

**Independent Auditor's report on Audited Financial Results**  
**for the quarter and year ended March 31, 2022, of**  
**Aviom India Housing Finance Private Limited**  
**pursuant to the regulation 52 of the Securities and Exchange Board of India**  
**(Listing Obligations and disclosure requirements) regulations, 2015,**  
**as amended ("the listing regulations, 2015")**

Report on the Audit of Financial Results  
To the Board of Directors,  
Aviom India Housing Finance Private Limited

**Opinion**

1. We have audited the accompanying financial results for the quarter and the year ended March 31, 2022 ('the Statement') of Aviom India Housing Finance Private Limited ('the Company'), attached herewith, being submitted by the Bank pursuant to the requirement of regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Statement:
  - I). presents financial results in accordance with the requirements of regulation 52 of the Listing Regulations in this regard; and
  - II). gives a true and fair view in conformity with the applicable Indian Accounting Standards ('IND AS') prescribed under Section 133 of the Companies Act, 2013 ('the Act'), read with relevant rules issued thereunder, and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the year ended March 31, 2022.

**Basis for Opinion**

3. We conducted our audit in accordance with the Standards on Auditing ('SAs') specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the financial Results" section of our report. We are independent of the

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Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial results, 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 accompanying financial results.

**Emphasis of Matter-COVID 19**

4. We draw attention to note no. 13 on the Statement which describes the uncertainties and the impact of Covid-19 pandemic on the Company's operations and results as assessed by the management. The impact of the pandemic on the operations of the Company and its financial position as at March 31, 2022 including the measurement of expected credit losses on the loan assets are significantly dependent on uncertain future economic conditions.

Our opinion is not modified in respect to this matter.

**Responsibilities of management and Those Charged with Governance for the Statement**

5. The Statement has been prepared on the basis of the Annual Financial Statements and has been approved by Company's Board of Directors.

The Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit/ loss and other comprehensive income and other financial information of the Company in accordance with the accounting principles generally accepted in India, including IND AS prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with regulation 52 of the Listing Regulations.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

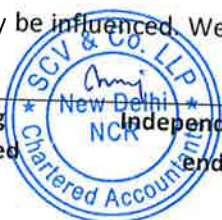
In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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



Auditor's Responsibilities for the Audit of the Statement

6. Our objectives are to obtain reasonable assurance about whether the Statement 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 Standard of Auditing, specified under section 143(10) of the Act, 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 this Statement.
7. As part of an audit in accordance with Standard of Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
- Identify and assess the risks of material misstatement of the financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
  - 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 through a separate report on the complete set of Annual Financial Statements on whether the Company has in place adequate internal financial controls with reference to Financial Statements and operating effectiveness of such controls.
  - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
  - Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
  - Evaluate the overall presentation, structure, and content of the financial results, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
8. Materiality is the magnitude of misstatements in the financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning



the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Financial Statements.

9. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
10. We also provide those charged with governance with a Statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

#### Other Matters

11. The Statement includes the results for the preceding financial year ended March 31, 2021, which are based on the previously issued Annual Financial Statements of the Company, prepared in accordance with the accounting principles generally accepted in India, including the Companies (Accounting Standards) Rules, 2006 (as amended) specified under section 133 of the Act read with the Companies (Accounts) Rules, 2014 and the applicable guidelines issued by the National Housing Bank / Reserve Bank of India for the year then ended, have been audited by the predecessor auditor who expressed an unmodified opinion on those statements on August 11, 2021; as adjusted for the differences in the accounting principles adopted by the Company on transition to the IND AS, which have been audited by us.
12. The Statement includes the results for the quarter ended March 31, 2022, being the balancing figure between the audited figures in respect of the respective full financial year and reviewed figures for the nine months ended December 31, 2021, which were subjected to limited review by us, as required under the listing regulations, 2015.

