

## MIRA INFORM REPORT

<b>Report No. :</b>	528764
<b>Report Date :</b>	11.09.2018

### IDENTIFICATION DETAILS

<b>Name :</b>	ICICI HOME FINANCE COMPANY LIMITED
<b>Registered Office :</b>	ICICI Bank Towers, Bandra-Kurla Complex, Mumbai – 400051, Maharashtra
<b>Tel. No.:</b>	91-22-26531414/ 40093480
<b>Country :</b>	India
<b>Financials (as on) :</b>	31.03.2018
<b>Date of Incorporation :</b>	28.05.1999
<b>CIN No.:</b> [Company Identification No.]	U65922MH1999PLC120106
<b>Capital Investment / Paid-up Capital :</b>	INR 10987.500 Million
<b>PAN No.:</b> [Permanent Account No.]	AAACI6285N
<b>GSTN :</b> [Goods & Service Tax Registration No.]	<ul style="list-style-type: none"> <li>• 29AAACI6285N1ZW (Karnataka)</li> <li>• 23AAACI6285N1Z8 (Madhya Pradesh)</li> <li>• 03AAACI6285N1ZA (Punjab)</li> <li>• 33AAACI6285N1Z7 (Tamilnadu)</li> <li>• 32AAACI6285N1Z9 (Kerala)</li> <li>• 04AAACI6285N1Z8 (Chandigarh)</li> <li>• 37AAACI6285N1ZZ (Andhra Pradesh)</li> <li>• 09AAACI6285N1ZY (Uttar Pradesh)</li> <li>• 27AAACI6285N1Z0 (Maharashtra)</li> </ul>
<b>Legal Form :</b>	A Closely Held Public Limited Liability Company
<b>Line of Business :</b>	The company's main business is financing by way of loans for the purchase or construction of residential houses, commercial real estate and certain other purposes. [Registered Activity]
<b>No. of Employees :</b>	Information denied by the management

**RATING & COMMENTS**

(Mira Inform has adopted New Rating mechanism w.e.f. 23<sup>rd</sup> January 2017)

**MIRA's Rating :** A++

Credit Rating	Explanation	Rating Comments
A++	Minimum Risk	Business dealings permissible with minimum risk of default

<b>Status :</b>	Excellent
<b>Payment Behaviour :</b>	Regular
<b>Litigation :</b>	Clear
<b>Comments :</b>	<p>Subject is a well-established company incorporated in the year 1999. It is a wholly owned subsidiary of ICICI Bank and having excellent track records.</p> <p>For the financial year 2018, the company has marginal decreased in its revenue from operations as compared to previous year and maintained decent profit margin of 6.71%.</p> <p>Rating also takes into consideration strong financial risk profile of the company marked by healthy network base and average debt balance sheet.</p> <p>Rating also takes into consideration healthy support received from its parent company in order to financial and managerial assistance as well as its comfortable capitalization levels, experienced management and robust earnings performance.</p> <p>Trade relations are fair. Business is active. Payments are seems to be regular.</p> <p>In view of established market position, the company can be considered good for normal business dealings at usual trade terms and conditions.</p>

**NOTES :**

Any query related to this report can be made on e-mail : [infodept@mirainform.com](mailto:infodept@mirainform.com) while quoting report number, name and date.

**EXTERNAL AGENCY RATING**

<b>Rating Agency Name</b>	CARE
<b>Rating</b>	Senior Bond = AAA
<b>Rating Explanation</b>	Highest degree of safety and carry lowest credit risk
<b>Date</b>	31.07.2018

**RBI DEFAULTERS' LIST STATUS**

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Subject's name is not enlisted as a defaulter in the publicly available RBI Defaulters' list.

**EPF (Employee Provident Fund) DEFAULTERS' LIST STATUS**

Subject's name is not enlisted as a defaulter in the publicly available EPF (Employee Provident Fund) Defaulters' list as of 31-03-2018.

**BIFR (Board for Industrial & Financial Reconstruction) LISTING STATUS**

Subject's name is not listed as a Sick Unit in the publicly available BIFR (Board for Industrial & Financial Reconstruction) list as of 11.09.2018.

**IBBI (Insolvency and Bankruptcy Board of India) LISTING STATUS**

Subject's name is not listed in the publicly available IBBI (Insolvency and Bankruptcy Board of India) list as of report date.

**INFORMATION DENIED**

**MANAGEMENT NON-COOPERATIVE (Tel. No.: 91-22-40093480)**

**Tel. No.:91-22-26531414 / 40093741 (Ringing)**

**LOCATIONS**

<b>Registered Office :</b>	ICICI Bank Towers, Bandra-Kurla Complex, Mumbai – 400051, Maharashtra, India
<b>Tel. No.:</b>	91-22-40093480 / 26531414
<b>Fax No.:</b>	Not Available
<b>E-Mail :</b>	<a href="mailto:pratap.salian@icicifhc.com">pratap.salian@icicifhc.com</a>
<b>Website :</b>	<a href="http://www.icicifhc.com">http://www.icicifhc.com</a>

