

# B S R & Co. LLP

Chartered Accountants

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## Independent Auditor's Report

### To the Members of InCred Housing Finance Private Limited

*(formerly known as Bee Secure Home Finance Private Limited)*

#### Report on the Audit of the Standalone Financial Statements

#### Opinion

We have audited the standalone financial statements of InCred Housing Finance Private Limited *(formerly known as Bee Secure Home Finance Private Limited)* ("the Company"), which comprise the standalone balance sheet as at 31 March 2020, and the standalone statement of profit and loss (including other comprehensive income), standalone statement of changes in equity and standalone statement of cash flows for the year then ended, and notes to the standalone financial statements, including a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2020, and profit and other comprehensive income, changes in equity and its cash flows for the year ended on that date.

#### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Standalone Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone 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 we have obtained is sufficient and appropriate to provide a basis for our opinion on the standalone financial statements.

#### Emphasis of matter

As described in Note 27 (A) (iii) to the standalone financial statements, in respect of accounts overdue but standard at 29 February 2020 where moratorium benefit has been granted, the staging of those accounts at 31 March 2020 is based on the days past due status as on 29 February 2020 in accordance with the Reserve Bank of India COVID-19 Regulatory Package.

B S R & Co (a partnership firm with  
Registration No. BA61223) converted into  
B S R & Co, LLP (a Limited Liability, Partnership  
with LLP Registration No. AAB-8181)  
with effect from October 14, 2013

Registered Office:  
5th Floor, Lodha Excelus  
Apollo Mills Compound  
N. M. Joshi Marg, Mahalaxmi  
Mumbai - 400 011, India

**Independent Auditor's Report**  
**InCred Housing Finance Private Limited**  
*(formerly known as Bee Secure Home Finance Private Limited)*

**Emphasis of matter (Continued)**

As described in Note 27 (A) (iii) to the standalone financial statements, the extent to which the COVID-19 pandemic will impact the Company's financial performance is dependent on future developments, which are highly uncertain.

We draw attention to Note 38 of the financial statements, which describes the company's strategic decision to exit from housing segment on account of various challenges in the affordable housing segment, the Board's proposal of merger with InCred Financial Services Limited (the 'Holding Company') and surrender of the housing finance license.

Our opinion is not modified in respect of the above matters.

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

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the financial statements and our auditor's report thereon. The annual report is expected to be made available to us after the date of this auditor's report.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

**Management's and Board of Directors' Responsibility for the Standalone Financial Statements**

The Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the state of affairs, profit/loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. 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 accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, Management and 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.

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

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## **Independent Auditor's Report**

# **InCred Housing Finance Private Limited**

*(formerly known as Bee Secure Home Finance Private Limited)*

### **Auditor's Responsibilities for the Audit of the Standalone Financial Statements**

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal 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.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the standalone financial statements made by Management and Board of Directors.
- Conclude on the appropriateness of Management and 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 standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

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**Independent Auditor's Report**  
**InCred Housing Finance Private Limited**  
*(formerly known as Bee Secure Home Finance Private Limited)*

**Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of section 143 (11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. (A) As required by Section 143(3) of the Act, we report that:
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
  - c) The standalone balance sheet, the standalone statement of profit and loss (including other comprehensive income), the standalone statement of changes in equity and the standalone statement of cash flows dealt with by this Report are in agreement with the books of account.
  - d) In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under section 133 of the Act.
  - e) On the basis of the written representations received from the directors as on 31 March 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2020 from being appointed as a director in terms of Section 164(2) of the Act.
  - f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- (B) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
  - i. The Company does not have any pending litigations which would impact its financial position;
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;
  - iv. The disclosures in the standalone financial statements regarding holdings as well as dealings in specified bank notes during the period from 8 November 2016 to 30 December 2016 have not been made in these financial statements since they do not pertain to the financial year ended 31 March 2020.

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B S R & Co. LLP

**Independent Auditor's Report**  
**InCred Housing Finance Private Limited**  
*(formerly known as Bee Secure Home Finance Private Limited)*

**Report on Other Legal and Regulatory Requirements (Continued)**

(C) With respect to the matter to be included in the Auditor's Report under section 197(16):

In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) which are required to be commented upon by us.

For B S R & Co. LLP  
Chartered Accountants  
Firm's Registration No. 101248W/W-100022



**Kapil Goenka**  
*Partner*

Membership No. 118189  
UDIN:20118189AAACEX2135

Mumbai  
29 July 2020

## InCred Housing Finance Private Limited

*(formerly known as Bee Secure Home Finance Private Limited)*

### **‘Annexure A’ to the Independent Auditor’s Report of even date on the financial statements of InCred Housing Finance Private Limited (formerly known as Bee Secure Home Finance Private Limited)**

The Annexure referred to in the Independent Auditor’s Report to the members of InCred Housing Finance Private Limited *(formerly known as Bee Secure Home Finance Private Limited)* (the “Company”) on the financial statements for the year ended 31 March 2020, we report that:

- (i)
  - (a) The Company has maintained proper records showing full particulars, including quantitative details fixed assets and situation of fixed assets, however we noted that no tagging is done giving details of situation of furniture and fixtures, leasehold equipment’s and office equipment’s.
  - (b) The Company has a regular programme of physical verification of its fixed assets by which all fixed assets are verified once in every three years, however no physical verification has been carried out for fixed assets in the last three years.
  - (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company does not have any immovable properties.
- (ii) The Company is a Housing Finance Company (HFC), engaged in the business of lending. Accordingly, it does not hold any physical inventories. Thus, paragraph 3(ii) of the Order is not applicable to the Company.
- (iii) According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Act. Thus, paragraph 3(iii) of the Order is not applicable.
- (iv) According to the information and explanations given to us, the Company has not granted any loans, made investments or provided guarantees under section 185 of the Act and has complied with the provisions of section 186(1) of the Act. The Company being a HFC, nothing contained in Section 186 is applicable, except subsection (1) of that section.
- (v) According to the information and explanations given to us, the Company has not accepted any deposits from the public to which the directives issued by the Reserve Bank of India and the provisions of Section 73 to Section 76 or any other relevant provisions of the Act and the rules framed there under apply. Thus, paragraph 3(v) of the Order is not applicable.
- (vi) The Central Government has not prescribed the maintenance of cost records under sub section (1) of section 148 of the Act for any of the services rendered by the Company. Thus, paragraph 3(vi) of the Order is not applicable.
- (vii)
  - (a) According to the information and explanations given to us and on the basis of our examination of the books of account, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including provident fund, income-tax, goods and service tax and other material statutory dues have generally been regularly deposited during the year by the Company with the appropriate authorities. As explained to us, the Company did not have any dues on account of excise duty, wealth tax, sales tax and cess. According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, income-tax, service tax, goods and services tax and other material statutory dues were in arrears as at 31 March 2020 for a period of more than six months from the date they became payable.

## InCred Housing Finance Private Limited

*(formerly known as Bee Secure Home Finance Private Limited)*

### **‘Annexure A’ to the Independent Auditor’s Report of even date on the financial statements of InCred Housing Finance Private Limited (formerly known as Bee Secure Home Finance Private Limited) (Continued)**

- (b) According to the information and explanations given to us, there have been no dues of provident fund, employees’ state insurance, income tax, goods and service tax, cess and other material statutory dues which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) In our opinion and according to the information and explanations given to us, the Company did not have any borrowings during the year.
- (ix) According to the information and explanations given to us, the Company had not borrow any amount during the year . The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year.
- (x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the explanation and information given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- (xi) In our opinion and according to the information and explanations given to us, the provisions of Section 197 read with Schedule V to the Companies Act are not applicable to the Company. Accordingly, paragraph 3(xvi) of the Order is not applicable.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Thus, paragraph 3(xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, transactions with the related parties are in compliance with section 177 and 188 of the Act where applicable and the details have been disclosed in the financial statements, as required by the applicable accounting standards.
- (xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Thus, paragraph 3(xiv) of the Order is not applicable.
- (xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected with him. Thus, paragraph 3(xv) of the Order is not applicable.
- (xvi) According to the information and explanations given to us the provisions of Section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For B S R & Co. LLP

*Chartered Accountants*

Firm’s Registration No: 101248W/W-100022



**Kapil Goenka**

*Partner*

Membership No: 118189

UDIN:20118189AAACEX2135

Mumbai  
29 July 2020

## InCred Housing Finance Private Limited

*(formerly known as Bee Secure Home Finance Private Limited)*

### **Annexure B to the Independent Auditors' report on the standalone financial statements of InCred Housing Finance Private Limited *(formerly known as Bee Secure Home Finance Private Limited)* for the year ended 31 March 2020.**

**Report on the internal financial controls with reference to the aforesaid standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013**

**(Referred to in paragraph (2(A)(f)) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)**

#### **Opinion**

We have audited the internal financial controls with reference to financial statements of InCred Housing Finance Private Limited *(formerly known as Bee Secure Finance Private Limited)* ("the Company") as of 31 March 2020 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2020, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

#### **Management's Responsibility for Internal Financial Controls**

The Company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013 (hereinafter referred to as "the Act").

#### **Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and whether such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk.

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## InCred Housing Finance Private Limited

*(formerly known as Bee Secure Home Finance Private Limited)*

### **Annexure B to the Independent Auditors' report on the standalone financial statements of InCred Housing Finance Private Limited *(formerly known as Bee Secure Home Finance Private Limited)* for the year ended 31 March 2020. *(Continued)***

#### **Auditors' Responsibility *(Continued)***

The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.

#### **Meaning of Internal Financial controls with Reference to Financial Statements**

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

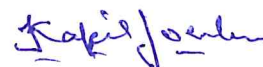
#### **Inherent Limitations of Internal Financial controls with Reference to Financial Statements**

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For B S R & Co. LLP

*Chartered Accountants*

Firm's Registration No: 101248W/W-100022



**Kapil Goenka**

*Partner*

Membership No: 118189

UDIN:20118189AAACEX2135

Mumbai  
29 July 2020

InCred Housing Finance Private Limited  
(Formerly known as Bee Secure Home Finance Private Limited)

Standalone Financial Statements  
Balance Sheet as at March 31, 2020

(Rs. In lakhs)

Particulars	Note No	As at March 31, 2020	As at March 31, 2019
<b>ASSETS</b>			
<b>(1) Financial assets</b>			
(a) Cash and cash equivalents	2	353.20	4,649.92
(b) Receivables	3		
(I) Trade receivables			
(II) Other receivables		4.75	55.50
(c) Loans	4	4,964.57	893.88
(d) Other financial assets	5	-	5.37
<b>(2) Non-financial assets</b>			
(a) Current tax assets (net)		68.38	49.82
(b) Deferred tax assets (net)		-	27.47
(c) Property, plant and equipment	6	46.36	65.44
(d) Other intangible assets	7	4.48	9.48
(e) Other non-financial assets	8	46.37	61.27
<b>Total assets</b>		<b>5,488.11</b>	<b>5,818.15</b>
<b>LIABILITIES AND EQUITY</b>			
<b>LIABILITIES</b>			
<b>(1) Financial liabilities</b>			
(a) Payables			
(i) Other payables			
(ii) Total outstanding dues of creditors other than micro and small enterprises	9	17.29	343.10
(b) Other financial liabilities	10	30.29	45.34
<b>(2) Non-financial liabilities</b>			
(a) Current tax liabilities (net)		-	21.79
(b) Provisions	11	4.51	5.83
(c) Other non-financial liabilities	12	8.83	24.38
<b>EQUITY</b>			
(a) Equity share capital	13	1,858.33	1,858.33
(b) Other equity	14	3,568.86	3,519.37
<b>Total liabilities and equity</b>		<b>5,488.11</b>	<b>5,818.15</b>

Significant accounting policies and key accounting estimates and judgements  
The accompanying notes form an integral part of the standalone financial statements

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As per our report of even date

For B S R & Co. LLP  
Chartered Accountants  
ICAI Firm Registration No.: 101248W/W-100022



Kapil Goenka  
Partner  
Membership No: 118189

Place: Mumbai  
Date: 29 July 2020

For and on behalf of the Board of Directors of  
InCred Housing Finance Private Limited  
CIN: U65923MH2015PTC271359



Bhupinder Singh  
Director  
DIN: 07342318



Prashant Anand Bhonsle  
Whole Time Director  
DIN: 06938312



Vivek Bansal  
Director and CFO  
DIN: 07835456

Place: Mumbai  
Date: 29 July 2020

Standalone Financial Statements  
Statement of Profit and Loss for the year ended March 31, 2020

(Rs. In lakhs)

Particulars	Note No	Year ended March 31, 2020	Year ended March 31, 2019
<b>Revenue From operations</b>			
(i) Interest income	15	361.42	2,978.71
(ii) Fees and commission income	16	0.13	316.28
(iii) Net gain on fair value changes	17	99.03	-
<b>(I) Total revenue from operations</b>		<b>460.58</b>	<b>3,294.99</b>
<b>(II) Other income</b>	18	<b>30.12</b>	<b>1,146.65</b>
<b>(III) Total income (I + II)</b>		<b>490.70</b>	<b>4,441.64</b>
<b>Expenses</b>			
(i) Finance costs	19	-	1,703.80
(ii) Fees and commission expense	20	-	12.80
(iii) Impairment on financial instruments	21	121.68	909.64
(v) Employee benefits expenses	22	171.66	1,167.53
(vi) Depreciation, amortization and impairment	6 & 7	22.47	23.36
(vi) Others expenses	23	120.10	401.74
<b>(IV) Total expenses</b>		<b>435.91</b>	<b>4,218.87</b>
<b>(V) Profit before tax (III - IV)</b>		<b>54.79</b>	<b>222.77</b>
<b>(VI) Tax Expense:</b>	24		
(1) Current Tax		18.53	24.89
(2) Deferred Tax		27.47	(27.47)
<b>(VII) Profit/(Loss) for the year (V-VI)</b>		<b>8.79</b>	<b>225.35</b>
<b>(VIII) Other comprehensive income</b>			
(i) Items that will not be reclassified to profit or loss			
(a) Remeasurements of the defined benefit plans		2.73	15.19
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
<b>Other comprehensive income</b>		<b>2.73</b>	<b>15.19</b>
<b>(IX) Total comprehensive income for the year (VII + VIII)</b>		<b>11.52</b>	<b>240.54</b>
<b>(X) Earnings per equity share</b>	25		
Basic (Rs.)		0.05	1.21
Diluted (Rs.)		0.05	1.21

Significant accounting policies and key accounting estimates and judgements  
The accompanying notes form an integral part of the standalone financial statements

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As per our report of even date

For B S R & Co. LLP  
Chartered Accountants  
ICAI Firm Registration No.: 101248W/W-100022

For and on behalf of the Board of Directors of  
InCred Housing Finance Private Limited  
CIN: U65923MH2015PTC271359



Kapil Goenka  
Partner  
Membership No: 118189

Place: Mumbai  
Date: 29 July 2020



Bhupinder Singh  
Director  
DIN: 07342318



Prashant Anand Bhonsle  
Whole Time Director  
DIN: 06938312



Vivek Bansal  
Director and CFO  
DIN: 07835456

Place: Mumbai  
Date: 29 July 2020

Standalone Financial Statements  
Cash Flow Statement for the year ended March 31, 2020

(Rs. In lakhs)

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
<b>Cash flow from operating activities</b>		
Profit / (Loss) before tax	54.79	222.77
<b>Adjustments to reconcile net profit to net cash generated from / (used in) operating activities</b>		
Depreciation and amortisation	22.47	23.36
Interest income	(361.42)	(182.05)
Net gain on fair value changes	(99.03)	-
Other expenses	-	25.75
Finance cost	-	1,703.80
Impairment loss	121.68	909.64
Provision for retirement benefits	0.86	(14.69)
Loss on sale of property, plant and equipment	1.21	-
Share based expense	37.97	26.24
<b>Operating cash flow before working capital changes</b>	<b>(221.47)</b>	<b>2,714.82</b>
<b>Working capital adjustments</b>		
(Increase) / decrease in Loans	(4,152.99)	14,773.84
Decrease / (increase) in other financial assets	5.37	(5.38)
Decrease in other non financial assets	14.90	15.49
Decrease / (increase) in receivables	50.75	(55.50)
(Decrease) in other payables	(325.81)	(190.35)
(Decrease) / increase in other financial liabilities	(15.05)	9.17
Increase / (decrease) in provisions	0.54	(0.10)
(Decrease) in other non financial liabilities	(15.55)	(164.97)
<b>Cash (used in) / generated from operations</b>	<b>(4,659.31)</b>	<b>17,097.02</b>
Interest received on loans	309.03	3,121.54
Interest paid on borrowings	-	(2,549.46)
Income taxes paid	(58.87)	(5.68)
<b>Net cash (used in) / generated operating activities</b>	<b>(4,409.15)</b>	<b>17,663.42</b>
<b>Cash flow from investing activities</b>		
Purchase of property, plant and equipment	-	(2.05)
Proceeds from sale of property, plant and equipment	0.40	-
Purchase of intangibles assets	-	(15.00)
Purchase of Mutual Funds	(4,781.19)	-
Proceeds from sale of mutual funds	4,880.22	-
Investment in term deposits	(11,000.00)	-
Proceeds from maturity of term deposits	11,013.00	-
<b>Net cash generated / (used in) investing activities</b>	<b>112.43</b>	<b>(17.05)</b>
<b>Cash flow from financing activities</b>		
Issue of preference share capital (including securities premium)	-	-
Security issue expenses	-	(5.00)
Proceeds from borrowings (other than debt securities)	-	18,958.05
Repayment of borrowings	-	(31,977.30)
<b>Net cash (used in) financing activities</b>	<b>-</b>	<b>(13,024.25)</b>
<b>Net increase / (decrease) in cash and cash equivalents</b>	<b>(4,296.72)</b>	<b>4,622.13</b>
Cash and cash equivalents at the beginning of the year	4,649.92	27.79
<b>Cash and cash equivalents at the end of the year</b>	<b>353.20</b>	<b>4,649.92</b>

Notes:

(a) The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS-7) - Statement of Cash Flow

As per our report of even date

For B S R & Co. LLP  
Chartered Accountants  
ICAI Firm Registration No.: 101248W/W-100022



