



April 18, 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 Audited Financial Results along with the Audit Report for the quarter and year ended March 31, 2024 under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Pursuant to Regulation 51 (2) read with Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR, 2015), we wish to inform you that the Board of Directors of the Company at its Meeting held today i.e., on April 18, 2024, have, inter alia, considered and approved the Audited Financial Results along with Auditor's Report for the Financial Year ended March 31, 2024.

Further as per SEBI LODR, 2015, the following are enclosed:

1. Audited Financial Results for the financial year ended March 31, 2024 along with the Auditor's report issued Statutory Auditors of the Company;
2. Declaration regarding audit report with unmodified opinion under Regulation 52 (3) of SEBI LODR, 2015;
3. Details as per Regulation 52(4) of SEBI LODR, 2015, also form part of Financial Results;
4. 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) read with SEBI Master Circular dated July 29, 2022, as amended;
5. Security Cover certificate as per Regulation 54(3) of SEBI LODR, 2015 read with SEBI Circular SEBI/HO/MIRSD/MIRSD\_CRADT/CIR/P/2022/67 dated May 19, 2022;
6. Disclosure of related party transactions under Regulation 23(9) of SEBI LODR, 2015 for the half year ended March 31, 2024;
7. Large Corporate disclosures for March 31, 2024 as per Chapter XII of SEBI Operational Circular dated August 10, 2021, as amended.

Further, in the said meeting, the Board of Directors of the Company have also considered and approved the following, subject to the approval of the Shareholders/Members of the Company:

1. Increase in the borrowing limits pursuant to Section 180(1)(c) and creation of charge/security on the assets to secure its borrowings pursuant to Section 180(1)(a) of the Companies Act, 2013.
2. Issuance of Secured and Unsecured Non-Convertible Debentures.

### Aditya Birla Housing Finance Limited

One World Center, Tower 1, 9th Floor, 841, Jupiter Mill Compound,  
Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.  
+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



# Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



## ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

3. Appointment of Joint Statutory Auditors and fixing their remuneration, pursuant to the expiry of term of existing auditor M/s kkc & associates LLP at the ensuing annual general meeting, in terms of Reserve Bank of India ("RBI") Circular No. RBI/2021-22/25 Ref. No. DoS. CD.ARG/SEC.01/08.91.001/2021-22 dated 27<sup>th</sup> April 2021 on Guidelines for appointment of Statutory Central Auditors (SCAs)/Statutory Auditors.

Further, in accordance with Regulation 52(8) of the listing Regulations, the Company would be publishing the Audited Financial Results as on March 31, 2024 in the newspaper.

The Board Meeting commenced at 5:00 pm and concluded at 6:30 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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# kkc & associates llp

Chartered Accountants

(formerly Khimji Kunverji & Co LLP)

Independent Auditor's report on annual financial results of Aditya Birla Housing Finance Limited under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To  
The Board of Directors of  
Aditya Birla Housing Finance Limited

## Opinion

1. We have audited the accompanying financial results of Aditya Birla Housing Finance Limited ('the Company') for the year ended 31 March 2024, 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. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial results:
  - 2.1. are presented in accordance with the requirements of the Listing Regulations in this regard; and
  - 2.2. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian accounting standards ('Ind AS'), RBI guidelines and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information for the year ended 31 March 2024.

## Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 ('the Act') Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Financial Results 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

## Management's Responsibilities for the Financial Results

4. These financial results have been compiled from the annual audited financial statements. The Company's Board of Directors are responsible for the preparation and presentation of these financial results that give a true and fair view of the net profit after tax and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Ind AS prescribed under Section 133 of the Act read with relevant rules issued thereunder, the relevant provisions of the National Housing Bank Act, 1987, the circulars, guidelines and directions issued by the National Housing Bank ('NHB'), Reserve Bank of India ('RBI') from time to time ('NHB Guidelines'/'RBI Guidelines') and other accounting principles generally accepted in India and in compliance with the Listing Regulations. 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 results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which has been used for the purpose of preparation of the financial results by the Directors of the Company, as aforesaid.

5. In preparing the financial results, the Board of Directors are 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
6. The Board of Directors are also responsible for overseeing the Company's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Financial Results**

7. Our objectives are to obtain reasonable assurance about whether the financial results 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 results.
8. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
  - 8.1. Identify and assess the risks of material misstatement of the financial results, 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.
  - 8.2. Obtain an understanding of internal control 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 with reference to financial statements in place and the operating effectiveness of such controls.
  - 8.3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
  - 8.4. Conclude on the appropriateness of the Board of Directors' 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 results 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.
  - 8.5. Evaluate the overall presentation, structure and content of the financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.



# kkc & associates llp

Chartered Accountants

(formerly Khimji Kunverji & Co LLP)

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9. 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.
10. 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.

## Other matters

12. The financial results include the results for the quarter ended 31 March 2024 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

For **KKC & Associates LLP**

Chartered Accountants

(formerly Khimji Kunverji & Co LLP)