For SCV & Co. LLP  
Chartered Accountants

Firm Regn. No. 000235N/N500089

  
(Anuj Dingra)  
Partner

Membership No.: 512535

Place: New Delhi

Dated: May 28, 2022

UDIN: 22512535AJUZBZ2123

**AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED**

CIN : U65993DL2016PTC291377

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

Statement of Audited Financial Results for the quarter and Year ended March 31, 2022

Sr. No.	Particulars	(' In Lakhs)			
		Quarter Ended		Year Ended	
		March 31, 2022 (Refer Note 10)	December 31, 2021	March 31, 2022	March 31, 2021
		(Audited)	(Unaudited)	(Audited)	(Audited)
I	<b>INCOME</b>				
	<u>Revenue from operations</u>				
	Interest Income	3,666.19	3,227.79	12,473.94	6,808.46
	Fees and commission income	1,058.71	677.81	2,444.20	1,926.91
	Net gain on fair value changes	36.86		36.86	
	Net gain on derecognition of financial instruments under amortised cost category	827.69		827.69	
	<b>Total Revenue from operations</b>	<b>5,589.45</b>	<b>3,905.60</b>	<b>15,782.69</b>	<b>8,735.37</b>
	Other income	21.60	-	21.60	11.70
	<b>Total Income</b>	<b>5,611.05</b>	<b>3,905.60</b>	<b>15,804.29</b>	<b>8,747.07</b>
II	<b>EXPENSES</b>				
	Finance costs	2,105.96	1,815.61	7,247.47	4,044.17
	Fees and commission expenses	178.50	239.01	769.36	493.44
	Employee benefits expenses	1,218.41	835.83	3,933.72	3,290.84
	Impairment on financial instruments	275.33	83.40	382.89	67.25
	Depreciation, amortization and impairment	227.14	193.69	647.81	319.11
	Other expenses	135.22	407.82	1,061.81	581.00
	<b>Total expenses</b>	<b>4,140.56</b>	<b>3,575.36</b>	<b>14,043.06</b>	<b>8,795.81</b>
	<b>Profit before exceptional items and tax</b>	<b>1,470.49</b>	<b>330.24</b>	<b>1,761.23</b>	<b>(48.74)</b>
	Exceptional items	-	-	-	-
	<b>Profit before tax</b>	<b>1,470.49</b>	<b>330.24</b>	<b>1,761.23</b>	<b>(48.74)</b>
	<u>Tax expense</u>				
	Current tax	233.20	99.49	332.69	-
	Deferred tax	209.51	(31.98)	208.47	13.64
	<b>Total Tax expense</b>	<b>442.71</b>	<b>67.51</b>	<b>541.16</b>	<b>(13.64)</b>
	<b>Profit for the year (A)</b>	<b>1,027.78</b>	<b>262.73</b>	<b>1,220.07</b>	<b>(62.38)</b>
	<u>Other comprehensive income (OCI)</u>				
	1. (i) Items that will not be reclassified to profit or loss				
	- Remeasurement of defined benefit plans	5.30	0.72	8.94	(5.79)
	(ii) Income tax relating to items that will not be reclassified to profit or loss	(1.34)	(0.18)	(2.25)	(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	-	-	-	-
	<b>Total other comprehensive income for year (B)</b>	<b>3.96</b>	<b>0.54</b>	<b>6.69</b>	<b>(7.25)</b>
	<b>Total comprehensive income (A+B)</b>	<b>1,031.74</b>	<b>263.27</b>	<b>1,226.75</b>	<b>(69.63)</b>
	<b>Paid-up Equity Shares Capital</b>	<b>3,872.79</b>	<b>3,872.79</b>	<b>3,872.79</b>	<b>3,430.56</b>
	Earnings per equity share (Face value of ₹ 10 each)				
	(a) Basic (₹)	7.80	1.99	9.26	(0.47)
	(b) Diluted (₹)	2.65	0.67	3.36	