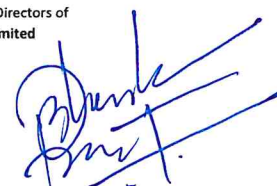
Kapil Goenka  
Partner  
Membership No: 118189

Place: Mumbai  
Date: 29 July 2020

For and on behalf of the Board of Directors of  
InCred Housing Finance Private Limited  
CIN: U65923MH2015PTC271359



Bhupinder Singh  
Director  
DIN: 07342318



Prashant Anand Bhonsle  
Whole Time Director  
DIN: 06938312



Vivek Bansal  
Director and CFO  
DIN: 07835456

Place: Mumbai  
Date: 29 July 2020

InCred Housing Finance Private Limited  
(Formerly known as Bee Secure Home Finance Private Limited)

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

Particulars	(Rs. in lakhs)	
	As at March 31, 2020	As at March 31, 2019
Balance as at the beginning of the year	1,025.00	1,025.00
Changes in equity share capital during the year	-	-
Balance as at the end of the year	1,025.00	1,025.00

Particulars	(Rs. in lakhs)	
	As at March 31, 2020	As at March 31, 2019
Balance as at the beginning of the year	833.33	833.33
Changes in CCP5 during the year	-	-
Balance as at the end of the year	833.33	833.33

Particulars	(Rs. in lakhs)					
	Special reserve	Securities premium	Deemed equity	Capital contribution from parent	Retained earnings	Total
Balance as at March 31, 2018	-	4,166.67	5.88	-	(914.97)	3,257.58
Profit for the year	-	-	-	-	225.35	225.35
Remeasurement benefit of defined benefit plans	-	-	-	-	15.19	15.19
Total comprehensive income for the year (net of tax)	-	-	-	-	240.54	240.54
Transfer / Utilisations	-	-	-	-	-	-
Additions during the year	-	-	-	26.25	-	26.25
Utilized during the year	-	(5.00)	-	-	-	(5.00)
Transferred to special reserve from retained earnings	45.07	-	-	-	(45.07)	-
Balance as at March 31, 2019	45.07	4,161.67	5.88	26.25	(719.50)	3,519.37
Profit for the year	-	-	-	-	8.79	8.79
Remeasurement benefit of defined benefit plans	-	-	-	-	2.73	2.73
Total comprehensive income for the year (net of tax)	-	-	-	-	11.52	11.52
Transfer / Utilisations	-	-	-	-	-	-
Additions during the year	-	-	-	37.97	-	37.97
Utilized during the year	-	-	-	-	-	-
Transferred to special reserve from retained earnings	2.30	-	-	-	(2.30)	-
Balance as at March 31, 2020	47.37	4,161.67	5.88	64.22	(710.28)	3,568.86

As per our report of even date

For B S R & Co. LLP  
Chartered Accountants  
ICAI Firm Registration No.: 101248W/W-100022

For and on behalf of the Board of Directors of  
InCred Housing Finance Private Limited  
CIN: U65923MH2015PTC271359

*Kapil Goenka*

Kapil Goenka  
Partner  
Membership No.: 118189

*B.S.R.*

Bhupinder Singh  
Director  
DIN: 07342318

*Prashant Anand Bhonsle*

Prashant Anand Bhonsle  
Whole Time Director  
DIN: 06938312

*Vivek Bansal*

Vivek Bansal  
Director and CFO  
DIN: 07835456

Place: Mumbai  
Date: 29 July 2020

Place: Mumbai  
Date: 29 July 2020

## **(1) Significant Accounting Policies**

### **A. Corporate Information**

InCred Housing Finance Private Limited ('the Company') (formerly known as Bee Secure Home Finance Private Limited) was incorporated in India on December 28, 2015, under the provisions of the Companies Act, 2013.

The company has received a Certificate of Registration from the National Housing Bank ('NHB'), on October 23, 2016 to commence/carry on the business of Housing Finance Company ('HFC') without accepting public deposits.

The registered office of the Company is Unit No. 1502-A, 15th floor, The Capital Building, G Block, Bandra Kurla Complex, Mumbai - 400051

### **B. Basis of preparation**

#### **i. Statement of compliance**

The Standalone financial statement of the Company have been prepared in accordance with Indian Accounting Standards ('Ind AS') notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) as applicable to HFCs subject to NHB norms and regulations.

The Company's financial statements were authorized for issue by the Company's Board of Directors on July 29, 2020.

#### **ii. Functional and presentation currency**

The Standalone financial statement are presented in Indian Rupees ('INR'), which is also the Company's functional currency. All the amounts have been rounded-off to the nearest lakhs, unless otherwise indicated.

#### **iii. Basis of measurement**

The Standalone financial statement have been prepared under the historical cost convention except for the following items:

- a. Certain financial assets and liabilities that are measured at fair value
- b. Net defined benefit asset / liability - plan assets are measured at fair value less present value of defined benefit obligation; and
- c. Share-based payments - measured at fair value

#### **iv. Use of estimates and judgements**

The preparation of Standalone financial statement in conformity with Ind AS requires the management to make estimates, judgements and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of financial statements, reported amounts of revenues and expenses during the period. Actual results may defer from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions in the accounting estimates are recognised prospectively.



## Significant judgements

### i. Recognition and measurement of defined benefit obligations

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation, actuarial rates and life expectancy. The discount rate is determined by reference to market yields at the end of the reporting period on government bonds. The period to maturity of the underlying bonds correspond to the probable maturity of the post-employment benefit obligations. Due to complexities involved in the valuation and its long term nature, defined benefit obligation is sensitive to changes in these assumptions. All assumptions are reviewed at each reporting period. Further details are disclosed in Note 29.

### ii. Recognition of deferred tax assets / liabilities

Deferred tax assets and liabilities are recognised for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases and unutilised business loss and depreciation carry forward and tax credits. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry forward and unused tax credits could be utilised. Further details are disclosed in Note 24.

### iii. Recognition and measurement of provisions and contingencies

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources and on past experience and circumstances known at the reporting date. The actual outflow of resources at a future date may therefore, vary from the amount included in other provisions.

### iv. Fair valuation of employee share options

The fair valuation of the employee share options of the holding company is based on the Black-Scholes option pricing model used for valuation of options. Key assumptions and inputs for fair value made with respect to expected volatility includes share price, expected dividends and discount rate, under the Black-Scholes option pricing model. These assumptions / inputs and models are disclosed in Note 30.

### v. Impairment of financial assets

The Company recognises loss allowances for expected credit losses on its financial assets measured at amortised cost. At each reporting date, the Company assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

## C. Presentation of financial statements

The Standalone financial statement of the Company are presented as per Schedule III ('Division III') of the Companies Act, 2013 applicable to HFCs, as notified by the Ministry of Corporate Affairs ('MCA'). The Statement of Standalone Cash Flows has been prepared and presented as per the requirements of Ind AS 7, Statement of Cash Flows. The disclosure requirements with respect to items in the Standalone Balance



Sheet and Standalone Statement of Profit and Loss, as prescribed in the Schedule III to the Act, are presented by way of notes forming part of the financial statements along with the other notes required to be disclosed under the notified Accounting Standards and NHB regulations to the extent applicable.

#### **D. Significant accounting policies and other explanatory information**

##### **1. Measurement of fair values**

The Company's accounting policies and disclosures require the measurement of fair values for financial instruments.

The Company has an established control framework with respect to the measurement of fair values. The management has the overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values, and reports directly to the Chief Financial Officer.

The management regularly reviews significant unobservable inputs and valuation adjustments. If third party information, such as broker quotes or pricing services, is used to measure fair values, then the management assesses the evidence obtained from the third parties to support the conclusion that these valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair values of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

- *Level 1:* quoted prices (unadjusted) in active markets for identical assets or liabilities.
- *Level 2:* inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- *Level 3:* inputs for the asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

##### **2. Financial instruments**

###### **i. Recognition and initial measurement**

Trade receivables are initially recognised when they are originated. All other financial assets and liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument.





A financial asset or financial liability is initially measured at fair value plus, for an item not at fair value through profit and loss ('FVTPL'), transaction costs that are directly attributable to its acquisition.

**ii Classification and subsequent measurement of financial assets:**

**Financial assets**

On initial recognition, a financial asset is classified as measured at

- amortised cost;
- Fair value through other comprehensive income ('FVOCI')
- Fair value through profit and loss ('FVTPL')

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets. The Company classifies its financial assets in the following measurement categories:

**Financial assets measured at amortised cost**

A financial asset that meets the following two conditions is measured at amortised cost (net of any write down for impairment), unless the asset is designated at FVTPL:

- i. the financial asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- ii. the Contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest ('SPPI') on the principal amount outstanding.

**Financial assets measured at Fair value through other comprehensive Income ('FVOCI')**

A financial asset is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- a. the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- b. the contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest ('SPPI') on the principal amount outstanding.

**Financial assets measured at Fair Value through Profit and Loss ('FVTPL')**

A financial asset which is not classified in above category is subsequently measured at FVTPL. Where assets are measured at fair value, gains and losses are recognized entirely in the Standalone Statement of Profit and Loss.

The assets classified in the aforementioned categories are subsequently measured as follows:



### **Financial assets at amortised cost**

These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income and impairment are recognised in Standalone Statement of Profit and Loss. Any gain or loss on derecognition is recognised in Standalone Statement of Profit and Loss.

### **Debt investments at FVOCI**

These assets are subsequently measured at fair value. Interest income under the EIR method, foreign gains and losses and impairment are recognised in Standalone Statement of Profit and Loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to Standalone Statement of Profit and Loss.

### **Equity investments designated at FVOCI**

These assets are subsequently measured at fair value. Dividends are recognised as income in Standalone Statement of Profit and Loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to Standalone Statement of Profit and Loss.

### **Financial assets at FVTPL**

These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in Standalone Statement of Profit and Loss.

## **iii. Classification and subsequent measurement of financial liabilities**

Financial liabilities are classified and measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading or it is designated as on initial recognition.

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

All financial liabilities are recognised initially at fair value and, in the case of payables, net of directly attributable and incremental transaction cost.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs profit and loss.

The Company's financial liabilities include trade payables and other financial liabilities.

## **iv. Derecognition**

### **Financial assets**



The Company derecognizes a financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) when the contractual rights to receive cash flows from the financial asset expires or it transfers the rights to receive to receive the contractual cash flows in a transaction in which the company neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the asset.

If the Company enters into transactions whereby it transfers assets recognized on its balance sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognised.

### **Financial liabilities**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of Profit and Loss.

#### **v. Offsetting of financial instruments**

A financial asset and a financial liability is offset and presented on net basis in the balance sheet when there is a current legally enforceable right to set-off the recognised amounts and it is intended to either settle on net basis or to realise the asset and settle the liability simultaneously.

### **3. Share capital**

Ordinary and preference shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares and share options are recognised as a deduction from equity, net of any tax effects.

### **4. Impairment of financial assets**

#### **Overview of the Expected Credit Losses ('ECL') principles**

- The Company records allowance for expected credit losses for all loans, other debt financial assets not held at FVTPL, together with financial guarantee contracts, in this section all referred to as 'financial instruments'. Equity instruments are not subject to impairment under Ind AS 109.
- The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months' expected credit loss)
- Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is the portion of Lifetime ECL that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date.

Both Lifetime ECLs and 12-month ECLs are calculated on either an individual basis or a collective basis, depending on the nature of the underlying portfolio of financial



instruments. The Company has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition, by considering the change in the risk of default occurring over the remaining life of the financial instrument. The Company does the assessment of significant increase in credit risk at a borrower level. Based on the above, the Company categorises its loans into Stage 1, Stage 2 and Stage 3 as described below:

#### Stage 1

All exposures where there has not been a significant increase in credit risk since initial recognition or that has low credit risk at the reporting date and that are not credit impaired upon origination are classified under this stage. The company classifies all standard advances and advances upto 30 days default under this category.

#### Stage 2

All exposures where there has been a significant increase in credit risk since initial recognition but are not credit impaired are classified under this stage. 30 Days Past Due is considered as significant increase in credit risk.

#### Stage 3

All exposures assessed as credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that asset have occurred are classified in this stage. For exposures that have become credit impaired, a lifetime ECL is recognised and interest revenue is calculated by applying the effective interest rate to the amortised cost (net of provision) rather than the gross carrying amount. 90 Days Past Due is considered as default for classifying a financial instrument as credit impaired.

#### **Credit-impaired financial assets:**

At each reporting date, the company assesses whether financial assets carried at amortised cost and debt financial assets carried at FVOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

- Evidence that a financial asset is credit-impaired includes the following observable data:
  - a) Significant financial difficulty of the borrower or issuer;
  - b) A breach of contract such as a default or past due event;
  - c) The restructuring of a loan or advance by the company on terms that the company would not consider otherwise;
  - d) It is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
  - e) The disappearance of an active market for a security because of financial difficulties.

#### **The mechanics of ECL:**

The Company calculates ECLs based on probability-weighted scenarios to measure the expected cash shortfalls, discounted at an approximation to the EIR. A cash shortfall is the difference between the cash flows that are due to the Company in accordance with the contract and the cash flows that the Company expects to receive.



The mechanics of the ECL calculations are outlined below and the key elements are, as follows:

**Probability of Default** - The Probability of Default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio. The concept of PD is further explained in Note 27.

**Exposure at Default** - The Exposure at Default is an estimate of the exposure at a future default date. The concept of EAD is further explained in Note 27.

**Loss Given Default** - The Loss Given Default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD. The concept of LGD is further explained in Note 27.

#### **Forward looking information**

While estimating the expected credit losses, the Company reviews macro-economic developments occurring in the economy and market it operates in. On a periodic basis, the Company analyses if there is any relationship between key economic trends like GDP, unemployment rates, benchmark rates set by the Reserve Bank of India, inflation etc. with the estimate of PD, LGD determined by the Company based on its internal data. While the internal estimates of PD, LGD rates by the Company may not be always reflective of such relationships, temporary overlays, if any, are embedded in the methodology to reflect such macro-economic trends reasonably.

#### **Write-offs**

The Company reduces the gross carrying amount of a financial asset when the Company has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. This is generally the case when the Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subjected to write-offs. Any subsequent recoveries against such loans are credited to the statement of profit and loss.

### **5. Cash and cash equivalents**

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

### **6. Share-based payment arrangements ('Holding' and 'Ultimate Holding')**

- a. The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model.
- b. That cost is recognised, together with a corresponding increase in Capital contribution from parent payment reserves in equity, over the period in which the performance and/or service conditions are fulfilled. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting



date reflects the extent to which the vesting period has expired and the Company's best estimate of the number of equity instruments that will ultimately vest.

- c. When the terms of an equity-settled award are modified, the minimum expense recognised is the expense had the terms not been modified, if the original terms of the award are met. An additional expense is recognised for any modification that increases the total fair value of the share-based payment transaction, or is otherwise beneficial to the employee as measured at the date of modification. Where an award is cancelled by the entity or by the counterparty, any remaining element of the fair value of the award is expensed immediately through the Standalone Statement of Profit and Loss.
- d. The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

## 7. Income Tax

Income tax expense comprises current and deferred tax. It is recognised in Statement of Profit and Loss except to the extent that it relates to a business combination or to an item recognised directly in equity or in other comprehensive income ('OCI').

### Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if, the Company:

- a) has a legally enforceable right to set off the recognised amounts; and
- b) intends to realise the asset or settle the liability on a net basis or simultaneously.

### Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax is not recognised for:

- ii temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit and loss; and
- iii Temporary differences related to investments in subsidiaries and associates to the extent that the Company is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are



reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised. Such reductions are reversed when the probability of future taxable profits improves. Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted as on the reporting date. Taxes relating to items recognised directly in equity or OCI is recognised in equity or OCI.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- a) the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and
- b) the deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

## **8. Property, plant and equipment**

### **i. Recognition and measurement**

Items of property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses.

The cost of an item of property, plant and equipment comprises:

- (i) its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates,
- (ii) any directly attributable costs of bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Income and expenses related to the incidental operations, not necessary to bring the item to the location and condition necessary for it to be capable of operating in the manner intended by management, are recognised in Standalone Statement of Profit and Loss.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in Standalone Statement of Profit and Loss.

### **ii. Subsequent expenditure**

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

### **iii. Depreciation**



Depreciation is provided on straight line method basis as per the useful life given under Schedule II of the Companies Act, 2013, and is generally recognised in the Standalone Statement of Profit and Loss.

Depreciation on additions (disposals) is provided on a pro-rata basis i.e. from (upto) the date which the asset is ready for use (disposed of).The useful life as per Schedule II are as follows:

<b>Asset</b>	<b>Useful life as per Schedule II</b>
Furniture & fixtures	10 years
Office equipment	5 years
Computers and printers	3 years
Vehicles	10 years

Assets costing less than INR 5,000 are fully depreciated in the year in which they are purchased.

Depreciation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate. Based on technical evaluation and consequent advice, the management believes that its estimated useful life as given above best represent the period over which management expects to use the these assets.

## **9. Intangible assets**

### **i. Recognition and measurement**

Intangible assets (computer software) are stated at cost of acquisition less accumulated amortisation and impairment losses, if any. The cost of an intangible asset comprises its purchase price including any import duties and other taxes (other than those subsequently recoverable from the taxing authorities), and any directly attributable expenditure on making the asset ready for its intended use and net of any trade discounts and rebates.

### **ii. Subsequent expenditure**

Subsequent expenditure on an intangible asset is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditures are recognised in the Statement Profit and Loss as incurred.

### **iii. Amortisation**

Amortisation is calculated to write off the cost of intangible assets less their estimated residual values over their estimated useful life using the straight-line method, and is included in depreciation, amortisation and impairment in the Standalone Statement of Profit and Loss.

The intangible assets are amortised over the estimated useful life of 3 years.





Amortisation methods, useful life and residual values are reviewed at each reporting date and adjusted if appropriate.

## **10. Impairment of non-financial assets**

The carrying values of assets at each balance sheet date are reviewed to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of the asset is the higher of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment loss is recognised in the Standalone Statement of Profit and Loss for such excess amount.

