lakhs	* 06-05-2019
GDA/CL/MUM/15-16/DEB/397	Series XXVIII	INE538L07304	Interest	13-05-2019	Rs. 47.36 lakhs	13-05-2019
GDA/CL/MUM/16-17/DEB/40	Series XXXI	INE538L07338	Interest	27-05-2019	Rs. 42.18 lakhs	27-05-2019
GDA/DEB/CL-MUM/2014-15/329	Series VI	INE538L07072	Interest	03-06-2019	Rs. 195.46 lakhs	03-06-2019
DVHFL/CL/PUN/15-16/DEB/260	Series I	INE883F07033	Interest	05-07-2019	Rs. 19.2 lakhs	05-07-2019
DVHFL/CL/PUN/15-16/DEB/260	Series I	INE883F07041	Interest	08-07-2019	Rs. 18.64 lakhs	08-07-2019
DVHFL/CL/PUN/15-16/DEB/260	Series I	INE883F07058	Interest	13-07-2019	Rs. 11.34 lakhs	* 15-07-2019
DVHFL/CL/PUN/15-16/DEB/260	Series I	INE883F07066	Interest	19-07-2019	Rs. 18.56 lakhs	19-07-2019
DVHFL/CL/PUN/15-16/DEB/260	Series I	INE883F07074	Interest	05-08-2019	Rs. 10.94 lakhs	05-08-2019
GDA/DEB/CL-MUM/2014-15/329	Series VII	INE538L07080	Interest	07-08-2019	Rs. 98 lakhs	07-08-2019
DVHFL/CL/PUN/15-16/DEB/260	Series I	INE883F07082	Interest	17-08-2019	Rs. 18.70 lakhs -	17-08-2019
DVHFL/CL/PUN/15-16/DEB/260	Series I	INE883F07090	Interest	25-08-2019	Rs. 9.32 lakhs	*26-08-2019
GDA/CL-MUM/15-16/DEB/156	Series VIII	INE538L07098	Interest	03-09-2019	Rs. 98 lakhs	03-09-2019
GDA/CL-MUM/15-16/DEB/156	Series IX	INE538L07106	Interest	10-09-2019	Rs. 98 lakhs	10-09-2019

Note:- * 1) 28-04- 2019 being Sunday Bank holiday.
 2) 05-05-2019 being Sunday Bank holiday.
 3) 13-07-2019 and 14-07-2019 being 2nd Saturday & Sunday Bank holidays respectively.
 4) 25-08-2019 being Sunday Bank holiday.

For Aadhar Housing Finance Ltd.


 Sreekanth V. N.
 Company Secretary
 FCS: 4191





[Formerly known as DHFL Vysya Housing Finance Ltd.]

ANNEXURE – IV

Details of redemption & interest due on NCDs in the next half-year i.e. 01-10-2019 to 31-03-2020:

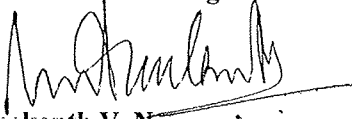
Consent Letter /Tranche	Series / Tranche	ISIN	Type (Principal / Interest)	Due date of payment	Amount (Rs.) (tentative amount)
No.DVHFL/CL/PUN/15-16/ DEB/260	Series I	INE883F07108	Interest	20-10-2019	*Rs. 18.79 lakhs
No.DVHFL/CL/PUN/15-16/ DEB/260	Series I	INE883F07116	Interest	25-10-2019	Rs. 9.36 lakhs
No.DVHFL/CL/PUN/15-16/ DEB/260	Series I	INE883F07132	Interest	27-10-2019	Rs. 18.66 lakhs
No.DVHFL/CL/PUN/15-16/ DEB/260	Series I	INE883F07124	Interest	27-10-2019	Rs. 37.33 lakhs
CL/MUM/15-16/DEB/156	Series XI	INE538L07122	Interest	04-11-2019	Rs. 193.46 lakhs
CL/MUM/15-16/DEB/156	Series XII	INE538L07130	Interest	09-11-2019	Rs. 97.53 lakhs
No.DVHFL/CL/PUN/15-16/ DEB/260	Series I	INE883F07140	Interest	21-11-2019	Rs. 188 lakhs
No.DVHFL/CL/PUN/15-16/ DEB/260	Series I	INE883F07157	Interest	22-11-2019	Rs. 84.60 lakhs
CL/MUM/15-16/DEB/156	Series XIII	INE538L07148	Interest	11-12-2019	Rs. 96.50 lakhs
CL/MUM/15-16/DEB/156	Series XIV	INE538L07155	Interest	28-12-2019	Rs. 193.05 lakhs
CL/MUM/15-16/DEB/317	Series XV	INE538L07163	Interest	06-01-2020	Rs. 287.21 lakhs
CL/MUM/15-16/DEB/317	Series XVI	INE538L07171	Interest	07-01-2020	Rs. 192 lakhs
CL/MUM/14-15/DEB/157	Series II	INE538L07023	Interest and Principal	09-01-2020	Rs. 3200 lakhs and Rs. 328 lakhs
CL/MUM/15-16/DEB/317	Series XVII	INE538L07189	Interest	19-01-2020	Rs. 96.26 lakhs
CL/MUM/15-16/DEB/317	Series XVIII	INE538L07197	Interest	19-01-2020	Rs. 25.99 lakhs
CL/MUM/15-16/DEB/317	Series XIX	INE538L07205	Interest	25-01-2020	Rs. 193.05 lakhs
CL/MUM/15-16/DEB/317	Series XX	INE538L07213	Interest	29-01-2020	Rs. 114.60 lakhs

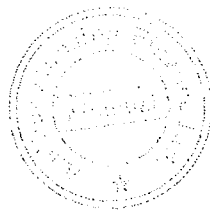
Note:- * This interest payment has been made on the due date

CL/MUM/15-16/DEB/317	Series XXI	INE538L07221	Interest	01-03-2020	Rs. 95.76 lakhs
CL/MUM/15-16/DEB/317	Series XXII	INE538L07239	Interest	03-03-2020	Rs. 94.97 lakhs
CL/MUM/15-16/DEB/397	Series XXIII	INE538L07247	Interest	21-03-2020	Rs. 112.49 lakhs
CL/MUM/15-16/DEB/397	Series XXIV	INE538L07254	Interest	22-03-2020	Rs. 191.52 lakhs
CL/MUM/14-15/DEB/329	Series IV	INE538L07056	Interest	23-03-2020	Rs. 243.66 lakhs
CL/MUM/14-15/DEB/329	Series V	INE538L07064	Interest	27-03-2020	Rs. 196 lakhs
CL/MUM/15-16/DEB/397	Series XXV	INE538L07262	Interest	29-03-2020	Rs. 95.25 lakhs
CL/MUM/15-16/DEB/397	Series XXVI	INE538L07270	Interest	31-03-2020	Rs. 118.72 lakhs

The Company does not expect any delay/ default in payment of principal / interest dues in next half year upto 31st March, 2020.

For Aadhar Housing Finance Ltd.


Sreekanth V. N.
Company Secretary
FCS: 4191



CARE/HO/RL/2019-20/3225
 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

October 22, 2019

Confidential

Dear Sir,

Credit rating for long term debt instruments

Please refer to our letter dated June 20, 2019 and your request for revalidation of the rating assigned to the long term debt instruments of your company,

2. Our Rating Committee has reviewed the following rating(s):

Instrument	Amount (Rs. crore)	Rating ¹	Rating Action
Non-Convertible Debenture issue	1700	CARE AA [Double A; Outlook:Stable]	Re-affirmed
Non-convertible debenture	3000	CARE AA [Double A; Outlook:Stable]	Re-affirmed
Proposed Non- Convertible Debenture issue	500	CARE AA [Double A; Outlook:Stable]	Re-affirmed
Subordinate Debt	150	CARE AA- [Double A Minus; Outlook:Stable]	Re-affirmed
Total	5350 (Rs. Five thousand three hundred and fifty crore only)		

