

**October 17, 2024**

<b>National Stock Exchange of India Limited</b> Listing Department, Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai – 400051	<b>BSE Limited</b> Phiroze Jeejeebhoy Towers Dalal Street, Mumbai- 400001
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Dear Sir/Madam,

**Sub: Outcome of Board Meeting - Submission of Unaudited Financial Results along with Limited Review Report issued by the auditors for the quarter and half year ended September 30, 2024 under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”)**

Pursuant to Regulation 51 (2) read with Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”), we wish to inform you that the Board of Directors of the Company at its Meeting held today i.e., on October 17, 2024, have, inter alia, considered and approved the following:

1. Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2024;
2. Issuance of Secured and Unsecured Non-convertible Debentures and peruse of Offer Document for private placement of Non-Convertible Debentures by the Board of Directors pursuant to amendments in SEBI Issue and Listing of Non-Convertible Securities Regulation dated September 18, 2024; and
3. Revision of authorised signatories to borrow funds under provisions of section 179, 180(1)(c) and other applicable provisions, if any, of the Companies Act, 2013.

Further as per SEBI Listing Regulations, the following are enclosed:

1. Unaudited Financial Results along with Limited Review Report issued by the Auditors;
2. Disclosure of related party transactions under Regulation 23(9) of SEBI LODR, 2015 for the half year ended September 30, 2024;
3. Details as per Regulation 52(4) of SEBI Listing Regulations also form part of Financial Results;

**Corporate Office:**

**Aditya Birla Housing Finance Limited**

One World Centre, Tower 1, 9<sup>th</sup> Floor, Jupiter Mill Compound,  
841, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400 013

Tel: +91 22 6279 9505 | Toll-free number: 1800-270-7000

care.housingfinance@adityabirlacapital.com

<https://homefinance.adityabirlacapital.com>

**Registered Office:**

Indian Rayon Compound,  
Veraval, Gujarat - 362 266

CIN: U65922GJ2009PLC083779



4. In terms of Regulation 54 of the SEBI Listing Regulations, the Security Cover Certificate in the prescribed format is annexed to the Financial Results.
5. A statement indicating the utilisation of the issue proceeds of non-convertible securities as per Regulation 52(7) and material deviations in the use of issue proceeds of non-convertible securities from the objects of the issue as per Regulation 52(7A) of the SEBI Listing Regulations read with SEBI Master Circular dated July 29, 2022, as amended;

Further, in accordance with Regulation 52(8) of the listing Regulations, the Company would be publishing the Unaudited Financial Results of the Company for the quarter ended September 30, 2024 in the newspaper.

The Board Meeting commenced at 4:00 pm and concluded at 5:55 pm.

Thanking you,

For **Aditya Birla Housing Finance Limited**

**Hiral Sidhpura**  
**Company Secretary**  
**Membership No.: 32296**  
[Hiral.Sidhpura@adityabirlacapital.com](mailto:Hiral.Sidhpura@adityabirlacapital.com)

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**B. K. Khare & Co.**  
Chartered Accountants  
706-708, Sharda Chambers  
New Marine Lines  
Mumbai 400020

**Sarda & Pareek LLP**  
Chartered Accountants  
Mahavir Apartments, Third Floor,  
598, M. G. Road, Near Suncity Cinema,  
Vile Parle (East), Mumbai 400057

**Independent Auditor's Review Report on Unaudited Quarterly and Year to Date Financial Results of Aditya Birla Housing Finance Limited under Regulation 52 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.**

To  
The Board of Directors  
Aditya Birla Housing Finance Limited

**Introduction**

1. We have reviewed the accompanying Unaudited Financial Results of Aditya Birla Housing Finance Limited ('the company') for the quarter ended on September 30, 2024 and the year to date results for the period from April 1, 2024 to September 30, 2024 ('the statement'), being submitted by the company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. This statement, which is responsibility of the Company's Management and approved by the Board of Directors of the Company, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards ('Ind AS') 34 'Interim Financial Reporting' specified in section 133 of the Companies Act, 2013, the circulars, guidelines and directions issued by Reserve Bank of India from time to time and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

**Scope of Review**

3. We conducted our review in accordance with the Standard on Review Engagements ('SRE') 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of Bank personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

**Conclusion**

4. Based on our review conducted as above, nothing has come to our knowledge which causes us to believe that the accompanying Statement prepared in accordance with the applicable Ind AS and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.



## Other matter

5. The numbers and details pertaining to period(s) i.e. quarter and half year ended on September 30, 2023 have been traced from the Independent Auditor's review report of KKC & Associates LLP, Chartered Accountants ('the erstwhile auditors'), vide their unmodified report dated October 26, 2023. Similarly, the numbers and details pertaining to year ended as at March 31, 2024 and notes related thereto in the Statement have been traced from the Financial Statements of the Company audited by the erstwhile Auditors vide their unmodified report dated April 18, 2024.

Our report is not modified in respect of this matter.