Firm Registration Number: 105146W/W100621

**Hasmukh B Dedhia**

Partner

ICAI Membership No: 033494

UDIN: 24033494BKCQZI5866



Place: Mumbai

Date: 18 April 2024

# Aditya Birla Housing Finance Limited

Regd office: Indian Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

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

## STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2024

Rs. in lakh

No	Particulars	Quarter ended			Year ended	
		Mar 31, 2024	Dec 31, 2023	Mar 31, 2023	Mar 31, 2024	Mar 31, 2023
		Audited	Unaudited	Audited	Audited	Audited
<b>1</b>	<b>Revenue from operations</b>					
	Interest income	45,685.58	43,760.73	36,765.12	1,71,846.32	1,36,397.92
	Fees and commission income	2,191.28	1,671.00	751.96	6,928.91	3,783.22
	Net gain on fair value changes	160.58	221.22	129.77	687.69	343.68
	Net gain on derecognition of financial instruments classified under amortised cost category	1,575.63	1,450.57	-	4,044.27	-
	<b>Total revenue from operations</b>	<b>49,613.07</b>	<b>47,103.52</b>	<b>37,646.85</b>	<b>1,83,507.19</b>	<b>1,40,524.82</b>
<b>2</b>	<b>Other income</b>	55.61	18.10	91.79	115.87	219.95
<b>3</b>	<b>Total income (1+2)</b>	<b>49,668.68</b>	<b>47,121.62</b>	<b>37,738.64</b>	<b>1,83,623.06</b>	<b>1,40,744.77</b>
<b>4</b>	<b>Expenses</b>					
	Finance costs	27,995.01	26,064.13	20,792.71	1,01,423.50	74,836.99
	Net loss on derecognition of financial instruments classified under amortised cost category	-	-	275.76	-	1,843.82
	Impairment of financial instruments	(119.27)	(251.80)	794.85	280.93	5,392.51
	Employee benefit expenses	7,844.01	7,091.44	4,768.68	28,340.95	17,900.77
	Depreciation and amortization expenses	785.49	647.81	480.08	2,569.98	1,588.49
	Other expenses	3,676.72	3,553.82	2,349.77	13,362.10	8,329.67
	<b>Total expenses</b>	<b>40,181.96</b>	<b>37,105.40</b>	<b>29,461.85</b>	<b>1,45,977.46</b>	<b>1,09,892.25</b>
<b>5</b>	<b>Profit before tax (3-4)</b>	<b>9,486.72</b>	<b>10,016.22</b>	<b>8,276.79</b>	<b>37,645.60</b>	<b>30,852.52</b>
<b>6</b>	<b>Tax expense</b>					
	Current tax	1,837.26	863.50	1,741.43	6,352.75	7,394.08
	Deferred tax	423.58	1,516.08	97.16	2,405.51	(560.16)
	Income tax for earlier years	-	(181.68)	(74.47)	(181.68)	(74.47)
	<b>Total tax expense</b>	<b>2,260.84</b>	<b>2,197.90</b>	<b>1,764.12</b>	<b>8,576.58</b>	<b>6,759.45</b>
<b>7</b>	<b>Profit for the period (5-6)</b>	<b>7,225.88</b>	<b>7,818.32</b>	<b>6,512.67</b>	<b>29,069.02</b>	<b>24,093.07</b>
<b>8</b>	<b>Other comprehensive income</b>					
	<b>Items that will not be reclassified to profit or loss</b>					
	Re-measurement gains/ (losses) on defined benefit plans	(1.33)	(2.24)	3.27	2.80	59.71
	Income tax effect of above	0.34	0.56	(0.83)	(0.70)	(15.03)
	<b>Items that will be reclassified to profit or loss</b>					
	Re-measurement gains/ (losses) on hedge instruments	-	-	-	-	664.93
	Income tax effect of above	-	-	-	-	(167.35)
	<b>Total other comprehensive income</b>	<b>(0.99)</b>	<b>(1.68)</b>	<b>2.44</b>	<b>2.10</b>	<b>542.26</b>
<b>9</b>	<b>Total comprehensive income (7+8)</b>	<b>7,224.89</b>	<b>7,816.64</b>	<b>6,515.11</b>	<b>29,071.12</b>	<b>24,635.33</b>
<b>10</b>	<b>Paid up equity share capital</b>				50,119.77	50,119.77
	(Face value of Rs. 10 each)					
<b>11</b>	<b>Other Equity</b>				1,75,859.91	1,46,680.10
<b>12</b>	<b>Earnings per share of Rs. 10 each (not annualised)</b>					
	Basic & diluted earnings per share in Rs.	1.44	1.56	1.30	5.80	4.81



# Aditya Birla Housing Finance Limited

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## STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2024

**Notes:**

1. Statement of assets and liabilities as at March 31, 2024

		<i>Rs. in lakh</i>	
Particulars		As at Mar 31, 2024	As at Mar 31, 2023
		Audited	Audited
<b>ASSETS</b>			
(1)	<b>FINANCIAL ASSETS</b>		
	(a) Cash and cash equivalents	27,983.98	20,474.22
	(b) Derivative financial instruments	-	18.55
	(c) Receivables		
	- Trade receivables	484.01	391.00
	- Other receivables	1,522.99	109.13
	(d) Loans	17,67,792.74	13,55,696.21
	(e) Investments	26,574.59	12,536.72
	(f) Other Financial assets	3,916.44	796.38
		<b>18,28,274.75</b>	<b>13,90,022.21</b>
(2)	<b>NON- FINANCIAL ASSETS</b>		
	(a) Current tax assets (net)	1,940.21	1,543.04
	(b) Deferred tax assets (net)	3,344.21	5,750.34
	(c) Property, plant and equipment	2,426.37	1,721.99
	(d) Right to use of Assets	4,251.60	3,941.19
	(e) Intangible assets under development	129.88	469.51
	(f) Other intangible assets	1,993.30	1,076.47
	(g) Other non-financial assets	3,768.43	2,689.98
		<b>17,854.00</b>	<b>17,192.52</b>
	<b>TOTAL ASSETS</b>	<b>18,46,128.75</b>	<b>14,07,214.73</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	184.61	25.75
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	6,145.40	2,174.52
	(b) Debt Securities	5,37,197.83	2,69,356.34
	(c) Borrowings (Other than debt securities)	10,23,229.00	8,90,155.86
	(d) Subordinated Liabilities	34,240.55	34,211.43
	(e) Lease Liability	4,442.59	3,952.04
	(f) Other financial liabilities	11,854.73	8,707.41
		<b>16,17,294.71</b>	<b>12,08,583.35</b>
(2)	<b>NON- FINANCIAL LIABILITIES</b>		
	(a) Provisions	1,529.90	1,024.41
	(b) Other non-financial liabilities	1,324.46	807.10
		<b>2,854.36</b>	<b>1,831.51</b>
	<b>TOTAL LIABILITIES</b>	<b>16,20,149.07</b>	<b>12,10,414.86</b>
(3)	<b>EQUITY</b>		
	(a) Equity share capital	50,119.77	50,119.77
	(b) Other equity	1,75,859.91	1,46,680.10
	<b>TOTAL EQUITY</b>	<b>2,25,979.68</b>	<b>1,96,799.87</b>
	<b>TOTAL EQUITY AND LIABILITY</b>	<b>18,46,128.75</b>	<b>14,07,214.73</b>



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## STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 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 April 18, 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 March 31, 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 and year ended 31 March 2024.

