Piramal Capital & Housing Finance Limited

Financial Statements
together with the
Independent Auditor's Report
for the period ended 31 March 2019

B S R & Co. LLP
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Independent Auditor's Report

To the Members of Piramal Capital & Housing Finance Limited

(formerly known as Piramal Housing Finance Limited)

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of Piramal Capital & Housing Finance Limited *(formerly known as Piramal Housing Finance Limited)* ("the Company"), which comprise the standalone balance sheet as at 31 March 2019, and the standalone statement of profit and loss (including other comprehensive income), the standalone statement of cash flows and standalone statement of changes in equity for the year then ended, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Standalone Financial Statements").

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 2019, its profit, total comprehensive income, its cash flows and changes in equity 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.

Emphasis of matter

We draw your attention to Note 39 of the Standalone Financial Statements regarding the accounting treatment relating to the scheme of Amalgamation ('Scheme') sanctioned by the NCLT on 6 April 2018, has been accounted under Purchase method of accounting as per Accounting Standard 14 – Accounting for Amalgamation in compliance with the Scheme which is considered to be an override to the relevant provisions of Indian Accounting Standards ('Ind AS') 103.

Independent Auditor's Report *(Continued)*

Piramal Capital & Housing Finance Limited

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Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Standalone Financial Statements of the current year. These matters were addressed in the context of the audit of the Standalone Financial Statements as a whole, and in forming auditor's opinion thereon, and the auditor's do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

<table>
<tr><th>Key audit matter</th><th>How the matter was addressed in our audit</th></tr>
<tr><td colspan="2"></td></tr>
<tr><td colspan="2">Impairment on financial instruments

Charge to the profit and loss account: INR 12,977 lakhs for year ended 31 March 2019
Provision in the balance sheet: INR 75,301 lakhs at 31 March 2019</td></tr>
<tr><td colspan="2">Refer to the Standalone Financial Statements: "Significant Accounting Policies - Financial instruments", "Note 5 to the Standalone Financial Statements: Loans", "Note 6 to the Standalone Financial Statements: Investments", "Note 19 to the Standalone Financial Statements: Provisions" and "Note 31 to the Standalone Financial Statements: Impairment on financial instruments"</td></tr>
<tr><td>Subjective estimate

Recognition and measurement of impairment of loans and advances involve significant management judgement.

With the applicability of Ind AS 109, credit loss assessment is based on expected credit loss (ECL) model. The Company's impairment allowance is derived from estimates including the historical default and loss ratios. Management exercises judgement in determining the quantum of loss based on a range of factors.

The most significant areas are:
- Segmentation of loan book
- Loan staging criteria
- Calculation of probability of default / Loss given default
- Consideration of forward looking macro-economic factors</td><td>Our audit procedures included understanding and assessing the design and implementation of controls in respect of the Company's loan impairment process such as the timely recognition of impairment provisions, the completeness and accuracy of reports used in the loan impairment process and management review processes over the calculation of impairment provisions.

Design and Operating effectiveness and Controls Testing:
• Evaluation of the appropriateness of the impairment principles based on the requirements of Ind AS 109, our business understanding and industry practice.

• Understanding management's processes, systems and controls implemented in relation to Ind AS impairment allowance process.

Assessing the design and implementation of key internal financial controls over loan impairment process used to calculate the impairment charge.</td></tr>
</table>

Independent Auditor's Report ***(Continued)***

Piramal Capital & Housing Finance Limited

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Key Audit Matters ***(Continued)***

Key audit matter description	How the matter was addressed in our audit
There is a large increase in the data inputs required by the ECL model. This increases the risk of completeness and accuracy of the data that has been used to create assumptions in the model. In some cases, data is unavailable and reasonable alternatives have been applied to allow calculations to be performed, for example using internal risk ratings of the customers in assessing the increase in credit risk. The Company has evaluated loans for impairment on a collective basis grouping loans by product into homogenous exposure groups. For collective impairment provisions we identified that the key judgment areas which could result in a material misstatement are the determination of probabilities of default ('PDs') and loss given default ('LGD'), the use of management overlays and the periods considered for capturing the underlying data as base to the PD and LGD calculations in calculating the provision. As detailed in accounting policy referred above, the determination of loan impairment provisions is inherently judgmental and relies on managements' best estimate of a variety of inputs. Given the size of loan book relative to the balance sheet and the impact of impairment provision on the standalone financial statements, we have considered this as a key audit matter.	• We used our modelling specialists to test the model methodology and reasonableness of assumptions used. • Tested management review controls over model development, governance and measurement of impairment allowances and disclosures in standalone financial statements. **For impairment loss allowance as at 31 March 2019:** • The loan impairment methodology was evaluated to confirm it was consistent with the Ind AS 109 requirements and then confirmed that the calculations are performed in accordance with the approved methodology, including checking mathematical accuracy of the workings. • We tested the accuracy of key inputs used in the calculation and independently evaluated the reasonableness of the assumptions made. • We tested the PD and LGD calculation workings performed by management, including testing the data used in the assessment and evaluation of whether the results of validation support the appropriateness of the PDs at the portfolio level. • We challenged completeness and validity of management overlays with assistance of our modelling team by critically evaluating the risks that have been addressed by management through overlays and also considering whether there are other risks not captured by the models which require additional overlays. • We tested the periods considered for capturing underlying data as base to PD and LGD calculations are in line with the past observed trends of the portfolio. • Changes to the modelling assumptions were assessed to confirm these were appropriate and in line with accounting standards.

Independent Auditor's Report *(Continued)*

Piramal Capital & Housing Finance Limited

(formerly known as Piramal Housing Finance Limited)

Key Audit Matters *(Continued)*

Key audit matter description	How the matter was addressed in our audit
Changes to the standalone financial statements due to transition to Ind AS *Refer to the Standalone Financial Statements: Significant Accounting Policies – First time adoption" and "Note 46 to the Standalone Financial Statements: First time Ind AS adoption reconciliation"*	
On 1 April 2018 the Company adopted the Indian Accounting Standard ("Ind AS") notified by the Ministry of Corporate Affairs with effect from 1 April 2017 being transition date. The Company has followed Ind AS notified under Section 133 of the Companies Act 2013 ('the Act'), read with the relevant rules for preparation of the Statement. As a part of the transition from previous GAAP to Ind AS, the major areas of impact for the Company are: • Impairment on financial instruments • Fair valuation of financial instruments • Recognition of deferred tax • Presentation and disclosures of the standalone financial statements	Our audit procedures included the following: • Understood the methodology planned by the management to give impact to the transition adjustments. • Assessed that the adjustments made for the standalone financial statements are in lines with the Ind AS requirements. • Tested the accuracy of key inputs used in the calculation and independently evaluated the reasonableness of the assumptions made for the adjustments. • We assessed the accuracy of the computations. • Verified the appropriateness of the disclosures required for the first time adoption of Ind AS • Compared the industry practice for management assumptions. • Tested management review controls over completeness and measurement of disclosures in standalone financial statements.
Taxes **Provision for tax** Charge to Profit or loss account – INR 76,933 lakhs for the year ended 31 March 2019 Provision for tax – INR 98,093 lakhs (Advance tax – INR 104,340 lakhs) as at 31 March 2019 **Deferred tax** Deferred tax asset (net): INR 3,359 lakhs at 31 March 2019 (net of deferred tax liability INR 129,471 lakhs) *Refer to the Standalone Financial Statements: Significant Accounting Policies - Taxes on income", "Note 8 to the Standalone Financial Statements: Current tax assets (Net)" "Note 9 to the Standalone Financial Statements: Deferred tax assets (Net)"*	

Independent Auditor's Report ***(Continued)***

Piramal Capital & Housing Finance Limited

(formerly known as Piramal Housing Finance Limited)

Key Audit Matters ***(Continued)***

Key audit matter description	How the matter was addressed in our audit
Evaluation of tax positions The Company has material tax positions which involves significant judgement including the consideration of the tax deductibility of goodwill recognised as part of the merger of Piramal Housing Finance Limited with Piramal Finance Limited and Piramal Capital Limited. Based on legal opinions considered by the management, the goodwill recognised at date of merger is claimed under Income Tax by way of depreciation @ 25% under written down value. Under Ind AS, goodwill is not subject to amortization and instead the carrying amount of goodwill is subject to impairment testing. The above treatment creates a temporary difference which leads to the recognition of a deferred tax liability at each reporting date. Given the significance of the matters involved and the inherent judgement associated with tax positions of the Company, we have considered this to be a key audit matter.	Our audit procedures included the following • Obtained an understanding and assessed the design and implementation of controls in respect of the management review processes over the recognition of tax matters. • We involved our tax experts to analyse management's assessment of the recognition of provision for tax and the resulting deferred tax impact. • Our tax experts also considered legal precedence and other rulings in evaluating the Company's tax positions (including the consideration of the external tax advice obtained by the Company). • We tested the mathematical accuracy of the computations and considered the appropriateness of disclosures associated with this area in the standalone financial statements.
Valuation of goodwill	
Refer to the Standalone Financial Statements: Significant Accounting Policies – Impairment of non-financial assets" and Note 50 "Impairment of goodwill"	
The Company has recognized goodwill arising from the merger of Piramal Housing Finance Limited with Piramal Finance Limited and Piramal Capital Limited on 31 March 2018 in line with the scheme of arrangement approved by the NCLT. Under Ind AS, the Company is required to perform an impairment assessment of the goodwill at each reporting date.	Our audit procedures to assess potential impairment of goodwill included the following: • We assessed the management's identification of CGU, the allocation of assets and the methodology adopted by management in its impairment assessment of goodwill with reference to the requirements of the prevailing accounting standards;