**For Sarda & Pareek LLP**  
**Chartered Accountants**  
**FRN: 109262W/W100673**



**Niranjan Joshi**  
**Partner**  
**Membership No. 102789**  
**UDIN:24102789BKCTY8375**



**For B.K. Khare & Co.**  
**Chartered Accountants**  
**FRN: 105102W**



**Shirish Rahalkar**  
**Partner**  
**Membership No. 111212**  
**UDIN:24111212BKES EC 6027**



Place: Mumbai  
Date: 17<sup>th</sup> October 2024

SEB

## Aditya Birla Housing Finance Limited

Regd office: Indian Rayon Compound Veraval Gujarat, 362266  
CIN: U65922GJ2009PLC083779

website: <https://homefinance.adityabirlacapital.com/>

### STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2024

Rs. in lakh

Particulars	Quarter ended			Half Year ended		Year ended
	Sep 30, 2024	Jun 30, 2024	Sep 30, 2023	Sep 30, 2024	Sep 30, 2023	Mar 31, 2024
	Unaudited			Unaudited		Audited
<b>1 Revenue from operations</b>						
Interest income	57,372.12	50,175.28	42,224.67	1,07,547.40	82,400.03	1,71,846.32
Fees and commission income	2,989.44	2,368.57	1,624.68	5,358.01	3,066.63	6,928.91
Net gain on fair value changes	179.63	191.74	150.11	371.37	305.89	687.69
Net gain on derecognition of financial instruments classified under amortised cost category	3,254.10	1,313.68	1,395.56	4,567.78	1,018.07	4,044.27
<b>Total revenue from operations</b>	<b>63,795.29</b>	<b>54,049.27</b>	<b>45,395.02</b>	<b>1,17,844.56</b>	<b>86,790.62</b>	<b>1,83,507.19</b>
<b>2 Other income</b>	0.00	95.24	21.58	95.24	42.15	115.87
<b>3 Total income (1+2)</b>	<b>63,795.29</b>	<b>54,144.51</b>	<b>45,416.60</b>	<b>1,17,939.80</b>	<b>86,832.77</b>	<b>1,83,623.06</b>
<b>4 Expenses</b>						
Finance costs	35,679.67	31,102.25	24,544.10	66,781.92	47,364.35	1,01,423.50
Impairment of financial instruments	2,064.53	926.97	506.91	2,991.50	652.00	280.93
Employee benefit expenses	10,371.34	8,309.20	7,061.98	18,680.54	13,405.51	28,340.95
Depreciation and amortization expenses	1,029.46	810.81	617.30	1,840.27	1,136.68	2,569.98
Other expenses	4,269.54	4,518.25	2,992.71	8,787.79	6,131.58	13,362.10
<b>Total expenses</b>	<b>53,414.54</b>	<b>45,667.48</b>	<b>35,723.00</b>	<b>99,082.02</b>	<b>68,690.11</b>	<b>1,45,977.46</b>
<b>5 Profit before tax (3-4)</b>	<b>10,380.75</b>	<b>8,477.03</b>	<b>9,693.60</b>	<b>18,857.78</b>	<b>18,142.66</b>	<b>37,645.60</b>
<b>6 Tax expense</b>						
Current tax	1,779.75	1,763.16	1,832.39	3,542.91	3,651.99	6,352.75
Deferred tax	605.05	144.53	378.74	749.58	465.85	2,405.51
Income tax for earlier years	-	-	-	-	-	(181.68)
<b>Total tax expense</b>	<b>2,384.80</b>	<b>1,907.69</b>	<b>2,211.13</b>	<b>4,292.49</b>	<b>4,117.84</b>	<b>8,576.58</b>
<b>7 Profit for the period (5-6)</b>	<b>7,995.95</b>	<b>6,569.34</b>	<b>7,482.47</b>	<b>14,565.29</b>	<b>14,024.82</b>	<b>29,069.02</b>
<b>8 Other comprehensive income</b>						
Items that will not be reclassified to profit or loss						
Re-measurement gains/ (losses) on defined benefit plans	(156.80)	96.82	(25.71)	(59.98)	6.37	2.80
Income tax effect of above	39.47	(24.37)	6.47	15.10	(1.60)	(0.70)
<b>Total other comprehensive income</b>	<b>(117.33)</b>	<b>72.45</b>	<b>(19.24)</b>	<b>(44.88)</b>	<b>4.77</b>	<b>2.10</b>
<b>9 Total comprehensive income (7+8)</b>	<b>7,878.62</b>	<b>6,641.79</b>	<b>7,463.23</b>	<b>14,520.41</b>	<b>14,029.59</b>	<b>29,071.12</b>
<b>10 Earnings per share of Rs. 10 each (not annualised)</b>						
Basic & diluted earnings per share in Rs.	1.45	1.28	1.49	2.74	2.80	5.80



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# Aditya Birla Housing Finance Limited

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CIN: U65922GJ2009PLC083779

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## STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2024

Notes:

1. Statement of assets and liabilities as at September 30, 2024

Rs. in lakh

	Particulars	As at Sep 30, 2024	As at Mar 31, 2024
		Unaudited	Audited
	<b>ASSETS</b>		
(1)	<b>FINANCIAL ASSETS</b>		
	(a) Cash and cash equivalents	28,595.03	27,983.98
	(b) Receivables		
	- Trade receivables	374.89	484.01
	- Other receivables	934.92	1,522.99
	(c) Loans	21,99,926.13	17,67,792.74
	(d) Investments	34,949.44	26,574.59
	(e) Other Financial assets	6,457.69	3,916.44
		<b>22,71,238.10</b>	<b>18,28,274.75</b>
(2)	<b>NON- FINANCIAL ASSETS</b>		
	(a) Current tax assets (net)	-	1,940.21
	(b) Deferred tax assets (net)	2,609.86	3,344.21
	(c) Property, plant and equipment	3,221.63	2,426.37
	(d) Right to use of Assets	6,887.27	4,251.60
	(e) Intangible assets under development	112.86	129.88
	(f) Other intangible assets	2,166.91	1,993.30
	(g) Other non-financial assets	3,595.11	3,768.43
		<b>18,593.64</b>	<b>17,854.00</b>
	<b>TOTAL ASSETS</b>	<b>22,89,831.74</b>	<b>18,46,128.75</b>
	<b>LIABILITIES AND EQUITY</b>		
	<b>LIABILITIES</b>		
(1)	<b>FINANCIAL LIABILITIES</b>		
	(a) Payables		
	Trade payables		
	(i) total outstanding dues of micro enterprises and small enterprises	15.60	184.61
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	9,028.15	6,145.40
	(b) Debt Securities	7,77,503.22	5,37,197.83
	(c) Borrowings (Other than debt securities)	11,34,078.80	10,23,229.00
	(d) Subordinated Liabilities	48,587.44	34,240.55
	(e) Lease Liability	7,048.40	4,442.59
	(f) Other financial liabilities	9,038.51	11,854.73
		<b>19,85,300.12</b>	<b>16,17,294.71</b>
(2)	<b>NON- FINANCIAL LIABILITIES</b>		
	(a) Current tax liabilities (Net)	312.48	-
	(b) Provisions	2,090.67	1,529.90
	(c) Other non-financial liabilities	1,581.22	1,324.46
		<b>3,984.37</b>	<b>2,854.36</b>
	<b>TOTAL LIABILITIES</b>	<b>19,89,284.49</b>	<b>16,20,149.07</b>
(3)	<b>EQUITY</b>		
	(a) Equity share capital	57,302.70	50,119.77
	(b) Other equity	2,43,244.56	1,75,859.91
	<b>TOTAL EQUITY</b>	<b>3,00,547.26</b>	<b>2,25,979.68</b>
	<b>TOTAL EQUITY AND LIABILITY</b>	<b>22,89,831.74</b>	<b>18,46,128.75</b>



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### STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2024

2. These financial results together with the results for the comparative reporting periods have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 - Interim Financial Reporting as prescribed under Section 133 of the Companies Act, 2013 (the "Act") read with Companies (Indian Accounting Standards), Rules 2015, amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended.

3. Operating business segment results are reviewed regularly by the Company's Chief Operating Decision Maker (Board of Directors) to make decisions about resources to be allocated to the segments and assess their performance. Business segment is the primary segment comprising of 'Housing finance'. As the Company operates only in a single business segment, no segment information thereof is given as required under Ind AS 108.

4. The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 17, 2024. The statutory auditors of the Company have carried out limited review of the aforesaid results.

5. In terms of the RBI circular dated October 22, 2021 on "Scale Based Regulation: A Revised Regulatory Framework for all NBFC's and RBI's Press Release dated September 30, 2022, the Company falls under the Middle Layer. As on September 30, 2024, the Company has complied with the guidelines applicable to entities in the Middle Layer under the above Framework.

6. Disclosure pursuant to RBI Circular - RBI Master Direction - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 Reserve Bank of India (Transfer of Loan Exposures) Directions, 2021 dated September 24, 2021 are as under:

a. Details of loans transferred through assignment in respect of loans not in default during the quarter ended 30 September 2024.

Particulars	Quarter Ended
Amount of loan assigned (Rs. in lakh)	37,716.59
Count of loan accounts assigned	3343
Weighted average residual maturity (in months)	173
Weighted average holding period by originator (in months)	23
Retention of beneficial economic interest (MRR) (in %)	10.00%
Coverage of tangible security coverage (in %)	100.00%
Number of instances (transactions) where transferor has agreed to replace the transferred loans	Nil
Number of transferred loan replaced	Nil

b. Details of loans acquired through assignment in respect of loans not in default during the quarter ended 30 September 2024.

Particulars	Quarter Ended
Aggregate principal outstanding of loans acquired	18,653.21
Aggregate consideration paid	18,653.21
Count	2021
Weighted average residual tenor of loans acquired	152

c. The Company has not transferred any non performing assets and any special mentioned account to any NBFCs/ ARCs.

d. The Company has not acquired any loans through assignment, any stressed loans or Special Mention Account by way acquisition from any NBFCs/ ARCs.