**DIRECTORS**

**AS ON 31.03.2018**

<b>Name :</b>	Mr. Anirudh Kamani
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<b>Designation :</b>	Managing Director
<b>Address :</b>	Flat No. C-1501 Oberoi Exquisite, Oberoi Garden City, Goregaon (East), Mumbai-400063, Maharashtra, India
<b>Date of Appointment :</b>	01.11.2017
<b>DIN No.:</b>	07678378
<b>Name :</b>	Mr. Subramaniam Santhanakrishnan
<b>Designation :</b>	Director
<b>Address :</b>	Flat G5, Block 2, Prime Terrace 150, L.B Road, Tiruvanmiyur, Chennai – 600041, Tamilnadu, India
<b>Date of Birth/Age :</b>	08.11.1944
<b>Date of Appointment :</b>	24.07.2008
<b>DIN No.:</b>	00005069
<b>Name :</b>	Mr. Dileep Chinubhai Choksi
<b>Designation :</b>	Director
<b>Address :</b>	E/7, Sea Face Park, Bhulabhai Desai Road, Mumbai – 400026, Maharashtra, India
<b>Date of Birth/Age :</b>	26.12.1949
<b>Date of Appointment :</b>	25.09.2009
<b>DIN No.:</b>	00016322
<b>Name :</b>	Mr. Santhanakrishnan Sankaran
<b>Designation :</b>	Director
<b>Address :</b>	24, Unnamalai Ammal Street, T. Nagar, Chennai – 600017, Tamilnadu, India
<b>Date of Birth/Age :</b>	08.11.1944
<b>Date of Appointment :</b>	16.10.2014
<b>DIN No.:</b>	00032049
<b>Name :</b>	Mr. Anup Bagchi
<b>Designation :</b>	Director
<b>Address :</b>	A - 801, 8 <sup>th</sup> Floor, Al-Dorado Hights, Prabhadevi, Mumbai-400025, Maharashtra, India
<b>Date of Appointment :</b>	23.02.2017
<b>DIN No.:</b>	00105962
<b>Name :</b>	Mrs. Anita Sudhir Pai
<b>Designation :</b>	Director
<b>Address :</b>	B-201, Shiv Parvati Mahada Plot-18, Near Versova Telephone Exchange, Andheri West, Aza, Mumbai - 400053, Maharashtra, India
<b>Date of Appointment :</b>	09.11.2016
<b>DIN No.:</b>	07651059
<b>Name :</b>	Mr. Narayanan Rajagopalan Nadadur
<b>Designation :</b>	Director
<b>Address :</b>	A-503, Gulmohar Apartments, Ceasr Road, Amboli, Andheri (West), Mumbai-400058, Maharashtra, India
<b>Date of Appointment :</b>	13.07.2017

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DIN No.:	07877022
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**KEY EXECUTIVES**

<b>Name :</b>	Mr. Pratap Shekar Salian
<b>Designation :</b>	Company Secretary
<b>Address :</b>	311, Paras Darshan, Modi Patel Street, Bhayander (West), Mumbai-401101, Maharashtra, India
<b>Date of Birth/Age :</b>	01.06.1964
<b>Date of Appointment :</b>	11.04.2011
<b>PAN No.:</b>	AQUPS7901E
<b>Name :</b>	Mr. Vikrant Virendra Gandhi
<b>Designation :</b>	Chief Finance Officer
<b>Address :</b>	If-53, Kalpataru Aura, LBS Road, Ghatkopar (West), Mumbai-400086, Maharashtra, India
<b>Date of Appointment :</b>	05.02.2018
<b>PAN No.:</b>	AAPPG9090F

**MAJOR SHAREHOLDERS**

**AS ON 31.03.2018**

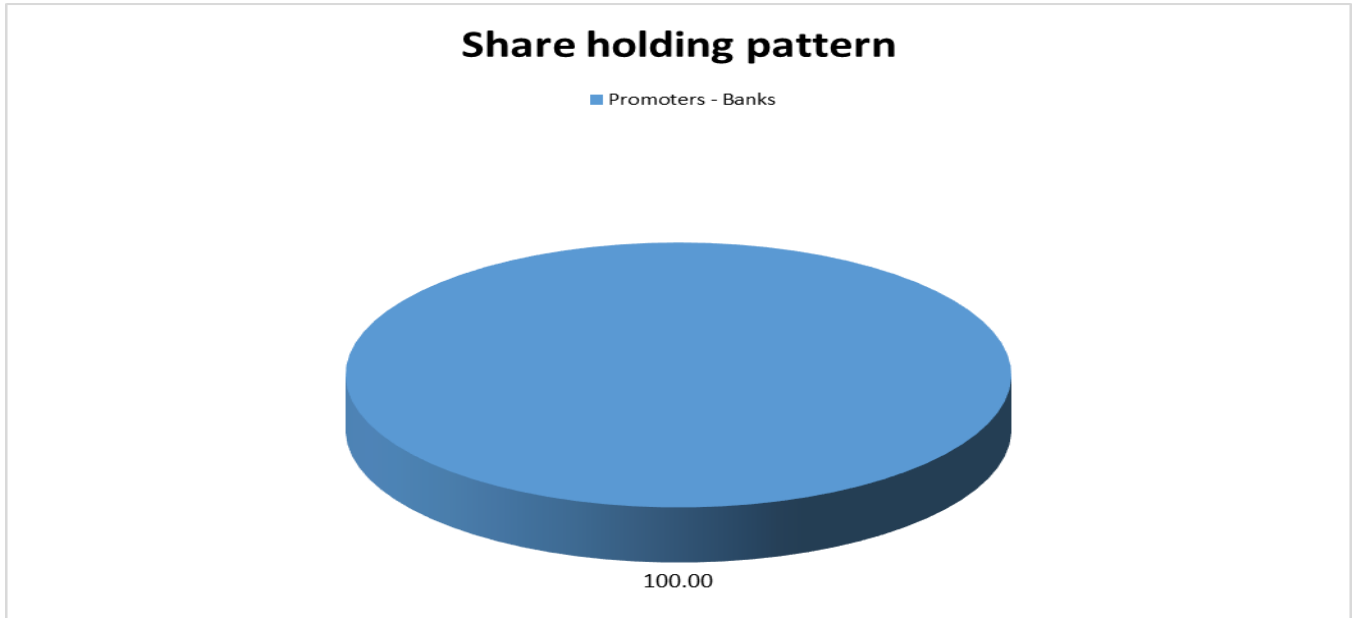
Names of Shareholders	No. of Shares
ICICI Bank Limited	1098748900
# ICICI Securities Limited	600
# ICICI Venture Funds Management Company Limited	100
# ICICI Investment Management Company Limited	100
# ICICI Trusteeship Services Limited	100
# ICICI Lombard General Insurance Company Limited	100
# ICICI Securities Primary Dealership Limited	100
<b>Total</b>	<b>1098750000</b>