Independent Auditor's Report *(Continued)*

Piramal Capital & Housing Finance Limited

(formerly known as Piramal Housing Finance Limited)

Key Audit Matters *(Continued)*

Valuation of goodwill *(Continued)*	
In performing such impairment assessment, management compared the carrying value of the separately identifiable cash generating unit ("CGU") with its respective value in use based on discounted cash flow forecasts to determine if any impairment loss should be recognised. The preparation of discounted cash flow forecasts for the purpose of assessing potential impairment of goodwill involves estimating future cash flows, growth rates and discount rates which can be inherently uncertain. We identified the assessment of potential impairment of goodwill as a key audit matter because the year-end goodwill impairment assessments performed by management contain certain judgmental assumptions which could be subject to management bias.	• Evaluated the assumptions adopted in the preparation of the cash flow forecasts for the purpose of the impairment assessments of goodwill, including projected future growth rates for income and expenses with reference to our understanding of the business, historical trends and available industry information and available market data; • We assessed the impact of changes in the key assumptions, including projected profitability and the discount rates, adopted in the discounted cash flow forecasts on the conclusions reached in the impairment assessments and assessing whether there were any indicators of management bias in the selection of these assumptions; and • We tested the mathematical accuracy of the assessment.

Other Information

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Piramal Enterprises Limited's annual report, but does not include the standalone financial statements and our auditors' report thereon.

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. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's 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 Ind AS specified under Section 133 of the Act. This responsibility also includes maintenance of

Independent Auditor's Report *(Continued)*

Piramal Capital & Housing Finance Limited

(formerly known as Piramal Housing Finance Limited)

Management's Responsibility for the Standalone Financial Statements *(Continued)*

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 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 the Board of Directors is 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 management 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 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 system 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 made by management.

Independent Auditor's Report *(Continued)*

Piramal Capital & Housing Finance Limited

(formerly known as Piramal Housing Finance Limited)

Auditor's Responsibilities for the Audit of the Standalone Financial Statements *(Continued)*

- Conclude on the appropriateness of management's 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.

From the matters communicated in with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure A, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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.

Independent Auditor's Report *(Continued)*

Piramal Capital & Housing Finance Limited

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

(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 cash flows and standalone statement of changes in equity 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 Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016.

(e) On the basis of the written representations received from the directors as on 31 March 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2019 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 over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

(g) 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 has disclosed the impact of pending litigations on its financial position in its standalone financial statements – Refer Note 37(a) to the Standalone Financial Statements;

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

iii. There are no amounts which are 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 standalone financial statements since they do not pertain to the financial year ended 31 March 2019.

Independent Auditor's Report *(Continued)*

Piramal Capital & Housing Finance Limited

(formerly known as Piramal Housing Finance Limited)

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

(h) 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

V. Venkataraman

Venkataraman Vishwanath
Partner
Membership No. 113156

Mumbai
26 April 2019

Piramal Capital & Housing Finance Limited

(formerly known as Piramal Housing Finance Limited)

Annexure A to the Independent Auditor's Report – 31 March 2019

(Referred to in our report of even date on the standalone financial statements)

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

(b) The Company has a programme of physical verification of its fixed assets by which all fixed assets are verified on yearly basis. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

(c) According the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has no immovable property.

(ii) The Company is a service company and is in the business of housing finance. Accordingly, it does not maintain inventory. Thus, paragraph 3(ii) of the Order is not applicable to the Company.

(iii) According to the information and explanation 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. Accordingly, paragraph 3(iii) of the Order is not applicable to the Company.

(iv) The Company has neither granted any loans to any director or any person in whom director is interested nor made investment in any company as specified in the provisions of section 185 and 186 of the Act. Accordingly, paragraph 3(iv) of the Order is not applicable.

(v) According to the information and explanations given to us, the Company has not accepted any deposits from the public to which the provisions of Section 73 to Section 76 or any other relevant provisions of the Act and the rules framed there under apply. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.

(vi) According to the information and explanations given to us, 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. Accordingly, 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 records of the Company, amounts deducted/accrued in the books of accounts in respect of undisputed statutory dues including provident fund, employees' state insurance, income tax, goods and service tax and any other statutory dues have generally been deposited regularly during the year by the Company to the appropriate authorities except in case of provident fund ('PF'), where whilst the Company has demonstrated its ability to pay such amounts, for certain employees, the same have not been accepted by the PF authority on account of delay in linking of aadhar number by such employees of the Company to the provident fund account. As explained to us, the Company did not have any dues on account of sales tax, custom duty, excise duty, value added tax and cess.

According to the information and explanations given to us no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, goods and service tax and other material statutory dues were in arrears as at 31 March 2019 for a period of more than six months from the date they became payable.

Piramal Capital & Housing Finance Limited

(formerly known as Piramal Housing Finance Limited)

Annexure A to the Independent Auditor's Report – 31 March 2019 *(Continued)*

(b) According to the information and explanations given to us, there are no dues with respect to income tax, sales tax, goods and service tax, value added tax, custom duty, excise duty, which have not been deposited with the appropriate authorities on account of any dispute except as mentioned below:

Name of the statue	Nature of dues	Amount (Rs. in lakhs)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	45	AY 2014-15	Commissioner (Appeals)
Income Tax Act, 1961	Income Tax	58	AY 2015-16	Income Tax Officer

(viii) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not defaulted in repayment of loans or borrowing to a financial institution, bank, government or debenture holders during the year.

(ix) The Company has not raised any money by way of initial public offer or further public offer during the year. In case of term loans, according to the information and explanations given to us and based on examination of relevant records, the term loans taken by the Company have been applied for the purpose for which they were raised.

(x) According to the information and explanations 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) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has paid managerial remuneration in accordance with the requisite approvals mandated by the provision of section 197 read with Schedule V to the Act.

(xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, paragraph 3(xii) of the Order is not applicable.

(xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with the section 177 and 188 of the Act where applicable and details have been disclosed in the standalone financial statements as required by the applicable accounting standards.

(xiv) According to the information and explanations give 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 period under review. Accordingly, 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. Accordingly, paragraph 3(xv) of the Order is not applicable.

Piramal Capital & Housing Finance Limited

(formerly known as Piramal Housing Finance Limited)

Annexure A to the Independent Auditor's Report – 31 March 2019 *(Continued)*

(xvi) According to the information and explanation 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

Venkataramanan Vishwanath
Partner
Membership No: 113156

Mumbai
26 April 2019

Piramal Capital & Housing Finance Limited

(formerly known as Piramal Housing Finance Limited)

Annexure B to the Independent Auditor's Report – 31 March 2019

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 ("the Act")

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

We have audited the internal financial controls with reference to standalone financial statements of the Company as of 31 March 2019 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 standalone financial statements and such internal financial controls were operating effectively as at 31 March 2019, based on the internal financial controls with reference to standalone 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 standalone 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 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 Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to standalone 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 standalone 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 standalone 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 standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone 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. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

Piramal Capital & Housing Finance Limited

(formerly known as Piramal Housing Finance Limited)

Annexure B to the Independent Auditor's Report – 31 March 2019 *(Continued)*

Auditor's Responsibility ***(Continued)***

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 standalone financial statements.

Meaning of Internal Financial controls with Reference to Standalone Financial Statements

A company's internal financial controls with reference to standalone financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to standalone 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 standalone 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 standalone financial statements.

Inherent Limitations of Internal Financial controls with Reference to Standalone Financial Statements

Because of the inherent limitations of internal financial controls with reference to standalone 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 standalone financial statements to future periods are subject to the risk that the internal financial controls with reference to standalone 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

V. Venkataraman

Venkataramanan Vishwanath
Partner
Membership No: 113156

Mumbai
26 April 2019

Piramal Capital & Housing Finance Limited
(formerly known as Piramal Housing Finance Limited)

Standalone Balance Sheet
as at March 31, 2019

(Currency : Rs in lakhs)

		Note	As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
	ASSETS				
1	**Financial assets:**				
(a)	Cash and cash equivalents	3	41,231	1,55,338	100
(b)	Bank balances other than (a) above	4	2,405	-	1,500
(c)	Loans	5	30,83,732	19,38,208	-
(d)	Investments	6	9,52,926	12,59,211	-
(e)	Other financial assets	7	80,537	3,671	7
2	**Non- financial assets:**				
(a)	Current tax assets (net)	8	6,325	1,998	1
(b)	Deferred tax assets (net)	9	3,359	29,776	-
(c)	Property, Plant and Equipment	11	3,196	1,378	8
(d)	Intangible assets under development	11	2,330	1,690	
(e)	Goodwill	11	10,25,681	10,21,429	
(f)	Other Intangible assets	11	69	29	
(g)	Asset held for sale		-	1,591	
(h)	Other non-financial assets	10	10,457	1,285	276
	Total Assets		**52,12,248**	44,15,604	1,892
	LIABILITIES AND EQUITY				
	Liabilities				
1	**Financial liabilities:**				
	Payables				
(a)	Trade payables				
	(i) Total outstanding dues of micro and small enterprises		-	-	-
	(ii) Total outstanding dues of creditors other than micro and small enterprises	12	8,026	2,440	290
(b)	Debt securities	13	5,90,594	5,95,526	-
(c)	Borrowings (other than debt securities)	14	24,40,954	18,74,220	-
(d)	Deposits	15	1,50,000	75,000	100
(e)	Subordinated debt liabilities	16	49,313	49,236	-
(f)	Other financial liabilities	17	5,369	6,312	-
2	**Non- financial liabilities:**				
(a)	Current tax liabilities (net)	18	78	409	-
(b)	Provisions	19	10,271	2,071	-
(c)	Deferred tax liabilities (net)	9	-	-	1
(d)	Other non- financial liabilities	20	4,557	1,459	-
	Equity				
(a)	Equity share capital	21	18,04,452	-	1,500
(b)	Other equity	22	1,48,634	18,08,931	1
	Total Liabilities and Equity		**52,12,248**	44,15,604	1,892

Significant accounting policies — 2

The notes referred to above form an integral part of the financial statements.