7. Details pertaining to resolution plan implemented under the RBI Resolution Framework 1.0 & 2.0 is enclosed in Appendix I.

8. Cash flow statement is enclosed in Appendix II.

9. As on 30 September 2024, the security cover available in respect of secured non-convertible debt securities is 1.61 and the asset cover available in respect of NHB Borrowing having exclusive charge is 1.16. The Security cover format as per the Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 is attached as Appendix III.

For and on behalf of the Board of Directors of  
Aditya Birla Housing Finance Limited

  
Pankaj Gadgil  
Managing Director & CEO  
DIN: 08521239

Place: Mumbai  
Date: October 17, 2024



**Aditya Birla Housing Finance Limited**

(Currency : Rupees in lakh)

Appendix I

- 1 Details of resolution plan implemented under the Resolution Framework for COVID-19-related stress as per RBI circular dated August 6, 2020 (Resolution Framework 1.0) and Resolution for COVID-19 related stress of Individuals and small businesses dated May 05, 2021 (RBI Resolution Framework 2.0) are given below:

Format - B

Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year
Personal Loans	31,825.36	838.52	-	1,631.72	29,355.12
Corporate persons*	2,021.62	-	-	1,831.04	190.58
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	33,846.98	838.52	-	3,462.76	29,545.70

\* As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

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# Aditya Birla Housing Finance Limited

Appendix II

## Cash Flow Statement for the half year ended September 30, 2024

(Currency : Rupees in lakh)

Particulars	For the half year ended September 30, 2024	For the half year ended September 30, 2023
<b>A. Cash flow from operating activities</b>		
(a) Profit before tax	18,857.79	18,142.65
Adjustments for:		
Depreciation and amortisation	1,840.27	1,136.68
Interest on lease liability	218.09	150.76
Profit on surrender of lease liability/ income from rent concession	(15.86)	-
Impairment on financial instruments including loss on derecognition of financial assets at amortised cost	1,862.36	630.61
Expense on Employee Stock Options Scheme	50.51	51.28
Net gain on Fair value changes	(371.37)	(305.89)
Loss/ (profit) on derecognition of property, plant and equipment	1.49	(1.98)
(b) Operating profit before working capital changes	22,443.28	19,804.11
Adjustments for:		
Decrease/(increase) in trade receivables	697.31	(380.38)
Decrease/(increase) in loans	(4,33,995.75)	(1,48,405.72)
Decrease/(increase) in other financial assets	(2,541.25)	(1,021.01)
Decrease/(increase) in derivative financial instruments	-	4.99
Decrease/(increase) in other assets	307.04	559.15
(Decrease)/increase in trade payables	2,713.75	1,165.38
(Decrease)/increase in provisions	500.78	356.01
(Decrease)/increase in other financial liabilities	9,398.48	5,560.93
(Decrease)/increase in other liabilities	256.76	(47.13)
(c) Cash from operating activities	(4,00,219.60)	(1,22,403.68)
Direct taxes paid (net of refund)	(1,290.36)	(3,469.32)
<b>Net cash from operating activities (A)</b>	<b>(4,01,509.96)</b>	<b>(1,25,873.00)</b>
<b>B. Cash flow from investing activities</b>		
Purchase of property, plant and equipment, acquisition of intangible assets	(2,503.55)	(1,184.75)
Proceeds from sale of property, plant and equipment	6.36	10.38
Profit on sale of current investments	98.16	453.40
(Purchase)/sale of current investments (net)	(8,101.63)	(8,045.43)
<b>Net cash used in investing activities (B)</b>	<b>(10,500.66)</b>	<b>(8,766.42)</b>
<b>C. Cash flow from financing activities</b>		
Proceeds from share capital issue including securities premium (net of share issue expense)	59,996.66	-
Payment of lease liability	(708.75)	(492.36)
Proceeds from long term borrowings	4,57,349.61	2,94,750.00
Repayment of long term borrowings	(1,45,285.47)	(2,03,418.55)
Net proceeds/ (repayment) for short term borrowings	41,269.63	61,921.77
<b>Net cash used in financing activities (C)</b>	<b>4,12,621.68</b>	<b>1,52,760.86</b>
<b>D. Net increase/ (decrease) in cash and cash equivalents (A+B+C)</b>	<b>611.06</b>	<b>18,121.46</b>
<b>E. Cash and cash equivalents at the beginning of the year</b>	<b>27,983.98</b>	<b>20,474.22</b>
<b>F. Cash and cash equivalents at the end of the year</b>	<b>28,595.03</b>	<b>38,595.68</b>
<b>Additional Information:</b>		
Interest received	1,02,983.20	80,855.60
Interest paid	51,425.85	43,325.26



(Rupees in lakh)

