

AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED

CIN : U65993DL2016PTC291377

REGD. OFFICE: 83 First Floor, Poorvi Marg, Vasant Vihar, New Delhi-110057

Statement of Unaudited Financial Results for the quarter and half-year ended September 30, 2021

(` in Lakhs)

Sr. No.	Particulars	Quarter Ended	Half Year Ended		Year Ended
		September 30, 2021	September 30, 2021	September 30, 2020	March 31, 2021
		(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	INCOME				
	Revenue from operations				
	Interest Income	2,945.74	5,579.96	2,694.28	6,800.59
	Fees and commission income	340.05	707.68	361.16	1,928.14
	Total Revenue from operations	3,285.79	6,287.64	3,055.44	8,728.73
	Other income	-	-	-	0.76
	Total Income	3,285.79	6,287.64	3,055.44	8,729.49
II	EXPENSES				
	Finance costs	1,729.41	3,325.90	1,573.84	4,016.84
	Fees and commission expenses	236.68	351.85	195.36	493.44
	Employee benefits expenses	1,007.46	1,879.48	834.14	3,290.84
	Impairment on financial instruments	2.03	24.16	14.57	67.25
	Depreciation, amortization and impairment	115.22	226.98	72.34	240.45
	Other expenses	256.26	518.77	187.66	653.69
	Total expenses	3,347.06	6,327.14	2,877.91	8,762.51
	Profit before exceptional items and tax	(61.27)	(39.50)	177.53	(33.02)
	Exceptional items	-	-	-	-
	Profit before tax	(61.27)	(39.50)	177.53	(33.02)
	Tax expense				
	Current tax	-	-	21.43	-
	Deferred tax	17.74	30.94	28.68	44.11
	Total Tax expense	17.74	30.94	50.11	44.11
	Profit for the year (A)	(79.01)	(70.44)	127.42	(77.13)
	Other comprehensive income (OCI)				
	1. (i) Items that will not be reclassified to profit or loss				
	- Remeasurement of defined benefit plans	1.46	2.92	(7.11)	(5.79)
	(ii) Income tax relating to items that will not be reclassified to profit or loss	(0.37)	(0.73)	1.79	1.46
	-	-	-	-	-
	2. (i) Items that will be reclassified to profit or loss	-	-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-
	Total other comprehensive income for year (B)	1.09	2.19	(5.32)	(4.33)
	Total comprehensive income (A+B)	(77.92)	(68.25)	122.10	(81.46)
	Earnings per equity share (Face value of ₹ 10 each)				
	(a) Basic (₹)	(0.70)	(0.53)	0.97	(0.59)
	(b) Diluted (₹)	(0.27)	(0.21)	0.37	(0.22)

For and on behalf of the Board of Directors of
AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED



Kaajal Aijaz Ilmi
(MD & CEO)
(DIN:01390771)

Place : New Delhi
Date : November 16, 2021

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Statement of Unaudited Assets and Liabilities as at September 30, 2021

		(` in Lakhs)
Sr. No.	Particulars	As at September 30, 2021 (Unaudited)
I	<u>ASSETS</u>	
1	Financial Assets	
	Cash and Cash Equivalents	4,429.74
	Bank Balances other than Cash and Cash Equivalents	2,080.56
	Loans	54,676.73
	Other Financial Assets	1,010.42
	Total Financial Assets	62,197.45
2	Non Financial Assets	
	Current Tax Assets (Net)	43.00
	Property, Plant and Equipment	606.88
	Right to use Asset	298.36
	Other Intangible Assets	31.99
	Other Non Financial Assets	399.63
	Total Non-Financial Assets	1,379.86
	Total Assets	63,577.31
II	LIABILITIES AND EQUITY	
3	LIABILITIES	
3(i)	Financial Liabilities	
	Trade Payables	
	- Total outstanding dues of Micro Enterprises & Small Enterprises	-
	- Total outstanding dues of Creditors other than Micro Enterprises & Small Enterprises	10.00
	Debt Securities	12,230.13
	Borrowings (other than debt securities)	38,477.73
	Lease Liabilities	353.70
	Other Financial Liabilities	552.29
	Total Financial Liabilities	51,623.85
3(ii)	Non-Financial Liabilities	
	Deferred tax Liabilities	116.49
	Other Non-Financial Liabilities	1,552.31
	Total Non-Financial Liabilities	1,668.80
4	EQUITY	
	Equity Share Capital	3,430.56
	Other Equity	6,854.10
	Total Liabilities and Equity	10,284.66
	Total Liabilities And Equity	63,577.31