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

*Kaajal Aijaz Ilmi*

Place : New Delhi  
Date : May 28, 2022

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



**AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED**

CIN : U65993DL2016PTC291377

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

Statement of Audited Assets and Liabilities as at March 31, 2022

Sr. No.	Particulars	(` In Lakhs)	
		As at March 31, 2022 (Audited)	As at March 31, 2021 (Audited)
I	<b>ASSETS</b>		
1	<b>Financial Assets</b>		
	Cash and Cash Equivalents		
	Bank Balances other than Cash and Cash Equivalents	13,178.19	2,373.16
	Loans	4,209.17	1,505.05
	Investments	69,452.65	46,054.83
	Other Financial Assets	76.14	-
	<b>Total Financial Assets</b>	<b>2,546.69</b>	<b>911.30</b>
2	<b>Non Financial Assets</b>	<b>89,462.84</b>	<b>50,844.34</b>
	Current Tax Assets (Net)	-	32.07
	Deferred Tax Assets (Net)	-	-
	Property, Plant and Equipment	-	-
	Right to use Asset	632.41	779.60
	Other Intangible Assets	613.77	559.98
	Other Non Financial Assets	172.91	32.41
	<b>Total Non-Financial Assets</b>	<b>1,292.98</b>	<b>316.69</b>
	<b>Total Assets</b>	<b>2,712.07</b>	<b>1,720.75</b>
II	<b>LIABILITIES AND EQUITY</b>	<b>92,174.91</b>	<b>52,565.09</b>
3	<b>LIABILITIES</b>		
3(i)	<b>Financial Liabilities</b>		
	Trade Payables		
	- Total outstanding dues of Micro Enterprises & Small Enterprises		
	- Total outstanding dues of Creditors other than Micro Enterprises & Small Enterprises	91.21	57.37
	Debt Securities	-	-
	Borrowings (other than debt securities)	21,206.79	3,249.45
	Lease Liabilities	46,801.54	37,653.17
	Other Financial Liabilities	701.58	614.80
	<b>Total Financial Liabilities</b>	<b>7,217.41</b>	<b>2,430.59</b>
3(ii)	<b>Non-Financial Liabilities</b>	<b>76,018.53</b>	<b>44,005.38</b>
	Current Tax Liabilities (Net)	254.03	-
	Deferred Tax Liabilities (Net)	212.29	1.56
	Provisions	101.75	21.14
	Other Non-Financial Liabilities	239.52	114.05
	<b>Total Non-Financial Liabilities</b>	<b>807.59</b>	<b>136.75</b>
4	<b>EQUITY</b>		
	Equity Share Capital		
	Other Equity	3,872.79	3,430.56
	<b>Total Liabilities and Equity</b>	<b>11,476.00</b>	<b>4,992.41</b>
	<b>Total Liabilities And Equity</b>	<b>15,348.79</b>	<b>8,422.97</b>
		<b>92,174.91</b>	<b>52,565.09</b>