As per our report of even date attached.

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

Venkataraman

Venkataramanan Vishwanath
Partner
Membership No: 113156

Mumbai,
Date: April 26, 2019

For and on behalf of the Board of Directors of Piramal Capital & Housing Finance Limited

K. Jijina

Khushru Jijina
Managing Director
DIN: 00209953

Ajay Piramal
Director
DIN: 00028116

S.P. Deodhar

Sachin Deodhar
Chief Financial Officer

Ankit Singh
Company Secretary

Piramal Capital & Housing Finance Limited
(formerly known as Piramal Housing Finance Limited)

Standalone Statement of Profit and Loss
for the year ended March 31, 2019

(Currency : Rs in lakhs)

	Note	For the year ended **March 31, 2019**	For the year ended March 31, 2018
Revenue from operations			
Interest Income	*23*	5,46,464	4,246
Rental Income		74	-
Fees and commission Income	*24*	4,372	-
Others	*25*	2,032	374
Total Revenue from operations		**5,52,942**	4,620
Other Income	*26*	4,244	2,169
Total Income		**5,57,186**	6,789
Expenses			
Finance costs	*27*	2,76,082	1,594
Fees and commission expense	*28*	7,714	35
Net loss on fair value changes	*29*	855	-
Impairment on financial instruments	*31*	12,977	-
Employee benefits expense	*30*	19,571	2,030
Depreciation, amortization and impairment	-	681	86
Other expenses	*32*	18,116	2,775
Total Expenses		**3,35,996**	6,520
Profit before exceptional items and tax		2,21,191	269
Exceptional items		-	-
Profit before tax		**2,21,191**	269
Less: Tax Expenses			
Current tax		50,460	-
Deferred tax		26,473	(4,206)
		76,933	(4,206)
Profit for the year		**1,44,258**	4,475
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Remeasurement of the defined benefit liability/(asset)		159	-
Income tax relating to items that will not be reclassified to profit or loss		(55)	-
Net other comprehensive income		**104**	-
Total comprehensive income for the year		**1,44,154**	4,475
Profit for the Year		**1,44,154**	4,475
Earnings per equity share (Basic and Diluted) (Rs.)		*0.80*	*1.93*
Significant accounting policies	*2*		

The notes referred to above form an integral part of the financial statements.

As per our report of even date attached.

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

Venkataramanan Vishwanath
Partner
Membership No: 113156

Mumbai,
Date: April 26, 2019

For and on behalf of the Board of Directors of Piramal Capital & Housing Finance Limited

Khushru Jijina
Managing Director
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Sachin Deodhar
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Company Secretary

Piramal Capital & Housing Finance Limited
(formerly known as Piramal Housing Finance Limited)

Standalone Cash Flow Statement
for the year ended March 31, 2019

(Currency : Rs in lakhs)

		For the year ended **March 31, 2019**	For the year ended March 31, 2018
A.	**Cash flow from operating activities**		
	Profit before tax	**2,21,191**	269
	Short term capital gain on mutual fund	**(2,032)**	(374)
	Interest income from fixed deposits	**(4,498)**	(58)
	Loss on fair valuation	**855**	-
	Allowance for expected credit loss on loans and loan commitments	**12,977**	(2,167)
	Provision for lease equalisation reserve	**92**	14
	Depreciation and amortisation	**681**	86
	Operating cash flow before working capital changes	**2,29,266**	(2,231)
	Decrease / (Increase) in Loans	**(11,57,078)**	(79,825)
	Decrease/ (Increase) in Asset held for sale	**1,591**	(296)
	Decrease / (Increase) in Investments	**3,08,899**	(25,351)
	Decrease / (Increase) in other financials assets	**(78,209)**	7
	Decrease / (Increase) in other Non financials assets	**(8,344)**	276
	Decrease / (Increase) in Trade Payables	**5,586**	379
	Increase/ (Decrease) in Provisions	**447**	172
	Decrease / (Increase) in other financials liabilities	**(1,035)**	259
	Decrease / (Increase) in other non financials liabilities	**3,098**	193
	Cash used in operations	**(6,95,779)**	(1,06,416)
	Less: Income taxes paid	**(55,118)**	(245)
	Net cash used in operating activities (a)	**(7,50,897)**	(1,06,661)
B	**Cash flow from investing activities**		
	Fixed assets purchased	**(8,267)**	(1,018)
	Investments in mutual funds	**(69,56,301)**	-
	Redemptions from mutual funds	**69,61,034**	374
	Interest income from fixed deposits	**5,851**	58
	Investment in fixed deposits	**(2,405)**	-
	Redemption from in fixed deposits	**-**	1,500
	Net cash flow from investing activities (b)	**(88)**	914
C	**Cash flow from financing activities**		
	Borrowings taken during the year	**67,29,784**	1,77,268
	Borrowings repaid during the year	**(60,92,905)**	(84,907)
	Issue of equity shares	**-**	30,000
	Net cash flow from financing activities (c)	**6,36,879**	1,22,361
	Net increase in cash and cash equivalents (a+b+c)	**(1,14,107)**	16,614
	Cash and cash equivalents as at beginning of the year	**1,55,338**	100
	Add: Cash and cash equivalent transferred under Scheme of merger	**-**	1,38,624
	Cash and cash equivalents as at end of the year (refer note 3)	**41,231**	1,55,338

The notes referred to above form an integral part of the financial statements.
As per our report of even date attached.

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

V. Venkataraman

Venkataramanan Vishwanath
Partner
Membership No: 113156

Mumbai,
Date: April 26, 2019

For and on behalf of the Board of Directors of Piramal Capital & Housing Finance Limited

K. M. Jijina

Khushru Jijina
Managing Director
DIN: 00209953

Ajay Piramal
Director
DIN: 00028116

S. P. Deodhar

Sachin Deodhar
Chief Financial Officer

Ankit Singh

Ankit Singh
Company Secretary

Standalone Statement of changes in equity
for the year ended March 31, 2019

(Currency : Rs in lakhs)

A. Equity Share Capital:

Particulars	Amount
Balance as at April 1, 2017	1,500
Add: Issued during the year	**30,600**
Less: Shares cancelled on amalgamation (refer note 39)	**(31,500)**
Balance as at March 31, 2018	-
Add: Issued during the year	**18,04,452**
Balance as at March 31, 2019	**18,04,452**

B. Other Equity:

Particulars	Reserves and Surplus				Total
	Equity Share Capital Suspense	Statutory Reserve	Capital Reserve	Retained Earnings	
Balance as at April 1, 2017	-	-	-	1	1
Add: Profit during the year	-	-	-	4,475	4,475
Add: On account of Amalgamation (refer note 39)	18,04,452	-	3	-	18,04,455
Balance as at March 31, 2018	**18,04,452**	-	**3**	**4,476**	**18,08,931**
Add/(Less): Transfer during the year	(18,04,452)	28,852	-	-	(17,75,600)
Add: Profit during the year	-	-	-	1,44,258	1,44,258
Less: Other Comprehensive Income (net of tax)	-	-	-	(104)	(104)
Less: Transfer to statutory reserve fund	-	-	-	(28,852)	(28,852)
Balance as at March 31, 2019	-	**28,852**	**3**	**1,19,778**	**1,48,634**

The notes referred to above form an integral part of the financial statements.

As per our report of even date attached.

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

V. Venkataramanan

Venkataramanan Vishwanath
Partner
Membership No: 113156

Mumbai,
Date: April 26, 2019

For and on behalf of the Board of Directors of
Piramal Capital & Housing Finance Limited

K. Jijina

Khushru Jijina
Managing Director
DIN: 00209953

Ajay Piramal
Director
DIN: 00028116

S.P. Deodhar

Sachin Deodhar
Chief Financial Officer

Ankit Singh

Ankit Singh
Company Secretary

(Currency : Rs in lakhs)

1. GENERAL INFORMATION

Piramal Capital & Housing Finance Limited (formerly known as Piramal Housing Finance Limited) ('the Company') was incorporated under the Companies Act, 2013 on 10 February 2017 with its registered office in Mumbai to carry on the business of housing finance in India.
The Company was registered as a non-deposit taking housing finance company with the National Housing Bank ("NHB") on 28 August 2017.