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Statement of Unaudited Cash Flows for the half-year ended September 30, 2021

(` in Lakhs)

Sr. No.	Particulars	Half year ended September 30, 2021 (Unaudited)
A	Cash flow from operating activities	
	Profit before tax	(39.50)
	Adjustments:	
	Depreciation and amortisation	226.98
	Provision for Expected credit loss	24.15
	Operating cash flow before working capital changes	211.63
	Adjustment for net changes in working capital	
	(Increase)/Decrease in loans and advances	(8,931.78)
	(Increase)/Decrease in other financial assets	(571.90)
	Increase/(Decrease) in long-term and current liabilities	(460.53)
	Increase/(Decrease) in trade payables	(57.37)
	Cash (used in) operating activities	(9,809.95)
	Income tax paid (net of refund)	(23.65)
	Net cash generated/(used) by operating activities (A)	(9,833.60)
B	Cash flow from investing activities	
	Purchase of Property, plant and equipment & Intangible Assets	(31.71)
	Net cash generated/(used) by investing activities (B)	(31.71)
C	Cash flows from financing activities	
	Proceeds from application money of preference share capital	2,000.00
	Repayment of borrowing	(6,968.11)
	Proceeds from other borrowings	16,890.00
	Net cash generated/(used) by financing activities (C)	11,921.89
	Net (decrease)/ increase in cash and cash equivalents (A + B +C)	2,056.58
	Cash and cash equivalents at the beginning of year	2,373.16
	Cash and cash equivalents at the end of year	4,429.74
	Notes:	
	Cash and bank balances include	
	Cash on hand	757.66
	Bank balances with scheduled banks	
	- on current accounts	3,672.08
	- on deposit accounts (with original maturity of 3 months or less)	
	Cash and cash equivalents at the end of the year	4,429.74

For and on behalf of the Board of Directors of
AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED



Kaajal Aijaz Ilmi
(MD & CEO)
(DIN:01390771)

Place : New Delhi
Date : November 16, 2021

AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED**CIN : U65993DL2016PTC291377****REGD. OFFICE: 83 First Floor, Poorvi Marg, Vasant Vihar, New Delhi-110057****Notes to the Unaudited Financial Results for the quarter and half-year ended September 30, 2021**

- 1 Aviom India Housing Finance Private Limited (the "Company") is a Housing Finance Company registered with National Housing Bank "NHB" predominantly engaged in housing finance and loan against property.
- 2 The above results have been reviewed and approved by the Board of Directors at their respective meeting held on November 16, 2021, in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The above results for the quarter and half year ended September 30, 2021 have been reviewed by the Statutory Auditors of the Company.
- 3 (a) The financial results have been prepared in accordance with the Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time, and other accounting principles generally accepted in India.

(b) The Company has adopted Indian Accounting Standards (Ind AS) notified under section 133 of the Companies Act 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015 from April 1, 2021 and effective date of the transition is April 1, 2020. Such transition has been carried out from the erstwhile Accounting Standards under the Act, read with relevant rules issued thereunder and guidelines issued by the Reserve Bank of India ('RBI') (collectively referred as "the previous GAAP"). Accordingly, the impact of transition has been recorded in the opening reserves as at April 1, 2020.

(c) These financial results have been drawn on the basis of Ind AS that are applicable to the Company as at September 30, 2021 based on MCA Notification G.S.R. 111(E) and G.S.R. 365(E) dated February 16, 2015 and March 31, 2016 respectively.