# Beneficial interest on the above shares are held by ICICI Bank Limited.

**AS ON 31.05.2018**

Equity Share Break up Category	Percentage
Promoters - Banks	100.00
<b>Total</b>	<b>100.00</b>

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**BUSINESS DETAILS**

<b>Line of Business :</b>	The company's main business is financing by way of loans for the purchase or construction of residential houses, commercial real estate and certain other purposes. [Registered Activity]	
<b>Products / Services :</b>	<b>Item Code No. (ITC Code)</b>	<b>Product Description</b>
	99711310	Residential and Non Residential Mortgage Loan
	<b>NIC Code No.</b>	<b>Product Description</b>
	64192	The company's main business is financing by way of loans for the purchase or construction of residential houses, commercial real estate and certain other purposes, in India. All other activities of the company revolve around the main business.
<b>Brand Names :</b>	Not Available	
<b>Agencies Held :</b>	Not Available	
<b>Exports :</b>	Not Divulged	

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<b>Imports :</b>	Not Divulged
<b>Terms :</b>	Not Divulged

**PRODUCTION STATUS – (NOT AVAILABLE)**

**GENERAL INFORMATION**

<b>Suppliers :</b>	<b>Reference :</b>	Not Divulged	
	<b>Name of the Person :</b>	--	
	<b>Contact No.:</b>	--	
	<b>Since How Long Known :</b>	--	
	<b>Maximum Limit Dealt :</b>	--	
	<b>Experience :</b>	--	
	<b>Remark :</b>	--	
<b>Customers :</b>	<b>Reference :</b>	Not Divulged	
	<b>Name of the Person :</b>	--	
	<b>Contact No.:</b>	--	
	<b>Since How Long Known :</b>	--	
	<b>Maximum Limit Dealt :</b>	--	
	<b>Experience :</b>	--	
	<b>Remark :</b>	--	
<b>No. of Employees :</b>	Information denied by the management		
<b>Bankers :</b>	<b>Bank Name</b>	Not Divulged	
	<b>Branch</b>	--	
	<b>Person Name (With Designation)</b>	--	
	<b>Contact Number</b>	--	
	<b>Name of Account Holder</b>	--	
	<b>Account Number</b>	--	
	<b>Account Since (Date/Year of Account Opening)</b>	--	
	<b>Average Balance Maintained (If Possible)</b>	--	
	<b>Credit Facilities Enjoyed (If any)</b>	--	
	<b>Account Operation</b>	--	
<b>Remarks (If any)</b>	--		
<b>Facilities :</b>	<b>SECURED LOANS</b>	<b>31.03.2018 (INR In Million)</b>	<b>31.03.2017 (INR In Million)</b>
	<b>LONG-TERM BORROWINGS</b>		
	Non-Convertible Debentures / Bonds	4000.000	8800.000

	Zero Coupon Debentures / Bonds	0.000	0.000
	Add: Premium accrued on redemption (net of unamortized discount)	0.000	0.000
	<b>Total</b>	<b>4000.000</b>	<b>8800.000</b>

<b>Financial Institution :</b>	IDBI Trusteeship Services Limited, Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai-400001, Maharashtra, India
<b>Auditors :</b>	
<b>Name :</b>	B S R and Company LLP Chartered Accountants
<b>Address :</b>	5 <sup>th</sup> Floor, Lodha Excelus, Apollo Mills Compound, N. M. Joshi Marg, Mahalaxmi, Mumbai-400011, Maharashtra, India
<b>Tel. No.:</b>	91-22-43455300
<b>Fax No.:</b>	91-22-43455399
<b>PAN No.:</b>	AAAFB9852F
<b>Membership No.:</b>	113156
<b>Memberships :</b>	Not Available
<b>Collaborators :</b>	Not Available
<b>Holding Company :</b>	ICICI Bank Limited CIN No.: L65190GJ1994PLC021012
<b>Fellow Subsidiary/ Fellow Entity :</b>	<ul style="list-style-type: none"> <li>• ICICI Securities Primary Dealership Limited</li> <li>• ICICI Securities Limited</li> <li>• ICICI Prudential Life Insurance Company Limited</li> <li>• ICICI Lombard General Insurance Company Limited</li> <li>• ICICI Securities Inc.</li> <li>• ICICI Securities Holdings Inc.</li> <li>• ICICI Venture Funds Management Company Limited</li> <li>• ICICI Trusteeship Services Limited</li> <li>• ICICI Investment Management Company Limited</li> <li>• ICICI International Limited</li> <li>• ICICI Bank UK PLC</li> <li>• ICICI Bank Canada</li> <li>• ICICI Strategic Investments Fund</li> <li>• ICICI Prudential Asset Management Company Limited</li> <li>• ICICI Prudential Trust Limited</li> <li>• ICICI Prudential Pension Funds Management Company Limited</li> </ul>