In respect of assets (except goodwill) for which impairment loss has been recognised in prior periods, the Company reviews at each reporting date whether there is any indication that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. Such reversal of impairment loss is recognised in the Standalone Statement of Profit and Loss, to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

## **11. Revenue from operations**

### **Recognition of interest and fee income or expense**

Interest income or expense is recognised using the effective interest method.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

Fee and commission income:



Under Ind AS, Other loan related charges such as cheque bounce charges, foreclosure charges, etc. are recognised only on receipt basis.

## **12. Finance Cost**

Finance costs include interest expense computed by applying the effective interest rate on respective financial instruments measured at amortised cost.

## **13. Employee benefits**

### **i. Short-term employee benefits**

Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

### **ii. Contribution to provident fund and ESIC**

Company's contribution paid/payable during the year to provident fund and ESIC is recognised in the Statement of profit and loss.

### **iii. Gratuity**

The Company's liability towards gratuity scheme is determined by independent actuaries, using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation. This cost is included in employee benefit expense in the Statement of profit and loss.

Remeasurement of defined benefit plans, comprising of actuarial gains / losses, return on plan assets excluding interest income are recognised immediately in the balance sheet with corresponding debit or credit to Other Comprehensive Income (OCI). Remeasurements are not reclassified to Statement of profit and loss in the subsequent period.

### **iv. Compensated absence**

The Company does not have a policy of encashment of unavailed leaves for its employees but are permitted to carry forward subject to a prescribed maximum days. The Company's liability towards compensated absence is based on an independent external actuarial valuation as at the balance sheet date using the projected unit credit method.

## **14. Foreign currency**

### **Transaction and balances**

Transactions in foreign currencies are translated in to the functional currency of the Company at the exchange rates at the dates of the transactions or an average rate if the average rate approximates the actual rate at the date of the transaction.



Foreign currency transactions are recorded on initial recognition in the functional currency, using the exchange rate at the date of the transaction. At each closing date, foreign currency monetary items are reported using the closing exchange rate.

Exchange differences that arise on settlement of monetary items or on reporting at each balance sheet date of the Company's monetary items at the closing rate are recognized as income and expenses in the period in which they arise.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of transactions. Non-monetary items that are measured at fair value in a foreign currency shall be translated using the exchange rates at the date when the fair value was determined. Exchange differences are recognised in the Standalone Statement of Profit and Loss.

### **15. Earnings per share**

The basic earnings per share ('EPS') is computed by dividing the net profit / (loss) after tax for the year attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, net profit / (loss) after tax for the year attributable to the equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

### **16. Statement of Cash flows**

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and items of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.

### **17. Segment Reporting**

The Company is considered to have one operating segments, as per Ind AS- 108 'Operating Segments'.

### **18. Provisions, contingent liabilities and contingent assets**

#### **a. Provisions**

Provisions are recognized when there is a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

The expenses relating to a provision is presented in the Standalone Statement of Profit and Loss.

If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows specific to the liability. The unwinding of the discount is recognised as finance cost.



**b. Onerous contracts**

Provisions for onerous contracts are recognized when the expected benefits to be derived from a contract are lower than the unavoidable costs of meeting the future obligations under the contract. The provision is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before a provision is established, the Company recognises any impairment loss on the assets associated with that contract.

**c. Contingent liabilities**

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but will probably not, require an outflow of resources. When there is a possible obligation of a present obligation in respect of which the likelihood of outflow of resources is remote, no disclosure is made.

**d. Contingent assets**

Contingent assets are not recognised in the financial statements. However, contingent assets are assessed continually and if it is virtually certain that an economic benefit will arise, the asset and related income are recognised in the period in which the change occurs.

Provisions, contingent assets, contingent liabilities and commitments are reviewed at each reporting date.

**19. Standards issued but not yet effective**

There are neither new standards nor amendments to existing standards which are effective for the annual period beginning from 01 April 2020.

20. The previous year's figures have been regrouped / reclassified, wherever necessary, to correspond with the current year's classification / disclosure.



**InCred Housing Finance Private Limited**  
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**Notes to the Standalone Financial Statements**

**2. Cash and cash equivalents**

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Cash on hand	-	0.11
Balances with banks (of the nature of cash and cash equivalent)	353.20	4,649.81
<b>Total</b>	<b>353.20</b>	<b>4,649.92</b>

**3. Receivables**

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Trade Receivables		
-Unsecured, considered good		-
Other receivables		
-Unsecured, considered good	4.75	55.63
less: Allowance for impairment loss	-	(0.13)
<b>Total</b>	<b>4.75</b>	<b>55.50</b>

**4. Loans**

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
	Amortised cost	Amortised cost
<b>(A)</b> (i) Term loans	768.96	901.93
(ii) Loans repayable on demand	4,294.38	-
<b>Total - Gross</b>	<b>5,063.34</b>	<b>901.93</b>
Less: Impairment loss allowance	(98.77)	(8.05)
<b>Total - Net of impairment loss allowance (A)</b>	<b>4,964.57</b>	<b>893.88</b>
<b>(B)</b> (i) Secured by tangible assets	768.96	901.93
(ii) Unsecured	4,294.38	-
<b>Total - Gross</b>	<b>5,063.34</b>	<b>901.93</b>
Less: Impairment loss allowance	(98.77)	(8.05)
<b>Total - Net of impairment loss allowance (B)</b>	<b>4,964.57</b>	<b>893.88</b>
<b>(C) Loans in India</b>		
(i) Others	5,063.34	901.93
<b>Total - Gross</b>	<b>5,063.34</b>	<b>901.93</b>
Less: Impairment loss allowance	(98.77)	(8.05)
<b>Total - Net of impairment loss allowance (C)</b>	<b>4,964.57</b>	<b>893.88</b>

**5. Other financial assets**

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Security Deposits (Unsecured, considered good)	-	3.78
Advances recoverable in cash	-	1.60
less: Allowance for impairment loss	-	(0.01)
<b>Total</b>	<b>-</b>	<b>5.37</b>



InCred Housing Finance Private Limited  
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Notes to the Standalone Financial Statements

6. Property, plant and equipment

(Rs. in lakhs)

Particulars	Furniture and fixtures	Office equipment	Computers & Printers	Motor Car	Total
<b>Year ended March 31, 2019</b>					
At carrying cost at the beginning of the year	-	-	36.36	51.91	88.27
Additions during the year	1.46	0.44	0.15	-	2.05
<b>Gross carrying value as March 31, 2019 (A)</b>	<b>1.46</b>	<b>0.44</b>	<b>36.51</b>	<b>51.91</b>	<b>90.32</b>
Accumulated depreciation as at the beginning of the year	-	-	3.69	3.35	7.04
Depreciation for the year	0.11	0.06	12.32	5.35	17.84
<b>Accumulated depreciation as at March 31, 2019 (B)</b>	<b>0.11</b>	<b>0.06</b>	<b>16.01</b>	<b>8.70</b>	<b>24.88</b>
<b>Net carrying value as at March 31, 2019 (A-B)</b>	<b>1.35</b>	<b>0.38</b>	<b>20.50</b>	<b>43.21</b>	<b>65.44</b>
<b>Year ended March 31, 2020</b>					
At carrying cost at the beginning of the year	1.46	0.44	36.51	51.91	90.32
Additions during the year	-	-	-	-	-
Disposals during the year	(1.46)	(0.44)	-	-	(1.90)
<b>Gross carrying value as March 31, 2020 (A)</b>	<b>-</b>	<b>-</b>	<b>36.51</b>	<b>51.91</b>	<b>88.42</b>
Accumulated depreciation as at the beginning of the year	0.11	0.06	16.01	8.70	24.88
Depreciation for the year	0.07	0.05	12.17	5.18	17.47
Disposal during the year	(0.18)	(0.11)	-	-	(0.29)
<b>Accumulated depreciation as at March 31, 2020 (B)</b>	<b>-</b>	<b>-</b>	<b>28.18</b>	<b>13.88</b>	<b>42.06</b>
<b>Net carrying value as at March 31, 2020 (A-B)</b>	<b>-</b>	<b>-</b>	<b>8.33</b>	<b>38.03</b>	<b>46.36</b>



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**Notes to the Standalone Financial Statements**

**7. Other intangible assets**

(Rs. in lakhs)

Particulars	Computer software
<b>Year ended March 31, 2019</b>	
At cost at the beginning of the year	-
Additions during the year	15.00
<b>Gross carrying value as March 31, 2019 (A)</b>	<b>15.00</b>
<b>Accumulated amortisation:</b>	
Accumulated amortisation at the beginning of the year	-
Amortisation for the year	5.52
<b>Accumulated amortisation as at March 31, 2019 (B)</b>	<b>5.52</b>
<b>Net carrying value as at March 31, 2019 (A-B)</b>	<b>9.48</b>
<b>Year ended March 31, 2020</b>	
At cost at the beginning of the year	15.00
Additions during the year	-
<b>Gross carrying value as March 31, 2020 (A)</b>	<b>15.00</b>
<b>Accumulated amortisation:</b>	
Accumulated amortisation at the beginning of the year	5.52
Amortisation for the year	5.00
<b>Accumulated amortisation as at March 31, 2020 (B)</b>	<b>10.52</b>
<b>Net carrying value as at March 31, 2020 (A-B)</b>	<b>4.48</b>

**8. Other non-financial assets**

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Prepaid expenses	2.33	6.31
Advance to employees	-	0.14
Advances recoverable in kind (Unsecured, considered good)	7.10	0.26
GST receivable	30.45	46.91
TDS receivable	6.49	7.65
<b>Total</b>	<b>46.37</b>	<b>61.27</b>



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**Notes to the Standalone Financial Statements**

**9. Payables**

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Other Payables		
(i) total outstanding dues other than micro enterprises and small enterprises		
- Principal	17.29	343.10
- Interest due	-	-
<b>Total</b>	<b>17.29</b>	<b>343.10</b>

**10. Other financial liabilities**

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Expenses payable	27.13	-
Advances from customers	3.16	45.34
<b>Total</b>	<b>30.29</b>	<b>45.34</b>

**11. Provisions**

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Provision for employee benefits (Refer Note 29)	3.87	5.73
Expected credit loss provision on undrawn commitments	0.64	0.10
<b>Total</b>	<b>4.51</b>	<b>5.83</b>

**12. Other non-financial liabilities**

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Statutory dues payable	8.83	24.38
<b>Total</b>	<b>8.83</b>	<b>24.38</b>





**InCred Housing Finance Private Limited**  
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**Notes to the Standalone Financial Statements**

**13. Equity share capital**

Particulars	As at March 31, 2020		As at March 31, 2019	
	Number	Rs. in lakhs	Number	Rs. in lakhs
<b>Authorised Capital</b>				
Equity shares of Rs.10/- each	11,000,000	1,100.00	11,000,000	1,100.00
Compulsorily convertible preference shares of Rs 10 each	15,000,000	1,500.00	15,000,000	1,500.00
<b>Issued, subscribed and paid up capital</b>				
Equity Shares of Rs. 10/- each fully paid up	10,250,000	1,025.00	10,250,000	1,025.00
0.1% Compulsorily convertible preference shares of Rs 10 each fully paid up	8,333,334	833.33	8,333,334	833.33
<b>Total</b>	<b>18,583,334</b>	<b>1,858.33</b>	<b>18,583,334</b>	<b>1,858.33</b>

**Terms/rights attached to equity shares**

The company has only one class of equity shares having par value of Rs. 10 per share fully paid up. Each holder of equity shares is entitled to one vote per share. The company declares and pays dividends in Indian rupees. The dividend if and when proposed by the Board of Directors will be subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend.

In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

**Preference shares:**

a) Right to dividend: Each compulsorily convertible preference shares (CCPS) shall be entitled to annual dividend on each share at the rate of 0.1% and will be payable when declared by the Board of Directors, prior and in preference to the dividend on the equity shares. The dividends shall not be cumulative in nature.

b) Right in case of liquidation: In case of any Liquidation event including without limitation a liquidation, winding up or dissolution of the Company, merger, or any Company Sale, each of the holders of preference shares shall be entitled to first receive the aggregate of

(i) their respective investments in preference shares as on that date; and

(ii) an amount being the pro rata share of each holder of the preference shares in the net assets of the Company resulting from the liquidation event based on the then existing shareholding in the Company on a fully diluted basis, prior to any payments being made to any equity shareholders or to any holders of any securities irrespective as to whether other Shares are convertible, redeemable or exchangeable as on that date.

c) Conversion ratio: Each of the CCPS shall be converted into 1 equity share of the Company (subject to anti-dilution rights and appropriate adjustment in the event of any stock dividend, stock split, combination, anti-dilution or any other similar recapitalisation).

d) The Company has not issued any bonus shares nor there has been any buy back of shares during five years immediately preceding 31 March 2020.



**InCred Housing Finance Private Limited**  
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**Notes to the Standalone Financial Statements**

**Shares held by holding company**

Out of the equity shares issued by the company, shares held by its holding company:

Name of the shareholder	As at March 31, 2020		As at March 31, 2019	
	No. of shares held	Rs. in lakhs	No. of shares held	Rs. in lakhs
Equity shares of Rs. 10/- each Fully Paid Up InCred Financial Services Limited	10,249,999	1,025.00	10,249,999	1,025.00
0.1% Compulsorily convertible preference shares of Rs. 10 each fully paid up InCred Financial Services Limited	8,333,334	833.33	8,333,334	833.33

Details of shareholder(s) holding more than 5% of equity shares in the company:

Name of the shareholder	As at March 31, 2020		As at March 31, 2019	
	No. of shares held	% Holding	No. of shares held	% Holding
Equity Shares InCred Financial Services Limited	10,249,999	100.00%	10,249,999	100.00%

Aggregate number of shares issued for consideration other than cash during the period for a period of five years immediately preceding  
Nil

**Equity Reconciliation**

Particulars	As at March 31, 2020		As at March 31, 2019	
	Number	Rs. in lakhs	Number	Rs. in lakhs
At the beginning of the year	10,250,000	1,025.00	10,250,000	1,025.00
Add: Issued during the year	-	-	-	-
Less: Bought during the year	-	-	-	-
<b>At the end of the year</b>	<b>10,250,000</b>	<b>1,025.00</b>	<b>10,250,000</b>	<b>1,025.00</b>

**Compulsory Convertible Preference Shares Reconciliation**

Particulars	As at March 31, 2020		As at March 31, 2019	
	Number	Rs. in lakhs	Number	Rs. in lakhs
At the beginning of the year	8,333,334	833.33	8,333,334	833.33
Add: Issued during the year	-	-	-	-
Less: Bought during the year	-	-	-	-
<b>At the end of the year</b>	<b>8,333,334</b>	<b>833.33</b>	<b>8,333,334</b>	<b>833.33</b>



InCred Housing Finance Private Limited  
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14. Other equity

(Rs. in lakhs)

Particulars	Reserves and Surplus						Total
	Special reserve	Securities premium	Deemed equity	Capital contribution from parent	Retained earnings		
<b>Balance as at March 31, 2018</b>	-	4,166.67	5.88	-	(914.97)	3,257.58	
Profit for the year	-	-	-	-	225.35	225.35	
Remeasurement benefit of defined benefit plans	-	-	-	-	15.19	15.19	
Total comprehensive income for the year (net of tax)	-	-	-	-	240.54	240.54	
Transfer / utilisations	-	-	-	-	-	-	
Additions during the year	-	-	-	26.25	-	26.25	
Utilized during the year	-	(5.00)	-	-	-	(5.00)	
Transferred to special reserve from retained earnings	45.07	-	-	-	(45.07)	-	
<b>Balance as at March 31, 2019</b>	<b>45.07</b>	<b>4,161.67</b>	<b>5.88</b>	<b>26.25</b>	<b>(719.50)</b>	<b>3,519.37</b>	
Profit for the year	-	-	-	-	8.79	8.79	
Remeasurement benefit of defined benefit plans	-	-	-	-	2.73	2.73	
Total comprehensive income for the year (net of tax)	-	-	-	-	11.52	11.52	
Transfer / utilisations	-	-	-	-	-	-	
Additions during the year	-	-	-	37.97	-	37.97	
Utilized during the year	-	-	-	-	-	-	
Transferred to special reserve from retained earnings	2.30	-	-	-	(2.30)	-	
<b>Balance as at March 31, 2020</b>	<b>47.37</b>	<b>4,161.67</b>	<b>5.88</b>	<b>64.22</b>	<b>(710.28)</b>	<b>3,568.86</b>	

Description of nature and purpose of each reserve

**Special reserve** - Reserves created under Section 29C of The National Housing Bank Act (NHB Act), 1987

**Securities premium** - The securities premium account is used to record the premium received on issue of shares. The reserve is utilised in accordance with the provisions of the Act.

**Deemed equity** - This reserves is outcome of security deposits placed by InCred Management and Technology Services Private Limited ( fellow subsidiary) on behalf of the Company.

**Capital contribution from parent** - The capital contribution from parent is the outcome of share based arrangement where Bee Finance Limited (Mauritius), Ultimate Holding Co. and InCred Financial Services Limited (Holding Company) has granted equity settled options to the employees of the Company.

**Retained earnings** - Retained earnings represents surplus / accumulated earnings of the Company and are available for distribution to shareholders.