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

3. Please arrange to get the rating revalidated, in case the proposed issue is not made within six months from the date of this letter.
4. Please inform us the below-mentioned details of issue immediately, but not later than 7 days from the date of placing the instrument:

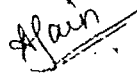
Instrument type	ISIN	Issue Size (Rs cr)	Coupon Rate	Coupon Payment Dates	Terms of Redemption	Redemption date	Name and contact details of Debenture Trustee	Details of top 10 investors

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 instruments, CARE shall carry out the review on the basis of best available information throughout the life time of such instruments. 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. Our ratings do not factor in any rating related trigger clauses as per the terms of the facility/instrument, which may involve acceleration of payments in case of rating downgrades. However, if any such clauses are introduced and if triggered, the ratings may see volatility and sharp downgrades.
8. Users of this rating may kindly refer our website www.careratings.com for latest update on the outstanding rating.
9. 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,



Akansha Jain

[Analyst]

akansha.jain@careratings.com



Ravi Dasari

[Associate Director]

ravi.dasari@careratings.com

Encl.: As above

Disclaimer

CARE's ratings are opinions on the likelihood of timely payment of the obligations under the rated instrument and are not recommendations to sanction, renew, disburse or recall the concerned bank facilities or to buy, sell or hold any security. CARE's ratings do not convey suitability or price for the investor. CARE's ratings do not constitute an audit on the rated entity. 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. CARE or its subsidiaries/associates may also have other commercial transactions with the entity. In case of partnership/proprietary concerns, the rating /outlook assigned by CARE is, inter-alia, 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. CARE is not responsible for any errors and states that it has no financial liability whatsoever to the users of CARE's rating.

Our ratings do not factor in any rating related trigger clauses as per the terms of the facility/instrument, which may involve acceleration of payments in case of rating downgrades. However, if any such clauses are introduced and if triggered, the ratings may see volatility and sharp downgrades.

Attested
For Aadhar Housing Finance Ltd.


Company Secretary



SEBI Registered
RBI Accredited
NSIC Empanelled

BWR/NCD//ERC/RB/0201/2019-20

June 24, 2019

Mr. Anmol Gupta
Chief Financial Officer
Aadhar Housing Finance Limited
201, Raheja Point -1,
Near Shamrao Vitthal Bank,
Nehru Road, Vakola,
Santacruz (E) Mumbai- 400 055

Dear Sir,

Sub: Brickwork Ratings reaffirms the ratings and removes from Credit Watch with Developing Implications for the various debt instruments of Aadhar Housing Finance Limited ("AHFL" or "Company"). Brickwork ratings assigns a Stable outlook for the rating of various debt instruments.

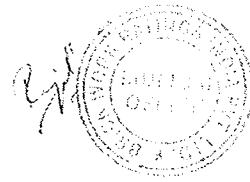
On review of Aadhar Housing Finance Limited's performance based on the information and clarifications provided by your company, and as available in public sources, we inform you that the rating of Aadhar Housing Finance Limited's various debt instruments are as below:

Facility	Amount Rated (Rs in Crs)	Tenure	Rating*	
			Previous (April 2019)	Present
Fund Based				
Secured NCDs (Public Issue)	3000	Long Term	BWR AA [Pronounced as BWR Double A] Credit Watch with Developing Implications	BWR AA [Pronounced as BWR Double A] Outlook:Stable
Subordinated NCDs	150			
Secured NCDs	900			
Total	4050	INR Four Thousand and Fifty Crores Only		

*Please refer to BWR Website www.brickworkratings.com for definition of the rating assigned

Note: ISIN details of NCDs are given in Annexures

Instruments with this rating are considered to have high degree of safety regarding timely servicing of financial obligations. Such instruments carry very low credit risk.



Brickwork Ratings India Pvt. Ltd.

Page 1 of 5

C/501-502, Business Square, 151 Andheri-Kurla Road, Opposite: Apple Heritage Building, Chakala, Andheri (East), Mumbai - 400 093.