Appendix III

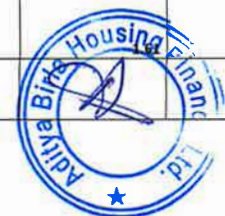
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets <sup>viii</sup>	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)
		Book Value	Book Value	Yes/No	Book Value	Book Value							Relating to Column F	
ASSETS				-	-	-								
Property, Plant and Equipment				-	-	-	3222	-	3,222				-	-
Capital Work-in Progress				-	-	-		-	-				-	-
Right of Use Assets				-	-	-	6887	-	6,887				-	-
Goodwill				-	-	-		-	-				-	-
Intangible Assets				-	-	-	2167	-	2,167				-	-
Intangible Assets under Development				-	-	-	113	-	113				-	-
Investments				-	-	-	34949	-	34,949				-	-
Loans			3,91,492	-	9,27,103	8,64,322	17010	-	21,99,926				9,27,103	9,27,103
Inventories				-	-	-		-	-				-	-
Trade Receivables				-	1,310	-		-	1,310				1,310	1,310
Cash and Cash Equivalents				-	28,595	-		-	28,595				28,595	28,595
Bank Balances other than Cash and Cash Equivalents				-		-		-						
Others				-	7,199	-	5464	-	12,663				7,199	7,199
Total			3,91,492		9,64,207	8,64,322	69,812	-	22,89,832				9,64,207	9,64,207



(Rupees in lakh)

Appendix III

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (Includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets <sup>viii</sup>	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)
										Relating to Column F				
LIABILITIES														
Debt securities to which this certificate pertains				Yes	5,99,423			-	5,99,423				5,99,423	5,99,423
Other debt sharing pari-passu charge with above debt								-	-					-
Other Debt								-	-					-
Subordinated Debt	No Charge as unsecured Debt	not to be filled		No	-		48,587	-	48,587					-
Borrowings	NA			No	-		-	-	-					-
Bank	Pari-Passu Charge			No	-	7,96,505	-	-	7,96,505				-	-
Debt securities	No Charge as Commercial Paper			No	-		1,78,080	-	1,78,080					-
Others	Exclusive charge on NHB Loan		3,37,574	No	-		-	-	3,37,574					-
Trade Payables	NA			No	-		9,044	-	9,044					-
Lease Liabilities	NA			No	-		7,048	-	7,048					-
Provisions	NA			No	-		2,081	-	2,081					-
Others	NA			No	-		10,932	-	10,932					-
Total			3,37,574		5,99,423	7,96,505	2,55,782	-	19,89,284				5,99,423	5,99,423
Cover on Book Value			1.16		1.61									
Cover on Market Value														
			Exclusive Security Cover Ratio		Pari-Passu Security Cover Ratio									





October 17, 2024

S&P/CER/2024-25/12330/357

To  
The Board of Directors  
Aditya Birla Housing Finance Limited

Independent Auditors Certificate on the Statement of maintenance of security cover and compliance with covenants Coverage in respect of Secured, Listed, Non-Convertible Debentures issued by Aditya Birla Housing Finance Limited as at September 30, 2024.

This certificate is issued in accordance with the terms of our engagement letter dated 25 June 2024, with Aditya Birla Housing Finance Limited ('the Company') having its registered office at Indian Rayon Compound, Veraval Junagadh - Gujarat India - 362266 and pursuant to requirements of Regulation 54 read with clause (d) of sub regulation (1) of Regulation 56 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('the Regulations').

We **SARDA & PAREEK LLP**, statutory auditors of the Company have examined the details given in the attached Annexure 1 & 2 ('the Statement') prepared by the Company, stamped by us for identification purpose.

#### **Management's Responsibility**

The preparation of the Statement, including the creation and maintenance of all accounting and other records supporting its contents, is solely the responsibility of the Management of the Company. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation and presentation to the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

The Company's Management is also responsible for ensuring that the Company complies with the requirements of the Regulations, the Offer Documents and the DTD's along with the covenants as prescribed the DTD for the purpose of furnishing this Statement and for providing all relevant information to the Debenture Trustee.

#### **Our Responsibility**

Our responsibility for the purpose of this certificate is to express limited assurance as to whether anything has come to our attention that causes us to believe that the financial information contained in the Statement have not been accurately extracted from the audited financial information as at/for the quarter and half year ended September 30, 2024, other relevant records and documents maintained by the Company or that the computation thereof is arithmetically inaccurate.

The procedures performed in a limited assurance engagement vary in nature and timing from and are less in extent than for a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgment, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise.





We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

We have complied with the relevant applicable requirements of the standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements, issued by ICAI.