**CAPITAL STRUCTURE**

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AS ON 31.05.2018

**Authorised Capital :**

No. of Shares	Type	Value	Amount
2385000000	Equity Shares	INR 10/- each	INR 23850.000 Million
15000000	Preference Shares	INR 10/- each	INR 150.000 Million
	<b>Total</b>		<b>INR 24000.000 Million</b>

**Issued, Subscribed & Paid-up Capital :**

No. of Shares	Type	Value	Amount
1098750000	Equity Shares	INR 10/- each	INR 10987.500 Million

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**FINANCIAL DATA**  
*[all figures are INR Million]*

**ABRIDGED BALANCE SHEET**

SOURCES OF FUNDS	31.03.2018	31.03.2017	31.03.2016
<b>I. EQUITY AND LIABILITIES</b>			
(1) Shareholders' Funds			
(a) Share Capital	10987.500	10987.600	10987.500
(b) Reserves & Surplus	5145.700	5084.200	4304.600
(c) Money received against share warrants	0.000	0.000	0.000
(2) Share Application money pending allotment	0.000	0.000	0.000
<b>Total Shareholders' Funds (1) + (2)</b>	<b>16133.200</b>	<b>16071.800</b>	<b>15292.100</b>
(3) Non-Current Liabilities			
(a) long-term borrowings	44601.200	48171.300	49016.500
(b) Deferred tax liabilities (Net)	378.500	511.700	389.500
(c) Other long term liabilities	104.800	106.500	82.500
(d) long-term provisions	1709.800	1348.600	1388.700
<b>Total Non-current Liabilities (3)</b>	<b>46794.300</b>	<b>50138.100</b>	<b>50877.200</b>
(4) Current Liabilities			
(a) Short term borrowings	4901.900	9704.500	8272.600
(b) Trade payables	132.400	87.400	230.400
(c) Other current liabilities	34191.500	18196.000	19080.600
(d) Short-term provisions	114.000	101.700	131.100
<b>Total Current Liabilities (4)</b>	<b>39339.800</b>	<b>28089.600</b>	<b>27714.700</b>
<b>TOTAL</b>	<b>102267.300</b>	<b>94299.500</b>	<b>93884.000</b>
<b>II. ASSETS</b>			
(1) Non-current assets			
(a) Fixed Assets			
(i) Tangible assets	798.100	798.900	575.400
(ii) Intangible Assets	5.000	1.100	4.400
(iii) Capital work-in-progress	0.100	0.100	1.700
(iv) Intangible assets under development	0.000	0.000	0.000
(b) Non-current Investments	2510.400	809.700	1799.800
(c) Deferred tax assets (net)	0.000	0.000	0.000
(d) Long-term Loan and Advances	88702.100	81483.700	77236.200
(e) Other Non-current assets	53.000	0.000	0.000
<b>Total Non-Current Assets</b>	<b>92068.700</b>	<b>83093.500</b>	<b>79617.500</b>

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(2) Current assets			
(a) Current investments	100.100	250.600	0.000
(b) Inventories	0.000	0.000	0.000
(c) Trade receivables	26.100	4.100	120.300
(d) Cash and cash equivalents	1150.800	1615.400	3077.700
(e) Short-term loans and advances	8276.400	8704.200	10424.900
(f) Other current assets	645.200	631.700	643.600
<b>Total Current Assets</b>	<b>10198.600</b>	<b>11206.000</b>	<b>14266.500</b>
<b>TOTAL</b>	<b>102267.300</b>	<b>94299.500</b>	<b>93884.000</b>

**PROFIT & LOSS ACCOUNT**

	<b>PARTICULARS</b>	<b>31.03.2018</b>	<b>31.03.2017</b>	<b>31.03.2016</b>
	<b>SALES</b>			
	Income	9569.300	10617.000	10665.300
	Other Income	75.000	41.300	48.400
	<b>TOTAL</b>	<b>9644.300</b>	<b>10658.300</b>	<b>10713.700</b>
<b>Less</b>	<b>EXPENSES</b>			
	Employees benefits expense	342.500	351.100	426.000
	Expenses recovered	(19.500)	(26.500)	(23.200)
	Provision/write offs (net)	936.200	(37.100)	164.600
	Establishment and Other expenses	979.400	904.800	785.300
	<b>TOTAL</b>	<b>2238.600</b>	<b>1192.300</b>	<b>1352.700</b>
	<b>PROFIT / (LOSS) BEFORE INTEREST, TAX, DEPRECIATION AND AMORTISATION</b>	<b>7405.700</b>	<b>9466.000</b>	<b>9361.000</b>
<b>Less</b>	<b>FINANCIAL EXPENSES</b>	6263.000	6660.000	6607.500
	<b>PROFIT / (LOSS) BEFORE TAX, DEPRECIATION AND AMORTISATION</b>	<b>1142.700</b>	<b>2806.000</b>	<b>2753.500</b>
<b>Less</b>	<b>DEPRECIATION/ AMORTISATION</b>	23.300	23.300	29.300
	<b>PROFIT/ (LOSS) BEFORE TAX</b>	<b>1119.400</b>	<b>2782.700</b>	<b>2724.200</b>
<b>Less</b>	<b>TAX</b>	476.900	950.100	925.700
	<b>PROFIT/ (LOSS) AFTER TAX</b>	<b>642.500</b>	<b>1832.600</b>	<b>1798.500</b>
	<b>Earnings / (Loss) Per Share (INR)</b>	<b>0.58</b>	<b>1.67</b>	<b>1.64</b>