Particulars	Quarter Ended	Year Ended
Amount of loan assigned (Rs. in lakh)	22,021.26	58,744.19
Count of loan accounts assigned	1,696	5,498
Weighted average residual maturity (in months)	138	131
Weighted average holding period by originator (in months)	17	22
Retention of beneficial economic interest (MRR) (in %)	10.00%	10.00%
Coverage of tangible security coverage (in %)	100.00%	100.00%
Number of instances (transactions) where transferor has agreed to replace the transferred loans	Nil	Nil
Number of transferred loan replaced	Nil	Nil

b. Details of loans acquired through assignment in respect of loans not in default during the quarter and year ended 31 March 2024.

Particulars	Quarter Ended	Year Ended
Aggregate principal outstanding of loans acquired	15,911.06	15,911.06
Aggregate consideration paid	15,911.06	15,911.06
Count	1,925.00	1,925.00
Weighted average residual tenor of loans acquired	127.00	127.00

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. Related party statement is enclosed in Appendix III.

10. As on 31 March 2024, the security cover available in respect of secured non-convertible debt securities is 1.54 and the asset cover available in respect of NHB Borrowing having exclusive charge is 1.21. The Security cover format as per the Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached as Appendix IV.

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



Pankaj Gadgil  
DIN: 08521239

Place: Mumbai  
Date: April 18, 2024

- 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	37,874.55	1,584.95		3,759.51	31,825.36
Corporate persons*	1,171.44	-	-	152.11	2,021.62
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	39,045.99	1,584.95	-	3,911.62	33,846.98

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



**Aditya Birla Housing Finance Limited**  
**Cash Flow Statement for the year ended March 31, 2024**  
*(Currency : Rupees in lakh)*

Appendix II

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>A Cash flow from operating activities</b>		
<b>(a) Profit before tax</b>	<b>37,645.60</b>	<b>30,852.52</b>
<u>Adjustments for:</u>		
Depreciation and amortisation	2,569.98	1,588.49
Interest on lease liability	321.18	219.11
Profit on surrender of lease liability/ income from rent concession	(35.53)	(98.44)
Impairment on financial instruments including loss on derecognition of financial assets at amortised cost	(460.71)	7236.33
Expense on Employee Stock Options Scheme	108.71	65.46
Net gain on Fair value changes	(687.69)	(343.68)
Loss/ (profit) on derecognition of property, plant and equipment	4.42	(16.33)
<b>(b) Operating profit before working capital changes</b>	<b>39,465.96</b>	<b>39,503.46</b>
<u>Adjustments for:</u>		
Decrease/(increase) in Financial Assets	(4,608.38)	2,354.45
Decrease/(increase) in Non-Financial Assets	(909.09)	(987.10)
Decrease/(increase) in Financial Liabilities	19,790.84	(959.46)
Decrease/(increase) in Non-Financial Liabilities	1,025.65	254.52
<b>(c) Changes in Loan Book</b>		
Loans disbursed	(8,29,192.22)	(5,29,935.48)
Loans repayment received (incl. foreclosed, direct assignment, etc.)	4,17,577.64	3,56,549.02
<b>(d) Cash from operating activities</b>	<b>(3,56,849.60)</b>	<b>(1,33,220.59)</b>
Direct taxes paid (net of refund)	(6,568.31)	(8,641.01)
<b>Net cash from operating activities (A)</b>	<b>(3,63,417.91)</b>	<b>(1,41,861.60)</b>
<b>B. Cash flow from investing activities</b>		
Purchase of property, plant and equipment, acquisition of intangible assets	(3,082.26)	(2,742.83)
Proceeds from sale of property, plant and equipment	12.70	22.20
Profit on sale of current investments	838.63	103.97
(Purchase)/sale of current investments (net)	(14,188.81)	(12,297.01)
<b>Net cash used in investing activities (B)</b>	<b>(16,419.74)</b>	<b>(14,913.67)</b>
<b>C Cash flow from financing activities</b>		
Payment of lease liability	(1,029.36)	(741.64)
Proceeds from long term borrowings	5,69,700.00	3,55,000.00
Repayment of long term borrowings	(3,50,738.41)	(2,70,956.05)
Net proceeds/ (repayment) for short term borrowings	1,69,415.18	38,252.08
<b>Net cash used in financing activities (C)</b>	<b>3,87,347.41</b>	<b>1,21,554.39</b>
<b>D. Net increase/ (decrease) in cash and cash equivalents (A+B+C)</b>	<b>7,509.76</b>	<b>(35,220.88)</b>
<b>E. Cash and cash equivalents at the beginning of the year</b>	<b>20,474.22</b>	<b>55,695.10</b>
<b>F. Cash and cash equivalents at the end of the year*</b>	<b>27,983.98</b>	<b>20,474.22</b>
<b>Components of Cash and cash equivalents:</b>		
Cash on hand	-	-
<b>Balances with bank</b>		
- in current accounts	27,983.98	20,474.22
- In deposit accounts with original maturity less than 3 months	-	-
<b>Cash and cash equivalents at the end of the year</b>	<b>27,983.98</b>	<b>20,474.22</b>
<b>Other Information</b>		
<b>Operational cash flow from interest</b>		
Interest received	1,67,561.58	1,35,149.01
Interest paid	97,250.10	79,989.08