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**Notes to the Standalone Financial Statements**

**15. Interest income**

(Rs. in lakhs)

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
	On financial assets measured at amortised cost	
Interest on loans	348.42	2,978.71
Interest on deposits with banks	13.00	-
<b>Total</b>	<b>361.42</b>	<b>2,978.71</b>

**16. Fees and commission income**

(Rs. in lakhs)

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Other fees and charges	0.13	316.28
<b>Total</b>	<b>0.13</b>	<b>316.28</b>

**17. Net gain/ (loss) on fair value changes**

(Rs. in lakhs)

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Net gain/ (loss) on financial instruments at fair value through profit or loss		
-Investments	99.03	-
<b>Total</b>	<b>99.03</b>	<b>-</b>
Fair value changes:		
-Realised	99.03	-
-Unrealised	-	-

**18. Other income**

(Rs. in lakhs)

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Service Fees recharge	22.37	35.92
Premium on assignment	-	1,110.73
Other income	7.75	-
<b>Total</b>	<b>30.12</b>	<b>1,146.65</b>



Notes to the Standalone Financial Statements

19. Finance costs

(Rs. in lakhs)

Particulars	Year ended	Year ended
	March 31, 2020	March 31, 2019
	On financial liabilities measured at amortised cost	
Interest on borrowings	-	1,703.80
<b>Total</b>	<b>-</b>	<b>1,703.80</b>

20. Fees and commission expenses

(Rs. in lakhs)

Particulars	Year ended	Year ended
	March 31, 2020	March 31, 2019
Fee and Charges	-	12.80
<b>Total</b>	<b>-</b>	<b>12.80</b>

21. Impairment on financial instruments

(Rs. in lakhs)

Particulars	Year ended	Year ended
	March 31, 2020	March 31, 2019
On Financial instruments measured at amortised cost		
- Loans (including write off's)	121.82	909.50
- Other financial assets	(0.14)	0.14
<b>Total</b>	<b>121.68</b>	<b>909.64</b>

22. Employee benefits expenses

(Rs. in lakhs)

Particulars	Year ended	Year ended
	March 31, 2020	March 31, 2019
Salaries and wages	134.47	1,090.70
Contribution to provident and other funds	(1.67)	46.68
Share based payment to employees (Refer Note 29)	37.97	26.24
Staff welfare expenses	0.03	18.60
Retirement benefit expenses (Refer Note 30)	0.86	(14.69)
<b>Total</b>	<b>171.66</b>	<b>1,167.53</b>

23. Other expenses

(Rs. in lakhs)

Particulars	Year ended	Year ended
	March 31, 2020	March 31, 2019
Rent (Refer Note 31)	1.56	56.94
Travelling and conveyance	0.12	15.32
Legal, professional and consultancy charges	20.18	48.11
IT Expenses	28.53	6.00
Repairs and maintenance	10.48	3.78
Rating fees	-	3.50
Bureau charges	0.25	18.94
Directors' sitting fees	3.92	3.50
Payment to auditors	7.43	20.42
Advertisement, publicity and sales promotion expenses	-	5.55
Brokerage and commission	33.11	49.24
Office Expense	0.26	21.80
Interest on statutory dues	0.10	0.70
Stamp Duty & Filing fees	-	2.80
Technical charges	-	107.45
Rates and taxes	-	29.67
Cost of Collection	11.44	-
Miscellaneous expenses	2.72	8.02
<b>Total</b>	<b>120.10</b>	<b>401.74</b>

Payment to the auditors:

(Rs. in lakhs)

Particulars	Year ended	Year ended
	March 31, 2020	March 31, 2019
Auditor's remuneration		
- Audit fees	6.00	13.70
In other capacity		
- Certification services	1.43	4.68
- Taxation	-	2.04
<b>Total</b>	<b>7.43</b>	<b>20.42</b>



Notes to the Standalone Financial Statements

24. Tax expense

(a) Amounts recognised in profit and loss

(Rs. in lakhs)

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Tax expense		
Current year	18.53	24.89
Deferred tax expense	27.47	(27.47)

(b) Reconciliation of effective tax rate

(Rs. in lakhs)

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Profit before tax as per Statement of profit and loss (A)	54.79	222.77
Statutory tax rate	25.17%	29.12%
Tax using the Company's domestic tax rate (B)	13.79	64.87
Tax effect of:		
Amounts which are not deductible in calculating taxable income	11.11	-
Deferred tax not recognised	-	-
Utilisation of previously unrecognised tax losses/ temporary differences	(7.00)	(64.87)
Tax pertaining to prior year	0.63	(2.58)
Impact of MAT reversal	27.47	-
<b>Total income tax expense</b>	<b>46.00</b>	<b>(2.58)</b>

The Company has elected to exercise the option permitted under Section 115BAA of the income-tax Act, 1961, as introduced by the Taxation Laws (Amendment) Ordinance, 2019. Accordingly, the Company has recognised provision for income tax for the year ended March 31, 2020 and has reversed the MAT Credit recognised earlier of Rs. 27.47 lakhs in the standalone statement of profit and loss for the year ended March 31, 2020.

Particulars	Net Balance as at March 31, 2020	Net balance as at March 31, 2019
<b>Deferred income tax asset</b>		
Impairment loss provision	23.80	2.41
EIR impact on financial instruments	2.82	4.01
Provision for employee benefits	0.97	1.67
Preliminary expenses under section 35D	1.29	1.49
Minimum Alternate Tax credit entitlement	-	27.47
Unabsorbed depreciation and tax loss	131.96	177.36
<b>Deferred tax assets</b>	<b>160.84</b>	<b>214.41</b>
<b>Deferred income tax liability</b>		
Depreciation on property, plant and equipments	-	(2.67)
<b>Deferred tax liability</b>	<b>-</b>	<b>(2.67)</b>
Deferred tax assets recognized to the extent of liability and Minimum Alternate Tax credit entitlement	-	30.14
<b>Deferred tax assets (net)</b>	<b>-</b>	<b>27.47</b>



**25. Earnings per share**

Basic and diluted EPS amounts are calculated by dividing the profit for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year.

**i. Profit attributable to Equity shareholders:**

(Rs. in lakhs)

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Profit attributable to equity holders of the Company used in calculating basic earnings per share	8.79	225.35
Profit attributable to equity holders of the Company used in calculating diluted earnings per share	8.79	225.35

**ii. Weighted average number of ordinary shares**

Particulars	As at March 31, 2020	As at March 31, 2019
Weighted average number of equity shares used as the denominator in calculating basic earnings per share	18,583,334	18,583,334
Add: Adjustments for calculation of diluted earnings per share	-	-
Weighted average number of equity shares and potential equity shares used as the denominator in calculating diluted earnings per share	18,583,334	18,583,334
Basic earnings per share	0.05	1.21
Diluted earnings per share	0.05	1.21



Notes to the Standalone Financial Statements

26. Fair value measurements

A. Accounting classification

Carrying amounts of financial assets and financial liabilities, including their levels in the fair value hierarchy, are presented below :

Particulars	As at March 31, 2020			As at March 31, 2019		
	FVTPL	FVOCI	Amortised Cost	FVTPL	FVOCI	Amortised Cost
<b>Financial assets</b>						
Cash and cash equivalents	-	-	353.20	-	-	4,649.92
Receivables						
(i) Trade receivables	-	-	-	-	-	-
(ii) Other receivables	-	-	4.75	-	-	55.50
Loans	-	-	4,964.57	-	-	893.88
Other financial assets	-	-	-	-	-	5.37
<b>Total financial assets</b>	-	-	<b>5,322.52</b>	-	-	<b>5,604.67</b>
<b>Financial liabilities</b>						
Payables						
- Other payables	-	-	17.29	-	-	343.10
Other financial liabilities	-	-	30.29	-	-	45.34
<b>Total financial liabilities</b>	-	-	<b>47.58</b>	-	-	<b>388.44</b>

(Rs. in lakhs)

B. Fair Value

This section explains the judgments and estimates made in determining the fair value of the financial instrument that are measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into three levels prescribed under the accounting standard.

Particulars	Fair value							
	As at March 31, 2020				As at March 31, 2019			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>								
Cash and cash equivalents	353.20	-	-	353.20	4,649.92	-	-	4,649.92
Receivables								
(i) Trade receivables	-	-	-	-	-	-	-	-
(ii) Other receivables	-	-	4.75	4.75	-	-	55.50	55.50
Loans	-	-	4,964.57	4,964.57	-	-	893.88	893.88
Other financial assets	-	-	-	-	-	-	5.37	5.37
<b>Total</b>	<b>353.20</b>	<b>-</b>	<b>4,969.32</b>	<b>5,322.52</b>	<b>4,649.92</b>	<b>-</b>	<b>954.75</b>	<b>5,604.67</b>
<b>Financial Liabilities</b>								
Payables								
- Other payables	-	-	17.29	17.29	-	-	343.10	343.10
Borrowings (other than debt securities)	-	-	-	-	-	-	-	-
Other financial liabilities	-	-	30.29	30.29	-	-	45.34	45.34
<b>Total</b>	<b>-</b>	<b>-</b>	<b>47.58</b>	<b>47.58</b>	<b>-</b>	<b>-</b>	<b>388.44</b>	<b>388.44</b>

(Rs. in lakhs)

Particulars	As at March 31, 2020		As at March 31, 2019	
	Carrying Value	Fair Value	Carrying Value	Fair Value
<b>Financial assets</b>				
Cash and cash equivalents	353.20	353.20	4,649.92	4,649.92
Receivables				
(i) Trade receivables	-	-	-	-
(ii) Other receivables	4.75	4.75	55.50	55.50
Loans	4,964.57	4,964.57	893.88	893.88
Other financial assets	-	-	5.37	5.37
<b>Total</b>	<b>5,322.52</b>	<b>5,322.52</b>	<b>5,604.67</b>	<b>5,604.67</b>
<b>Financial liabilities</b>				
Payables				
- Other payables	17.29	17.29	343.10	343.10
Borrowings (other than debt securities)	-	-	-	-
Other financial liabilities	30.29	30.29	45.34	45.34
<b>Total</b>	<b>47.58</b>	<b>47.58</b>	<b>388.44</b>	<b>388.44</b>

(Rs. in lakhs)

Except for those financial instruments for which the carrying amounts are mentioned in the above table, the Company considers that the carrying amounts recognised in the financial statements approximate their fair values. For financial assets that are measured at fair value, the carrying amounts are equal to the fair values..





Notes to the Standalone Financial Statements

27. Financial risk management

In the course of its business, the Company is exposed to certain financial risks namely credit risk, interest risk & liquidity risk. The Company's primary focus is to achieve better predictability of financial markets and seek to minimize potential adverse effects on its financial performance. The financial risks are managed in accordance with the Company's policy.

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits.

A. Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations i.e. receivables from customers. Credit risk arises from loans and advances.

i) Credit risk management

The Company key objective is to maintain a strong culture of responsible lending, and robust risk policies and control frameworks. The Company considers various factors, which provide an assessment of the borrower's ability-to-pay and willingness-to-pay. While the techniques used for assessment vary across product-segments, the credit principles remain a common factor.

The key factors considered include:

- **Income and cash flow analysis:** The borrower's income for multiple sources is assessed, along with the borrower's obligations and financial commitments. Hence, the funds available to repay the loan/EMI is computed, and the loan is tailored to be affordable to the borrower.

- **Credit history analysis:** The borrower's experience in managing debt is considered. Prior delinquencies and considered. A strong repayment track record is typically an indicator of the customer's willingness-to-pay. Exceptions and nuances, like customers with a limited credit history but with strengths like job-tenure or asset-ownership, are also considered to make appropriate credit decisions.

- **Borrower's profile and intended use of the funds:** The borrower's intended use of funds is considered as a part of the credit process, including the calculation of working capital cycle for certain product types. In some product-segments, the use of funds may be certified by the borrower or controlled by disbursing directly to the end-use. Borrower profiles which are not in targeted market-segments are screened out.

- **Security cover provided:** The Company has a well defined credit policy which lays out the security to be provided. In certain cases, providing the relevant collateral is a pre-condition for loan sanction.

- **Collectability and geo-location:** The borrower's location, accessibility, stability and contact-ability are all considered before loan sanction. In cases where there are doubts or concerns about any of these factors, an adverse adjustment to the risk-profile is made.

The Company has separate data science/analytics team which monitors the vintage curve, bounce rates, collection efficiency, portfolio metrics and delinquencies further periodic re-audit of existing cases to unearth delinquency trends and credit learnings.

Measurement of Expected Credit Losses ('ECL')

The Company has segmented its outstanding portfolio based on historical experiences with respect to default rates etc. for the computation of ECL.

A three-stage model for impairment based on changes in credit quality since initial recognition has been implemented. The Company has used Days Past Due ('DPD') basis for staging of the portfolio and has opted for the rebuttable presumption prescribed by the standard to recognize default in case payments are overdue 90 days and a Significant Increase in Credit Risk ('SICR') in case payments are overdue for more than 30 days.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months' expected credit loss).

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is the portion of Lifetime ECL that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date.

Both Lifetime ECLs and 12-month ECLs are calculated on individual basis, depending on the nature of the underlying portfolio of financial instruments. The Company performs an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition, by considering the change in the risk of default occurring over the remaining life of the financial instrument. The Company does the assessment of significant increase in credit risk at a borrower level. Based on the above, the Company categorises its loans into Stage 1, Stage 2 and Stage 3.

DPD Status	Stage	Basis for recognition of ECL	
		Loans	Investments
Current	Stage 1	12 Month's ECL	12 Month's ECL
1-30 days	Stage 1	12 Month's ECL	12 Month's ECL
31-90 days	Stage 2	Life Time ECL	Life Time ECL
90 + days	Stage 3	Life Time ECL	Life Time ECL



Notes to the Standalone Financial Statements

27. Financial risk management

Write-offs

The Company reduces the gross carrying amount of a financial asset when the Company has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. This is generally the case when the Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subjected to write-offs. Any subsequent recoveries against such loans are credited to the statement of profit and loss.

The Company measures the amount of ECL on a financial instrument in a way that reflects an unbiased and probability-weighted amount. The Company considers its historical loss experience and adjusts the same for current observable data. The key inputs into the measurement of ECL are the probability of default, loss given default and exposure at default. These parameters are derived from the Company's internally developed statistical models and other historical data. In addition, the Company uses reasonable and supportable information on future economic conditions including macroeconomic factors. Since incorporating these forward looking information increases the judgment as to how the changes in these macroeconomic factor will affect ECL, the methodology and assumptions are reviewed at regularly intervals.

As at March 31, 2020

(Rs. in lakhs)

Particulars	Asset group	Gross carrying amount of financial assets	Expected credit losses	Carrying amount net of impairment provision
Loss allowance measured at 12 month expected credit losses (Stage 1)	Loans at amortised cost			
	- Term Loans	539.33	5.95	533.38
	- Demand loan (ICD)	4,294.38	17.18	4,277.20
	Loan commitments	268.97	0.64	268.33
Loss allowance measured at life-time expected credit losses, not credit impaired (Stage 2)	Loans			
	- Term Loans	125.86	22.77	103.09
Loss allowance measured at life-time expected credit losses, credit impaired (Stage 3)	Loans			
	- Term Loans	103.77	52.87	50.90

As at March 31, 2019

(Rs. in lakhs)

Particulars	Asset group	Gross carrying amount of financial assets	Expected credit losses	Carrying amount net of impairment provision
Loss allowance measured at 12 month expected credit losses (Stage 1)	Loans at amortised cost			
	- Term Loans	881.93	3.05	878.88
	- Demand loan (ICD)	-	-	-
	Loan commitments	39.40	0.10	39.30
	Other assets	5.38	0.01	5.37
Loss allowance measured at life-time expected credit losses, not credit impaired (Stage 2)	Loans			
	- Term Loans	20.00	5.00	15.00
Loss allowance measured at life-time expected credit losses, credit impaired (Stage 3)	Loans			
	- Term Loans	-	-	-

Maximum exposure to credit risk

The table below shows the maximum exposure to credit risk for recognised financial instruments. The extent to which collateral and other credit enhancements mitigate the maximum exposure to credit risk is described in the footnotes to the table. For financial assets recognised on the balance sheet, the maximum exposure to credit risk equals their carrying amount.

(Rs. in lakhs)

Particulars	Gross Exposure	
	As at March 31, 2020	As at March 31, 2019
Cash and cash equivalent	-	0.11
Balances with Banks	353.20	4,649.81
Loans	5,332.31	901.93
Other financial assets	-	5.38
<b>Total credit risk exposure</b>	<b>5,685.51</b>	<b>5,557.23</b>

Collateral held

The Company periodically monitors the quality as well as the value of the security to meet the prescribed limits. The collateral held by the Company includes first charge on the house and/or property of the project or other projects

Value of security of Credit Impaired assets

The credit impaired assets as at the reporting dates were secured by charge on land and building and project receivables amounting to:

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Value of Security	161.88	-



Notes to the Standalone Financial Statements

27. Financial risk management

ii) Reconciliation of loss allowance provision

(Rs. in lakhs)			
For loans			
Reconciliation of loss allowance	Loss allowance measured at 12 month expected losses (Stage1)	Financial assets for which credit risk has increased significantly and not credit-impaired (Stage 2)	Loss allowance measured at life-time expected losses (Stage 3)
Loss allowance on March 31, 2019	3.05	5.00	-
Remeasurement of loss allowance	5.09	(1.99)	(0.23)
Assets originated or purchased	17.18	-	-
Transferred to 12-month ECL	-	-	-
Transferred to Lifetime ECL not credit impaired	(1.35)	23.33	-
Transferred to Lifetime ECL credit impaired	(0.84)	(3.57)	53.10
Loss allowance on March 31, 2020	23.13	22.77	52.87

(Rs. in lakhs)	
For loan commitments	
Reconciliation of loss allowance	Loss allowance measured at 12 month expected losses (Stage 1)
Loss allowance on March 31, 2019	0.10
Changes in loss allowances due to - Assets used or released	0.54
Loss allowance on March 31, 2020	0.64

Concentration of credit risk

The Company monitors concentrations of credit risk by sector and by geographic location. An analysis of concentrations of credit risk from loans and advances and loan commitments is shown below:

Particulars	(Rs. in lakhs)	
	Loans and advances to customers	
	As at March 31, 2020	As at March 31, 2019
Concentration by region		
North	-	-
South	768.96	901.93
East	-	-
West	4,294.38	-
Total	5,063.34	901.93

Particulars	(Rs. in lakhs)	
	Loan commitments and financial guarantees issued	
	As at March 31, 2020	As at March 31, 2019
Concentration by region		
North	-	-
South	28.97	39.40
East	-	-
West	240.00	-
Total	268.97	39.40

Offsetting financial assets and financial liabilities

There are no financial assets and Financial liabilities which are subject to offsetting, enforceable master netting arrangements and similar agreements.

iii) Provision for impact of COVID-19

The outbreak of COVID-19 pandemic across the globe and in India has contributed to a significant decline and volatility in the global and Indian financial markets and slowdown in the economic activities. The Reserve Bank of India (RBI) has issued guidelines relating to COVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020 and in accordance therewith, the Company have provided a moratorium of three months on the payment of all principal amounts and/or interest, as applicable, falling due between March 1, 2020 and May 31, 2020 to all eligible borrowers classified as standard, even if the said amounts were overdue on February 29, 2020. RBI vide its notification dated May 23, 2020 has further extended moratorium period upto August 31, 2020 due to further intensification of COVID-19 impact. For all such accounts, where the moratorium is granted, the asset classification will remain standstill during the moratorium period (i.e., the number of days past due shall exclude the moratorium period for the purpose of asset classification as per the policy). The aforesaid relaxation has not been deemed to be triggering significant increase in credit risk.