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**CURRENT MATURITIES OF LONG TERM DEBT DETAILS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
<b>Current Maturities of Long term debt</b>			
Secured	4800.000	3263.700	5178.100
Unsecured	27506.300	13050.600	12010.800
<b>Total</b>	<b>32306.300</b>	<b>16314.300</b>	<b>17188.900</b>
Cash generated from operations	(4616.400)	(54.100)	(7528.200)
Net cash from operating activities	(5326.100)	(815.000)	(8382.700)

**KEY RATIOS**

**EFFICIENCY RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Average Collection Days (Sundry Debtors / Income * 365)	1.00	0.14	4.12
Account Receivables Turnover (Income / Sunday Debtors)	366.64	2589.51	88.66
Average Payment Days (Sundry Creditors / Purchases * 365 Days)	NA	NA	NA
Inventory Turnover (Operating Income / Inventories)	NA	NA	NA
Asset Turnover (Operating Income / Net Fixed Assets)	9.22	11.83	16.10

**LEVERAGE RATIOS**

PARTICULARS	31.03.2018	31.03.2017	31.03.2016
Debt Ratio ((Borrowing + Current Liabilities) / Total Assets)	1.14	0.98	1.00
Debt Equity Ratio (Total Liability / Networth)	5.07	4.62	4.87
Current Liabilities to Networth (Current Liabilities / Net Worth)	2.44	1.75	1.81
Fixed Assets to Networth (Net Fixed Assets / Networth)	0.05	0.05	0.04

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Interest Coverage Ratio (PBIT / Financial Charges)	1.18	1.42	1.42
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**PROFITABILITY RATIOS**

PARTICULARS		31.03.2018	31.03.2017	31.03.2016
Net Profit Margin [(PAT / Sales) * 100]	%	6.71	17.26	16.86
Return on Total Assets (PAT / Total Assets) * 100	%	0.63	1.94	1.92
Return on Investment (ROI) (PAT / Networth) * 100	%	3.98	11.40	11.76

**SOLVENCY RATIOS**

PARTICULARS		31.03.2018	31.03.2017	31.03.2016
Current Ratio (Current Assets / Current Liabilities)		0.26	0.40	0.51
Quick Ratio ((Current Assets - Inventories) / Current Liabilities)		0.26	0.40	0.51
G-Score Ratio Financial (Networth / Total Assets)		0.16	0.17	0.16
G-Score Ratio Debt (Debts / Equity Capital)		7.45	6.75	6.78
G-Score Ratio Liquidity (Total Current Assets / Total Current Liabilities)		0.26	0.40	0.51

Total Liability = Short-term Debt + Long-term Debt + Current Maturities of Long-term debts

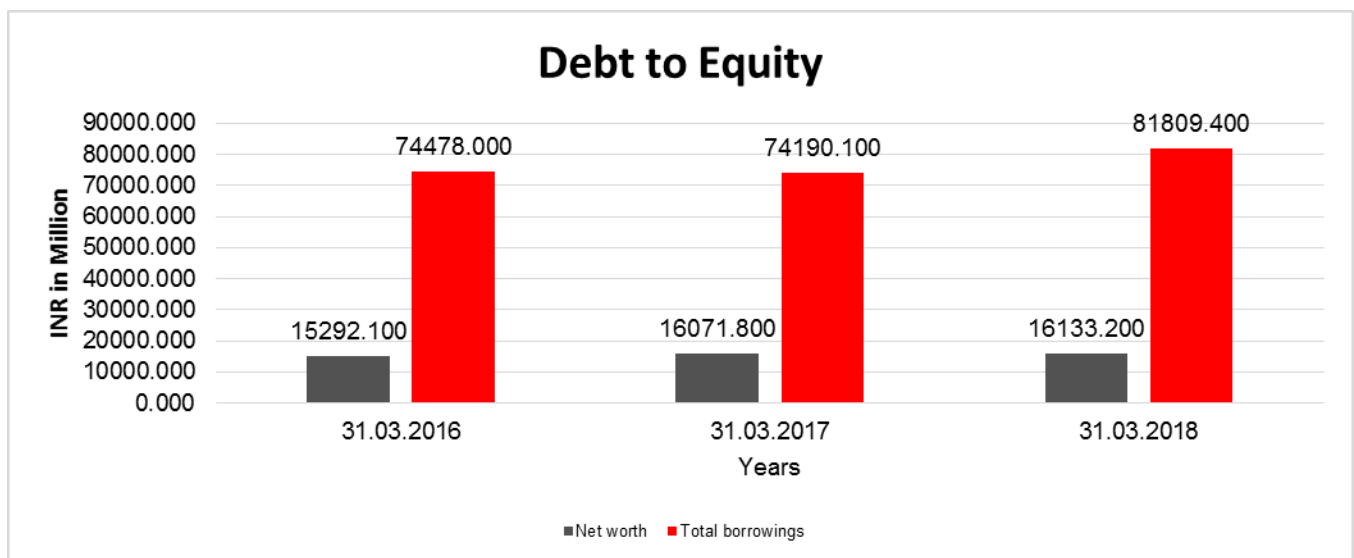
**FINANCIAL ANALYSIS**  
*[all figures are INR Million]*

**DEBT EQUITY RATIO**

Particular	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Share Capital	10987.500	10987.600	10987.500
Reserves & Surplus	4304.600	5084.200	5145.700
Money received against share warrants	0.000	0.000	0.000
Share Application money pending allotment	0.000	0.000	0.000