Phone: +91 22 2831 1426 / 39, +91 22 67 15 6666 • Fax: +91 22 2838 9144 • 1-800-127-2742 | info@brickworkratings.com • www.brickworkratings.com

Ahmedabad • Bengaluru • Chandigarh • Chennai • Hyderabad • Kolkata • Mumbai • New Delhi

CIN: U67190KA2007PTC043591

Attested
For Aadhar Housing Finance Ltd.
[Signature]
Company Secretary



SEBI Registered
RBI Accredited
NSIC Empanelled

Aadhar Housing Finance Limited

BWR/NCD//ERC/RB/0201/2019-20

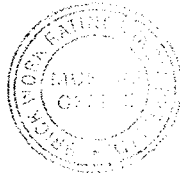
June 24, 2019

The Rating is valid for twelve months from the date of this letter and subject to terms and conditions that were agreed in your mandate and other correspondence, if any and Brickwork Ratings' standard disclaimer appended at the end of this letter.

Brickwork would conduct surveillance every year till maturity/ redemption of the instruments. You are required to submit information for the purpose of surveillance/review. You are also required to keep us informed of any information/development that may affect your firm's finances/performance without any delay. **You are also requested to submit No Default Statement on monthly basis.**

We are also enclosing the Rating Rationale. Kindly acknowledge.

Best Regards,



Rajat Bahl
Chief Analytical Officer & Head - Financial Institutions
Brickwork Ratings India Pvt. Ltd.

Note: In case of all accepted Ratings, respective Rating Rationale is published on Brickwork Ratings website. Interested persons are well advised to refer to our website www.brickworkratings.com, if they are unable to view the rationale, they are requested to inform us on brickworkhelp@brickworkratings.com

Disclaimer: Brickwork Ratings (BWR) has assigned the rating based on the information obtained from the issuer and other reliable sources, which are deemed to be accurate. BWR has taken considerable steps to assist any data distortion; however, it does not examine the precision or completeness of the information obtained. And hence, the information in this report is presented "as is" without any express or implied warranty of any kind. BWR does not make any representation in respect to the truth or accuracy of any such information. The rating assigned by BWR should be treated as an opinion rather than a recommendation to buy, sell or hold the rated instrument and BWR shall not be liable for any losses incurred by users from any use of this report or its contents. BWR has the right to change, suspend or withdraw the ratings at any time for any reasons.

Brickwork Ratings India Pvt. Ltd.

Page 2 of 5

C-501-502, Business Square, 151 Andheri-Kurla Road, Opposite: Apple Heritage Building, Chakala, Andheri (East), Mumbai - 400 093.
Phone: +9122 2831 1126 / 39, +9122 6745 6666 • Fax: +91 22 2838 9144 • 1-866-425-9742 | info@brickworkratings.com • www.brickworkratings.com

Ahmedabad • Bengaluru • Chandigarh • Chennai • Hyderabad • Kolkata • Mumbai • New Delhi

CIN: U67190KA2007PTC043591

Attested
For Aadhar Housing Finance Ltd.

Company Seal

ANNEXURE - I

DELOITTE HASKINS & SELLS LLP
Chartered Accountants
Indiabulls Finance Centre, Tower 3,
27th – 32nd Floor, Senapati Bapat Marg,
Elphinstone Road (West),
Mumbai 400013.

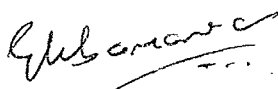
CHATURVEDI SK & FELLOWS
Chartered Accountants
402, Dev Plaza,
Swami Vivekanand Road,
Andheri (West), Mumbai 400058

INDEPENDENT AUDITORS' REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF AADHAR HOUSING FINANCE LIMITED


1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of AADHAR HOUSING FINANCE LIMITED (Formerly known as "DHFL Vysya Housing Finance Limited") (the "Company"), for the six months ended September 30, 2019 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm Reg. No. 117366W/W-100018)

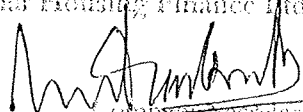

G. K. Subramaniam
Partner

(Membership No. 109839)
Mumbai, 21 October, 2019
UDIN: 19109839AAAAIU8252

For CHATURVEDI SK & FELLOWS
Chartered Accountants
(Firm's Reg. No. 112627W)


Srikant Chaturvedi
Partner

(Membership No. 070019)
Mumbai, 21 October, 2019
UDIN: 19070019AAAAAE8328

Attested
For Aadhar Housing Finance Ltd.