The Company was converted into a public limited company w.e.f. 17 October 2017 and consequently the name of the Company was changed from Piramal Housing Finance Private Limited to Piramal Housing Finance Limited w.e.f. the date of the certificate of Registrar of Companies ('ROC'), Mumbai.

The Company has acquired Piramal Finance Limited and Piramal Capital Limited with effect from 31 March 2018 being the appointed date. The primary activities of the acquired Companies involve lending / investing.

The name of Company was changed from Piramal Housing Finance Limited to Piramal Capital & Housing Finance Limited w.e.f. 12 Jun 2018.

2. SIGNIFICANT ACCOUNTING POLICIES

i) Basis of preparation

The financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) and the provisions of the Companies Act, 2013 ('the Act'). The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and relevant amendment rules issued thereafter.

Effective April 1, 2018, the Company has adopted all the Ind AS standards and the adoption was carried out in accordance with Ind AS 101 First Time adoption of Indian Accounting Standards, with April 1, 2017 as the transition date. The transition was carried out from the Indian Accounting Principle generally accepted in India as prescribed under Section 133 of the Act read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP.
Company's financial statements are presented in Indian Rupees (INR), which is also its functional currency.

ii) Basis of Accounting

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period.

The preparation of the financial statements in conformity with Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

iii) Property, plant and equipment

All Property, Plant and Equipment are stated at cost of acquisition, less accumulated depreciation and accumulated impairment losses, if any. Direct costs are capitalised until the assets are ready for use and includes freight, duties, taxes and expenses incidental to acquisition and installation.
The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.
Subsequent expenditures related to an item of Property, Plant and Equipment are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.
Losses arising from the retirement of, and gains or losses arising from disposal of Property, Plant and Equipment are recognised in the Statement of Profit and Loss.

Depreciation is provided on a pro-rata basis on the straight line method ('SLM') over the estimated useful lives of the assets specified in Schedule II of the Companies Act, 2013.
The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

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Chartered Accountants

Piramal Capital & Housing Finance Pvt Ltd

(Currency : Rs in lakhs)

2. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

iii) Property, Plant and Equipment *(Continued)*

The estimated useful lives of Property, Plant and Equipment are as stated below:

Office Equipment	5 years
Furniture and fixtures	10 years
Computers Servers and Network	6 years
Computer - End user device	3 years
Leasehold Improvements	Amortised on SLM over lease tenure

iv) Intangible Assets

Intangible assets are stated at acquisition cost, net of accumulated amortisation and accumulated impairment losses, if any.
Gains or losses arising from the retirement or disposal of an intangible asset are determined as the difference between the disposal proceeds and the carrying amount of the asset and are recognised as income or expense in the Statement of Profit and Loss.

Intangible Assets are amortized on a straight line basis over their finite useful lives over the following period:

Computer Software	6 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Individual fixed assets costing less than Rupees five thousand are depreciated fully in the year of purchase or acquisition.

v) Impairment of non financial assets

The Company assesses at each Balance Sheet date whether there is any indication that an asset may be impaired. For the purposes of assessing impairment, the smallest identifiable group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows from other assets or groups of assets, is considered as a cash generating unit. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the Statement of Profit and Loss. If at the Balance Sheet date there is an indication that previously assessed impairment loss no longer exists or may have decreased, the recoverable amount is reassessed and the asset is reflected at the recoverable amount.

vi) Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.
Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

Financial assets

<u>Classification</u>

Financial assets that meet the following conditions are subsequently measured at amortised cost:
- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets that meet the following conditions are subsequently measured at fair value through Other Comprehensive Income (FVTOCI):
- the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling the financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

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India

(Currency : Rs in lakhs)

2. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

vi) Financial instruments *(Continued)*

Financial assets *(Continued)*

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.
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 a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

Default assets wherein the management does not expect any realistic prospect of recovery are written off to the Statement of Profit and Loss.

Retail lending:
The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, loan commitments, trade receivables and other contractual rights to receive cash or other financial asset.

The Company uses ECL allowance for financial assets measured at amortised cost, which are not individually significant, and comprise of a large number of homogeneous loans that have similar characteristics. The expected credit loss is a product of exposure at default, probability of default and loss given default. The Company has recently started its operations and it's too early to observe actual defaults and corresponding recovery in its portfolio. Accordingly, the Company has used surrogate data from a reputed credit bureau agency for potential credit losses. Further, the estimates from the above sources have been adjusted with forward looking inputs from anticipated change in future macro-economic conditions to comply with IndAS 109. The forward looking macro-economic conditions based adjustment is driven through a multi linear regression model which forecasts systemic gross non-performing assets under baseline future economic scenarios.

The financial instruments are classified into Stage 1 – Standard Assets with zero to sixty days past due (DPD), Stage 2 – Significant Credit Deterioration or overdue for more than sixty days and Stage 3 – Default Assets with overdue for more than 90 days.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk (as represented by days past due status of the individual accounts) since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.

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 a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

Default assets wherein the management does not expect any realistic prospect of recovery are written off to the Statement of Profit and Loss.

Derecognition of financial assets
The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.
On derecognition of financial assets in entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable, is recognised in the statement of profit and loss.

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Piramal Capital & Housing Finance Ltd.

2. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

vi) Financial instruments *(Continued)*

Financial assets *(Continued)*

By default, all other financial assets are subsequently measured at fair value through profit and loss (FVTPL).

Debt instruments
Subsequent measurement of debt instruments depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Company classifies its debt instruments:

Amortised cost
Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

Effective interest rate method
Income is recognised on an effective interest rate basis for financial assets other than those financial assets classified as at FVTPL. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument.
The calculation of the effective interest rate includes transaction costs and fees that are an integral part of the contract. Transaction costs include incremental costs that are directly attributable to the acquisition of financial asset.
If expectations regarding the cash flows on the financial asset are revised for reasons other than credit risk, the adjustment is recorded as a positive or negative adjustment to the carrying amount of the asset in the balance sheet with an increase or reduction in interest income. The adjustment is subsequently amortised through Interest income in the statement of profit and loss.
The Company calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets.

Financial assets at fair value through profit or loss (FVTPL)
Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

Changes in the fair value of financial assets at FVTPL are recognised in the statement of profit and loss.

Impairment of financial assets
Wholesale lending:
The Company applies the expected credit loss ("ECL") model for recognising impairment loss on financial assets measured at amortised cost, loan commitments, trade receivables and other contractual rights to receive cash or other financial asset.

The expected credit loss is a product of exposure at default, probability of default and loss given default. The Company has devised an internal model to evaluate the probability of default and loss given default based on the parameters set out in Ind AS 109. The Company has a dedicated Asset Monitoring team which evaluates asset performance on a continued basis to flag of early warning signals. Probability of default have been adjusted with forward looking inputs from anticipated change in future macro-economic conditions to comply with IndAS 109. The forward looking macro-economic conditions based adjustment is driven through a multi linear regression model which forecasts systemic gross non-performing assets under baseline future economic scenarios. Accordingly, the financial instruments are classified into Stage 1 – Standard Assets with zero to thirty days past due (DPD), Stage 2 – Significant Credit Deterioration or overdue between 31 to 90 days and Stage 3 – Default Assets with overdue for more than 90 days. The Company also takes into account the below qualitative parameters in determining the increase in credit risk for the financial assets:

1) Significant negative deviation in the business plan of the borrower
2) Internal rating downgrade for the borrower or the project
3) Current and expected financial performance of the borrower
4) Need for refinance of loan due to change in cash flow of the project
5) Significant decrease in the value of collateral
6) Change in market conditions and industry trends

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Chartered Accountants

Piramal Capital & Housing Finance Ltd.

(Currency : Rs in lakhs)

	As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
3 Cash and cash equivalents			
Cash on hand	-	1	-
Balances with banks in current accounts	41,031	26,437	100
Fixed deposits (with maturity less than 3 months)	200	1,28,900	-
Total	**41,231**	1,55,338	100
4 Bank balances other than (a) above			
Fixed deposits maturing within next 12 months	2,405	-	1,500
Total	**2,405**	-	1,500
5 Loans			
Loans within India			
Term loan to borrowers - at amortised cost			
- Secured by tangible assets, considered good	30,70,471	19,40,115	-
Less: Allowance for impairment loss (expected credit loss allowance)	(39,498)	(32,046)	-
Term loan to borrowers - at FVTPL			
- Secured by tangible assets, considered good	29,295	22,382	-
Term loan to borrowers - at amortised cost			
- Unsecured, considered good	-	1,998	-
Less: Allowance for impairment loss (expected credit loss allowance)	-	(9)	-
Term loan to borrowers - at amortised cost			
- Significant increase in Credit Risk	20,741	5,926	-
Less: Allowance for impairment loss (expected credit loss allowance)	(2,486)	(158)	-
Term loan to borrowers - at amortised cost			
- Credit impaired	13,956	7,819	-
Less: Allowance for impairment loss (expected credit loss allowance)	(8,747)	(7,819)	-
Total	**30,83,732**	19,38,208	-

B S R & Co. LLP 5th Floor Lodha Excelus Apollo Mills Compound N. M. Joshi Marg Mahalaxmi Mumbai-400011 India Chartered Accountants

Piramal Capital ... Ltd.