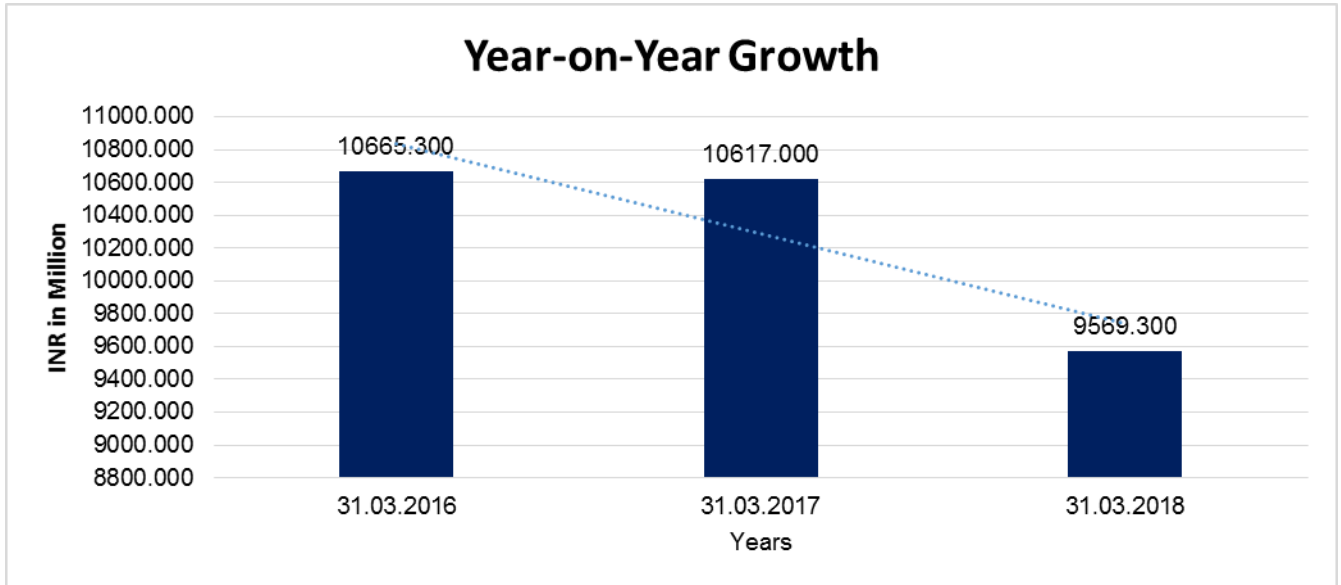
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Net worth	15292.100	16071.800	16133.200
Long-term borrowings	49016.500	48171.300	44601.200
Short term borrowings	8272.600	9704.500	4901.900
Current Maturities of Long term debt	17188.900	16314.300	32306.300
<b>Total borrowings</b>	<b>74478.000</b>	<b>74190.100</b>	<b>81809.400</b>
<b>Debt/Equity ratio</b>	<b>4.870</b>	<b>4.616</b>	<b>5.071</b>



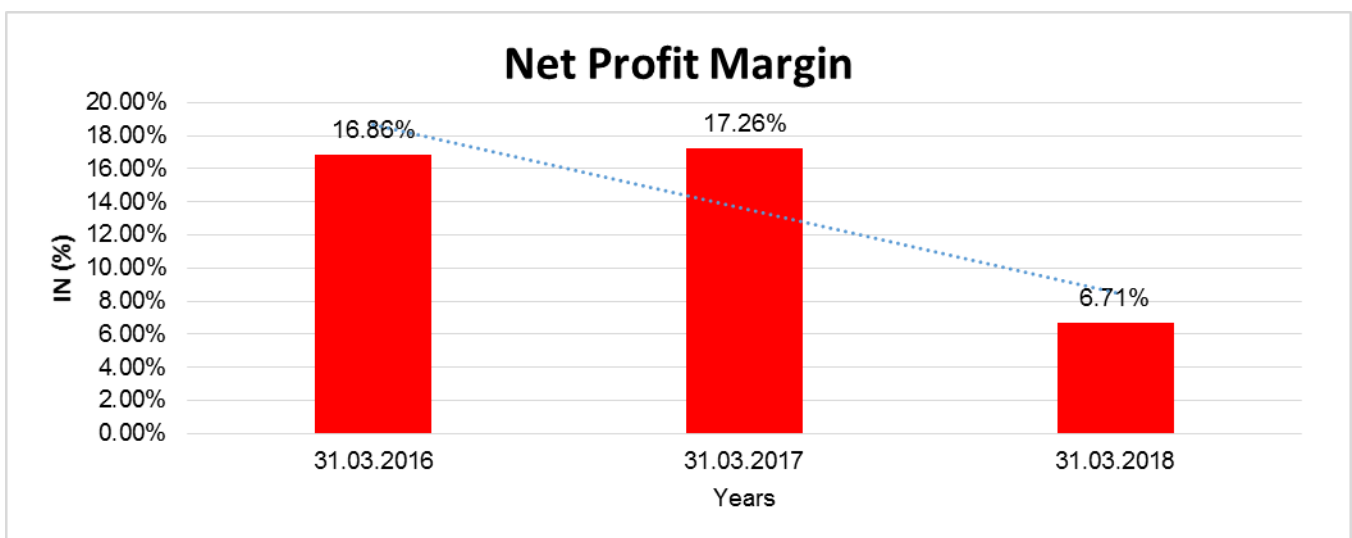
**YEAR-ON-YEAR GROWTH**

Year on Year Growth	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Sales	10665.300	10617.000	9569.300
		<b>(0.453)</b>	<b>(9.868)</b>