Company Secretary



AADHAR HOUSING FINANCE LIMITED
(FORMERLY KNOWN AS DHFL VYSYA HOUSING FINANCE LIMITED)

CIN:- U66010KA1990PLC011409

Statement of Standalone financial results for the six months ended September 30, 2019

(Rs in Lakh)

Particulars	For the six months ended Sep 30, 2019	For the six months ended Sep 30, 2018	For the year ended March 31, 2019
	Unaudited		Audited
1 Income			
Revenue from operations			
a) Interest income	58,876	52,347	1,09,495
b) Net gain on fair value changes	1,529	1,049	2,483
c) Net gain on derecognition of financial instruments under amortised cost category	5,631	-	9,185
d) Fees and commission Income	1,649	1,737	2,792
Total revenue from operations	67,685	55,133	1,23,955
Other income	10	2	4
Total income	67,695	55,135	1,23,959
2 Expenses			
Finance costs	39,063	32,496	73,051
Impairment on financial instruments	1,602	1,107	2,737
Employees benefits expense	7,344	6,960	15,279
Depreciation and amortisation	314	245	529
Other expenses	3,780	3,424	7,437
Total expenses	52,103	44,232	99,033
3 Profit before tax and exceptional items (1-2)	15,592	10,903	24,926
4 Exceptional item	-	-	1,386
5 Profit before tax (3-4)	15,592	10,903	23,540
6 Tax expense			
Current tax	2,242	3,890	6,011
Deferred tax	483	(995)	1,305
	2,725	2,895	7,316
7 Profit after tax	12,867	8,008	16,224
8 Other comprehensive income			
Items that will not be reclassified to profit or loss			
i Remeasurements of the defined employee benefit plans	(25)	(39)	(60)
ii Income tax relating to items that will not be reclassified to profit or loss	6	14	21
Total other comprehensive income (i + ii)	(19)	(25)	(39)
9 Total comprehensive income	12,848	7,983	16,185
10 Paid-up Equity Share Capital (Face value Rs. 10 per equity share)	3,396	2,515	2,515
11 Earnings per equity share			
Basic earning per share (Rs.)	42.13	31.84	64.51
Diluted earning per share (Rs.)	41.93	31.84	64.06

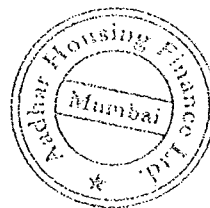
(EPS is not annualized for the six months ended September 30, 2019 and September 30, 2018.)



ADHAR HOUSING FINANCE LIMITED
(FORMERLY KNOWN AS DHFL VYSYA HOUSING FINANCE LIMITED)