**Aditya Birla Housing Finance Limited**

Appendix III

The following inter Company transactions/balances with related parties have taken place/ outstanding during/ as at the period under review / audit :

Rs. in lakh

No.	Description	Quarter ended			Year ended	
		Mar 31, 2024	Dec 31, 2023	Mar 31, 2023	Mar 31, 2024	Mar 31, 2023
	Brief description Company wise & item wise:					
<b>1</b>	<b>Income - exclusive of GST</b>					
	Aditya Birla Sun life Insurance Company Limited( Commission Income)	1,056.41	702.30	66.24	2,767.38	192.66
	Aditya Birla Health Insurance Co Limited ( Commission Income)	568.86	289.85	54.55	1,268.09	152.04
<b>2</b>	<b>Recovery of expenses - inclusive of GST</b>					
	Aditya Birla Finance Limited (Rent recovery)	12.33	18.21	58.99	95.19	97.00
	Aditya Birla Finance Limited (Other admin expenses recovery)	6.36	16.34	21.06	80.18	69.86
	Aditya Birla Finance Limited (Asset utilisation charges)	-	-	3.38	-	23.87
	Aditya Birla Finance Limited (Recovery of transfer employees)	-	-	31.77	2.37	95.62
	Aditya Birla Finance Limited (Recovery of Vpay)	-	-	-	14.91	-
	Aditya Birla Sun life Insurance Company Limited( Recovery of Other expenses)	-	-	-	-	113.90
	Aditya Birla Sun life Insurance Company Limited( Recovery of Rent expenses)	50.18	1.17	11.36	42.24	35.63
	Aditya Birla Sun life Insurance Company Limited( Recovery of Transfer Employee))	-	-	0.67	-	0.67
	Aditya Birla Sun life Insurance Company Limited( Recovery of Vpay)	-	-	-	1.10	-
	Aditya Birla Financial Shared Services Limited (Recovery of transfer employees)	-	-	1.41	82.59	6.94
	Aditya Birla Financial Shared Services Limited (Recovery of Vpay)	-	-	-	2.89	4.28
	Aditya Birla Sun life Asset Management Company Limited (Recovery of Rent)	19.97	13.12	-	64.75	11.66
	Aditya Birla Insurance Brokers Limited (Recovery of Rent)	0.74	0.25	-	3.33	0.40
	Aditya Birla Insurance Brokers Limited (Recovery of Vpay)	-	-	-	-	-
	Aditya Birla Insurance Brokers Limited (Transfer Employee)	-	-	-	5.13	-
	Aditya Birla Health Insurance Co Limited(Recovery of transfer employees)	-	-	-	-	4.37
	Aditya Birla Health Insurance Co Limited(Recovery of expenses)	21.30	2.13	-	23.43	4.16
	Aditya Birla Health Insurance Co Limited(Recovery of Vpay)	-	-	-	2.30	-
	Aditya Birla Money Limited (Recovery of transfer employees)	-	-	-	-	7.51
	Aditya Birla Money Limited (Recovery of Expenses)	-	-	3.77	-	3.77
	Aditya Birla Capital Digital Limited (Recovery of Expenses)	36.80	31.10	33.04	192.64	33.04
	Aditya Birla ARC Limited (Recovery of transfer employees)	-	3.09	-	3.09	-
	Aditya Birla Capital Foundation	-	-	-	-	-
<b>3</b>	<b>Reimbursement of Expenses - inclusive of GST</b>					
	Aditya Birla Finance Limited (Reimbursement of repairs & maintenance computers)	13.92	21.44	32.18	76.96	155.60
	Aditya Birla Finance Limited (Reimbursement of rent expenses)	81.62	81.69	41.12	393.24	416.68
	Aditya Birla Finance Limited (Reimbursement for asset utilisation)	-	-	-	-	-
	Aditya Birla Finance Limited (Reimbursement of other admin expenses)	60.50	40.60	161.56	274.13	358.60
	Aditya Birla Finance Limited (Salary cost)	4.00	26.00	110.96	93.96	579.19
	Aditya Birla Finance Ltd (Transfer of employees)	-	8.39	5.83	8.39	23.25
	Aditya Birla Finance Ltd (Vpay Recovery)	-	0.90	-	23.05	36.19
	Aditya Birla Sun life Insurance Company Limited(Reimbursement of rent expenses)	182.27	85.43	78.23	361.75	309.32
	Aditya Birla Financial Shared Services Limited (Shared services expenses)	525.75	306.89	770.08	2,177.34	2,356.21
	Aditya Birla Financial Shared Services Limited (Transfer of Employees)	-	-	-	-	65.66
	Aditya Birla Financial Shared Services Limited (Other comprehensive income - gratuity (gain)/loss)	1.68	(0.88)	13.88	4.32	(3.71)
	Aditya Birla Financial Shared Services Limited (Vpay Recovery)	-	-	-	-	0.98
	Aditya Birla Financial Shared Services Limited (Reimbursement of Expenses)	-	-	-	-	-
	Aditya Birla Capital Limited (Shared services expenses)	137.82	117.14	123.18	463.64	385.85
	Aditya Birla Capital Limited (Reimbursement of GST)	6.92	3.19	1.78	13.17	21.17
	Aditya Birla Capital Limited (ESOP)	132.24	138.39	103.07	499.89	166.98
	Aditya Birla Capital Limited (Other comprehensive income - gratuity (gain)/loss)	2.72	(2.26)	4.71	1.56	4.77
	Aditya Birla Capital Technology Services Limited	104.22	101.43	43.88	377.39	219.54
	Aditya Birla Capital Technology Services Limited (Transfer of Employees)	-	-	-	-	7.22
	Aditya Birla Capital Technology Services Limited (Reimbursement of Expenses)	-	-	-	-	5.06
	Aditya Birla Wellness Private Limited (Reimbursement of expenses)	-	-	1.87	9.09	9.88
	Aditya Birla Sun life Asset Management Company Limited (Reimbursement of expenses)	2.67	1.73	9.49	10.97	20.05
	Aditya Birla Sun life Asset Management Company Limited (Reimbursement of expenses)	-	0.67	-	0.67	-
	Ultratech Cement Limited (Referral Fees)	6.86	-	7.39	7.23	17.31
	Aditya Birla Health Insurance Co Limited(Reimbursement of expenses)	4.61	0.97	0.80	7.45	1.26
	Aditya Birla Health Insurance Co Limited (Transfer of Employees)	-	-	8.57	0.22	8.57
	Aditya Birla Capital Digital Limited (Reimbursement of expenses)	135.99	62.79	5.28	272.93	5.28
	Aditya Birla Capital Digital Limited (Transfer of Employees)	-	8.89	-	8.89	-
	Aditya Birla Money Limited (Reimbursement of Expenses)	-	3.26	-	3.26	-
	Aditya Birla ARC Limited (Reimbursement of expenses)	-	-	-	-	-