**NET PROFIT MARGIN**

Net Profit Margin	31.03.2016	31.03.2017	31.03.2018
	INR In Million	INR In Million	INR In Million
Sales	10665.300	10617.000	9569.300
Profit	1798.500	1832.600	642.500
	<b>16.86%</b>	<b>17.26%</b>	<b>6.71%</b>



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**LOCAL AGENCY FURTHER INFORMATION**

Sr. No.	Check list by info agents	Available in Report (Yes/No)
1	Year of establishment	Yes
2	Constitution of the entity -Incorporation details	Yes
3	Locality of the entity	Yes
4	Premises details	No
5	Buyer visit details	--
6	Contact numbers	Yes
7	Name of the person contacted	Yes
8	Designation of contact person	Yes
9	Promoter's background	Yes
10	Date of Birth of Proprietor / Partners / Directors	Yes
11	Pan Card No. of Proprietor / Partners	No
12	Voter Id Card No. of Proprietor / Partners	No
13	Type of business	Yes
14	Line of Business	Yes
15	Export/import details (if applicable)	No
16	No. of employees	Yes
17	Details of sister concerns	Yes
18	Major suppliers	No
19	Major customers	No
20	Banking Details	Yes
21	Banking facility details	No
22	Conduct of the banking account	--
23	Financials, if provided	Yes
24	Capital in the business	Yes
25	Last accounts filed at ROC, if applicable	Yes
26	Turnover of firm for last three years	Yes
27	Reasons for variation <> 20%	--
28	Estimation for coming financial year	No
29	Profitability for last three years	Yes
30	Major shareholders, if available	Yes
31	External Agency Rating, if available	No
32	Litigations that the firm/promoter involved in	--
33	Market information	--
34	Payments terms	No
35	Negative Reporting by Auditors in the Annual Report	No

## CORPORATE INFORMATION

The Company is a public company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The company is registered with the National Housing Bank (NHB), and is governed by the provisions of the Housing Finance Company (NHB) Directions, 2010, as amended and other directions and circulars issued by NHB. The Company is engaged in providing financial assistance for specified interest & maturity to any person/persons for the purpose to acquiring, constructing, erecting, improving, extending, altering, repairing, renovating, developing any house, flats or buildings or any form of real estate or any part or portion thereof. The Company is also providing financial assistance to any person for specified purpose against the security of any immovable property. The Company is also engaged in providing advisory, consultancy, broking in property service, sourcing and servicing home loans, loans against securities, financing against consumer durables.

## FINANCIAL HIGHLIGHTS

The profit before tax for the year ended March 31, 2018 is INR 1119.400 Million (previous year INR 2782.700 Million) after general provision on standard assets and provisions, write-off of non-performing assets of INR 936.200 Million (previous year provision reversal of INR 37.100 Million) and operating expenses of INR 936.700 Million (previous year INR 880.300 Million).

The profit after tax for the year March 31, 2018 is INR 642.500 Million (previous year INR 1832.600 Million). The profit available for appropriation is INR 856.100 Million (previous year INR 1863.300 Million).

## UNSECURED LOANS:

<b>PARTICULARS</b>	<b>31.03.2018 (INR In Million)</b>	<b>31.03.2017 (INR In Million)</b>
<b>LONG-TERM BORROWINGS</b>		
Debentures / Bond - private placement	11790.000	12990.000
Debentures / Bond - private placement (from related parties)	0.000	1000.000
Debenture / Bond – subordinate debt private placement	2070.000	2573.000
Debenture / Bonds - ZCB	1010.000	4760.000
Add: Premium accrued on redemption (net of unamortized discount)	196.600	595.100
Term loans		
Loans from banks	24211.000	12356.000
Deposits		
Fixed deposits including unclaimed fixed deposits	1323.600	2001.200
Loans and advances from related parties		
Loans from holding company – other loans	0.000	3096.000
<b>SHORT TERM BORROWINGS</b>		
Fixed deposit	136.600	285.800
Commercial paper	3250.000	7250.000
Less : Unamortised interest	(37.300)	(130.800)
Bank Overdraft	350.500	500.000

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Loans from holding company (Overdraft)	1202.100	1799.500
<b>Total</b>	<b>45503.100</b>	<b>49075.800</b>

**Notes:**

**SHORT TERM BORROWINGS**

i) Fixed deposits includes from corporate INR 9.200 million (March 2017- INR 22.600 million) and deposits from public INR 127.400 million (March 2017-INR 263.200 million) and carries interest in the range of 7.05% to 7.55% p.a. with tenure of 12 months from the date of acceptance of deposits. Fixed deposits from directors and there are INR Nil (March 2017 – INR nil)

**INDEX OF CHARGE:**

SN o	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
1	A79415 154	102075 34	IDBI TRUSTEES HIP SERVICES LIMITED	21/01/2 010	-	-	4000000000.0	Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai-400001, Maharashtra, India
2	A62831 706	101592 24	IDBI TRUSTEES HIP SERVICES LIMITED	20/05/2 009	-	-	3000000000.0	Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai-400001, Maharashtra, India
3	A52652 872	101425 56	IDBI TRUSTEES HIP SERVICES LIMITED	05/12/2 008	-	-	1800000000.0	Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai-400001, Maharashtra, India
4	A67710 525	100634 86	IDBI TRUSTEES HIP SERVICES LIMITED	31/07/2 007	10/08/200 9	-	3116900000.0	Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai-400001, Maharashtra, India
5	G85145	105292	IDBI	30/09/2	29/11/201	10/04/20	1335000000.0	Asian Building,

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	837	40	TRUSTEES HIP SERVICES LIMITED	014	7	18		Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai-400001, Maharashtra, India
6	B90941 675	101293 72	IDBI TRUSTEES HIP SERVICES LIMITED	10/10/2 008	-	02/12/20 13	2000000000.0	Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai-400001, Maharashtra, India

**CONTINGENT LIABILITIES:**

**The Company is involved in various litigations, the outcome of which are possible and probable as at March 31, 2018. In respect of obligations which are possible, the contingent liabilities are as follows:**

- (i) Income tax matters in appeal – INR 416.300 million (March 2017 - INR 461.300 million)
- (ii) Service tax matters in appeal - INR NIL (March 2017 - INR 0.700 million)
- (iii) The contingent liability on account of claims filed against the company not acknowledged as debt is INR 8.800 million (March 2016 - INR 11.200 million).