BALANCE SHEET AS AT SEPTEMBER 30, 2019

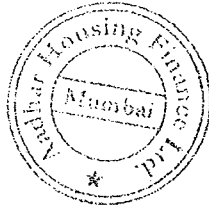
Particulars	As at September 30, 2019 (Un-Audited)	As at March 31, 2019 (Audited)
Assets		
1. Financial assets		
a) Cash and cash equivalents	59,717	94,274
b) Other bank balances	92,098	11,058
c) Receivables	354	386
d) Housing and other loan	8,27,996	8,02,559
e) Investments	29,897	14,913
f) Other financial assets	21,925	18,032
	10,31,987	9,41,222
2. Non-financial assets		
a) Current tax assets (Net)	3,555	1,107
b) Property, plant and equipment	2,173	2,362
c) Other intangible assets	109	44
d) Deferred tax assets (Net)	-	-
e) Other non-financial assets	2,328	1,379
	8,165	4,892
Total assets	10,40,152	9,46,114
Liabilities and equity		
Liabilities		
1. Financial liabilities		
a) Trade payables		
Total outstanding dues to micro enterprises and small enterprises	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,196	1,572
b) Debt securities	1,44,095	1,68,224
c) Borrowings (other than debt securities)	6,49,459	6,28,947
d) Deposits	9,785	13,992
e) Subordinated liabilities	8,357	8,334
f) Other financial liabilities	42,566	34,207
	8,55,458	8,55,276
2. Non-financial liabilities		
a) Current tax liabilities (Net)		-
b) Provisions	928	684
c) Deferred tax liabilities (Net)	3,621	3,138
d) Other non-financial liabilities	1,385	1,031
	5,934	4,853
3. Equity		
a) Equity share capital	3,396	2,515
b) Other equity	1,75,364	83,470
	1,78,760	85,985
Total liabilities and equity	10,40,152	9,46,114



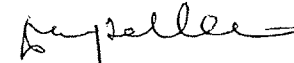
Notes:

1. The above standalone unaudited financial results for the six months ended September 30, 2019 have been reviewed by Audit Committee on October 21, 2019 and approved by Board of directors on October 21, 2019 and the statutory auditors of the Company have conducted a "Limited Review" of the above standalone unaudited financial results for the six months ended September 30, 2019, in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 read with CIR/IMD/DFI/69/2016 dated August 10, 2016 (the "Regulation").
2. During the current year, the Wadhawan Global Capital Ltd and Dewan Housing Finance Corporation Limited, along with promoter shareholders and Internation Finance Corporation (collectively "sellers") transferred their entire shareholding to BCP Topco VII Pte. Ltd., which is held through intermediary companies by private equity funds managed by wholly owned subsidiaries of The Blackstone Group L.P. (collectively "Blackstone"). The Company has also made preferential allotment of 88,10,088 equity shares of face value Rs 10/- each for consideration of Rs. 80,000 Lakh to Blackstone on June 11, 2019. As on 30th September 2019, shareholding of Blackstone stood at 98.39% in the Company.
3. The Company operates only in one Operating Segment i.e Housing Finance business - Financial Services and all other activities are incidental to the main business activity, hence have only one reportable Segment as per Indian Accounting Standard 108 "Operating Segments".
4. The Company has made disbursement during the six months ended September 30, 2019 amounting to Rs. 1,57,665 Lakh.
5. The recently promulgated Taxation Laws (Amendment) Ordinance 2019 has inserted section 115BAA in the Income Tax Act, 1961 providing existing domestic companies with an option to pay tax at a concessional rate of 22% plus applicable surcharge and cess. Consequently, the opening deferred tax Liability (net) has been measured at the lower rate with a one-time corresponding charge of Rs 825 lakh to the Statement of Profit and Loss.
6. Previous period / year figures have been restated / regrouped / re-classified wherever necessary in line with the financial results for the six months ended September 30, 2019.

For and on behalf of the Board of Directors of Aadhar Housing



Place : Mumbai
Date: October 21, 2019


Deo Shankar Tripathi
Managing Director & CEO
DIN 07153794

Details of Non-Convertible Debentures issued on Private Placement / IPO basis under Regulation 57(d) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015