No.	Description	Quarter ended			Year ended	
		Mar 31, 2024	Dec 31, 2023	Mar 31, 2023	Mar 31, 2024	Mar 31, 2023
<b>4</b>	<b>Expenses - inclusive of GST</b>					
	Aditya Birla Sun life Insurance Company Limited (Interest on sub deb/NCD issued)	162.63	113.11	20.96	318.27	85.00
<b>5</b>	<b>Capital/Debt Investment Outstanding</b>					
	Aditya Birla Capital Limited (Equity share Capital)	50,119.77	50,119.77	50,119.77	50,119.77	50,119.77
	Aditya Birla Sun life Insurance Company Limited - Accrued interest on NCD	310.66	148.03	74.29	310.66	74.29
	Aditya Birla Sun life Insurance Company Limited - NCD outstanding	8,000.00	8,000.00	1,000.00	8,000.00	1,000.00
<b>6</b>	<b>Other transactions</b>					
	Aditya Birla Finance Ltd (Sale of Fixed Assets)	-	-	-	8.64	0.10
	Aditya Birla Finance Ltd (Security Deposit)	-	-	-	-	30.28
	Aditya Birla Capital Technology Services Limited (Purchase of Fixed Assets)	-	-	-	-	20.95
	Aditya Birla Sun life Insurance Company Limited (Security Deposit)	-	5.23	22.98	14.39	46.90
	Aditya Birla Health Insurance Company Limited (Security Deposit)	-	-	1.62	-	1.93
	Aditya Birla Sun life Asset Management Company Limited (Security Deposit)	-	-	-	-	2.78
<b>7</b>	<b>Other Balances</b>					
	Aditya Birla Sun life Insurance Company Limited (Unamortised insurance premium)	-	-	-	-	-
	Aditya Birla Financial Shared Services Limited (Advance prepaid)	25.81	51.57	13.74	25.81	13.74
	Aditya Birla Financial Shared Services Limited (Other Advance)	-	-	157.93	-	157.93
	Aditya Birla Capital Technology Services Limited (Advance prepaid)	20.10	33.06	0.17	20.10	0.17
	Aditya Birla Finance Ltd (Security Deposit)	30.28	30.28	30.28	30.28	30.28
	Aditya Birla Sun life Insurance Company Limited (Security Deposit)	89.04	89.04	74.65	89.04	74.65
	Aditya Birla Health Insurance Company Limited (Security Deposit)	1.93	1.93	1.93	1.93	1.93
	Aditya Birla Sun life Asset Management Company Limited (Security Deposit)	2.78	2.78	2.78	2.78	2.78
<b>8</b>	<b>Outstanding Balances</b>					
	<b>- Receivables</b>					
	Aditya Birla Sun life Asset Management Company Limited (Trade receivable)	14.78	22.63	-	14.78	-
	Aditya Birla Sun life Insurance Company Limited (Trade Receivable)	576.59	486.01	47.23	576.59	47.23
	Aditya Birla Health Insurance Co Limited (Trade Receivable)	930.94	223.22	31.79	930.94	31.79
	Ultratech Cement Limited (Trade Receivable)	-	-	-	-	-
	Aditya Birla Insurance Brokers Limited (Trade Receivable)	0.67	0.25	0.37	0.67	0.37
	Aditya Birla Money Limited (Trade Receivable)	-	-	-	-	-
	Aditya Birla Capital Digital Limited (Trade Receivable)	-	-	29.74	-	29.74
	<b>- Payables</b>					
	Aditya Birla Capital Technology Services Limited (Trade payables)	28.26	147.11	-	28.26	-
	Aditya Birla Finance Limited (Trade payables)	158.97	355.69	250.20	158.97	250.20
	Aditya Birla Capital Limited (Trade payables)	201.42	71.10	52.54	201.42	52.54
	Aditya Birla Financial Shared Services Limited (Trade payables)	289.13	184.91	294.58	289.13	294.58
	Aditya Birla Wellness Private Limited (Trade payables)	0.62	0.68	-	0.62	-
	Aditya Birla Sun life Insurance Company Limited (Trade payables)	197.34	213.74	70.04	197.34	70.04
	Aditya Birla Sun life Asset Management Company Limited (Trade payables)	-	-	7.02	-	7.02
	Aditya Birla Capital Digital Limited (Trade payables)	151.79	56.21	-	151.79	5.28
	Aditya Birla ARC Limited (Trade payables)	-	-	-	-	-
	Aditya Birla Money Limited (Trade Payable)	-	-	-	-	-
	Ultratech Cement Limited (Trade payables)	1.43	0.98	4.60	1.43	4.60