(Currency : Rs in lakhs)

6 Investments

	As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
Investments within India			
Measured at Amortised Cost			
Quoted Investments (at fully paid)			
Redeemable Non Convertible Debentures	72,642	1,03,078	-
Total	**72,642**	1,03,078	-
Measured at Amortised Cost			
Unquoted Investments (at fully paid)			
Redeemable Non Convertible Debentures	8,80,903	11,48,958	-
Less: Allowance for impairment loss (expected credit loss allowance)	(15,877)	(21,192)	-
Total	**8,65,026**	11,27,766	-
Instruments at Fair Value through Profit & Loss			
Quoted Investments (at fully paid)			
Redeemable Non Convertible Debentures	15,258	25,666	-
Total	**15,258**	25,666	-
Instruments at Fair Value through Profit & Loss			
Quoted Investments (at fully paid)			
Investment in Mutual Funds	-	2,701	-
Total	-	2,701	-
Total Investments	**9,52,926**	12,59,211	-
Aggregated book value of quoted investments	**87,900**	1,31,445	-
Aggregated market value of quoted investments	**87,900**	1,31,445	-
Aggregated book value of unquoted investments	**8,80,903**	11,48,958	-
Aggregated amount of impairment in value of investments	-	-	-

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India
Chartered Accountants

Piramal Capital & Housing Finance Ltd.

Piramal Capital & Housing Finance Limited
(formerly known as Piramal Housing Finance Limited)

Notes to the Standalone Financial Statements *(Continued)*
as at March 31, 2019

(Currency : Rs in lakhs)

		As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
7	**Other financial assets**			
	Interest receivable	43	1,395	7
	Security deposits	79,809	555	-
	Other receivable	667	976	-
	To related parties			
	Unsecured, considered good			
	Piramal Securities Limited	18	-	-
	Piramal Enterprises Limited	-	745	-
	Total other financial asset	80,537	3,671	7
8	**Current tax assets (Net)**			
	Advance Tax (net of Provision of Rs.94,531/-, 31 March 2018 Rs. 31,139/-)	6,325	1,998	1
	Total current tax assets (net)	6,325	1,998	1

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(Currency : Rs in lakhs)

	As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
9 Deferred tax			
Deferred tax assets (net)	3,359	29,776	-
Deferred tax liabilities (net)	-	-	1

Particulars	Opening balance as at March 31, 2018	Recognised in profit or loss	Recognised in Other Comprehensive Income	Closing balance as at March 31, 2019
Movement in deferred tax assets:				
Depreciation on property, plant and equipment	16	70	-	86
Depreciation on intangible assets	(44,500)	(79,704)	-	(1,24,204)
Preliminary Expenses	92	(34)	-	58
Provision for compensated absence	124	109	-	233
Provision for Gratuity	207	56	55	318
Provision on loans and investments as per ECL	20,939	4,537	-	25,476
Business Loss	44,550	(39,552)	-	4,998
Unabsorbed depreciation	443	44,229	-	44,672
Lease straightlining	13	37	-	50
Gain on fair valuation	(342)	299	-	(43)
Net fair value changes on foreign currency loan	(414)	414	-	0
Deferrement of interest income due to EIR	9,956	(4,391)	-	5,566
Deferrement of interest expense due to EIR	(1,308)	(2,813)	-	(4,120)
Unamortised Processing fees paid to Piramal Enterprises Limited	-	(1,104)	-	(1,104)
Stamp duty on Amalgamation allowable u/s 35DD	-	914	-	914
MAT Credit Entilement	-	50,460	-	50,460
	29,776	(26,473)	55	3,359

Particulars	Opening balance as at April 1, 2017	Recognised in profit or loss	Acquisition through business combination	Closing balance as at March 31, 2018
Movement in deferred tax assets:				
Depreciation on property, plant and equipment	(1)	(26)	43	16
Depreciation on intangible assets	-	(44,500)	-	(44,500)
Preliminary Expenses	-	92	-	92
Provision for compensated absence	-	22	102	124
Provision for gratuity	-	29	178	207
Provision on loans and investments as per ECL	-	(761)	21,700	20,939
Business Loss	-	44,550	-	44,550
Unabsorbed depreciation	-	443	-	443
Lease straightlining	-	-	13	13
Gain on fair valuation	-	(342)	-	(342)
Net fair value changes on foreign currency loan	-	(1,181)	767	(414)
Deferrement of interest income due to EIR	-	7,797	2,159	9,956
Deferrement of interest expense due to EIR	-	(1,917)	609	(1,308)
	(1)	4,206	25,571	29,776

	As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
10 Other non-financial assets			
Capital Advance	828	-	-
Preliminary expenses	-	-	276
Cenvat credit receivable	3,572	219	-
Prepaid expenses	370	346	-
Advance for expenses	10	78	-
Advance processing fees paid	5,677	642	-
Total Other non-financial assets	10,457	1,285	276

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Notes to the Standalone Financial Statements *(Continued)*
as at March 31, 2019

(Currency : Rs in lakhs)

11 Property, plant and equipment, Intangible Assets and Intangibles under development

Particulars	Cost					Accumulated Depreciation / Amortisation				Net Carrying Amount
	Opening As at April 1, 2018	Acquisition through business combination	Additions during the year	Deductions	As at March 31, 2019 (A)	Opening As at April 1, 2018	Charge for the year	Deductions	As at March 31, 2019 (B)	As at March 31, 2019 (A-B)
Tangible Assets										
Land and Building	30	-	-	-	30	-	-	-	-	30
Office Equipment	180	-	332	-	512	12	86	-	98	414
Computer	266	-	316	10	571	28	145	2	171	400
Computer Server	142	-	156	-	298	10	42	-	52	246
Furniture	286	-	11	-	297	10	29	-	39	258
Motor Car	-	-	239	-	239	-	19	-	19	221
Leasehold Improvements	560	-	1,447	-	2,007	26	355	-	381	1,627
Other income										
Total (I)	1,464	-	2,503	10	3,956	86	675	2	760	3,196
Intangible Asset										
Goodwill on amalgamation	10,21,429	-	4,251	-	10,25,680	-	-	-	-	10,25,680
Computer software	29	-	45	-	75	-	6	-	6	69
Total (II)	10,21,458	-	4,296	-	10,25,755	-	6	-	6	10,25,749
Intangibles under development (III)	1,690	-	640	-	2,330	-	-	-	-	2,330
Grand Total (I+II+III)	10,24,612	-	7,439	10	10,32,041	86	681	2	766	10,31,276

Particulars	Cost					Accumulated Depreciation / Amortisation				Net Carrying Amount
	Opening As at April 1, 2017	Acquisition through business combination	Additions during the year	Deductions	As at March 31, 2018 (A)	Opening As at April 1, 2017	Charge for the year	Deductions	As at March 31, 2018 (B)	As at March 31, 2018 (A-B)
Tangible Assets										
Land and Building	-	16	14	-	30	-	-	-	-	30
Office Equipment	1	49	130	-	180	-	12	-	12	168
Computer	7	97	162	-	266	-	28	-	28	238
Computer Server	-	30	112	-	142	-	10	-	10	132
Furniture	-	62	224	-	286	-	10	-	10	276
Leasehold Improvements	-	296	264	-	560	-	26	-	26	534
Total (I)	8	550	906	-	1,464	-	86	-	86	1,378
Intangible Asset										
Goodwill on amalgamation	-	10,21,429	-	-	10,21,429	-	-	-	-	10,21,429
Computer software	-	29	-	-	29	-	-	-	-	29
Total (II)	-	10,21,458	-	-	10,21,458	-	-	-	-	10,21,458
Intangibles under development (III)	-	1,578	112	-	1,690	-	-	-	-	1,690
Grand Total (I+II+III)	8	10,23,586	1,018	-	10,24,612	-	86	-	86	10,24,526

Notes to the Standalone Financial Statements *(Continued)*
as at March 31, 2019

(Currency : Rs in lakhs)

		As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
12	**Trade payables**			
(i)	Total outstanding dues of micro enterprises and small enterprises	-	-	-
(ii)	Total outstanding dues of creditors other than micro enterprises and small enterprises	2,753	1,258	6
(iii)	Trade payables to related parties (refer note 40)	5,273	1,182	284
	Total	**8,026**	2,440	290
13	**Debt Securities**			
	Debt securities in India			
	Measured at amortised cost			
	Redeemable Non Convertible Debentures (secured)	5,90,594	5,95,526	-
	Total	**5,90,594**	5,95,526	-
14	**Borrowings (Other than Debt Securities)**			
	Borrowings in India			
	Measured at amortised cost			
	Term Loans (secured)			
	-From banks	16,66,049	11,44,776	-
	-FCNR Loan	-	48,836	-
	-From others	50,074	24,989	-
	Loans repayable on demand (secured)			
	-From banks	2,26,103	68,759	-
	Commercial Paper (unsecured)	4,98,728	5,86,860	-
	Total	**24,40,954**	18,74,220	-
15	**Deposits**			
	Measured at amortised cost			
	Intercorporate deposit from related party (Unsecured)	-	75,000	100
	Intercorporate deposit from Others (Secured)	1,50,000	-	-
	Total	**1,50,000**	75,000	100
16	**Subordinated Liabilities**			
	Subordinated Liabilities in India			
	Measured at amortised cost			
	Redeemable Non Convertible Debentures (unsecured)	49,313	49,236	-
	Total	**49,313**	49,236	-