1. Details of payment and next due dates for Non-Convertible Debentures

Details of Secured Non-Convertible Debentures (both Private Placement and IPO) are as follows:-					
Sr. No.	Series No.	Previous Due Date / Payment date for half year period		Next Due Date for half year period	
		(1st Apr 2019 to 30th Sep 2019)		(1st Oct 2019 to 31st March 2020)	
		Principal	Interest	Principal	Interest
1	Issue I *	-	-	-	-
2	Issue II	-	-	9-Jan-2020	9-Jan-2020
3	Issue III *	-	-	-	-
4	Issue IV	-	-	-	23-Mar-2020
5	Issue V	-	-	-	27-Mar-2020
6	Issue VI	-	3-Jun-2019	-	-
7	Issue VII	-	7-Aug-2019	-	-
8	Issue VIII	-	3-Sep-2019	-	-
9	Issue IX	-	10-Sep-2019	-	-
10	Issue X *	-	-	-	-
11	Issue XI	-	-	-	4-Nov-2019
12	Issue XII	-	-	-	9-Nov-2019
13	Issue XIII	-	-	-	11-Dec-2019
14	Issue XIV	-	-	-	28-Dec-2019
15	Issue XV	-	-	-	6-Jan-2020
16	Issue XVI	-	-	-	7-Jan-2020
17	Issue XVII	-	-	-	19-Jan-2020
18	Issue XVIII	-	-	-	19-Jan-2020
19	Issue XIX	-	-	-	25-Jan-2020
20	Issue XX	-	-	-	29-Jan-2020
21	Issue XXI	-	-	-	1-Mar-2020
22	Issue XXII	-	-	-	3-Mar-2020
23	Issue XXIII	-	-	-	21-Mar-2020
24	Issue XXIV	-	-	-	22-Mar-2020
25	Issue XXV	-	-	-	29-Mar-2020
26	Issue XXVI	-	-	-	31-Mar-2020
27	Issue XXVII	-	28-Apr-2019	-	-
28	Issue XXVIII	-	13-May-2019	-	-
29	Issue XXIX *	-	-	-	-
30	Issue XXX *	-	-	-	-
31	Issue XXXI	-	-	-	-
32	Issue XXXII *	-	27-May-2019	-	-
33	Issue XXXIII	-	-	-	-
34	Issue XXXIV	-	-	-	18-Oct-2019
35	Issue XXXV	-	-	-	11-Nov-2019
36	Issue XXXVI *	-	-	-	16-Nov-2019
37	Issue XXXVII *	-	-	-	-
38	Issue XXXVIII	-	13-Jun-2019	-	-
39	Issue XXXIX	-	5-Jul-2019	-	-
40	Issue XL	-	24-Jul-2019	-	-
41	Issue XLI *	-	24-Jul-2019	-	-
42	Issue XLII	-	9-Aug-2019	-	-
43	Issue XLIII *	6-May-2019	6-May-2019	-	-
44	Issue XLIV	-	-	-	28-Mar-2020
45	Issue I (INE883F07025)	-	5-May-2019	-	-
46	Issue I (INE883F07017)	-	5-May-2019	-	-
47	Issue I (INE883F07033)	-	5-Jul-2019	-	-
48	Issue I (INE883F07041)	-	8-Jul-2019	-	-
49	Issue I (INE883F07058)	-	13-Jul-2019	-	-
50	Issue I (INE883F07066)	-	19-Jul-2019	-	-
51	Issue I (INE883F07074)	-	5-Aug-2019	-	-
52	Issue I (INE883F07082)	-	17-Aug-2019	-	-
53	Issue I (INE883F07090)	-	25-Aug-2019	-	-
54	Issue I (INE883F07108)	-	-	-	-
55	Issue I (INE883F07116)	-	-	-	20-Oct-2019
56	Issue I (INE883F07132)	-	-	-	25-Oct-2019
57	Issue I (INE883F07124)	-	-	-	27-Oct-2019
58	Issue I (INE883F07140)	-	-	-	27-Oct-2019
59	Issue I (INE883F07157)	-	-	-	21-Nov-2019
					22-Nov-2019
60	IPO Series III (INE538L07502)	-	01-Apr-2019, 01-May-2019, 01-Jun-2019, 01-Jul-2019, 01-Aug-2019, 01-Sep-2019	-	01-Oct-2019, 01-Nov-2019, 01-Dec-2019, 01-Jan-2020, 01-Feb-2020, 01-Mar-2020



Details of Non Convertible Debentures issued on Private Placement / IPO basis under Regulation 52(4) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015