To,  
Board of Directors  
Aditya Birla Housing Finance Limited

**Independent Auditor's Certificate on the Statement of maintenance of security cover and compliance with covenants in respect of listed non-convertible debt securities as at 31 March 2024.**

- 1 This Certificate is issued in accordance with the terms of our engagement letter dated 27 August 2021 with Aditya Birla Housing Finance Limited ('the Company') having its Registered office at Indian Rayon Compound, Veraval, Gujarat 362266 ('the Company') and pursuant to Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI circular: SEBI/HO/MIRSD/MIRSD\_CRADT/CIR/P/2022/67 dated 19 May 2022 (Collectively referred to as "Regulations").
- 2 We, KKC & Associates LLP (Formerly known as Khimji Kunverji & Co LLP), statutory auditors of the Company, have examined the details given in the attached Annexure I (herein after referred to as the 'Statement') prepared by the management, stamped by us for identification purpose.

**Management's Responsibility**

- 3 The Compliance with the Regulations, the terms & covenants of the Non-Convertible Debentures ("NCD") as per the information memorandum ("IM") and Debenture Trust Deeds and computation of security cover as given in the attached Statement is the responsibility of the Company's management. This responsibility includes the design, implementation, and maintenance of internal controls relevant to the preparation and presentation of the Statement. The management is also responsible for ensuring that the Company complies with the requirements, including those given in the Regulations and provides all relevant information to the Debenture Trustee.

**Auditor's Responsibility**

- 4 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 year ended 31 March 2024, other relevant records and documents maintained by the Company or that the computation thereof is arithmetically inaccurate.
- 5 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.
- 6 For the purpose of our examination, we have relied on the representation received from the management for completeness of information and records provided to us and carried out following procedures:
  - 6.1 Obtained the audited financial information of the Company as at and for the year ended 31 March 2024.
  - 6.2 Traced the amounts in the Statement, in relation to the computation of Security cover, to the audited financial information of the Company as at and for the year ended 31 March 2024.
  - 6.3 Ensured arithmetical accuracy of the computation of security cover in the Statement.
  - 6.4 Obtained the list of listed non-convertible debt securities outstanding as at 31 March 2024.



# kkc & associates llp

Chartered Accountants

(formerly Khimji Kunverji & Co LLP)

- 6.5 Performed necessary Inquires with the management and on a test check basis, ensured that the Company made timely payments of interest and principal due, if any, during the year ended 31 March 2024.
  - 6.6 On test check basis, checked the compliance with the covenants stated in the Debenture Trust deed;
  - 6.7 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 year ended 31 March 2024.
  - 6.8 Obtained necessary representations from the management.
- 7 We have performed verification procedures, in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes issued by the Institute of Chartered Accountants of India ("ICAI"). We have complied with the relevant applicable requirements of the Standard on Quality Control ("SQC") 1, on Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and other Assurance and Related Service Engagements.

## Conclusion

- 8 Based on the procedures performed mentioned in paragraph 6, evidence obtained, and 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 information as contained in the Statement have not been accurately extracted from the audited financial information as at and for the year ended 31 March 2024 or that the computation thereof is arithmetically inaccurate.
  - b. The Company during the year ended 31 March 2024 has not complied, in all material respects, with the covenants in respect of the listed NCDs of the Company outstanding as at 31 March 2024 as mentioned in the Statement.

## Restriction on Use

- 9 This certificate is issued for the purpose of submission by the Company to the Debenture Trustee pursuant to the Regulations and should not be used, referred to or distributed for any other purpose or by any person other than the addressees 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 without our prior consent in writing.

## For KKC & Associates LLP

Chartered Accountants

(formerly Khimji Kunverji & Co LLP)

ICAI Firm Registration No. 105146W/W100621



**Hasmukh B Dedhia**

Partner

ICAI Membership No.: 033494

UDIN: 24033494BKCQZM5641



Place: Mumbai

Date: 18 April 2024

**Aditya Birla Housing Finance Limited**  
(Currency : Rupees in lakhs)

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)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge 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>iii</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)
		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 or 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)		Relating to Column F				
		Book Value	Book Value	Yes/No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment														
Capital Work-in Progress							2426		2,426					
Right of Use Assets							4252		4,252					
Goodwill							1993		1,993					
Intangible Assets							130		130					
Intangible Assets under Development							26575		26,575					
Investments							21555		17,67,793					
Loans		3,70,592	3,70,592		5,85,457	7,90,188				3,70,592			5,85,457	9,56,049
Inventories														
Trade Receivables														
Cash and Cash Equivalents					2,007				2,007				2,007	2,007
Bank Balances other than Cash and Cash Equivalents					27,969		15		27,964				27,969	27,969
Others														
<b>Total</b>			<b>3,70,592</b>		<b>6,22,010</b>	<b>7,90,188</b>	<b>63,338</b>		<b>18,46,129</b>		<b>3,70,592</b>		<b>6,578</b>	<b>9,52,602</b>



Appendix IV

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J (Total C to H)	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	Other assets on which there is pari Passu charge (excluding items covered in column F)	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying 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)
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains					4.03,127				4,03,127				4,03,127	4,03,127
Other debt sharing pari-passu charge with above debt														
Other Debt														
Subordinated Debt	No Charge as unsecured Debt						34,241							
Borrowings	NA													
Bank	Pari-Passu Charge					7,17,573	15		7,17,573					
Debt securities	No Charge as Commercial Paper													
Others	Exclusive charge on NHB Loan						1,34,071		1,34,071					
Trade Payables	NA	3,05,656							3,05,656					3,05,656
Lease Liabilities	NA						6,378		6,378					
Provisions	NA						4,443		4,443					
Others	NA						1,530		1,530					
<b>Total</b>		3,05,656			4,03,127	7,17,558	13,131		13,131					
<b>Cover on Book Value</b>		1.21			1.54		16,20,149		16,20,149				4,03,127	7,08,783
<b>Cover on Market Value</b>											1.21		1.54	

Note: We confirm that the company has complied with the covenants mentioned in the placement memorandums of the Secured Redeemable Non-Convertible Debentures for the period ended Mar 31, 2024.