For the purpose of our examination of the accompanying statement, we have performed the following procedures:

- a. Obtained unaudited financial information of the Company as at and for the quarter and half year ended September 30, 2024. Obtained the details of security cover, financial covenants criteria from the terms of Offer Documents / and/or DTD in respect of the listed NCDs outstanding as at September 30, 2024;
- b. Traced the amounts in the Statement, in relation to the computation of security cover, to the unaudited financial information of the company as at and for the quarter and half year ended September 30, 2024.
- c. Verified the arithmetical accuracy of computation of security cover in the Statement;
- d. On test check basis, verified the compliance with covenants stated in Debenture Trust Deed. Performed necessary inquiries with the management regarding any instances of non-compliance with covenants or communications received from the Trustee indicating any breach of covenants during the quarter and half year ended on September 30, 2024.
- e. Obtained necessary representation from management.

### Conclusion

Based on our examination and the aforementioned procedures and according to the information and explanations given to us, along with the representations provided by the management, nothing has come to our attention that causes us to believe that:

- a. The financial and other information contained in the Statement have not been accurately extracted from the audited financial information as at and for the quarter and half year ended September 30, 2024 or that the computation thereof is arithmetically inaccurate.
- b. The Company, during the quarter and half year ended September 30, 2024 has not complied, in all material respects, with the covenants as per the terms of Offer Document/Information Memorandum and/or DTDs in respect of listed NCDs of the Company as at September 30, 2024 as mentioned in the Statement.





**Restriction on Use**

This certificate is issued for the purpose of submission by the company to the Debenture Trustees pursuant to the Regulations and should not be used, referred to or distributed for any other purpose or by any person other than the addressee of this report. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

**For SARDA & PAREEK LLP**  
**Chartered Accountants**  
**Firm Registration No. 109262W/W100673**

  
**CA Niranjan Joshi**  
**Partner**  
**Membership No. 102789**



UDIN: 24102789 BKCOVB5303

Place: Mumbai  
Date: 17.10.2024

**Aditya Birla Housing Finance Limited**

Related Party Disclosure for Aditya Birla Housing Finance Limited on a Consolidated basis for the quarter ended 30th September 2024.

**a) List of Related Parties with whom the Company has transactions :****Holding Company :**

Aditya Birla Capital Limited (ABCL)

Grasim Industries Limited (Ultimate Holding) (Grasim)

**Fellow Subsidiaries**

Aditya Birla Sun Life Insurance Company Limited (ABSLI)

Aditya Birla Financial Shared Services Limited (ABSSL)

Aditya Birla PE Advisors Private Limited (ABPEAPL)

Aditya Birla Money Limited (ABML)

Aditya Birla Finance Limited (ABFL)

Aditya Birla Sun Life Asset Management Company Limited (ABSLAMCL)

Aditya Birla Health Insurance Co. Limited (ABHICL)

Aditya Birla Wellness Private Limited (ABWPL)

Ultratech Cement Limited (UCL)

Aditya Birla Capital Digital Limited (ABCDL)

Aditya Birla ARC Limited (ABARCL)

**Key Management Personnel (KMP):**

Mr. Pankaj Gadgil (CEO)

Mr. Ashish Damani (CFO)

Ms. Hiral Sidhpura (CS)

**b) The following transactions were carried out with related parties in the ordinary course of business:**

Rs. In lakhs

Name of Related Party	Relationship with Company	Nature of transaction	Transactions during the year			Balance as on 30th Sep 2024			
			Income	Expense	Purchase/ (Sale) of FA	Advances Given/ Security Deposit	Equity/ NCD Investment	Trade Receivable	Trade Payable
Aditya Birla Capital Limited	Holding Company	Reimbursement of Expenses	-	537.03	-	-	57,302.70	-	20.48
Aditya Birla Financial Shared Services Limited	Fellow Subsidiary	Reimbursement of Expenses & Recovery of expenses	34.75	1,263.84	(1.09)	250.48	-	-	277.20
Aditya Birla Finance Limited	Fellow Subsidiary	Reimbursement of Expenses & Recovery of expenses	72.54	397.82	(5.29)	66.45	-	-	333.83
Aditya Birla Sun Life Insurance Company Limited	Fellow Subsidiary	Commission income, Reimbursement of Expenses & Interest on Sub debt and NCD	2,341.62	499.60	-	116.41	8,552.80	556.62	202.02
Aditya Birla Health Insurance Co. Limited	Fellow Subsidiary	Commission income & Reimbursement of Expenses	1,328.55	2.32	-	1.93	-	360.53	-
Aditya Birla Wellness Private Limited	Fellow Subsidiary	Reimbursement of Expenses	-	8.85	-	-	-	-	-
Aditya Birla Capital Digital Limited	Fellow Subsidiary	Reimbursement of Expenses & Recovery of expenses	68.44	344.26	-	-	-	-	92.47
Ultratech Cement Limited	Fellow Subsidiary	Reimbursement of Expenses	-	1.03	-	-	-	-	1.00
Aditya Birla Sun Life Asset Management Company Ltd	Fellow Subsidiary	Reimbursement of Expenses & Recovery of expenses	26.77	3.74	-	2.78	-	10.27	-
Aditya Birla ARC Ltd	Fellow Subsidiary	Reimbursement of Expenses	-	0.04	-	-	-	-	-
Aditya Birla Money Ltd			37.27	4.37	-	-	-	7.50	4.37
Directors Sitting Fees			-	-	-	-	-	-	-
KMP Remuneration	KMP	Remuneration Paid	-	564.45	-	-	-	-	-