As per management, the company has good chances of winning the cases accordingly no provision for any liability has been made in the financial statement.

**FIXED ASSETS:**

**Tangible assets:**

- Free Hold Land
- Office building
- Improvement to lease hold property
- Computers
- Office equipments
- Furniture & fixtures

**Intangible assets**

- Software

**CMT REPORT (Corruption, Money Laundering & Terrorism]**

The Public Notice information has been collected from various sources including but not limited to: **The Courts, India Prisons Service, Interpol, etc.**

**1] INFORMATION ON DESIGNATED PARTY**

No records exist designating subject or any of its beneficial owners, controlling shareholders or senior officers as terrorist or terrorist organization or whom notice had been received that all financial transactions involving their assets have been blocked or convicted, found guilty or against whom a judgement or order had been entered in a proceedings for violating money-laundering, anti-corruption or bribery or international economic or anti-terrorism sanction laws or whose assets were seized, blocked, frozen or ordered forfeited for violation of money laundering or international anti-terrorism laws.

**2] Court Declaration :**

No records exist to suggest that subject is or was the subject of any formal or informal allegations, prosecutions or other official proceeding for making any prohibited payments or other improper payments to government officials for engaging in prohibited transactions or with designated parties.

**3] Asset Declaration :**

No records exist to suggest that the property or assets of the subject are derived from criminal conduct or a prohibited transaction.

**4] Record on Financial Crime :**

Charges or conviction registered against subject: **None**

**5] Records on Violation of Anti-Corruption Laws :**

Charges or investigation registered against subject: **None**

**6] Records on Int'l Anti-Money Laundering Laws/Standards :**

Charges or investigation registered against subject: **None**

**7] Criminal Records**

No available information exist that suggest that subject or any of its principals have been formally charged or convicted by a competent governmental authority for any financial crime or under any formal investigation by a competent government authority for any violation of anti-corruption laws or international anti-money laundering laws or standard.

**8] Affiliation with Government :**

No record exists to suggest that any director or indirect owners, controlling shareholders, director, officer or employee of the company is a government official or a family member or close business associate of a Government official.

**9] Compensation Package :**

Our market survey revealed that the amount of compensation sought by the subject is fair and reasonable and comparable to compensation paid to others for similar services.

**10] Press Report :**

No press reports / filings exists on the subject.

**CORPORATE GOVERNANCE**

MIRA INFORM as part of its Due Diligence do provide comments on Corporate Governance to identify management and governance. These factors often have been predictive and in some cases have created vulnerabilities to credit deterioration.

Our Governance Assessment focuses principally on the interactions between a company's management, its Board of Directors, Shareholders and other financial stakeholders.

**CONTRAVENTION**

Subject is not known to have contravened any existing local laws, regulations or policies that prohibit, restrict or otherwise affect the terms and conditions that could be included in the agreement with the subject.

**FOREIGN EXCHANGE RATES**

Currency	Unit	INR
US Dollar	1	INR 72.34
UK Pound	1	INR 94.38
Euro	1	INR 83.93

**INFORMATION DETAILS**

<b>Information Gathered by :</b>	SRT
<b>Analysis Done by :</b>	PRS
<b>Report Prepared by :</b>	BHG

**SCORE FACTORS**

DEMERIT POINTS		
--BANK CHARGES	YES/NO	YES
--LITIGATION	YES/NO	NO
--OTHER ADVERSE INFORMATION	YES/NO	NO
MERIT POINTS		
--SOLE DISTRIBUTORSHIP	YES/NO	NO
--EXPORT ACTIVITIES	YES/NO	NO
--AFFILIATION	YES/NO	YES
--LISTED	YES/NO	NO
--OTHER MERIT FACTORS	YES/NO	YES

**RATING EXPLANATIONS**

Credit Rating	Explanation	Rating Comments
A++	Minimum Risk	Business dealings permissible with minimum risk of default
A+	Low Risk	Business dealings permissible with low risk of default
A	Acceptable Risk	Business dealings permissible with moderate risk of default
B	Medium Risk	Business dealings permissible on a regular monitoring basis
C	Medium High Risk	Business dealings permissible preferably on secured basis
D	High Risk	Business dealing not recommended or on secured terms only
NB	New Business	No recommendation can be done due to business in infancy stage
NT	No Trace	No recommendation can be done as the business is not traceable

NB is stated where there is insufficient information to facilitate rating. However, it is not to be considered as unfavourable.

This score serves as a reference to assess SC's credit risk and to set the amount of credit to be extended. It is calculated from a composite of weighted scores obtained from each of the major sections of this report. The assessed factors are as follows:

- Financial condition covering various ratios
- Company background and operations size
- Promoters / Management background
- Payment record
- Litigation against the subject
- Industry scenario / competitor analysis
- Supplier / Customer / Banker review (wherever available)

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