**Aditya Birla Housing Finance Limited**

Related Party Disclosure for Aditya Birla Housing Finance Limited on a Consolidated basis for the quarter ended 31st March 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 Capital Technology Services Limited (ABCTSL)

Aditya Birla Money Limited (ABML)

Aditya Birla Insurance Brokers Limited (ABIBL)

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)

Mrs. Swati Singh (CS) (till 31st October, 2023)

Ms. Hiral Sidhpura (CS) (1st November, 2023 onwards)

**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 31-March-24			
			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	-	978.26	-	-	50,119.77	-	201.42
Aditya Birla Financial Shared Services Limited	Fellow Subsidiary	Reimbursement of Expenses & Recovery of expenses	85.47	2,181.66	-	25.81	-	-	289.13
Aditya Birla Finance Limited	Fellow Subsidiary	Reimbursement of Expenses & Recovery of expenses	192.64	869.73	8.64	30.28	-	-	158.97
Aditya Birla Capital Technology Services Limited	Fellow Subsidiary	Reimbursement of Expenses	-	377.39	-	20.10	-	-	28.26
Aditya Birla Sun Life Insurance Company Limited	Fellow Subsidiary	Commission income, Reimbursement of Expenses & Interest on Sub debt and NCD	2,810.72	680.01	-	89.04	8,000.00	576.59	197.34
Aditya Birla Insurance Brokers Limited	Fellow Subsidiary	Reimbursement of Expenses	8.46	-	-	-	-	0.67	-
Aditya Birla Health Insurance Co. Limited	Fellow Subsidiary	Commission income & Reimbursement of Expenses	1,293.82	7.67	-	1.93	-	930.94	-
Aditya Birla Wellness Private Limited	Fellow Subsidiary	Reimbursement of Expenses	-	9.09	-	-	-	-	0.62
Aditya Birla Capital Digital Limited	Fellow Subsidiary	Reimbursement of Expenses & Recovery of expenses	192.64	281.82	-	-	-	-	151.79
Ultratech Cement Limited	Fellow Subsidiary	Reimbursement of Expenses	-	7.23	-	-	-	-	1.43
Aditya Birla Sun Life Asset Management Company Ltd	Fellow Subsidiary	Reimbursement of Expenses & Recovery of expenses	64.75	11.64	-	2.78	-	14.78	-
Aditya Birla ARC Ltd	Fellow Subsidiary	Reimbursement of Expenses	3.09	-	-	-	-	-	-
Aditya Birla Money Ltd			-	3.26	-	-	-	-	-
Directors Sitting Fees			-	39.51	-	-	-	-	-
Swati Singh	KMP	Remuneration Paid	-	20.53	-	-	-	-	-
Hiral Sidhpura	KMP	Remuneration Paid	-	14.49	-	-	-	-	-
Ashish Damani	KMP	Remuneration Paid	-	132.65	-	-	-	-	-
Pankaj Gadgil	KMP	Remuneration Paid	-	455.09	-	-	-	-	-



# Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



## ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

April 18, 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: Declaration as per Regulation 52(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

In accordance with Regulation 52 (3) of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015, we would like to state that M/s KKC & Associates LLP, Statutory Auditors of the Company has given an unmodified opinion on the Financial Statements and Auditor's Report for the year ended March 31, 2024.

Thanking you  
For **Aditya Birla Housing Finance Limited**

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

### Aditya Birla Housing Finance Limited

One World Center, Tower 1, 9th Floor, 841, Jupiter Mill Compound,  
Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.  
+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



# Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



PROTECTING INVESTING FINANCING ADVISING

April 18, 2024

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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 and year ended March 31, 2024:

Sr. No.	Particulars	Disclosures
1	Debt-equity ratio <sup>1</sup>	7.06
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)	2,25,979.68
7	Net profit after tax (Rs. in lakh)	29,069.02
8	Earnings per share	5.80
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>	15.83
18	Sector specific equivalent ratios:	
	(a) Gross Stage 3	1.82%
	(b) Net Stage 3	1.22%
	(c) Gross NPA	1.82%
	(d) Net NPA	1.22%
	(c) Return on Total Assets (annualised)	1.92%

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19	Asset cover available, in case of non-convertible debt securities	1.54 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 March 31, 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)

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## ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

April 18, 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 March 31, 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)

### Aditya Birla Housing Finance Limited

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**Annexure A**

**Statement indicating the utilisation of the issue proceeds of non-convertible securities under Regulation 52(7)**

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
1	2	3	4	5	6	7	8	9	10
Aditya Birla Housing Finance Limited	INE831R07417	Private Placement	Secured NCD	January 31, 2024	425.00	425.00	No	NA	NA
Aditya Birla Housing Finance Limited	INE831R07425	Private Placement	Secured NCD	March 01, 2024	225.00	225.00	No	NA	NA
Aditya Birla Housing Finance Limited	INE831R07441	Private Placement	Secured NCD	March 20, 2024	425.00	425.00	No	NA	NA
<b>Total</b>					<b>1075.00</b>	<b>1075.00</b>			
Note: The purpose of for which the funds were utilized as per placement memorandum- 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.									
<b>For Aditya Birla Housing Finance Limited</b>									
Name of signatory: <b>Hiral Sidhpura</b> Designation: <b>Company Secretary</b> Date: <b>April 18, 2024</b>									