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Notes to the Standalone Financial Statements *(Continued)*
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(Currency : Rs in lakhs)

13. Debt Securities

A. Redeemable Non Convertible Debentures (secured)

Particulars	Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2019	Principal Outstanding as at March 31, 2018	Principal Outstanding as at April 1, 2017	Maturity Due Date	First Instalment payment date
10,000 (payable on maturity) 9.35% Secured , Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having face value of Rs. 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 1093 days from the date of allotment ; with put option	-	1,00,000	-	19-Jul-19	NA
250 (payable annually) 8.50% Secured , Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having face value of Rs. 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 1093 days from the date of allotment.	2,500	2,500	-	22-Nov-19	NA
3,000 (payable annually) 9.57% Secured Rated, Unlisted, Redeemable Non Convertible Debentures (NCD's) each having face value of Rs. 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 1001 days from the date of allotment.	-	30,000	-	08-Mar-19	NA
3,500 (payable annually) 9.25% Secured , Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having face value of Rs. 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 728 days from the date of allotment.	-	35,000	-	10-Aug-18	NA
50 (payable annually) 8.95% Secured Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having face value of Rs. 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 2555 days from the date of allotment.	500	500	-	08-Mar-24	NA
2,000 (payable on maturity) 8.85% Secured Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having face value of Rs. 1,000,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 1152 days from the date of allotment	20,000	20,000	-	25-May-20	NA
1,500 (payable annually) 9.05% Secured Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having face value of Rs. 1,000,000 ; with 50% partly paid and issued	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 1093 days from the date of allotment ; with a put option	10,000	75,000	-	09-Aug-19	NA
4400 (payable on maturity) 8.85% Secured,Rated, Listed, redeemable Non Convertible Debentures (NCD's) each having a face value of Rs 1000000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 1154 days from the date of allotment	44,000	44,000	-	03-Jun-20	NA
500 (payable annually) 8.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 729 days from the date of allotment	5,000	5,000	-	19-Apr-19	NA
250 (payable annually) 8.75% Secured, Rated, Listed , Redeemable Non Convertible Debentures (NCD's) each having a face value of Rs. 1000000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 2556 days from the date of allotment	2,500	2,500	-	03-May-24	NA
500 (payable annually) 8.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 729 days from the date of allotment	5,000	5,000	-	07-Jun-19	NA
500 (payable annually) 8.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 729 days from the date of allotment	5,000	5,000	-	07-Jun-19	NA
250 (payable annually) 8.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of face value Rs 1000000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 729 days from the date of allotment	2,500	2,500	-	07-Jun-19	NA
150 (payable annually) 8.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of face value Rs 1000000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 729 days from the date of allotment	1,500	1,500	-	07-Jun-19	NA
500 (payable annually) 8.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are repayable after 728 days from the date of allotment	5,000	5,000	-	14-Jun-19	NA
950 (payable annually) 8.35% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after three years from the date of allotment	9,500	9,500	-	14-Jul-20	NA
500 (payable annually) 9.05% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 725 days from the date of allotment	-	5,000	-	09-Aug-19	NA
1750 (payable annually) 9.05% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of face value Rs 1000000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 725 days from the date of allotment	-	17,500	-	09-Aug-19	NA
5250 (payable annually) 9.05% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCDs) each of face value Rs1000000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 725 days from the date of allotment	20,000	52,500	-	09-Aug-19	NA

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Notes to the Standalone Financial Statements *(Continued)*
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13. Debt Securities *(Continued)*

A. Redeemable Non Convertible Debentures (secured)

Particulars	Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2019	Principal Outstanding as at March 31, 2018	Principal Outstanding as at April 1, 2017	Maturity Due Date	First Instalment payment date
500 (payable annually) 8.35% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after three years from the date of allotment	5,000	5,000	-	04-Aug-20	NA
500 (payable annually) 8.35% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after three years from the date of allotment	5,000	5,000	-	04-Aug-20	NA
250 (payable annually) 8.35% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after three years from the date of allotment	2,500	2,500	-	04-Aug-20	NA
5000 (payable annually) 8.07% Secured, Rated , Listed, Redeemable Non Convertible Debentures (NCD's) each having a face value of Rs. 1000000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are repayable after 1096 days from the deemed date of allotment	50,000	50,000	-	25-Sep-20	NA
1250 (payable annually) 8.10% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of face value Rs 1000000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are repayable after 1096 days from the date of allotment	12,500	12,500	-	29-Sep-20	NA
5000 (payable monthly) 7.96% Secured, Rated , Listed, Redeemable Non Convertible Debentures (NCD's) each having a face value of Rs. 1000000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are redeemable at par in three installments : 8th year-167 crore; 9th year-167crore; 10th year-166 crore	50,000	50,000	-	20-Sep-27	19-Sep-25
150 (payable annually) 7.96% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are repayable after 1094 days from the date of allotment	1,500	1,500	-	06-Nov-20	NA
1000 (payable annually) 7.96% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are repayable after 1094 days from the date of allotment	10,000	10,000	-	06-Nov-20	NA
350 (payable annually) 9.25% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are repayable after 2555 days from the date of allotment	3,500	-	-	03-Oct-25	NA
250 (payable annually) 9.75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are repayable after 1826 days from the date of allotment	2,500	-	-	02-Nov-23	NA
5000 (payable annually) 9.27% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are redeemable at par in three installments : 8th year-167 crore; 9th year-167crore; 10th year-166 crore	50,000	-	-	19-Dec-28	18-Dec-26
6500 (payable annually) 9.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after three years and three months from the date of allotment	65,000	-	-	15-Apr-22	NA
1000 (payable annually) 9.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after three years three months and forteen days from the date of allotment	10,000	-	-	29-Apr-22	NA
500 (payable annually) 9.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after three years and three months from the date of allotment	5,000	-	-	21-Apr-22	NA
2000 (payable annually) 9.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after three years three months and forteen days from the date of allotment	20,000	-	-	06-May-22	NA
5000 (payable annually) 9.51% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after eight years from the date of allotment	50,000	-	-	11-Mar-27	NA
5000 (payable annually) 9.51% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after Nine years from the date of allotment	50,000	-	-	10-Mar-28	NA
5000 (payable annually) 9.51% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1000000 each	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after Ten years from the date of allotment	50,000	-	-	09-Mar-29	NA

The rate of interest for the above loans are in the range of 7.96% to 9.75% per annum

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14. Borrowings (Other than Debt Securities)

B. 1. Rupee Term Loan from Banks

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2019	Principal Outstanding as at March 31, 2018	Principal Outstanding as at April 1, 2017	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable quarterly installments starting after twelve months from initial drawdown date	625	1,875	-	31-Jul-19	31-Oct-15
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable quarterly installments starting after twelve months from initial drawdown date	1,000	1,250	-	20-Feb-20	20-Feb-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable quarterly installments starting after twelve months from initial drawdown date	750	750	-	04-Mar-20	04-Jun-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in ten equal half yearly installments with moratorium period of one year from drawdown date	7,500	12,500	-	17-Jun-20	17-Dec-17
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in twelve equal quarterly installments commencing from 27 month of drawdown date	25,000	25,000	-	15-Mar-22	30-Jun-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in twelve equal monthly installments after the moratorium period of 24 month from the date of drawdown	25,000	25,000	-	26-Mar-20	26-Apr-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in Fifteen months from drawdown date	-	45,000	-	28-Feb-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in ten equal quarterly installments commencing from 21st month from date of drawdown	60,000	75,000	-	30-Mar-21	31-Dec-18
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in three years from drawdown date	20,000	20,000	-	06-Mar-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in three years from drawdown date	50,000	50,000	-	30-Mar-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in twelve quarterly installments Commencing from 24th month from date of drawdown	1,25,000	1,25,000	-	09-Mar-22	09-Jun-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in half yearly installments Commencing from one year from date of drawdown	8,333	10,000	-	26-Apr-21	26-Oct-18
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in half yearly installments Commencing from one year from date of drawdown	4,167	5,000	-	26-Apr-21	26-Oct-20
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in three years from drawdown date	20,000	20,000	-	18-Sep-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in eight equal quarterly installments commencing after the moratorium period of two years from the date of drawdown	20,000	20,000	-	17-Sep-21	18-Dec-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in six equal quarterly installments commencing from 7 quarter of date of drawdown	30,000	30,000	-	25-Sep-20	21-Jun-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in twelve equal quarterly installments commencing from 25 months from date of drawdown	10,000	10,000	-	27-Jun-22	30-Sep-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in three years from the date of drawdown	-	30,000	-	29-Sep-19	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in twelve quarterly installments Commencing from 24th month of date of drawdown	25,000	25,000	-	09-Mar-22	09-Jun-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in ten equal quarterly installments commencing from 21st month from date of drawdown	12,500	12,500	-	02-Aug-21	02-May-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in eight equal quarterly installments commencing from 15th month from date of drawdown	3,750	5,000	-	18-Aug-20	16-Nov-18
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in sixteen quarterly installlments with a holiday period of 1 year from the drawdown date.	43,750	50,000	-	28-Aug-22	28-Mar-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in twelve equal monthly installments after the moratorium period of 24 months from the drawdown date	20,000	20,000	-	31-Aug-20	31-Aug-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in ten equal quarterly installments starting from 21st month from drawdown date	75,000	75,000	-	24-Sep-21	26-Jun-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in two years from drawdown date	-	25,000	-	29-Sep-19	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in four equal quarterly installments commencing from 27th month from the drawdown date	-	7,500	-	31-Aug-20	30-Nov-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in eighteen months from the date of drawdown	-	22,000	-	28-Jun-19	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in eight half yearly installments commencing after initial moratorium period of 12 months	13,125	15,000	-	30-Sep-22	26-Mar-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in twelve monthly installments, first 11 of 20.83 crore each and the 12th installment of 20.87 crore post holiday period of 24 months from drawdown date	25,000	25,000	-	18-Sep-20	18-Oct-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in three years from drawdown date	10,000	10,000	-	18-Sep-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in eight half yearly installments commencing after 12th month from the drawdown date	4,375	5,000	-	30-Sep-22	26-Mar-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in ten quarterly installments commencing from 21st month from the date of drawdown	15,000	15,000	-	06-Oct-21	06-Jul-19