October 17, 2024

<b>National Stock Exchange of India Limited</b> Listing Department, Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai – 400051	<b>BSE Limited</b> Phiroze Jeejeebhoy Towers Dalal Street, Mumbai- 400001
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Dear Sir/Madam,

**Sub: Disclosures as per Regulation of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

With reference to the subject matter, please find below information as per Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended September 30, 2024:

Sr. No.	Particulars	Disclosures
1	Debt-equity ratio <sup>1</sup>	6.52
2	Debt service coverage ratio	NA
3	Interest service coverage ratio	NA
4	Outstanding redeemable preference shares (quantity and value)	NA
5	Capital redemption reserve/debenture redemption reserve	NA
6	Net worth (Rs. in lakh)	3,00,547.26
7	Net profit after tax (Rs. in lakh)	14,565.30
8	Earnings per share	1.45
9	Current ratio	NA
10	Long term debt to working capital	NA
11	Bad debts to Account receivable ratio	NA
12	Current liability ratio	NA
13	Total debts to total assets <sup>2</sup>	0.86
14	Debtors turnover	NA
15	Inventory turnover	NA
16	Operating margin (%)	NA
17	Net profit margin (%) <sup>3</sup>	12.35%
18	Sector specific equivalent ratios:	
	(a) Gross Stage 3	1.30%
	(b) Net Stage 3	0.77%
	(c) Gross NPA	1.30%
	(d) Net NPA	0.77%
	(e) Return on Total Assets (annualised)	1.53%

**Corporate Office:**

**Aditya Birla Housing Finance Limited**

One World Centre, Tower 1, 9<sup>th</sup> Floor, Jupiter Mill Compound,  
841, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400 013

Tel: +91 22 6279 9505 | Toll-free number: 1800-270-7000

care.housingfinance@adityabirlacapital.com

https://homefinance.adityabirlacapital.com

**Registered Office:**

Indian Rayon Compound,  
Veraval, Gujarat - 362 266

CIN: U65922GJ2009PLC083779



**HOME LOANS**

19	Asset cover available, in case of non-convertible debt securities	1.61 times  The Company at all times maintains 100% or such higher asset cover as per the terms of offer document / information Memorandum sufficient to discharge its liabilities for the Non-Convertible Debentures (NCDs) issued, by way of first pari passu charge over its IMMOVABLE property, receivables, securities, future moveable assets and current assets as may be identified by the Company from time to time except those receivable(s) and assets of the Company, both present and future on which exclusive charge has been created to secure the Excluded Borrowings or any part thereof.
20	Statement indicating the utilization of issue proceeds of non-convertible securities, which shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved.	Issue proceeds of Non-Convertible Debentures (NCDs) issued by the Company and outstanding as on September 30, 2024 are being utilized as per the objects stated in the offer document.
21	Material deviation in the use of proceeds as compared to the objects of the issue.	There was no deviation in the use of proceeds of the issue of Non-Convertible Debt Securities from the objects stated in the offer document.

**Notes:**

1. Debt-equity ratio = (Debt securities + Borrowings (other than debt securities) + Subordinated liabilities) / Net worth.
2. Total debts to total assets = (Debt securities + Borrowings (other than debt securities) + Subordinated liabilities) / total assets.
3. Net profit margin = Net profit after tax / total income.

Request to kindly take the same on your records.

Thanking you

For **Aditya Birla Housing Finance Limited**

**Hiral Sidhpura**

**Company Secretary**

**Membership No.: 32296**

[Hiral.Sidhpura@adityabirlacapital.com](mailto:Hiral.Sidhpura@adityabirlacapital.com)

**Corporate Office:**

**Aditya Birla Housing Finance Limited**

One World Centre, Tower 1, 9<sup>th</sup> Floor, Jupiter Mill Compound,  
841, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400 013

Tel: +91 22 6279 9505 | Toll-free number: 1800-270-7000

[care.housingfinance@adityabirlacapital.com](mailto:care.housingfinance@adityabirlacapital.com)

<https://homefinance.adityabirlacapital.com>

**Registered Office:**

Indian Rayon Compound,  
Veraval, Gujarat - 362 266

CIN: U65922GJ2009PLC083779



**October 17, 2024**

<b>National Stock Exchange of India Limited</b> Listing Department, Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai – 400051	<b>BSE Limited</b> Phiroze Jeejeebhoy Towers Dalal Street, Mumbai- 400001
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Dear Sir/Madam,

**Sub: Intimation under Regulation 52(7) & (7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, for the quarter ended September 30, 2024**

Pursuant to Regulation 52(7) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Operational circular SEBI/HO/DDHS/DDHS\_Div1/P/CIR/2022/0000000103 dated 29 July 2022, a statement indicating the utilization of issue proceeds of non-convertible securities is enclosed as **Annexure A**.