The impact of COVID-19 on the global economy and how governments, businesses and consumers respond is uncertain. This uncertainty is reflected in the Company's assessment of impairment loss allowance on its loans which are subject to a number of management judgements and estimates. In relation to COVID-19, judgements and assumptions include the extent and duration of the pandemic, the impacts of actions of governments and other authorities, and the responses of businesses and consumers in different industries, along with the associated impact on the global economy. The Company has separately incorporated estimates, assumptions and judgements specific to the impact of the COVID-19 pandemic and the associated support packages in the measurement of impairment loss allowance. The Company's impairment loss allowance estimates are inherently uncertain and, as a result, actual results may differ from these estimates.



Notes to the Standalone Financial Statements

27. Financial risk management (continued)

B. Liquidity risk

Liquidity Risk refers to insufficiency of funds to meet the financial obligations. Liquidity Risk Management implies maintenance of sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit lines to meet obligations when due.

The Company is responsible for the management of the short-term, medium-term and long-term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and by continuously monitoring forecast and actual cash flows, and by assessing the maturity profiles of financial assets and liabilities.

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The tables include both interest and principal cash flows. To the extent that interest flows are floating rate, the rate applicable as of reporting period ends respectively has been considered.

As at March 31, 2020

(Rs. in lakhs)

Particulars	Note No	Contractual cash flows					
		Carrying amount	Gross nominal inflow/(outflow)	Less than 1 year	1-3 years	3-5 years	After 5 years
<b>Maturities of financial liabilities</b>							
Loan commitments	32	268.97	(268.97)	-	-	(134.49)	(134.48)
Trade payables	9	17.29	(17.29)	(17.29)	-	-	-
Other financial liabilities	10	30.29	(30.29)	(30.29)	-	-	-
<b>Total</b>		<b>316.55</b>	<b>(316.55)</b>	<b>(47.58)</b>	<b>-</b>	<b>(134.49)</b>	<b>(134.48)</b>

As at March 31, 2019

(Rs. in lakhs)

Particulars	Note No	Contractual cash flows					
		Carrying amount	Gross nominal inflow/(outflow)	Less than 1 year	1-3 years	3-5 years	After 5 years
<b>Maturities of financial liabilities</b>							
Loan commitments	32	39.40	(39.40)	-	-	(19.70)	(19.70)
Trade payables	9	343.10	(343.10)	(343.10)	-	-	-
Other financial liabilities	10	45.34	(45.34)	(45.34)	-	-	-
<b>Total</b>		<b>427.84</b>	<b>(427.84)</b>	<b>(388.44)</b>	<b>-</b>	<b>(19.70)</b>	<b>(19.70)</b>

The following table details the Company's expected maturity for its non-derivative financial assets. The table has been drawn up based on the undiscounted contractual maturities of the financial assets including interest that will be earned on those assets. The inclusion of information on nonderivative financial assets is necessary in order to understand the Company's liquidity risk management as the liquidity is managed on a net asset and liability basis. Hence, maturities of the relevant assets have been considered below.

As at March 31, 2020

(Rs. in lakhs)

Particulars	Note No	Contractual cash flows					
		Carrying amount	Gross nominal inflow/(outflow)	Less than 1 year	1-3 years	3-5 years	After 5 years
<b>Maturities of financial assets</b>							
Cash and cash equivalents	2	353.20	353.20	353.20	-	-	-
Receivables	3	4.75	4.75	4.75	-	-	-
Loans	4	4,964.57	7,501.24	581.73	1,161.59	4,732.09	1,025.83
Other financial assets	5	-	-	-	-	-	-
<b>Total</b>		<b>5,322.52</b>	<b>7,859.19</b>	<b>939.69</b>	<b>1,161.59</b>	<b>4,732.09</b>	<b>1,025.83</b>

As at March 31, 2019

(Rs. in lakhs)

Particulars	Note No	Contractual cash flows					
		Carrying amount	Gross nominal inflow/(outflow)	Less than 1 year	1-3 years	3-5 years	After 5 years
<b>Maturities of financial assets</b>							
Cash and cash equivalents	2	4,649.92	4,649.92	4,649.92	-	-	-
Receivables	3	55.50	55.50	55.50	-	-	-
Loans	4	893.88	2,087.92	156.59	313.19	313.19	1,304.95
Other financial assets	5	5.37	5.37	5.37	-	-	-
<b>Total</b>		<b>5,604.67</b>	<b>6,798.71</b>	<b>4,867.38</b>	<b>313.19</b>	<b>313.19</b>	<b>1,304.95</b>



Notes to the Standalone Financial Statements

27. Financial risk management (continued)

C. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is exposed to interest rate risk through the impact of rate changes on interest-bearing liabilities and assets. The Company manages its interest rate risk by monitoring the movements in the market interest rates closely. The Company reviews the interest rate risk on periodic basis.

Exposure to interest rate risk

Company's interest rate risk arises from borrowings and loans. The interest rate profile of the Company's interest-bearing financial instruments as reported to the management of the Company is as follows.

(Rs. in lakhs)

Particulars	Nominal amount	
	As at March 31, 2020	As at March 31, 2019
<b>Loans</b>		
Fixed rate loans	4,260.00	-
Variable rate loans	754.30	909.98
<b>Total</b>	<b>5,014.30</b>	<b>909.98</b>
<b>Borrowings</b>		
Fixed rate borrowings	-	-
Variable rate borrowings	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

Fair value sensitivity analysis for fixed-rate instruments

The Company does not account for any fixed-rate financial assets or financial liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

Cash flow sensitivity analysis for variable-rate instruments

The sensitivity analyses below have been determined based on the exposure to interest rates for assets and liabilities at the end of the reporting period. For floating rate assets and liabilities, the analysis is prepared assuming the amount of the liabilities/assets outstanding at the end of the reporting period was outstanding for the whole year and the rates are reset as per the applicable reset dates.

If interest rates related to loans and borrowings had been 100 bps higher/ lower and all other variables were held constant, the Company's Profit before tax for the year ended/ Other Equity (pre-tax) as on March 31, 2020 and March 31, 2019 would increase/ (decrease) by the following amounts:

(Rs. in lakhs)

Particulars	Profit or (loss)		Equity (before of tax)	
	100 bp increase	100 bp decrease	100 bp increase	100 bp decrease
<b>March 31, 2020</b>				
Variable-rate instruments	7.54	(7.54)	7.54	(7.54)
<b>Cash flow sensitivity (net)</b>	<b>7.54</b>	<b>(7.54)</b>	<b>7.54</b>	<b>(7.54)</b>
<b>March 31, 2019</b>				
Variable-rate instruments	9.10	(9.10)	9.10	(9.10)
<b>Cash flow sensitivity (net)</b>	<b>9.10</b>	<b>(9.10)</b>	<b>9.10</b>	<b>(9.10)</b>

The risk estimates provided assume a parallel shift of 100 basis points interest rate across all yield curves. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The period end balances are not necessarily representative of the average outstanding during the period.

D. Price risk

Equity price risk is the risk that the fair value of equities decreases as the result of changes in the level of equity indices and individual stocks. Since, the company does not hold any equity investments, it is not exposed to price risk.



**InCred Housing Finance Private Limited**  
(Formerly known as Bee Secure Home Finance Private Limited)

**Notes to the Standalone Financial Statements**

**28. Related party disclosures**

**A. Names of related parties and nature of relationship:**

**Key Managerial Personnel (KMP) \***

**Name of the Director**

Mr. Bhupinder Singh

Mr. Prashant Anand Bhonsle

Mr. Vivek Bansal (w.e.f. June 12, 2018)

\* Includes only those with whom transaction have taken place

**Designation**

Founder and Director

Whole time director and CEO

Director and CFO

**Ultimate Holding Company:**

Bee Finance Limited (Mauritius)

**Holding Company:**

InCred Financial Services Private Limited (formerly known as Visu Leasing and Finance Private Limited)

**Fellow Subsidiaries**

Incred Management and Technology Services Private Limited

Booth Fintech Private Limited

**B. Transactions with related parties**

**KMP compensation**

(Rs. in lakhs)

Particulars	Year ended March	Year ended March
	31, 2020	31, 2019
Short-term employee benefits*	109.77	109.88

\*The liabilities for gratuity, leave encashment and share based payments pertaining to the key management personnel are not included in the above.



**InCred Housing Finance Private Limited**  
(Formerly known as Bee Secure Home Finance Private Limited)

**Notes to the Standalone Financial Statements**

**28. Related party disclosures (continued)**

**B. Transactions with related parties**

Related party relationships, transactions and balances

The aforementioned Note provides information about the Company's structure including the details of the subsidiaries and the holding company. The following table provides total amount of transactions that have been entered into with related parties for the relevant financial year:

(Rs. In lakhs)

Sr. No	Nature of transactions	Holding Company	Fellow Subsidiaries
1	<b>ICD given</b>		
	March 31, 2020	4,400.00	-
	March 31, 2019	-	-
2	<b>Repayment of ICD given (including interest net of TDS)</b>		
	March 31, 2020	335.75	-
	March 31, 2019	-	-
3	<b>ICD received</b>		
	March 31, 2020	-	-
	March 31, 2019	12,563.04	-
4	<b>ICD taken repaid (including interest net of TDS)</b>		
	March 31, 2020	-	-
	March 31, 2019	27,039.29	-
5	<b>Interest on ICD given</b>		
	March 31, 2020	255.70	-
	March 31, 2019	-	-
6	<b>Interest on ICD taken</b>		
	March 31, 2020	-	-
	March 31, 2019	1,404.93	-
7	<b>Reimbursement of expenses</b>		
	March 31, 2020	-	-
	March 31, 2019	-	76.68
8	<b>Advances received</b>		
	March 31, 2020	27.13	-
	March 31, 2019	1.35	-
9	<b>Advances repaid</b>		
	March 31, 2020	1.35	-
	March 31, 2019	-	562.92
10	<b>Sale of Loan Portfolio</b>		
	March 31, 2020	-	-
	March 31, 2019	726.15	-

Note:

1. During the current year the Holding Company has issued employee stock options the employees of the company (Refer Note 30 for further details).
  2. During the previous year the Holding Company has issued a letter of comfort to Yes Bank Limited for loan availed from by the Company. The said loan have been repaid by the Company and the letter of comfort provided by the Holding Company stands cancelled as at 31 March 2020.
- \* Net of tax deducted on interest payment on loan borrowed.



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**Notes to the Standalone Financial Statements**

**28. Related party disclosures (continued)**

**B. Transactions with related parties**

Summary of balance receivable from the aforementioned related are as follows:

(Rs. In lakhs)

Sr. No.	Nature of transactions	Ultimate Holding Company	Holding Company
1	<b>ICD Receivable</b>		
	March 31, 2020	-	4,294.38
	March 31, 2019	-	-
2	<b>Advance Payable</b>		
	March 31, 2020	-	27.13
	March 31, 2019	-	1.35
3	<b>Number of options outstanding</b>		
	March 31, 2020	-	1,400,000
	March 31, 2019	4	1,000,000

*\*beyond two decimals*

**Terms and conditions of transactions with related parties**

The transactions with related parties are made on arm's length basis. Outstanding balances at the year-end are unsecured, interest is charged at the rate of 10.50% and is repayable on demand.





Notes to the Standalone Financial Statements

29. Employee benefits

1. The Company has recognised the following amounts in the Profit & Loss Account towards contributions to provident fund and other funds:

(Rs. in lakhs)

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Provident fund	(1.67)	46.68

2. Gratuity

Every employee who will complete five years or more of service gets a gratuity on departure at 15 days salary (last drawn) for each completed year of service, subject to ceiling of INR 20,00,000.

Table showing change in the present value of projected benefit obligation

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
<b>Change in benefit obligations</b>		
Present value of benefit obligation at the beginning of the year	3.47	6.65
Interest cost	0.24	0.51
Current Service cost	1.79	11.51
Liability Transferred In/Acquisition	-	-
Actuarial (Gains) on Obligations - Due to Change in Demographic Assumptions	(1.61)	(0.80)
Actuarial (Gains) on Obligations - Due to Change in Financial Assumptions	(0.13)	(0.06)
Actuarial Losses on Obligations - Due to Experience	(0.99)	(14.32)
<b>Liability at the end of the year</b>	<b>2.77</b>	<b>3.49</b>

Amount recognized in the Balance Sheet

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Present value of benefit obligation at the end of the year	(2.77)	(3.49)
Fair value of plan assets at the end of the year	-	-
Funded Status (Deficit)	(2.77)	(3.49)
<b>Net (Liability) Recognized in the Balance Sheet</b>	<b>(2.77)</b>	<b>(3.49)</b>

Expenses recognized in the Statement of Profit and Loss

(Rs. in lakhs)

Particulars	As at March 31, 2020	Year ended March 31, 2019
Current service cost	1.78	11.51
Net Interest cost	0.24	0.51
<b>Expenses recognised</b>	<b>2.02</b>	<b>12.02</b>

Expenses recognized in the Other comprehensive income (OCI)

(Rs. in lakhs)

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Actuarial (Gains) on obligation for the year	(2.73)	(15.19)
<b>Net (Income) for the year recognized in OCI</b>	<b>(2.73)</b>	<b>(15.19)</b>



Notes to the Standalone Financial Statements

The actuarial assumptions used to determine benefit obligations as at March 31, 2019 and March 31, 2018 are as follows:

Particulars	As at March 31, 2020	As at March 31, 2019
Discount Rate	5.21%	6.96%
Salary escalation rate	5% for next 2 years and 7% thereafter	9.00%
Expected Rate of return on Plan Assets		
Rate of Employee Turnover	35.00%	20.00%
Mortality Rate during employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)

The estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors

Balance sheet reconciliation

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Opening net liability	3.47	6.65
Expenses recognized in Statement of Profit and Loss	2.02	12.02
Expenses recognized in OCI	(2.73)	(15.19)
<b>Net liability recognized in the Balance Sheet</b>	<b>2.77</b>	<b>3.48</b>

Cash Flow Projection

Maturity analysis of the benefit payments: from the employer

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
<b>Projected benefits payable in future years from the date of reporting</b>		
1st following year	0.03	0.02
2nd following year	0.02	0.02
3rd following year	1.04	0.02
4th following year	0.72	0.78
5th following year	0.49	0.70
Sum of years 6 To 10	0.92	2.33
Sum of years 11 and above	0.14	1.71

Sensitivity analysis

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
<b>Projected benefit obligation on current assumptions</b>	<b>2.77</b>	<b>3.48</b>
Delta effect of +1% change in rate of discounting	(0.10)	(0.20)
Delta effect of -1% change in rate of discounting	0.10	0.22
Delta effect of +1% change in rate of salary increase	0.10	0.22
Delta effect of -1% change in rate of salary increase	(0.10)	(0.20)
Delta effect of +1% change in rate of employee turnover	(0.09)	(0.14)
Delta effect of -1% change in rate of employee turnover	0.09	0.14

The sensitivity analysis have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant. The sensitivity analysis presented above may not be representative of the actual change in the projected benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.



**Notes to the Standalone Financial Statements**

**Qualitative disclosures**

Gratuity is a defined benefit plan and company is exposed to the Following Risks:

**Interest rate risk:** A fall in the discount rate which is linked to the G.Sec. Rate will increase the present value of the liability requiring higher provision.

**Salary risk:** The present value of the defined benefit plan liability is calculated by reference to the future salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.

**Asset Liability Matching Risk:** The plan faces the ALM risk as to the matching cash flow. Company has to manage pay-out based on pay as you go basis from own funds.

**Mortality risk:** Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

**3. Compensated absences**

The actuarially determined liability for compensated absences of accumulated leaves of the employees of the Company is given below:

Particulars	As at March 31, 2020	As at March 31, 2019
<b>Assumptions:</b>		
Discount rate	5.21%	6.96%
Salary escalation rate	5% for next 2 years and 7% thereafter	9.00%
Rate of Employee turnover	35.00%	20.00%
Mortality Rate during employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)



Notes to the Standalone Financial Statements

30. Share-based payment arrangements

A. Description of share-based payment arrangements

i. Share option plans (equity-settled)

The Parent Company has Employee Incentive Plan under which options have been granted to eligible employees to be vested from time to time. The Parent company has established share option plans that entitle the employees of the Group Companies to purchase the shares of the Parent Company. Under these plans, holders of the vested options are entitled to purchase shares at the exercise price of the shares determined at the respective date of grant of options.

The key terms and conditions related to the vesting of grants under these plans are continued employment with the group company from the date of grant of option till the date of vesting (25% each year); all options are to be settled by the delivery of shares.

A. Measurement of fair values

Equity-settled share-based payment arrangements

The fair value of the employee share options has been measured using Black-Scholes Option pricing model.

The fair value of the options and the inputs used in the measurement of the grant-date fair values of the equity-settled share based payment options granted during the year are as follows:

The model inputs for options granted during the year ended March 31, 2020 and March 31, 2019

Particulars / Grant date	July 1, 2018	October 1, 2018	October 1, 2019
Fair value as on grant date (weighted average)	8.47	17.98	28.85
Share price as on grant date	27.79	40.46	54.40
Exercise price	40.00	40.00	40.00
Expected volatility (weighted average volatility)	35%	35%	0.35
Expected life (expected weighted average life)	9.5 years	9.5 years	8.5 years
Risk-free interest rate (based on government bonds)	8.17%	8.25%	6.49%
Method used to determine expected volatility	The expected volatility is based on price volatility of listed companies in same or similar industry.		