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

*Kaajal Aijaz Ilmi*

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

Place : New Delhi  
Date : May 28, 2022



**AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED**

CIN : U65993DL2016PTC291377

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

Cash Flow statement as at March 31, 2022

Sr. No.	Particulars	(' in Lakhs)	
		Year ended	Year ended
		March 31, 2022	March 31, 2021
		(Audited)	(Audited)
	<b>Cash flow from operating activities</b>		
	<b>Profit/(loss) before tax</b>	1,761.24	(48.73)
	<b>Adjustments:</b>		
	Depreciation and amortisation	-	-
	Impairment on financial instruments	647.81	319.11
	Unamortised processing fee (Income Side)	382.89	67.25
	Interest on lease liabilities	167.62	175.32
	Unamortised processing fee on borrowings	98.73	78.88
	Interest on staff loan	543.20	190.93
	Interest on cash collateral	(21.60)	(10.94)
	Interest income on fixed deposits	(33.68)	(3.89)
	Interest income on security deposits	(85.27)	(103.25)
	Profit on sale of mutual funds	(6.23)	(3.98)
	Net gain on fair value changes	-	(0.76)
	Net gain on derecognition of financial instruments under amortised cost category	(36.86)	-
	<b>Operating cash flow before working capital changes</b>	<b>(827.69)</b>	<b>-</b>
		<b>2,590.16</b>	<b>659.94</b>
	(Increase) in Loan and advances	(23,948.34)	(22,297.54)
	(Increase) in other financial assets	(831.26)	(546.19)
	(Increase) in other non-financial assets	(1,030.42)	(237.16)
	Increase in other financial liabilities	4,786.82	1,738.22
	Increase in provisions	89.56	9.03
	Increase in other non-financial liabilities	125.47	52.28
	Increase in trade payables	33.84	42.71
	<b>Cash (used in) operating activities</b>	<b>(18,184.17)</b>	<b>(20,578.71)</b>
	Income tax paid	(46.60)	(18.05)
	<b>Net cash (used in) operating activities (A)</b>	<b>(18,230.77)</b>	<b>(20,596.76)</b>
	<b>Cash flow from investing activities</b>		
	Investment in fixed deposits	-	-
	Purchase of investments in mutual funds	(2,567.59)	(1,075.00)
	Sale of investments	(39.28)	-
	Interest received on fixed deposits	-	0.76
	Purchase of property, plant and equipments (including intangible assets)	20.89	90.27
	<b>Net cash (used in) investing activities (B)</b>	<b>(429.04)</b>	<b>(881.36)</b>
		<b>(3,015.02)</b>	<b>(1,865.33)</b>
	<b>Cash flows from financing activities</b>		
	Proceeds from preference share capital (including securities premium)	-	-
	Proceeds from borrowings	5,699.06	-
	Payment of lease liability	26,562.52	20,035.74
	<b>Net cash generated by financing activities (C)</b>	<b>(210.77)</b>	<b>(147.57)</b>
		<b>32,050.81</b>	<b>19,888.17</b>
	<b>Net (decrease)/ increase in cash and cash equivalents (A + B +C)</b>	<b>-</b>	<b>-</b>
	Cash and cash equivalents at the beginning of year	10,805.02	(2,573.92)
	Cash and cash equivalents at the end of year	2,373.17	4,947.08
		<b>13,178.19</b>	<b>2,373.16</b>
	<b>Notes:</b>		
	<b>Cash and bank balances include</b>		
	Cash on hand		
	Bank balances with scheduled banks	873.18	323.25
	- on current accounts	-	-
	<b>Cash and cash equivalents at the end of the year</b>	<b>12,305.01</b>	<b>2,049.91</b>
		<b>13,178.19</b>	<b>2,373.16</b>

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

*Kaajal Ajjaz Illmi*

Kaajal Ajjaz Illmi  
(MD & CEO)  
(DIN:01390771)

Place : New Delhi  
Date : May 28, 2022



**AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED**

**CIN : U65993DL2016PTC291377**

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

**Notes to the Audited Financial Results for the quarter and year ended March 31, 2022**

- 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 by the audit committee and approved by the Board of Directors at their respective meeting held on May 27, 2022, in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The above results for the year ended March 31, 2022 have been audited 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 with date of the transition 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 March 31, 2022 based on Ministry of Corporate Affairs(MCA) Notification G.S.R, 111(E) and G.S.R. 365(E) dated February 16, 2015 and March 31, 2016 respectively.
- 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	Year ended March 31, 2021
Profit after tax as per previous GAAP	193.29
Add/(Less): Effect of INDAS 109 on amortisation of processing fees on Advances	(177.71)
Add/(Less): Effect of INDAS 19 on Gratuity	5.79
Add/(Less): Effect of INDAS 116 on Leases	(34.65)
Add/(Less): Effect of INDAS 12 on Deferred Tax	16.49
Add/(Less): Effect of INDAS 109 on amortisation of processing fees on borrowing	(67.93)
Add/(Less): Effect of INDAS 109 on Staff Loan	3.56
Add/(Less): Effect of INDAS 109 on Security deposit	(0.37)
Add/(Less): Effect of INDAS 109 on cash collateral for borrowing	(0.86)
Profit after tax as per Ind AS	(62.38)
Other comprehensive income (net of taxes)	(7.25)
Total comprehensive income as per Ind AS	(69.63)

- 5 The company has adopted Ind AS 116 "Leases" on 1 April 2021 with transition date as 1 April 2020 with full retrospective method. Under Ind AS, all lease contracts, with limited exceptions for short-term and low value assets, are recognised in the financial statements by way of right of use assets and corresponding lease liabilities. This resulted in recognition of "Right-of-use assets (ROU)" and a corresponding "lease liability". The rental expenses recognised in the statement of profit and loss for the year ended 31 March 2021 under previous GAAP has been replaced by the recognition of amortization expense on ROU assets and interest expense on lease liability.
- 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 The company had received Series C preference share funding of Rs. 59 crores in FY 21-22 and company has subsequently allotted 44,22,355 preference shares face value of ₹ 10 each to Sabre Partners.
- 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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**CIN : U65993DL2016PTC291377**