Piramal Capital & Housing Finance Limited
(formerly known as Piramal Housing Finance Limited)

Notes to the Standalone Financial Statements *(Continued)*
as at March 31, 2019

(Currency : Rs in lakhs)

14. Borrowings (Other than Debt Securities) *(Continued)*

B. 1. Rupee Term Loan from Banks

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2019	Principal Outstanding as at March 31, 2018	Principal Outstanding as at April 1, 2017	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in eight equal quarterly installments commencing after a moratorium of 2 years from the date of drawdown	10,000	10,000	-	17-Sep-21	18-Dec-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in twelve equal monthly installments commencing after a moratorium period of 24 months from the date of drawdown	5,000	5,000	-	30-Nov-20	31-Dec-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in twelve equal monthly installments commencing after a moratorium period of 24 months from the date of drawdown	15,000	15,000	-	30-Nov-20	31-Dec-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in ten quarterly installments commencing from 21st month from the date of drawdown	7,500	7,500	-	21-Dec-21	21-Sep-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in ten quarterly installments commencing from 21st month from the date of drawdown	15,000	15,000	-	27-Dec-21	27-Sep-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in four equal quarterly installments commencing from 13th month of drawdown date	18,750	25,000	-	28-Dec-19	28-Mar-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in sixteen equal quarterly installments commencing from 13th month of drawdown date	46,875	50,000	-	28-Dec-22	28-Nov-18
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in twelve equal monthly installments commencing after moratorium of 24 months from the date of drawdown	10,000	10,000	-	30-Nov-20	31-Dec-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in ten quarterly installments commencing from 21st month from the date of drawdown	37,500	37,500	-	11-Feb-22	11-Nov-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in nineteen quarterly installments commencing after a moratorium period of 3 months from the date of drawdown	16,842	20,000		28-Feb-23	31-Aug-18
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in six equal half yearly installments with moratorium period of one year from drawdown date	30,000	30,000	-	31-Mar-22	30-Sep-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 15 months from drawdown date	-	16,500	-	25-Jun-19	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 15 months from drawdown date	-	16,500	-	25-Jun-19	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in three years from drawdown date	-	20,000	-	15-Apr-19	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in twelve equal monthly installments commencing post moratorium period of 2 years from the drawdown date	5,000	5,000	-	28-Feb-21	31-Mar-20
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 12 months from drawdown date	5,000	-	-	12-Nov-19	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in eighteen months from drawdown date	-	10,000	-	11-Sep-19	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in eighteen months from drawdown date	-	10,000	-	19-Sep-19	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in eight quarterly installments commencing after a moratorium period of 12 months from the date of first disbursement	30,000	30,000	-	26-Mar-21	28-Jun-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayment in equal half yearly installments	8,750	-	-	20-Apr-22	20-Oct-18
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in two years from drawdown date	20,000	-	-	26-Jun-20	26-Jun-20
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 18 months from drawdown date	25,000	-	-	30-Jan-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in three years from drawdown date	30,000	-	-	10-Aug-21	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 18 months from drawdown date	10,000	-	-	21-Mar-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 18 months from drawdown date	10,000	-	-	25-Mar-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 18 months from drawdown date	10,000	-	-	27-Mar-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 18 months from drawdown date	7,500	-	-	24-Mar-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayment of principle to be repaid in 18 quarterly installment after moratorium period of 6 months from the date of 1st drawdown	2,00,000	-	-	31-Oct-23	31-Jul-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayment of principle to be repaid in 12 quarterly installment of Rs. 41.67 Crs after moratorium period of 6 months from the date of 1st drawdown	50,000	-	-	26-May-22	26-Aug-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayment of principle to be repaid in 16 quarterly installment of Rs. 6.23 Crs after moratorium period of 3 months from the date of 1st drawdown	20,000	-	-	27-Mar-23	27-Jun-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 10 months from 21 month of each drawdown date	46,874	-	-	29-Dec-22	29-Jan-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 6 equal semi annual instalment after 12 months from drawdown date	20,000	-	-	31-Dec-22	30-Jun-20

Piramal Capital & Housing Finance Limited
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Notes to the Standalone Financial Statements *(Continued)*
as at March 31, 2019

(Currency : Rs in lakhs)

14. Borrowings (Other than Debt Securities) *(Continued)*

B. 1. Rupee Term Loan from Banks

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2019	Principal Outstanding as at March 31, 2018	Principal Outstanding as at April 1, 2017	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 18 months from drawdown date	40,500	-	-	07-Jul-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 35 months from drawdown date	25,000	-	-	31-Dec-21	29-Feb-20
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayment of principle to be repaid in 47 equal monthly installment of Rs. 10.41 Crs and Rs. 10.73Crs on 48th installment after drawdown	48,958	-	-	02-Feb-23	02-Mar-19
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 18 months from drawdown date	15,900	-	-	21-Aug-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 24 months from drawdown date	25,000	-	-	19-Feb-21	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 15 months from drawdown date	10,000	-	-	09-Jun-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 15 months from drawdown date	10,000	-	-	10-Jun-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 15 months from drawdown date	10,000	-	-	11-Jun-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Reapayment of Principle to be repaid in 12 equal quarter installment of Rs. 25 Crs after moratium period of the 2 years from the date of drawdown	30,000	-	-	31-Mar-24	30-Jun-21
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 4 year from drawdown date	10,000	-	-	26-Mar-23	26-Sep-20
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 15 months from drawdown date	20,000	-	-	25-Jun-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 15 months from drawdown date	25,000	-	-	26-Jun-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 13 months from drawdown date	25,000	-	-	28-Apr-20	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 13 months from drawdown date	10,000	-	-	29-Apr-20	NA

The rate of interest for the above loans are in the range of 8.30% to 10.70% per annum

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(Currency : Rs in lakhs)

14. Borrowings (Other than Debt Securities) *(Continued)*

B. Foreign Currency Non Repatriable Loans:

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2019	Principal Outstanding as at March 31, 2018	Principal Outstanding as at April 1, 2017	Maturity Due Date	First Instalment payment date
First pari-passu charge on the movable assets including receivables present and future	Repayable in two years from drawdown date	-	25,000	-	18-Jun-18	NA
First pari-passu charge on the standard assets including receivables present and future	Repayable in two years from drawdown date	-	25,000	-	15-Jun-18	NA

The rate of interest for the above loans are in the range of 9.60% to 9.75% per annum

B.3. Term Loan from others:

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2019	Principal Outstanding as at March 31, 2018	Principal Outstanding as at March 31, 2017	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation created over secured assets	Repayable in five equal quarterly installments commencing 24 Month from the date of first disbursement	10,000	25,000	-	29-Jul-19	29-Jul-18
First pari-passu charge by way of hypothecation created over secured assets	Repayable in 21 month from drawdown date	-	-	-	26-Apr-21	26-Oct-18
First pari-passu charge by way of hypothecation created over secured assets	Repayable in 378 days from drawdown date	20,000	-	-	04-Oct-19	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayment at end of 10th month Rs. 30 crs, 11th month Rs. 50crs and 12 month Rs 120 crs	20,000	-	-	19-Feb-20	19-Dec-19

The rate of interest for the above loans are in the range of 9.50% to 10.50% per annum

B.4. Loans repayable on demand (secured):

Nature of Security	Principal Outstanding as at March 31, 2019	Principal Outstanding as at March 31, 2018	Principal Outstanding as at April 1, 2017
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	30,000	30,000	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	5,000	5,000	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	10,000	5,000	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	-	5,000	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	20,000	20,000	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	3,000	-	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	10,000	-	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	10,000	-	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	7,000	-	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	1,400	-	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	800	-	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	10,000	-	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	1,350	-	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	1,00,000	-	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	15,000	-	-
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	1,500	-	-

The rate of interest for the above loans are in the range of 8.10% to 11.50% per annum

B5. Commercial Paper

Particulars	Terms of Repayment	Principal Outstanding as at March 31, 2019	Principal Outstanding as at March 31, 2018	Principal Outstanding as at April 1, 2017	Maturity Due Date
Commercial Paper	Repayable within 365 days from date of disbursement	4,98,728	4,98,157	5,56,615	Various

The rate of interest for the above loans are in the range of 6.65% to 9.25% per annum

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Piramal Capital & Housing Finance Ltd.