C. Reconciliation of outstanding share options

Set out below is a summary of options granted under the plan:

Particulars	Average exercise price per option	Number of options	
		As at March 31, 2020	As at March 31, 2019
Opening balance	-	1,000,000	-
Add: Options granted during the year	40.00	400,000	1,079,467
(Less): Options lapsed during the year	40.00	-	(79,467)
Options outstanding as at the year end	40.00	1,400,000	1,000,000

Weighted average remaining contractual life of options outstanding at end of period

8.1 years



Notes to the Standalone Financial Statements

II. Share option plans (equity-settled) by Bee Finance Limited (Mauritius) ('Ultimate Holding Company')

On August 1, 2018, Bee Finance Limited (Mauritius), the Ultimate Holding Company has established share option plans that entitle the employees of the Group Company to purchase the shares of the Ultimate Holding Company. Under these plans, holders of the vested options are entitled to purchase shares at the exercise price of the shares determined at the respective date of grant of options.

The key terms and conditions related to the grants under these plans are continued employment with the group company from the date of grant of option till the date of vesting ; all options are to be settled by the delivery of shares.

A. Measurement of fair values

The fair value of the employee share options has been measured using Black-Scholes Option pricing model.

The fair value of the options and the inputs used in the measurement of the grant-date fair values of the equity-settled share based payment options granted during the previous year are as follows:

The model inputs for options granted during the year ended March 31, 2019

(Amount in Rs.)

Particulars	Category A - E	Category F
Fair value as on grant date (weighted average)	64,021	64,021
Share price as on grant date	64,021	64,021
Exercise price	46,102	89,643
Expected volatility (weighted average volatility)	35%	35%
Expected life (expected weighted average life)	11.2 years	12.01 years
Risk- free interest rate (based on government bonds)	6.26%	7.69%
Method used to determine expected volatility	The expected volatility is based on price volatility of listed companies in same or similar industry.	

C. Reconciliation of outstanding share options

Set out below is a summary of options granted under the plan:

Particulars	As at March 31, 2020		As at March 31, 2019	
	Average exercise price per option	Number of options	Average exercise price per option	Number of options
Opening balance	46,102.26	4.00	-	-
Add: Options granted during the year	-	-	56,612.16	87.00
Less: Options lapsed during the year	46,102.26	(4.00)	57,118.67	(83.00)
Options outstanding as at the year end	-	-	46,102.26	4.00

D. Expenses arising from share-based payment transactions

Refer Note 22 on employee benefit expense, for share based payment expense charged to Statement of Profit and Loss.



**InCred Housing Finance Private Limited**  
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**Notes to the Standalone Financial Statements**

**31. Leases**

**A. Leases as lessee**

The Company leases a number of branch and office premises under operating leases. Lease payments are increased every year to reflect market rentals.

**i. Amounts recognised in profit or loss** (Rs. in lakhs)

Particulars	Year ended March 31, 2020	Year ended March 31, 2019
Lease expense	1.56	56.94

**32. Contingent liabilities and commitments**

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
<b>Commitments</b>		
Commitments relating to loan sanctioned but undrawn	268.97	39.40
<b>Total</b>	<b>268.97</b>	<b>39.40</b>

The Company has reviewed all its pending litigations and proceedings and has adequately provided for where provisions are required and disclosed as contingent liabilities where applicable, in its Financial Statements. The Company does not expect the outcome of these proceedings to have a materially adverse effect on its Financial results.



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Notes to the Standalone Financial Statements

33. Current and Non-Current Maturity

(Rs. in lakhs)

Particulars	As at March 31, 2020		As at March 31, 2019		Total
	Within 12 months	After 12 months	Within 12 months	After 12 months	
<b>ASSETS</b>					
Financial assets					
Cash and cash equivalents	353.20	-	4,649.92	-	4,649.92
Receivables	-	-	-	-	-
(I) Trade receivables	4.75	-	55.50	-	55.50
(II) Other receivables	68.66	4,895.91	38.82	855.06	893.88
Loans	-	-	5.37	-	5.37
Other Financial assets	-	-	-	-	-
<b>Sub total</b>	<b>426.61</b>	<b>4,895.91</b>	<b>4,749.61</b>	<b>855.06</b>	<b>5,604.67</b>
Non-financial assets					
Current Tax assets (Net)	-	68.38	-	49.82	49.82
Deferred tax assets (net)	-	-	-	27.47	27.47
Property, plant and equipment	-	46.36	-	65.44	65.44
Other intangible assets	-	4.48	-	9.48	9.48
Other non-financial assets	46.37	-	61.27	-	61.27
<b>Sub total</b>	<b>46.37</b>	<b>119.22</b>	<b>61.27</b>	<b>152.20</b>	<b>213.48</b>
<b>Total assets</b>	<b>472.97</b>	<b>5,015.13</b>	<b>4,810.88</b>	<b>1,007.26</b>	<b>5,818.15</b>
<b>LIABILITIES</b>					
Financial liabilities					
Payables					
(I) Other payables					
(i) total outstanding dues of creditors other than micro enterprises and small enterprises	17.29	-	343.10	-	343.10
Other Financial liabilities	30.29	-	45.34	-	45.34
<b>Sub total</b>	<b>47.58</b>	<b>-</b>	<b>388.44</b>	<b>-</b>	<b>388.44</b>
Non-Financial liabilities					
Current tax liabilities (Net)	-	-	-	21.79	21.79
Provisions	-	4.51	-	5.83	5.83
Other non-financial liabilities	8.83	-	-	24.38	24.38
<b>Sub total</b>	<b>8.83</b>	<b>4.51</b>	<b>-</b>	<b>52.00</b>	<b>52.00</b>
<b>Total liabilities</b>	<b>56.41</b>	<b>4.51</b>	<b>388.44</b>	<b>52.00</b>	<b>440.45</b>



**InCred Housing Finance Private Limited**  
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**Notes to the Standalone Financial Statements**

**34. Foreign Currency Transactions**

During the current year, the Company has NIL foreign currency exposure (March 31, 2019: NIL)

**35. Micro, Small and Medium Enterprises Development**

In accordance with the Micro, Small and Medium Enterprises Development Act 2006 ('MSMED Act') the Company is required to identify the micro, small and medium suppliers and pay them interest on overdue beyond the specified period irrespective of the terms agreed with the suppliers. Based on the on the information available with the management, there are no dues outstanding to micro and small enterprises covered under the MSMED Act.

**36. Share issue expenses**

In accordance with the provision of section 52 of the Companies Act, 2013 the following share issue expenses have been debited against securities premium account:

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Stamp duty	-	5.00
<b>Total</b>	<b>-</b>	<b>5.00</b>

**37. Capital**

The Company maintains an actively managed capital base to cover risks inherent in the business which includes issued equity capital, securities premium and all other equity reserves attributable to equity holders of the Company.

**Capital Management**

The primary objectives of the Company is to ensure that the Company complies with externally imposed capital requirements and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximise shareholder value. The Company ensures to maintain a healthy CRAR at all the times.

(Rs. in lakhs)

Particulars	As at March 31, 2020	As at March 31, 2019
Common Equity Tier1 (CET1) capital	1704.99	5,340.78
Other Tier 2 capital	16.83	8.15
<b>Total capital</b>	<b>1,721.82</b>	<b>5,348.92</b>

Regulatory capital consists of CET 1 capital, which comprises share capital, share premium, retained earnings including current year profit and loss (net of deferred tax asset) and Ind AS-based reserves. The other component of regulatory capital is other Tier 2 Capital i.e. expected credit loss provision on standard assets.

38. The Board of Directors of the Company, at its meetings held on December 11, 2018 and December 17, 2018, had deliberated upon and approved the Company's strategic decision to exit from housing segment on account of various challenges in the affordable housing segment and inadequate ROE expected in the business. In pursuance to the Board approval, the Company has taken various steps to run down the business which includes successful transfer of significant portion of its loan book to another financial institution. The Board in its meeting held on November 22, 2019 had approved the proposal of merger with InCred Financial Services Limited (the 'Holding Company') and surrender the housing finance license. The revised scheme of merger was approved by the Board in its meeting held on February 18, 2020. The scheme is yet to be filed with NCLT and the regulator.





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**Notes to the Standalone Financial Statements**

**39. Additional disclosures as required by National Housing Bank**

**1 Capital to risk assets ratio (CRAR)**

The ratios calculated in accordance with the guidelines of NHB, are as under:

Particulars	Year ended	Year ended
	31 March 2020	31 March 2019
CRAR (%)	127.87%	648.85%
CRAR – Tier I Capital (%)	126.62%	647.86%
CRAR – Tier II Capital (%)	1.25%	0.99%

**2 Reserve Fund under u/s 29 C of NHB Act, 1987**

(Rs. in lakhs)

Particulars	Year ended	Year ended
	31 March 2020	31 March 2019
<b>Balance at the beginning of the year</b>		
(a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	45.07	-
(b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken	-	-
(c) Total	45.07	-
<b>Addition/ Appropriation/ withdrawal during the year</b>		
<b>Add:</b>		
a) Amount transferred u/s 29C of the NHB Act, 1987	2.30	45.07
(b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken	-	-
<b>Less:</b>		
(a) Amount appropriated from the statutory reserve u/s 29C of the NHB	-	-
(b) Amount withdrawn from the special reserve u/s 36(1)(viii) of Income	-	-
<b>Balance at the end of the year</b>		
(a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	47.37	45.07
(b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken	-	-
<b>(c) Total</b>	<b>47.37</b>	<b>45.07</b>

**3 Investments**

The Company did not hold any investment during the year (Previous Year -Nil)

**4 Derivatives**

**(a) Forward Rate Agreement (FRA) / Interest Rate Swap (IRS)**

The Company has not done any transaction in forward rate agreements and interest rate swaps during the year (Previous year - Nil).

**(b) Exchange Traded Interest Rate (IR) Derivative**

The Company has not done any transaction in exchange traded interest rate derivatives during the year (Previous year - Nil).

**(c) Disclosures on Risk Exposure in Derivatives**

The company has not done any transaction in derivatives during the year (Previous year - Nil)

**5 Securitisation**

The Company has not entered into any securitisation transaction during the year.

**6 Details of Non Performing financials Assets purchased or sold**

The company has not purchased/ sold any non performing Assets

**7 Details of Assignments undertaken by HFC:**

(Rs. in lakhs)

Sr. No.	Particulars	As at March 31, 2020	As at March 31, 2019
1	No of Accounts (actuals)	-	2,058
2	Aggregate value (net of provisions) of accounts assigned	-	-
3	Aggregate consideration	-	19,888.16
4	Additional consideration realized in respect of accounts	-	-
5	Aggregate gain / loss over net book value	-	1,110.73



Notes to the Standalone Financial Statements

39. Additional disclosures as required by National Housing Bank (continued)

8 Asset liability management: Maturity pattern of certain items of assets and liabilities as at 31 March 2020

Particulars	(Rs. in lakhs)										Total	
	Upto 30/31 days	Over 1 month upto 2 months	Over 2 months upto 3 months	Over 3 months & upto 6 months	Over 6 months & upto 1 year	Over 1 year & upto 3 years	Over 3 years & upto 5 years	Over 5 years to 7 years	Over 7 to 10 years	Over 10 years		
<b>Liabilities</b>												
Borrowings from Banks												
Market Borrowings												
<b>Assets</b>												
Loans and Advances	14.77	1.59	1.70	39.49	11.10	53.93	4,337.54	209.67	167.26	127.52		4,964.57
Investments												

Asset liability management: Maturity pattern of certain items of assets and liabilities as at 31 March 2019

Particulars	(Rs. in lakhs)										Total	
	Upto 30/31 days	Over 1 month upto 2 months	Over 2 months upto 3 months	Over 3 months & upto 6 months	Over 6 months & upto 1 year	Over 1 year & upto 3 years	Over 3 years & upto 5 years	Over 5 years to 7 years	Over 7 to 10 years	Over 10 years		
<b>Liabilities</b>												
Borrowings from Banks												
Market Borrowings												
<b>Assets</b>												
Loans and Advances	9.72	1.81	1.83	5.64	11.93	57.61	77.47	104.17	227.30	404.44		901.93
Investments												



Notes to the Standalone Financial Statements

39. Additional disclosures as required by National Housing Bank (continued)

9 Exposures

9.1 Exposure to real estate sector

(Rs. in lakhs)

Category	As at 31 March 2020	As at 31 March 2019
<b>a) Direct exposure</b>		
<b>(i) Residential mortgages</b> Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented;	662.92	815.30
Out of the above individual housing loans up to Rs.15.00 lacs	-	-
<b>(ii) Commercial real estate</b> Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenant commercial premises, industrial or warehouse space, hotels land acquisition, development and construction, etc.). Exposure would also include non-fund based (NFB) limits	91.38	94.68
<b>(iii) Investments in Mortgage Backed Securities (MBS) and other securities exposures</b>		
<b>a) Residential</b>		
<b>b) Commercial real estate</b>		
<b>b) Indirect exposure</b> Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-

\* Total loan sanctioned does not include loans which were sanctioned but subsequently cancelled

9.2 Exposure to capital market

Nil Exposure to capital market in current and previous year

10 Details of financing of parent company product

Nil financing of parent company product in current and previous year

11 Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the Company

During the year, the Company has not exceeded single or group borrower exposure limit (Previous year - Nil)

12 Unsecured Advances

During the year, there are no unsecured advances against intangible assets (Previous year - Nil)

13 Miscellaneous

13.1 Registration obtained from other financial sector regulators

The company is not registered with any other financial sector regulators

13.2 Disclosure of Penalties imposed by NHB and other regulators

No penalties has been levied on the company by NHB and other regulators

13.3 Rating assigned by credit rating agency and migration of rating during the year -NA

13.4 Indian Accounting Standard 110 - Consolidated Financial Statements (CFS)

The Company is an independent Company and does not have any subsidiary or associate company. Hence, disclosures required as per IND AS 110 are not applicable to the Company.

13.5 Overseas Assets

The company does not have any overseas assets

13.6 Off Balance sheet SPV Sponsered

The Company does not have any Off Balance sheet SPV

13.7 Revenue recognition

During the year ended 31 March 2020, there are no instances in which revenue recognition has been postponed (Previous year - Nil) other than those required under Indian Accounting standards.

13.8 Related Party Disclosures

Refer Note 28 to the Financial statements for the transaction with the related parties.



Notes to the Standalone Financial Statements

39. Additional disclosures as required by National Housing Bank (continued)

14 Provisions and contingencies

(Rs. in lakhs)

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss	As at 31 March 2020	As at 31 March 2019
1 Provisions for depreciation on Investment	-	-
2 Provision made towards Income tax	46.00	(2.58)
3 Provision towards Non Performing Assets (NPA)	48.01	-
4 Provision for Standard Assets	38.39	909.64
5. Other provisions & contingents	-	-

Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/2016 dated February 9, 2017 issued by NHB for break up of loans and advances and provisions thereon

(Rs. in lakhs)

Break up of loan and advances and provisions thereon	Housing		Non Housing	
	As at 31 March 2020	As at 31 March 2019	As at 31 March 2020	As at 31 March 2019
<b>Standard assets</b>				
a) Total outstanding amount	665.18	901.93	4,294.38	3.11
b) Provisions made	28.72	8.05	17.18	0.01
<b>Sub-Standard assets*</b>				
a) Total outstanding amount	103.77	-	-	-
b) Provisions made	48.01	-	-	-
<b>Doubtfull Assets category</b>				
a) Total outstanding amount	-	-	-	-
b) Provisions made	-	-	-	-
<b>Loss Assets</b>				
a) Total outstanding amount	-	-	-	-
b) Provisions made	-	-	-	-
<b>Total</b>				
a) Total outstanding amount	768.96	901.93	4,294.38	3.11
b) Provisions made	76.73	8.05	17.18	0.01

\*The amount does not include interest accrued on Stage III loans and the provision made thereon

15 Draw down reserves

During the year, the Company has not made any draw down from reserves (Previous year - Nil).



**InCred Housing Finance Private Limited**  
(Formerly known as Bee Secure Home Finance Private Limited)

**Notes to the Standalone Financial Statements**

**39. Additional disclosures as required by National Housing Bank (continued)**

Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/2016 dated February 9, 2017 issued by NHB for Concentration of Loans & Advances

**16 Concentration of loans and advances**

(Rs. in lakhs)

Particulars	As at	As at
	31 March 2020	31 March 2019
Total loans and advances to twenty largest borrowers	4,652.98	471.58
Percentage of Loans and Advances to twenty largest borrowers to total advances of the HFC	92.79%	52.76%

Includes Inter corporate deposit given to Holding Company Rs. 4,260 lakhs

**17 Concentration of all exposures ( including off - balance sheet exposure)**

(Rs. in lakhs)

Particulars	As at	As at
	31 March 2020	31 March 2019
Total exposure to twenty largest borrowers / customers	4,921.95	471.58
Percentage of exposures to twenty largest borrowers / customers to total exposure of the HFC on borrowers / customers	93.16%	52.76%

Includes Inter corporate deposit given to Holding Company Rs. 4,500 lakhs

**18 Concentration of Non performing assets**

(Rs. in lakhs)

Particulars	As at	As at
	31 March 2020	31 March 2019
Total exposure to top ten NPA accounts	103.77	Nil

**19 Sectorwise Non performing assets(NPAs)**

SI No	Sector	Percentage of NPA's to total advances in that sector	
		As at	As at
		31 March 2020	31 March 2019
A	Housing loans :		
1	Individuals	2.07%	-
2	Builders/Project loans	-	-
3	Corporates	-	-
4	Others	-	-
B	Non housing loans :		
1	Individuals	-	-
2	Builders/Project loans	-	-
3	Corporates	-	-
4	Others	-	-



**InCred Housing Finance Private Limited**  
(Formerly known as Bee Secure Home Finance Private Limited)

**Notes to the Standalone Financial Statements**

**39. Additional disclosures as required by National Housing Bank (continued)**

**20 Movement of Non performing assets (NPAs)**

(Rs. in lakhs)

Particulars	As at 31 March 2020	As at 31 March 2019
(I) Net NPAs to net advances (%)	1.12%	0.00%
(II) Movement of NPAs (Gross)		
a) Opening balance	-	5.24
b) Additions during the year ( net)	103.77	318.54
c) Reductions during the year	-	323.78
d) Closing balance	103.77	-
(III) Movement of Net NPAs		
a) Opening balance	-	2.62
b) Additions during the year (net)	55.77	318.54
c) Reductions during the year	-	321.16
d) Closing balance	55.77	-
(IV) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	-	2.62
b) Provision made during the year (net)	48.01	-
c) Reductions during the year	-	2.62
d) Closing balance	48.01	-

**21 Disclosure pursuant to Notification No. NHB.HFC.CG-DIR.1/2016 dated February 9, 2017 issued by NHB for customer complaints.**

**Disclosure of complaints**

Particulars	As at 31 March 2020	As at 31 March 2019
a) No. of complaints pending at the beginning of the year	-	-
a) No. of complaints received during the year	-	132
a) No. of complaints redressed during the year	-	132
a) No. of complaints pending at the end of the year	-	-



InCred Housing Finance Private Limited  
(Formerly known as Bee Secure Home Finance Private Limited)

Notes to the Standalone Financial Statements

39. Additional disclosures as required by National Housing Bank (continued)

22 Disclosure as required in paragraph 10 of RBI/2019-20/220 DOR.No.BP.BC.63/21.04.048/2019-20 dated 17th April 2020 -COVID19 Regulatory Package - Asset Classification and Provisioning

Particulars	Amount (Total POS as on 31st March 2020)
Respective amounts in SMA/overdue categories, where the moratorium/deferment was extended in terms of paragraph 2 and 3;	208.69
Respective amount where asset classification benefits is extended	36.85
Provisions made during the Q4FY2020 and Q1FY2021 in terms of paragraph 5	NA*
paragraph 6	NIL

\*The Company, being HFC, has complied with Ind-AS guidelines for recognition of the impairment.