**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					Private placement		
Type of instrument					Non-convertible Securities		
Date of raising funds					Refer Annexure A		
Amount raised (in Rs. Crore)					Refer Annexure A		
Report filed for quarter ended					March 31, 2024		
Is there a deviation/ variation in use of funds raised?					Nil Deviation / Variation		
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?					Yes		
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					NA		
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: Not Applicable							
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
-	-	-	-	-	-	-	-
Deviation could mean: a. Deviation in the objects or purposes for which the funds have been raised. b. Deviation in the amount of funds actually utilized as against what was originally disclosed							
<b>For Aditya Birla Housing Finance Limited</b>							
Name of signatory: <b>Hiral Sidhpura</b> Designation: <b>Company Secretary</b> Date: <b>April 18, 2024</b>							



April 18, 2024

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Dear Sir/Madam,

**Sub: Initial Disclosure to be made by an entity identified as a Large Corporate**

**Ref: SEBI Operational Circular SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 amended from time to time on Fund raising by issuance of Debt Securities by Large Corporate**

With reference to the subject matter, please find below details as on March 31, 2024, as per Annex-XII-A of the on Fund raising by issuance of Debt Securities by Large Corporate:

Particulars	Details	
Name of Company	Aditya Birla Housing Finance Limited	
CIN	U65922GJ2009PLC083779	
Outstanding borrowing of company as on 31 <sup>st</sup> March 2024.	INR 13,247.92 Crores*	
Highest Credit Rating During the previous FY along with name of the Credit Rating Agency.	ICRA Limited	ICRA AAA/Stable
	India Ratings & Research Private Limited	IND AAA/Stable
Name of Stock Exchange** in which the fine shall be paid, in case of shortfall in the required borrowing under the framework.	National Stock Exchange of India Ltd (NSE).	

\*Principal Outstanding and Excluding commercial papers, cash credit, WCDL & inter corporate borrowings from Parent Company

We confirm that we are a Large Corporate as per the applicability criteria given under the Chapter XII of SEBI Operational circular dated August 10, 2021 amended from time to time.

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## ADITYA BIRLA CAPITAL

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\*\*In terms paragraph of 2.2(d) of the circular, beginning FY 2024, in the event of shortfall in the mandatory borrowing through debt securities, a fine of 0.2% of the shortfall shall be levied by Stock Exchanges at the end of the three-year block period. Therefore, an entity identified as LC shall provide, in its initial disclosure for a financial year, the name of stock exchange to which it would pay the fine in case of shortfall in the mandatory borrowing through debt markets.

Thanking you  
Yours faithfully

**For Aditya Birla Housing Finance Limited**

**Hiral Sidhpura**  
Company Secretary

**Ashish Damani**  
Chief Financial Officer

#### Contact Details:

**Hiral Sidhpura**

**Address:** 9<sup>th</sup> Floor, Tower 1, 841 Jupiter Mill Compound, Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.

**Email:** [hiralsidhpura@adityabirlacapital.com](mailto:hiralsidhpura@adityabirlacapital.com)

**Ashish Damani**

**Address:** 9<sup>th</sup> Floor, Tower 1, 841 Jupiter Mill Compound, Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.

**Email:** [ashish.damani@adityabirlacapital.com](mailto:ashish.damani@adityabirlacapital.com)

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April 18, 2024

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------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------

Dear Sir/Madam,

**Sub: Annual Disclosure to be made by an entity identified as a Large Corporate**

**Ref: SEBI Operational Circular SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 as amended from time to time on Fund raising by issuance of Debt Securities by Large Corporate**

With reference to the subject matter, please find below the details of incremental borrowings done during the Financial Year 2023-24 as per Annex - XII-B2 of the SEBI Operational Circular SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 amended from time to time on Fund raising by issuance of Debt Securities by Large Entities:

- 1. Name of the Company:** Aditya Birla Housing Finance Limited
- 2. CIN:** U65922GJ2009PLC083779
- 3. Report filed for FY:** 2023-2024 (T)
- 4. Details of the borrowings (all figures in Rs crore):**

Sr.No.	Particulars	Details
i.	3-year block period	<b>T (FY 2023-2024), T+1 (FY 2024-2025), T+ 2 (FY 2025-2026)</b>
ii.	Incremental borrowing done in (T)	5697
	<b>(a)</b>	
iii.	Mandatory borrowing to be done through debt securities in FY (T)	1424.25
	<b>(b) = (25% of a)</b>	
iv.	Actual borrowings done through debt securities in FY (T)	2205.00
	<b>(c)</b>	
v.	Shortfall in the borrowing through debt securities, if any, for FY (T-1) i.e. FY 2022-23 carried forward to FY (T) .	37.50
	<b>(d)</b>	

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vi.	Quantum of (d), which has been met from (c)	37.50
	(e)	
vii.	Shortfall, if any, in the mandatory borrowing through debt securities for FY (T)	No shortfall
	{after adjusting for any shortfall in borrowing for FY (T-1) i.e. (FY 2022 - 23) which was carried forward to FY (T)}	
	<b>(f)=(b)-[(c)-(e)]</b> <b>{If the calculated value is zero or negative, write "nil"}</b>	

## 5. Details of penalty to be paid, if any, in respect to previous block (all figures in Rs. Crore):

Sr.No.	Particulars	Details
i.	3 -year Block period	(T-2) (FY 2021-22) (T-1) (FY 2022-23), (T) FY (2023-24)
ii.	Amount of fine to be paid for the block, if applicable	NIL
	<b>Fine=0.2% of {(d)-(e)}</b>	

Thanking you,

Yours faithfully

For **Aditya Birla Housing Finance Limited**

**Hiral Sidhpura**  
Company Secretary  
Place: Mumbai

**Ashish Damani**  
Chief Financial Officer

## Aditya Birla Housing Finance Limited

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