Further, in terms of Regulation 52(7A), a statement confirming NIL deviation or variation, in the format prescribed, in the use of proceeds of issue of listed nonconvertible securities, from the objects stated in the offer document, is enclosed as **Annexure B**.

Kindly take the same on your records.

Thanking you,

For **Aditya Birla Housing Finance Limited**

**Hiral Sidhpura**  
**Company Secretary**  
**Membership No.: 32296**  
[Hiral.Sidhpura@adityabirlacapital.com](mailto:Hiral.Sidhpura@adityabirlacapital.com)



## Annexure A

Statement of Utilisation of Issue Proceeds									
									Amount INR Crores
Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
Aditya Birla Housing Finance Limited	INE831R07466	Private Placement	Secured NCD	12-07-2024	500.00	500.00	No	NA	NA
Aditya Birla Housing Finance Limited	INE831R07458	Private Placement	Secured NCD	12-07-2024	400.00	400.00	No	NA	NA
Aditya Birla Housing Finance Limited	INE831R08092	Private Placement	Unsecured NCD	30-07-2024	150.00	150.00	No	NA	NA
Aditya Birla Housing Finance Limited	INE831R07474	Private Placement	Secured NCD	07-08-2024	300.00	300.00	No	NA	NA
Aditya Birla Housing Finance Limited	INE831R07482	Private Placement	Secured NCD	05-09-2024	265.00	265.00	No	NA	NA
Aditya Birla Housing Finance Limited	INE831R07490	Private Placement	Secured NCD	11-09-2024	230.00	230.00	No	NA	NA
Aditya Birla Housing Finance Limited	INE831R07490	Private Placement	Secured NCD	20-09-2024	120.00	120.00	No	NA	NA
<b>Total</b>					<b>1965.00</b>	<b>1965.00</b>			
<p>Note: The purpose of for which the funds were utilized as per placement memorandum-</p> <p>The fund raised through this Issue, after meeting the expenditure of and related to the Issue, will be used for our various financing activities, to repay our existing loans and our business operations including for our capital expenditure and working capital requirements.</p>									
<p>For <b>Aditya Birla Housing Finance Limited</b></p>									
<p>Name of signatory: <b>Hiral Sidhpura</b>  Designation: <b>Company Secretary</b>  Date: October 17, 2024</p>									

## Annexure B

### Statement of deviation/ variation in use of Issue proceeds under Regulation 52 (7A)

Particulars		Remarks					
Name of listed entity		Aditya Birla Housing Finance Limited					
Mode of fund raising		<del>Public issue</del> Private placement					
Type of instrument		Non-convertible Securities					
Date of raising funds		July 12,2024, July 30,2024 August 07,2024, September 05,2024, September 11,2024, September 20,2024,					
Amount raised (in Rs. Crore)		1,965.00					
Report filed for quarter ended		September 30, 2024					
Is there a deviation/ variation in use of funds raised?		No					
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?		Yes <del>Yes</del> No					
If yes, details of the approval so required?		NA					
Date of approval		NA					
Explanation for the deviation/ variation		NA					
Comments of the audit committee after review		Nil					
Comments of the auditors, if any		NA					
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:							
Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/ Variation for the half year according to applicable object (INR Crores and in %)	Remarks, if any	Date of Raising Funds
Non-convertible debentures are issued, only for deployment of funds on our own Balance-sheet.	No	500	NA	500	-	NA	July 12, 2024
The funds raised through issue of non-convertible debentures will be utilised -after meeting the expenditure of and related to the Issue and -for our various financing activities, -to repay our existing loans -towards our business operations expenses including capital expenditure -towards working capital and investment requirements.	No	400	NA	400	-	NA	July 12, 2024
Funds raised through issue of non-convertible debentures would not be utilised to facilitate resource requests of or utilization by group entities/ parent company/ associates.	No	150	NA	150	-	NA	July 30,2024
As per regulation 57 of RBI Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021 and updated as on December 27, 2022	No	300	NA	300	-	NA	August 07,2024
57. Purpose of the issue	No	265	NA	265	-	NA	September 05,2024
57.1. A housing finance company shall issue non-convertible debentures only for deployment of funds on its own balance sheet.	No	230	NA	230	-	NA	September 11,2024
57.2. No housing finance company shall issue non-convertible debentures to facilitate resource requests of or utilization by group entities/ parent company/ associates.	No	120	NA	120	-	NA	September 20,2024
The Main Objects clause of the Memorandum of Association of the Company permits the Company to undertake the activities for which the funds are being raised through the present Issue and also the activities which the Company has been carrying on till date.							
Deviation could mean: <b>a. Deviation in the objects or purposes for which the funds have been raised.</b> <b>b. Deviation in the amount of funds actually utilized as against what was originally disclosed</b> <b>For Aditya Birla Housing Finance Limited</b>							
Name of signatory: <b>Hiral Sidhpura</b> Designation: <b>Company Secretary</b> Date: <b>October 17, 2024</b>							