As per our report of even date

For B S R & Co. LLP  
Chartered Accountants  
ICAI Firm Registration No.: 101248W/W-100022



Kapil Goenka  
Partner  
Membership No: 118189

Place: Mumbai  
Date: 29 July 2020

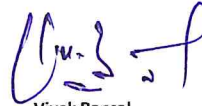
For and on behalf of the Board of Directors of  
InCred Housing Finance Private Limited  
CIN: U65923MH2015PTC271359



Bhupinder Singh  
Director  
DIN: 07342318



Prashant Anand Bhonsle  
Whole Time Director  
DIN: 06938312



Vivek Bansal  
Director and CFO  
DIN: 07835456

Place: Mumbai  
Date: 29 July 2020

## **BOARD'S REPORT**

**Dear Members,**

Your Directors are pleased to present fifth Board Report on the business and operations of InCred Housing Finance Private Limited (Formerly known as Bee Secure Home Finance Private Limited) ("InCred Housing"/ "the Company") together with the Audited Financial Statements for the financial year ("FY") ended March 31, 2020.

### **FINANCIAL PERFORMANCE**

The summary of the Company's financial performance for FY 2019-20 as compared to the previous FY 2018-19 is given below:

<b>Particulars</b>	<b>For the financial year ended March 31, 2020</b>	<b>For the financial year ended March 31, 2019</b>
Income	490.70	4,441.64
Expenditure	435.91	4,218.87
<b>Profit Before Tax</b>	<b>54.79</b>	<b>222.77</b>
<b>Less: Tax Expense</b>		
Current Tax	18.53	24.89
Deferred Tax	27.47	(27.47)
<b>Profit after tax</b>	<b>8.79</b>	<b>225.35</b>
<b>Other comprehensive Income</b>	<b>2.73</b>	<b>15.19</b>
<b>Total comprehensive Income</b>	<b>11.52</b>	<b>240.59</b>
<b>Appropriations:</b>		
Transfer to statutory reserve under section 29C of the NHB At, 1987	2.30	45.07

### **DIVIDEND**

The Board of Directors do not recommend any dividend on the equity shares and compulsory convertible preference shares of the Company for the year ended March 31, 2020.

### **TRANSFER TO RESERVES**

During the financial year under review, INR 2.30 Lakhs has been transferred to the Statutory Reserve as per Section 29C of the National Housing Bank Act, 1987.

### **STATE OF THE COMPANY'S AFFAIRS**

Your Company is a housing finance company registered with the National Housing Bank ("NHB").

During the year, the Company decided to exit from the housing finance business and accordingly, the Company has filed an application with NHB to surrender the license to act as a Housing Finance Company. Your Company is awaiting approval from NHB.



Given below are some key facts for financial year 2019-2020:

1. Total income decreased by Rs. 3,950.94
2. Profits before tax (PBT) was: Rs. 54.79 lakhs
3. Profit after tax (PAT) was . Rs. 8.79 lakhs
4. Assets Under Management (AUM) was Rs. 5,063.34lakhs
5. Net NPA s were at % of total assets: 1.12%
6. Capital Adequacy Ratio (CRAR) as on March 31, 2020 was 127.87%

### **DEPOSITS**

Your company being a non-deposit accepting company did not accept any public deposits during the year under review and shall not accept any deposits from the public without the prior permission of the NHB.

### **CAPITAL ADEQUACY RATIO**

As against the minimum prescribed Capital Adequacy Ratio (CAR) of 12% as set out by the NHB, the Company has a Capital Adequacy Ratio of 127.87% as on March 31, 2020 (Previous Year 648.85%) with Tier I capital % of 126.62% and Tier II capital ratio of 1.25%.

### **COMPLIANCE**

The Company has complied with the Housing Finance Companies (NHB) Directions, 2010 and other applicable directions prescribed by NHB from time to time, i.e. on Income Recognition, Asset Classification, Provisioning, Capital Adequacy, Credit Concentration etc to the extent applicable.

During the year, there were no frauds committed by the Company and no material frauds committed on the Company by its officers or employees.

### **SUBSIDIARY COMPANIES, JOINT VENTURE OR ASSOCIATE COMPANIES**

The Company does not have any subsidiary nor any associates or joint venture companies within the meaning of Section 2(6) of the Act during the year under review.

### **ANNUAL RETURN AS PRESCRIBED UNDER THE COMPANIES ACT, 2013 AND RULES MADE THEREUNDER**

The extract of Annual Return in Form MGT 9 as required under the provisions of Section 92(3) of the Act and as prescribed in Rule 12 of the Companies (Management and Administration) Rules, 2014 is appended as Annexure A to this Report.

The Annual Return in Form MGT-7 as required under Section 92(3) of the Act shall be hosted on the website of the Company viz. <https://www.incred.com>.

## **SHAREHOLDING AND CAPITAL STRUCTURE**

The authorized Share Capital of the Company, as on March 31, 2020, was Rs. 26,00,00,000 divided into divided into 1,10,00,000 Equity Shares of face value of Rs. 10/- each and 1,50,00,000 Compulsory Convertible Preference Shares of Rs. 10/- each.

The issued, subscribed and paid-up share capital of your Company as on March 31, 2020 stood at Rs. 185,833,340 divided into 1,02,50,000 Equity Shares of face value of Rs.10 /- each and 8,333,334 Compulsory Convertible Preference Shares of face value of Rs.10/- each.

During the year under review, there was no change in the issued, subscribed and paid up share capital of the Company.

## **BOARD OF DIRECTORS AND KEY MANAGERIAL PERSONNEL**

### **a. Directors**

The composition of the Board is in accordance with the provisions of the Companies Act, 2013 ("the Act").

As on the date of this report, the Board of Directors of the Company comprises of 5 directors comprising of one Wholetime Director, one Non-Executive Director and CFO and 3 Non- Executive Non-Independent Directors.

In terms of Section 152(6) of the Act read with the Articles of Association of the Company, Mr. Girish Nadkarni, Director being longest in office, shall retire by rotation and being eligible has offered himself for reappointment at the ensuing Annual General Meeting of the Company. A brief profile of Mr. Girish Nadkarni has been included in the notice convening the ensuing Annual General Meeting.

During the year under review, due to other professional commitments, Mr. Hoshang Sinor, resigned from the office of Non-Executive Independent Director of the Company w.e.f December 5, 2019.

The Board of Directors place on record their sincere appreciation for the valuable contribution and guidance provided by Mr. Sain and Ms. Rupa Vora during their association with the Company.

Based on the declarations and confirmation received in terms of the provisions of Section 164(2) of the Companies Act, 2013, none of the Directors of your Company are disqualified from being appointed / continuing as Directors The Company has received declaration from all the Non-Executive Independent Director(s), affirming compliance with the criteria of independence as stipulated in Section 149(6) of the Companies Act, 2013..

Further, the requirements of 'Fit and Proper' declaration and Deed of Covenant as required pursuant to the Corporate Governance Directions for HFCs issued by the National Housing Bank have been adhered to by the Company.

### **b. Changes in the Board post March 31, 2020:**

Subsequent to the year under review, Ms. Rupa Vora, resigned from the office of Non-Executive Independent Director of the Company w.e.f July 17, 2020

**c. KMP's during the financial year:**

Pursuant to the provisions of section 203 of the Companies Act, 2013, Ms. Ritika Agarwal has resigned from the post of Company Secretary with effect from August 30, 2019. The Board took note of the same in its meeting held on November 6, 2019. Further Ms. Nikita Hule was appointed as the Company Secretary of the Company with effect from November 6, 2019 who resigned from the post of Company Secretary with effect from February 13, 2020

Thus, under the provisions of section 203 of the Act read with the rules made thereunder, the following were the whole-time key managerial personnel of the company as on March 31, 2020:

- Mr. Prashant Anand Bhonsle – Whole time Director & CEO
- Vivek Bansal - Non-Executive Director & CFO

**BOARD MEETINGS**

The Board meets at regular intervals to discuss and decide on Company / Business policy and strategy apart from other Board business. However, in case of a special and urgent business need, the Board's approval is taken by passing resolutions by circulation, as permitted by law, which is noted and confirmed in the subsequent Board meeting.

During the year, the Board met 4 times during the financial year 2019-2020 viz. on June 27, 2019, November 6, 2019, November 22, 2019, and February 18, 2020.

In accordance with Standard 9 of the Secretarial Standards- 1 on the "Meetings of the Board of Directors", the details on the number of board meetings of the Company attended by the each of the director during the last financial year is given below:

Sr. No	Name of the Director	Category	Number of meetings during the financial year		
			Held	Entitled	Attended
1.	Mr. Bhupinder Singh	Non-Independent, Non-Executive	4	4	4
2.	Mr. Prashant Anand Bhonsle	Whole Time Director and CEO	4	4	4
3.	Mrs. Rupa Rajul Vora	Independent Non-Executive	4	4	4
4.	Mr. Hoshang Noshirwan Sinor*	Independent Non-Executive	4	3	3
5.	Mr. Girish Nadkarni	Non-Independent, Non-Executive	4	4	4
6.	Mr. Vivek Anand PS	Non-Independent, Non-Executive	4	4	4

7.	Mr. Vivek Bansal	Non-Executive Director & CFO	4	4	4
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\*Mr. Hoshang Sinor resigned with effect from December 5, 2019

### **COMMITTEES CONSTITUTED BY THE BOARD**

The Company has several committees which have been established as a part of the best corporate governance practices and is in compliance with the requirements of the relevant statutory and regulatory provisions of applicable laws and statutes.

Considering Company's strategic exit from housing finance business, during the year under review the Company had dissolved the committees formed under the NHB's master directions on IT framework namely IT Strategy Committee and IT Steering Committee as well as Risk Management Committee, Asset Liability Committee formed under NHB's Corporate Governance Directions.

Subsequent to year under review, the Company had dissolved Audit Committee and Nomination and Remuneration Committee which were formed under NHB's Corporate Governance Directions.

As on March 31, 2020, the Company had various Committees constituted pursuant to statutory / regulatory requirements namely Audit Committee, Nomination and Remuneration Committee, Grievance Redressal Committee, Identification Committee for willful defaulters and Review Committee for willful defaulters.

Given below is the composition of the said committees. Further, as per standard 9 of Secretarial Standards-1 on the "Meetings of the Board of Directors" the details on the number and dates of Committee Meetings held during the financial year 2019-2020 indicating the number of meetings attended by each Director is disclosed below:

#### **1. Audit Committee**

During the year under review, the Audit Committee met on June 27, 2019 and the required quorum was present at the Meeting.

Composition of the Audit Committee and the detail of attendance by the Members at the Meeting held during the year under review are as under:

Committee Composition	Designation	Number of meetings during the financial year		
		Held	Entitled	Attended
Mrs. Rupa Rajul Vora	Chairperson	1	1	1
Mr. Bhupinder Singh	Member	1	1	1
Mr. Hoshang Noshirwan Sinor*	Member	1	1	1

\*Mr. Hoshang Sinor resigned with effect from December 5, 2019

#### **2. Nomination and Remuneration Committee**

During the year under review, the Nomination and Remuneration Committee met on November 6, 2019 and the required quorum was present at the Meeting.

Composition of the Nomination and Remuneration Committee and the detail of attendance by the Members at the Meeting held during the year under review are as under:

Committee Composition	Designation	Number of meetings during the financial year		
		Held	Entitled	Attended
Mr. Girish Dinanath Nadkarni	Member	1	1	0
Mr. Hoshang Noshirwan Sinor	Member	1	1	1
Mrs. Rupa Rajul Vora	Member	1	1	1
Mr. Vivek Anand PS	Member	1	1	1

\*Mr. Hoshang Sinor resigned with effect from December 5, 2019

### 3. Grievance Redressal Committee

The Grievance Redressal Committee comprises Mr, Prashant Anand Bhonsle, Mr. Vivek Bansal and Mr. Magesh Iyer. During the year under review no meeting of the Committee was held

### 4. Identification Committee for wilful Defaulters

The Identification Committee for willful Defaulters comprises Mr. Prashant Anand Bhonsle and Mr. Prithvi Chandrasekhar. During the year under review no meeting of the Committee was held.

### 5. Review Committee for wilful Defaulters

During the year under review no meeting were held of review committee for wilful defaulters as there was no case identified. The Composition of Review Committee for willful Defaulters is as under:

Committee Composition	Designation
Mr. Prashant Anand Bhosnle	Member
Mr. Hoshang Noshirwan Sinor*	Member
Mrs. Rupa Rajul Vora	Member

\*Mr. Hoshang Sinor resigned with effect from December 5, 2019

## **DIRECTORS' RESPONSIBILITY STATEMENT**

Pursuant to the requirements under section 134(3)(c) read with section 134(5) of the Companies Act, 2013, with respect to Directors Responsibility Statement, the Directors of your Company hereby confirm that:

- a) in the preparation of the annual accounts, the applicable accounting standards and guidance provided by the Institute of Chartered Accountants of India had been followed and that there are no material departures thereof;

- b) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the loss of the Company for that period;
- c) they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) they have prepared the annual accounts on a going concern basis;
- e) they have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively;
- f) Internal Financial Controls, commensurate with its size, operations and requirements, have been laid down in the Company and such Internal Financial Controls were followed adequately while preparing the financial statements of the Company.

#### **DETAILS OF FRAUD REPORTABLE BY AUDITOR TO THE AUDIT COMMITTEE OR BOARD**

The Statutory Auditor of the Company has not disclosed any amount of fraud which is reportable to the Central Government under Section 143 (12) of the Act to the Board. Hence, the provision related to disclosure of fraud under section 134(3) (ca) are not applicable to the Company and hence not reported any fraud in this report.

#### **PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS**

The Company being a housing finance company is exempted from disclosing the loans made, guarantee given or security provided in the ordinary course of its business in terms of the provisions of Section 186(11) of the Companies Act, 2013.

Further, there were no investments made by the Company pursuant to the provisions of Section 186 of the Companies Act, 2013 during the financial year under review.

#### **RELATED PARTY TRANSACTIONS**

During the period under consideration, the Company has not entered into any contracts or arrangements with its related parties referred to and attracting the provisions of Section 188 (1) of the Companies Act, 2013.

The related party transaction entered into by the Company during the financial year was in its ordinary course of business and on an arm's length basis in accordance with the provisions of the Companies Act, 2013. The relevant disclosures to be made under Form AOC-2 is attached as **Annexure B** to which forms part of this Report.

Further, there were no materially significant related party transactions during the year under review entered by the Company with its Promoters, Key Management Personnel or other designated persons which may have potential conflict with the interest of the Company at large. However, the disclosure of transactions with related party for the year, per Indian Accounting Standard -24 is provided in the Notes to Accounts to the Balance Sheet as of March 31, 2020.

**Regulatory Disclosures on Related Party Transactions required under NHB's Corporate Governance Directions for HFCs are as follows:**

1. The Company has policy in place on dealing with Related Party Transactions and the policy may be accessed on the Company's website at the link: [www.incred.com](http://www.incred.com)

2. The details on the material Related Party Transactions of the Company, identified as per the Company's Policy on Related Party Transactions framed pursuant to the NHB's Corporate Governance Directions are provided below. The below were at an arms-length and in the ordinary course of business.

<b>Sr. No</b>	<b>Name of the related party and relationship</b>	<b>Nature of RPT</b>	<b>Material Terms</b>	<b>Amount (Rs in lakhs)</b>
1.	InCred Financial Services Limited	Inter Corporate Debt	Unsecured loan at 10.50%, repayable on demand	4,260*

*\*Total loan sanctioned is for Rs. 4,500 lakhs.*

### **STATUTORY AUDITORS AND AUDITORS' REPORT**

#### **a. Statutory Auditors:**

Pursuant to the provisions of section 139(2) of the Act and the rules made there under, the Members at their Fourth Annual General Meeting ("AGM"), held on September 9, 2016 had appointed M/s. BSR & Co. LLP, Chartered Accountants (Firm Registration No. 101248W/W-100022) as the Statutory Auditors of the Company for a term of five years, i.e. from the conclusion of the First AGM till the conclusion of the Sixth AGM be held in the calendar year 2021. They have confirmed that they are not disqualified from continuing as Auditors of the Company.

#### **b. Auditors Report:**

The Auditors' Report for the financial year ended March 31, 2020 is a clean report and does not contain any qualification, reservation, adverse remark.