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**Notes to the Audited Financial Results for the quarter and year ended March 31, 2022**

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	-	-	-	-	-
<b>Total</b>	-	-	-	-	-

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

- 9 The Company has availed the exemption of disclosing corresponding quarterly financial results for the quarter ended Mar 31, 2021. The company has availed the exemption provided by Securities and Exchange board of India (SEBI) vide circular no. SEBI/HODDHS/CIR/2021/0000000637 dated October 5, 2021. Accordingly, the Financial Results for the quarter ended March 31, 2021 is not disclosed.
- 10 Figures for the quarter ended March 31, 2022 are the balancing figures between audited figures for the full financial year and the reviewed year to date figure upto the third quarter of the respective financial years.
- 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 year ended March 31, 2022 in respect of Non-convertible Debentures of the Company is as mentioned below :

Key Financials Ratios	As on Mar 31, 2022
Debt Equity Ratio <sup>1</sup>	4.43
Total Debts to Total Assets	0.74
Net Worth (Rs.in Lakhs)	14,562.12
Net Profit after tax (Rs.in Lakhs)	1,220.07
Earnings per share (Basic)	9.26
Earnings per share (Diluted)	3.36
Debenture Redemption Reserve (Rs. in Lakhs)	Not Applicable
Current Ratio	Not Applicable, being an HFC
Debtors Turnover Ratio	Not Applicable, being an HFC
Inventory Turnover Ratio	Not Applicable, being an HFC
Operating Margin (%)	17.67%
Net Profit Margin (%) <sup>2</sup>	7.72%
Sector Specific Ratio	
(a) GNPA %	0.34%
(b) NNPA %	0.20%

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

<sup>2</sup> 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 average asset cover ratio 1.10 as stated in the transaction documents which is sufficient to discharge the principal amount at all



**AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED**

**CIN : U65993DL2016PTC291377**

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

**Notes to the Audited Financial Results for the quarter and year ended March 31, 2022**

times for the said NCDs.

- 13 The COVID-19 pandemic had adversely impacted the economic activities across the globe and changed the customer behaviour, which may persist. With regard to the recent third wave, the possible impact on economy continued to be uncertain and the management is evaluating the situation on an on-going basis. 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. At the outset, the company, in the recent past, has achieved a reasonable growth and recently registered the highest business level (quarterly basis) since the inception of the Company. Also, there were no lockdowns reported in the business centres of the Company owing to the recent third wave.
- 14 Pursuant to the RBI clarification "RBI/2021-2022/125 DOR.STR.REC.68/21.04.048/2021-22" dated November 12, 2021, on prudential norms on Income Recognition, Asset Classification and Provisioning pertaining to advances - RBI has extended the implementation of this notification till Sept-22.
- 15 The above financial results are available on the stock exchange website (www.bseindia.com) and the website of the Company (www.aviom.in).

- 16 Details of loans transferred/acquired, as per RBI Master Direction on Transfer of Loan Exposures dated September 24, 2021, are given below:

(i) Details of loans not in default transferred through assignment:

Particulars	(Rs. in millions unless otherwise stated)	
	For quarter ended March 31, 2022	For quarter ended December 31, 2021
Aggregate amount of loans transferred		
Weighted average maturity (in months)	2,306	
Weighted average holding period (in months)	72.00	
Retention of beneficial economic interest by the originator	18.00	
Tangible security cover	10%	
Rating-wise distribution of rated loans	Not Applicable	Not Applicable

(ii) The Company has not acquired any loan through assignment during the quarter ended March 31, 2022 and December 31, 2021.

(iii) The Company has not transferred/acquired any stressed loan during the quarter ended March 31, 2022 and December 31, 2021.

(iii) The Company has not transferred any non-performing assets (NPA's) during the quarter ended March 31, 2022 and December 31, 2021.

- 17 Previous quarters / period / year ended figures have been regrouped / reclassified wherever necessary to conform to the current quarter / period presentation and to comply with the requirements of amendments to schedule III Division III of the Companies Act, 2013, vide MCA notification dated March 24, 2021.
- 18 The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/ interpretation have not yet been issued. The company will evaluate the rules, assess the impact, if any and account for the same once the rules are notified and become effective.

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 : May 28, 2022