(d) There is a possibility that these financial results for the current and previous period may require adjustments due to change in the financial reporting requirements arising from new standards, modification to the existing standards, guidelines issued by Ministry of Corporate Affairs and RBI or changes in the use of one or more optional exemptions from full retrospective application of certain Ind AS permitted under Ind AS- 101.

(e) These Ind AS adjustments accorded to corresponding figures of September, 2020 & March 2021 have not been reviewed by the statutory auditors. However, the management has exercised necessary due diligence to ensure that the financial results provide a true and fair view of the Company's affairs.
- 4 As required by the paragraph 32 of Ind AS 101, reconciliation of the financial results to those reported under Previous GAAP is summarized as follows:

Reconciliation of the financial results as per previous GAAP	Half Year ended Sept 30, 2020	Year ended March 31, 2021
Profit after tax as per previous GAAP	197.87	193.29
Less: Processing Fees unamortized 2019-20	(19.46)	(176.47)
Less: Gratuity increase as per AS-19	7.11	5.79
Less: Depreciation on ROU	(22.28)	(44.56)
Less: Interest on Lease Liability	(28.17)	(55.63)
Less: Increase in Deferred Tax Liability	(16.11)	(13.98)
Less: Other borrowing cost (increase in Processing Fees)	(28.68)	(84.35)
Add: Rent (Aria Rent)	37.14	78.28
Add: Other Expenses		20.50
Profit after tax as per Ind AS	127.42	(77.13)
Other comprehensive income (net of taxes)	(5.32)	(4.33)
Total comprehensive income as per Ind AS	122.10	(81.46)

- 5 (a) Effective April 1, 2021, the Company has adopted Ind AS 116 — Leases and applied it to all lease contracts existing as on April 1, 2021 using the modified retrospective approach. Based on the same and as permitted under the specific transitional provision in the standard, the Company is not required to restate the comparative figures.

(b) With regard to the implementation of IND AS 116 for the Branches of the Company, the management is in the process of evaluating whether those can be categorised to be as short term lease and adjustment, if any, would be made in the ensuing period(s).
- 6 The Company operates in a single reportable segment i.e. lending to borrowers, having similar risks and returns for the purpose of Ind AS 108 on 'Operating Segments'. The Company operates in a single geographic segment i.e. domestic.
- 7 Share application money pending allotment aggregates to Rs. 20.00 Crores as at September 30, 2021, which represents advances received by the Company in the month of September 2021 against the Company's prospective issue of Series C Preference shares of Rs. 59.00 Crores. The allotment is pending on the date of approval of these results.
- 8 (a) Disclosure as per RBI notification no. RBI/2020-21/16 DOR No.BP.BC/3/21.04.048/2020-21 dated 6 August 2020 on resolution framework for COVID-19 related stress is as follows:

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Notes to the Unaudited Financial Results for the quarter and half-year ended September 30, 2021

Format-A

Types Of Borrower's	(A) Number of accounts where resolution plan has been implemented under this window	(B) Exposure to accounts mentioned at (A) before implementation of the plan	(C) Of (B) aggregate amount of debt that was converted into other securities	(D) Additional funding sanctioned, if any, including between invocation of the plan and Implementation	(E) Increase in provisions or account of the implementation the resolution
Personal Loans	-	-	-	-	-
Corporate persons*	-	-	-	-	-
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	-	-	-	-	-

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

Format-B

Types Of Borrower's	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year
Personal Loans	-	-	-	-	-
Corporate persons*	-	-	-	-	-
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	-	-	-	-	-

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

(b) Disclosure as required under RBI Circular No. RBI/2021-22/31 DOR.STR.RECC.11/21.4.048/2021-22 on Resolution Framework -2.0: Resolution of Covid - 19 related stress of Individuals and small Businesses dated May 5, 2021 :

Description	Individual borrowers		Small Businesses
	Personal	Business	
A) Number of requests received for invoking resolution process under Part A	-	-	-
B) Number of accounts where resolution plan has been implemented under this window	-	-	-
C) Exposure to accounts mentioned at (B) before implementation of the plan	-	-	-
D) Of (C), aggregate of amount of debt that was converted in to other securities	-	-	-
E) Additional funding of sanctioned, if any including between invocation of the plan and implementation.	-	-	-
F) Increase in provisions on account of the implementation of the resolution plan	-	-	-