Sr. No.	Series No.	Previous Due Date / Payment date for half year period		Next Due Date for half year period	
		(1st Apr 2019 to 30th Sep 2019)		(1st Oct 2019 to 31st March 2020)	
		Principal	Interest	Principal	Interest
61	IPO Series V (INES38L07528)		01-Apr-2019, 01-May-2019, 01-Jun-2019, 01-Jul-2019, 01-Aug-2019, 01-Sep-2019		01-Oct-2019 01-Nov-2019, 01-Dec-2019, 01-Jan-2020, 01-Feb-2020, 01-Mar-2020
62	IPO Series II (INES38L07494)	-	29-Sep-2019	-	-
63	IPO Series IV (INES38L07510)	-	29-Sep-2019	-	-
64	IPO Series VI (INES38L07536)	-	29-Sep-2019	-	-
65	IPO Series I (INES38L07486)#	-	-	-	-

Note: 1. ** The Issue Nos. I, III, X, XXIX, XXX, XXXII, XXXVI and XXXVII have been redeemed in full with interest and paid to the Debentureholders on the respective due dates. L 3 XLI & XLIII

2. # Cumulative payout due on redemption.

Details of Unsecured Non Convertible Debentures are as follows:-

Sr. No.	Series No.	Previous Due Date / Payment date for half year		Next Due Date for half year period	
		(1st Apr 2019 to 30th Sep 2019)		(1st Oct 2019 to 31st March 2020)	
		Principal	Interest	Principal	Interest
1	Issue 0001	-	27-Jul-2019	-	-
2	Issue 0002	-	27-Jul-2019	-	-
3	Issue 0003	-	10-Aug-2019	-	-
4	Issue 0004	-	30-Aug-2019	-	-
5	Issue 0005	-	19-Sep-2019	-	-
6	Issue 0006	-	-	-	10-Oct-2019
7	Issue 0007	-	-	-	10-Oct-2019
8	Issue 0008	-	-	-	10-Oct-2019
9	Issue 0009	-	-	-	17-Oct-2019

2. Additional information :

Particulars		(Rs in Lakh)
		As at September 30, 2019
a.	Debt equity ratio ((Long term Borrowing + Short term Borrowings - Cash and Cash equivalents-liquid investment in mutual funds) / Shareholder Funds)	3.52
b.	Debt Service Coverage Ratio ((Profit before tax + Interest and other charges+Principal Collected)/(Interest and other charges + Principal Repayment)	0.80
c.	Interest service coverage ratio ((Profit Before Tax + Interest and Other Charges) / Interest and Other Charges)	1.40
d.	Net Worth	1,78,754
e.	Debt redemption reserve	5,637
f.	Material Deviation if any in the use of proceeds of issue of debt securities from the objects stated in the offer document	Nil

3. Credit rating obtained by the Company.

Name of the Rating Agency	Type	Rating as at September 30, 2019	Rating as at March 31, 2019
CARE	Long Term Bank Facilities	CARE AA (Stable)	CARE AA (Credit watch with developing implications)
CARE	Non-Convertible Debentures	CARE AA (Stable)	CARE AA (Credit watch with developing implications)
CARE	Subordinated Debt	CARE AA - (Stable)	CARE AA - (Credit watch with developing implications)
CARE	Commercial Paper	NA	NA
BRICKWORKS	Non-Convertible Debentures	BWR AA(Stable)	BWR AA+ (SO) (Credit watch with Negative implications)
BRICKWORKS	Subordinated Debt	BWR AA(Stable)	BWR AA+ (SO) (Credit watch with Negative implications)
CRISIL	Commercial Paper	CRISIL A1	CRISIL A1 (Rating Watch with Negative implications)
CRISIL	Fixed Deposits	FA+(Positive)	FA + (Rating Watch with Negative implications)
ICRA	Short Term Borrowings	ICRA A1+	ICRA A1 + & Rating placed on watch with developing implications

4. The Secured Non-Convertible Debentures of the Company as at September 30, 2019 are secured by way of first pari-passu charge on specific immovable property, housing loans, other receivables and other current assets of the Company as applicable. The Company has maintained required full asset cover.

Attested
For Aadhar Housing Finance Ltd.

(Signature)
Company Secretary