The notes to the accounts referred to in Auditor's Report are self-explanatory and therefore, in the opinion of the directors, do not call for any further comments.

The Auditors' Report along with the financial statements of the company for the financial year ended March 31, 2020 form part of the Annual report.

### **INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS**

The Internal Financial Controls with reference to financial statements as designed and implemented by the Company are adequate. During the year under review, no material or serious observation has been received from the Statutory Auditors of the Company for inefficiency or inadequacy of such controls.

### **SIGNIFICANT OR MATERIAL ORDERS OF REGULATORS/COURTS/TRIBUNALS**

No significant or material orders were passed by the regulator or court or tribunal which impacts the going concern status and the Company's operations in future.

## **REMUNERATION OF DIRECTORS**

There were no pecuniary relationship or transactions of the non-executive directors vis-à-vis the company during the financial year 2019-2020 therefore there are no disclosures to be provided herein.

Details of remuneration/ sitting fees paid to executive director and independent directors is provided in MGT 9 forming Annexure A to of this Report.

## **CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO**

### **a. Energy Conservation and Technology Absorption:**

Even though operations of the Company are not energy intensive, the management has been highly conscious of the importance of conservation of energy and technology absorption at all operational levels and efforts are made in this direction on a continuous basis. The requirements of disclosure of particulars with respect to conservation of energy and technology absorption are not applicable to the Company and hence the same has not been provided.

### **b. Foreign Exchange Earnings and outgo:** For the period under review, the company did not have any foreign exchange earnings and outgo.

## **RISK MANAGEMENT**

Your Company has a Board approved Risk Management Policy which has laid down a framework for identifying, assessing, measuring various elements of risk involved in the business and formulation of procedures and systems for mitigating such risks.

## **MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY WHICH HAVE OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR OF THE COMPANY TO WHICH THE FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT**

There were no material changes and commitments that took place during and after the financial year till the date of signing of this board report, affecting the financial position of the company.

## **DISCLOSURE AS PER SECTION 22 OF SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013**

The Company had 1 employee as on March 31, 2020. The Company had implemented the Policy as per the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. Further, there were no cases received in this regard by the Company during 2019-2020.

## **POLICY ON CORPORATE SOCIAL RESPONSIBILITY**

As the relevant provisions of the Act are yet not applicable on the Company, the Company has not developed and implemented any Corporate Social Responsibility initiatives



## **GENERAL**

Your Directors state that no disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

1. Issue of equity shares with differential rights.
2. Issue of shares (including sweat equity shares) to employees of the Company under any scheme.
3. Disclosures required under Section 67 of the Act.

The Company has complied with all the applicable Standards of Secretarial Standard-1 on Meetings of the Board of Directors during the period under review.

Further no disclosure on details on deposits as per Chapter V of the Act is given as the Company is non-deposit accepting housing finance company registered with the National Housing Bank.

## **ACKNOWLEDGEMENTS**

Your Directors would like to place on record their sincere appreciation for the support and assistance extended by the customers/clients, members and various regulatory/ government authorities.

Your Directors take this opportunity to recognize and place on record their gratitude and appreciation for the commitment displayed by all executives, officers and staff at all levels of the Company. We look forward for your continued support in the future.

**For and on behalf of the Board of Directors  
of InCred Housing Finance Private Limited**

**Place: Mumbai  
Date: July 29, 2020**

**Sd/-  
Bhupinder Singh  
Director  
DIN: 07342318**

**Sd/-  
Prashant Bhonsle  
Whole Time Director & CEO  
DIN: 06938312**

## ANNEXURE A

**Form No. MGT-9**  
**Extract of Annual Return**  
**For the financial year ended March 31, 2020**

[Pursuant to section 92(3) of the Companies Act, 2013 and  
Rule 12(1) of the Companies (Management and Administration) Rules, 2014]

**I) Registration and other details:**

(i)	<b>CIN</b>	U65923MH2015PTC271359
(ii)	<b>Registration Date</b>	December 28, 2015
(iii)	<b>Name of the Company</b>	InCred Housing Finance Private Limited
(iv)	<b>Category / Sub-Category of the Company</b>	Private Company Limited by Shares
(v)	<b>Address of the Registered office and contact details</b>	Unit No.1502-A, 15th Floor, The Capital Building, C-70, G Block Bandra Kurla Complex, Bandra (East) Mumbai-400051 <b>Contact Details:</b> 022 4097 7000 <b>E-mail Id:</b> beesecure@incred.com
(vi)	<b>Whether listed Company</b>	No
(vii)	<b>Name, Address and Contact details of Registrar and Transfer Agent, if any</b>	Link Intime India Private Limited Contact Details: Amit Dabhade Address: C-101, 247 Park, LBS Marg, Vikhroli (West), Mumbai - 400083; Phone: +91 22 49186000; amit.dabhade@linkintime.co.in

**II) Principal Business Activities of the Company:**

All the business activities contributing 10 % or more of the total turnover of the Company shall be stated:

Sr. No	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the Company
1.	Other financial activities	6492	71.01%

**III) Particulars of Holding, Subsidiary and Associate Companies:**

Sr. No	Name and address of the Company	CIN/GLN	Holding/ Subsidiary / Associate	% of shares held	Applicable Section
1.	InCred Financial Services Limited (Formerly known as	U74899MH1991PLC340312	Holding Company	100%	Nil

Sr. No	Name and address of the Company	CIN/GLN	Holding/ Subsidiary / Associate	% of shares held	Applicable Section
	Visu Leasing and Finance Private Limited)				

#### IV) Share Holding Pattern (Equity Share Capital Breakup as percentage of Total Equity)

##### A) Category-wise Shareholding

	Number of Shares held on March 31, 2019				Number of Shares held on March 31, 2020				% Change during the period
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
<b>A. Promoters</b>									
<b>1. Indian</b>									
a. Individual/HUF	-----	1	1	0.001	-----	1	1	0.001	-----
b. Central Government	-----	-----	-----	-----	-----	-----	-----	-----	-----
c. State Govt(s)	-----	-----	-----	-----	-----	-----	-----	-----	-----
d. Bodies Corporate	1024999	-----	1024999	More than 99.99	1024999	-----	1024999	More than 99.99	
e. Banks/FI	-----	-----	-----	-----	-----	-----	-----	-----	-----
f. Any Other	-----	-----	-----	-----	-----	-----	-----	-----	-----
<b>Sub - Total (A) (1)</b>	<b>1024999</b>	<b>1</b>	<b>10250000</b>	<b>100</b>	<b>10249999</b>	<b>1</b>	<b>10250000</b>	<b>100</b>	<b>99.99%</b>
<b>2. Foreign</b>									
a. NRI - Individuals	-----	-----	-----	-----	-----	-----	-----	-----	-----
b. Other Individuals	-----	-----	-----	-----	-----	-----	-----	-----	-----
c. Bodies Corporate	-----	-----	-----	-----	-----	-----	-----	-----	-----
d. Banks/FI	-----	-----	-----	-----	-----	-----	-----	-----	-----
e. Any Other	-----	-----	-----	-----	-----	-----	-----	-----	-----
<b>Sub - Total (A) (2)</b>	<b>1024999</b>	<b>1</b>	<b>10250000</b>	<b>More than 99.99</b>	<b>10249999</b>	<b>1</b>	<b>10250000</b>	<b>More than 99.99</b>	<b>99.99%</b>

<b>Total Shareholding of Promoter A = (A) (1) + (A) (2)</b>	<b>10249999</b>	<b>1</b>	<b>10250000</b>	<b>100</b>	<b>10249999</b>	<b>1</b>	<b>10250000</b>	<b>100</b>	<b>99.99%</b>
<b>Public Shareholding</b>									
<b>I. Institutions</b>									
a. Mutual Funds/UTI	-----	-----	-----	-----	-----	-----	-----	-----	-----
b. Banks / FI	-----	-----	-----	-----	-----	-----	-----	-----	-----
c. Central Government	-----	-----	-----	-----	-----	-----	-----	-----	-----
d. State Govt(s)	-----	-----	-----	-----	-----	-----	-----	-----	-----
e. Venture Capital Funds		-----	-----	-----	-----	-----	-----	-----	-----
f. Insurance Companies		-----	-----	-----	-----	-----	-----	-----	-----
g. Foreign Institutional Investors		-----	-----	-----	-----	-----	-----	-----	-----
h. Foreign Venture Capital Funds		-----	-----	-----	-----	-----	-----	-----	-----
i. Others	-----	-----	-----	-----	-----	-----	-----	-----	-----
Sub Total B(1)	-----	-----	-----	-----	-----	-----	-----	-----	-----
<b>Non Institutions</b>									
<b>a. Bodies Corporate</b>									
I. Indian	-----	-----	-----	-----	-----	-----	-----	-----	-----
II. Overseas	-----	-----	-----	-----	-----	-----	-----	-----	-----
<b>b. Individual</b>									
I. Individual shareholders holding nominal share capital upto Rs. 1 Lakh	-----	01	01	Negligible	-----	01	01	Negligible	-----
II. Individual shareholders holding nominal share capital in excess of	-----	-----	-----	-----	-----	-----	-----	-----	-----

Rs. Lakh									
<b>c. Others</b>	-----	-----	-----	-----	-----	-----	-----	-----	-----
<b>Sub-total (B)(2):-</b>	-----	-----	-----	-----	-----	-----	-----	-----	-----
<b>Total Public Shareholding (B)=(B)(1)+(B)(2)</b>	-----	-----	-----	-----	-----	-----	-----	-----	-----
C. Shares held by Custodian for GDRs & ADRs	-----	-----	-----	-----	-----	-----	-----	-----	-----
<b>Grand Total (A+B+C)</b>	<b>1024999</b>	<b>1</b>	<b>10250000</b>	<b>100</b>	<b>1024999</b>	<b>1</b>	<b>10250000</b>	<b>100</b>	-----

## B) Shareholding of Promoters

Sr. No	Shareholder /Promoter's Name	Number of Shares held on March 31, 2019			Number of Shares held on March 31, 2020			% change in share holding during the year
		No. of Shares	% of total Shares of the Company	% of Shares Pledged/ encumbered to total shares	No. of Shares	% of total Shares of the Company	% of Shares Pledged / encumbered to total shares	
1	Mr. Bhupinder Singh	1 (as nominee shareholder)	Negligible	--	1 (as nominee shareholder)	Negligible	--	--
2	InCred Financial Services Limited	10249999	99.99	--	10249999	99.99	--	--
	<b>Total</b>	<b>10250000</b>	<b>100</b>	--	<b>10250000</b>	<b>100</b>	--	--

Notes:

## C) Changes in Promoters Shareholding

Sr. No		Number of Shares held on March 31, 2019		Number of Shares held on March 31, 2020	
		No. of shares	% of total shares of the Company	No. of shares	% of total shares of the Company
1.	<b>Mr. Bhupinder Singh</b>				
	At the beginning of the year	1	Negligible	1	Negligible
	Date wise increase / decrease in promoter's shareholding during the year	--	--	--	--
	At the End of the year	1	Negligible	1	Negligible
2	<b>InCred Financial Services Limited</b>	--	--	--	--
	At the beginning of the year	10249999	99.99	10249999	99.99
	Date wise increase / decrease in promoter's shareholding	--	--	--	--

	during the year				
	At the End of the year	10249999	99.99	10249999	99.99

**D) Shareholding Pattern of Top Ten Shareholders (Other than Directors, Promoters and Holders of GDRs and ADRs)**

Sr. No		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the Company	No. of shares	% of total shares of the Company
1.					
	At the beginning of the year	--	--	--	--
	Date wise Increase/Decrease in Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/ bonus / sweat equity etc):	--	--	--	--
	At the End of the year (or on the date of separation, if separated during the year)	--	--	--	--

**E) Shareholding of Directors and Key Managerial Personnel**

Sr. No.	Name of Director	Number of Shares held on March 31, 2019		Change in Shareholding during the year		Number of Shares held on March 31, 2020	
		No. of shares	% of total shares of the Company	Increase	Decrease	No. of shares	% of total shares of the Company
1.	Mr. Bhupinder Singh	1	Negligible	--	--	1	Negligible

**V) Indebtedness- Indebtedness of the Company including interest outstanding/accrued but not due for payment:**

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	-----			
ii) Interest due but not paid	-----			
iii) Interest accrued but not due	-----			
<b>Total (i+ii+iii)</b>	-----			
<b>Change in Indebtedness during the financial year</b>				
• Addition	-----			
• Reduction	-----			

<b>Net Change</b>	-----			
<b>Indebtedness at the end of the financial year</b>				
i)Principal Amount	-----			
ii)Interest due but not paid	-----			
iii)Interest accrued but not due	-----			
<b>Total (i+ii+iii)</b>	-----			

## VI) Remuneration of Directors and Key Managerial Personnel:

### A. Remuneration to Managing Director, Whole-time Directors and/or Manager-

#### B.

Sr. No.	Particulars of Remuneration	Mr. Prashant Bhonsle - Whole time director & CEO	Total Amount
1.	Gross Salary	-	-
	a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	1,09,77,000	1,09,77,000
	b) Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-
	c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-	-
2.	Stock Option	16,00,000	16,00,000
3.	Sweat Equity	-	-
4.	Commission	-	-
	➤ as % of profit	-	-
	➤ Others specify...	-	-
5.	please specify	-	-
	<b>Total (A)</b>	1,25,77,000	1,25,77,000
	<b>Ceiling as per the Act</b>	Requisite approval taken from the shareholders of the Company.	Requisite approval taken from the shareholders of the Company.

**C. Remuneration to other Directors-** The Company paid 'Nil' remuneration to its Non-Executive Directors. Further, the Company paid sitting fees to the independent directors of the Company during the year under review as per details given below.

Sr. No	Particulars of Remuneration	Name of Directors	
1.	<b>Independent Directors</b>	Mrs. Rupa Rajul Vora	Mr. Hoshang Sinor*
	a. Fee for attending board/committee meetings	1,50,000	1,20,000
	b. Commission	-	-
	c. Others, please specify	-	-
	<b>Total (1)</b>	<b>1,50,000</b>	<b>1,20,000</b>
2.	<b>Other Non Executive Directors</b>		
	a. Fee for attending board/committee meetings	-	-

	b. Commission	-	-
	c. Others, please specify	-	-
	<b>Total (2)</b>	-	-
	<b>Total (B)=(1+2)</b>	<b>1,50,000</b>	<b>1,20,000</b>
	<b>Total Managerial Remuneration</b>		
	<b>Overall Ceiling as per the Act</b>		

\*Mr. Hoshang Sinor resigned w.e.f December 5, 2019.

### C. Remuneration to Key Managerial Personnel Other Than MD/Manager/WTD

Sr. No.	Particulars of Remuneration	Key Managerial Personnel				Total Amount
		Mr. Prashant Bhonsle - Whole time director & CEO	Ms. Ritika Agarwal Company Secretary from March 25, 2019 till August 2019	Ms. Nikita Hule Company Secretary from November 2019 to February 2020	Mr. Vivek Bansal (CFO)	
1.	Gross Salary					--
	d) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	Covered in point A above	1,97,091	-	-	1,97,091
	e) Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-	-	-	-
	f) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-	-	-	-	-
2.	Stock Option	-	-	-	-	-
3.	Sweat Equity	-	-	-	-	-
4.	Commission	-	-	-	-	-
	➤ as % of profit	-	-	-	-	-
	➤ Others specify...	-	-	-	-	-
5.	Others, please specify	-	-	-	-	-
	<b>Total</b>	-	<b>1,97,091</b>	-	-	<b>1,97,091</b>

### VII. Penalties / Punishment/ Compounding of offences:

Type	Section of the Companies Act	Brief Description	Details of Penalty /Punishment/ Compounding fees imposed	Authority [RD / NCLT / Court]	Appeal made, if any (give Details)
<b>A. Company</b>					
Penalty	----	----	----	----	----
Punishment	----	----	----	----	----
Compounding	----	----	----	----	----
<b>B. Directors</b>					
Penalty	----	----	----	----	----
Punishment	----	----	----	----	----
Compounding	----	----	----	----	----



Type	Section of the Companies Act	Brief Description	Details of Penalty /Punishment/ Compounding fees imposed	Authority [RD / NCLT / Court]	Appeal made, if any (give Details)
<b>C. Other Officers in default</b>					
Penalty	----	----	----	----	----
Punishment	----	----	----	----	----
Compounding	----	----	----	----	----

**For and on behalf of the Board of Directors  
of InCred Housing Finance Private Limited**

Sd/-

Sd/-

**Bhupinder Singh**  
Director  
DIN: 07342318

**Prashant Anand Bhonsle**  
Whole Time Director  
DIN: 06938312

Place: Mumbai

Date: July 29, 2020

## FORM NO. AOC.2

**Form for disclosure of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arms length transactions under third proviso thereto (Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)**

**1. Details of contracts or arrangements or transactions not at arm's length basis:**

None

**2. Details of material contracts or arrangement or transactions at arm's length basis:****I. Borrowing from InCred Financial Services Limited**

- (a) Name(s) of the related party and nature of relationship: InCred Financial services Limited (Holding Company)
- (b) Nature of contracts/arrangements/transactions: unsecured borrowing
- (c) Duration of the contracts/arrangements/transactions: 5 Years
- (d) Salient terms of the contracts or arrangements or transactions including the value, if any: Unsecured loan of Rs. 4,500 lakhs at 10.50%, repayable on demand
- (e) Date(s) of approval by the Audit Committee of the Board, if any: June 27, 2019
- (f) Amount paid as advances, if any: NIL

**Note:** A Related Party Transaction here has been taken 'material' in terms of RPT Policy of the Company i.e. if the transaction / transactions to be entered into individually or taken together with previous transactions during a financial year, exceeds ten percent of the annual consolidated turnover of the company as per the last audited financial statements of the Company.

**For and on behalf of the Board of Directors  
of InCred Housing Finance Private Limited**

Sd/-

Sd/-

Place: Mumbai

Bhupinder Singh

Prashant Anand Bhonsle

Date: July 29, 2020

Director

Whole Time Director

DIN:07342318

DIN: 06938312