- 9 The Company has availed the exemption of disclosing (i) corresponding quarterly financial results for the quarter ended April 1, 2021 to June 30, 2021 and July 1, 2020 to September 30, 2020; corresponding statement of assets and liabilities for the half year ended September 2020; and (iii) corresponding statement of cash flows for the half year ended September 2020. Further, the company has availed the exemption provided by Securities and Exchange board of India (SEBI) vide circular no. CIR/IMD/DF1/69/2016 in respect of disclosure requirements pertaining to disclosure of financial results and Statement of Assets and Liabilities for the year ended and as at March 31, 2021. Accordingly, the Financial Results and the Statement of Assets and Liabilities for the year ended and as at March 31, 2021 is not disclosed.
- 10 The figures for the quarter ended September 30, 2021 are balancing figures between half year ended September 30, 2021 and provisional figures for the quarter ended June 30, 2021.
- 11 Pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 (Listing Regulations), SEBI operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021, information as required for half year ended September 30, 2021 in respect of Non-convertible Debentures of the Company is as mentioned below :

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Notes to the Unaudited Financial Results for the quarter and half-year ended September 30, 2021

Key Financials Ratios	Half Year ended Sept 30, 2021
Debt Equity Ratio ¹	4.93
Debt Service Coverage Ratio	0.37
Interest Service Coverage Ratio	1.03
Total Debts to Total Assets	0.80
Net Worth (Rs.in Lakhs) ²	10,249.74
Net Profit after tax (Rs.in Lakhs)	(70.44)
Earnings per share (Basic)	(0.53)
Earnings per share (Diluted)	(0.21)
Outstanding redeemable Preference Shares	Nil
Capital Redemption Reserve (Rs.in Lakhs)	Nil
Debenture Redemption Reserve (Rs. in Lakhs) ³	Not Applicable
Current Ratio	0.52
Bad Debts to Accounts Receivables Ratio	Nil
Debtors Turnover Ratio ³	Not Applicable
Inventory Turnover Ratio ³	Not Applicable
Operating Margin (%)	3.37%
Net Profit Margin (%) ⁴	-1.12%
Sector Specific Ratio	
(a) GNPA %	0.00%
(b) NNPA %	0.00%

¹ Debt Equity Ratio = (Borrowing + Debt Securities)/ (Equity share capital + Other equity)

² Net worth = Equity + Other Equity (excluding other comprehensive income) - Deferred Tax Asset - Intangible Asset

³ The company is registered under Reserve Bank of India Act, 1934 as Non Banking Financial Company, hence these ratios are generally not applicable.

⁴ Net Profit Margin (%) = Profit after tax / Total Revenue from operation

- 12 The secured listed non-convertible debentures ("NCDs") issued by the Company are secured by first and exclusive charge on loan receivables to the extent as stated in the respective offer document, terms sheet and debenture trust deed (together referred to as "transaction documents"). Further, the Company has maintained asset cover as stated in the transaction documents which is sufficient to discharge the principal amount at all times for the said NCDs.
- 13 The COVID-19 pandemic has adversely impacted the economic activities across the globe and changed the customer behaviour, which may persist. Based on the available Information from internal and external sources, the Company has used prudent judgements, estimates and possible forward-looking scenarios to assess the impact of COVID-19 on the provisions in accordance with the expected credit loss (ECL) method on loans and other financial assets. Given the dynamic and evolving nature of the pandemic, these estimates are subject to uncertainties and may be affected by the severity, duration of the pandemic and other variables.
- 14 Previous quarters / period / year ended figures have been regrouped / reclassified wherever necessary to confirm to the current quarter / period presentation.
- 15 The above financial results are available on the stock exchange website (www.bseindia.com) and the website of the Company (www.aviom.in).

For and on behalf of the Board of Directors of
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Place : New Delhi
Date : November 16, 2021