Piramal Capital & Housing Finance Limited
(formerly known as Piramal Housing Finance Limited)

Notes to the Standalone Financial Statements *(Continued)*
as at March 31, 2019

(Currency : Rs in lakhs)
15. Intercorporate Deposit :

Intercorporate deposit from related party (Unsecured)

Particulars	Terms of Repayment	Principal Outstanding as at March 31, 2019	Principal Outstanding as at March 31, 2018	Principal Outstanding as at April 1, 2017	Maturity Due Date	First Instalment payment date
Intercorporate Deposit	Repayable in Eighteen months from drawdown date	-	75,000	100	29-Apr-20	NA

The rate of interest for the above loans are in the range of 8.25% to 9.25% per annum

Intercorporate deposit from Others (Secured)

Particulars	Terms of Repayment	Principal Outstanding as at March 31, 2019	Principal Outstanding as at March 31, 2018	Principal Outstanding as at April 1, 2017	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 6 months from drawdown date	50,000	-	-	10-Jun-19	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 6 months from drawdown date	50,000	-	-	12-Jun-19	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts ,present and future	Repayable in 6 months from drawdown date	50,000	-	-	29-May-19	NA

The effective costs for the above loans is 9.50% to 9.75% per annum

16. Subordinated Liabilities :
Redeemable Non Convertible Debentures (unsecured)

Particulars	Terms of Repayment	Principal Outstanding as at March 31, 2019	Principal Outstanding as at March 31, 2018	Principal Outstanding as at April 1, 2017	Maturity Due Date	First Instalment payment date
5,000 (payable annually) 9.55% Unsecured, Subordinated, Tier II, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having face value of Rs. 10,00,000	The NCD's are repayable after 10 years from the date of allotment	50,000	50,000	-	08-Mar-27	NA

The rate of interest for the above loans is 9.55% per annum

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Piramal Capital & Housing Finance Limited
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Notes to the Standalone Financial Statements (Continued)
as at March 31, 2019

(Currency : Rs in lakhs)

		As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
17	**Other financial liabilities**			
	Lease equalisation	142	50	-
	Payable to employees	5,227	4,638	-
	Forward Contract Payable (refer note 45)	-	1,624	-
	Total	**5,369**	6,312	-
18	**Current tax liabilities**			
	Provision for tax (net of advance tax of Rs. 3,484/-, 31 March 2018 Rs. 66,544/-)	78	409	-
	Total	**78**	409	-
19	**Provisions**			
	Provision for Employee Benefits			
	Gratuity (refer Note 41)	911	591	-
	Compensated absence	667	381	-
	Provision on Commitments (refer note 37 (a) and 44.3(b))	8,693	1,099	-
	Total provisions	**10,271**	2,071	-
20	**Other non- financial liabilities**			
	Statutory dues payable	2,809	575	-
	Advance received	1,748	884	-
	Total	**4,557**	1,459	-

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Notes to the Standalone Financial Statements *(Continued)*
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(Currency : Rs in lakhs)

21 Equity Share Capital

	As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
Authorized share capital:			
Opening balance:	5,70,200	30,000	30,000
'25,000,000,000 (31 March 2018: 300,000,000) equity shares of INR 10 each			
Additions during the year	19,29,800	40,000	-
Add: Pursuant to the scheme of Merger (Refer Note 39)	-	5,00,200	-
Total	**25,00,000**	5,70,200	30,000

Note- The Company has increased its Authorised Share Capital to Rs. 19,99,800 lakhs w.e.f. May 02, 2018. Thus, w.e.f. the Effective Date, i.e. May 23, 2018, the Authorised Share Capital of the Company shall be Rs 2,500,000 lakhs.

Issued, subscribed and paid up capital:			
Opening balance	-	1,500	1,500
Add: issued during the year	18,04,452	30,000	-
Less: Cancelled during the year on account of merger	-	(31,500)	-
Total	18,04,452	-	1,500

Particulars of shareholder holding more than 5% shares of a class of shares

Name of the shareholder	March 31, 2019	March 31, 2018	April 1, 2017
Piramal Enterprises Limited (100% holding company)	18,04,452	-	-
Piramal Finance Limited (100% holding company)	-	-	1,500

Rights, preferences and restrictions attached to shares

Equity shares
(i) The Company has one class of equity shares having a par value of Rs. 10 per share. Each holder of equity share is entitled for one vote per share. There are no restriction on payment of dividend to equity shareholders. Upon winding up of the company, the holders of equity share will be entitled to receive balance 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.
(ii) 1804452 (31 March 2018: Nil; 1 April 2017 : Nil) equity share of INR 10 each issued as fully paid for consideration other than cash. (refer note 39)

22 Other equity

	As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
Equity share capital suspense (refer note 22.1)	-	18,04,452	-
Capital Reserve (refer note 22.2)	3	3	-
Statutory reserve fund (refer note 22.3)	28,852	-	-
Retained earnings (refer note 22.4)	1,19,779	4,476	1
Total	1,48,634	18,08,931	1

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(Currency : Rs in lakhs)

		As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
		As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
22.1	**Equity share capital suspense**			
	Opening balance	18,04,452	-	-
	Addition during the year (refer note 39)	(18,04,452)	18,04,452	-
	Closing Balance	-	18,04,452	-
22.2	**Capital reserve**			
	Opening balance	3	-	-
	Addition during the year (refer note 39)	-	3	-
	Closing Balance	**3**	3	-
22.3	**Statutory reserve fund**			
	Reserve fund U/s 29C of the NHB Act, 1987			
	Opening Balance	-	-	-
	Addition during the year	28,852	-	-
	Closing Balance	**28,852**	-	-

Reserve Fund is required to be maintained u/s 29C of the NHB Act, 1987 for Housing Finance Companies. During the current year ended March 31, 2019, the Company has transferred an amount of Rs. 28,852 (31 March 2018 Rs. Nil lakhs), being 20% of profit after tax.

22.4	**Retained earnings**			
	Opening Balance	4,476	1	-
	Net profit for the year	1,44,258	4,475	1
	Other comprehensive income arising from remeasurement of defined benefit obligation net of income tax	(104)	-	-
	Less: Transfer to statutory reserve fund	(28,852)	-	-
	Closing Balance	**1,19,778**	4,476	1

The amount that can be distributed by the Company as dividends to its equity shareholders is determined based on the financial statements of the Company and also considering the requirements of the Companies Act, 2013. Thus, the amounts reported above are not distributable in entirely. No dividend is declared till date to the shareholders of the Company.

(Currency : Rs in lakhs)

		Year ended **March 31, 2019**	Year ended March 31, 2018
	Revenue from operations		
23	**Interest income**		
	Interest income measured at amortised cost:		
	- on investments	1,36,130	526
	- on loans and advances	3,98,771	3,647
	Interest income- on investments mandatorily measured at FVTPL	7,065	17
	Interest income on Fixed deposits	4,498	56
	Total Interest income	**5,46,464**	4,246
24	**Fees and commission Income**		
	Other financial services:		
	- processing / arranger fees	4,372	-
	Total Fees and commission Income	**4,372**	-
25	**Others**		
	Short term capital gain on mutual fund	2,032	374
	Total other income	**2,032**	374
	Total	**5,52,869**	4,620
26	**Other income**		
	Other non-operating income	4,244	2
	Write back of provision	-	2,167
		4,244	2,169
	Expenses		
27	**Finance cost**		
	Interest expense measured at amortised cost:		
	Interest on deposits	21,348	-
	Interest on borrowings	1,99,037	1,594
	Interest on debt securities	50,845	-
	Interest on subordinated liabilities	4,852	-
		2,76,082	1,594
28	**Fees and commission expense**		
	Other borrowing cost	7,714	35
		7,714	35

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Piramal Capital & Housing Finance Ltd.

Piramal Capital & Housing Finance Limited
(formerly known as Piramal Housing Finance Limited)

Notes to the Standalone Financial Statements *(Continued)*
for the year ended March 31, 2019

(Currency : Rs in lakhs)

		Year ended **March 31, 2019**	Year ended March 31, 2018
29	**Net loss on fair value changes**		
	Loss on investments measured at FVTPL	855	-
		855	-
30	**Employee benefits expense**		
	Salaries and wages	18,001	1,711
	Contribution to provident and other fund	515	49
	Provision for leave encashment	317	88
	Staff welfare expenses	535	98
	Provision for gratuity	203	84
		19,571	2,030
31	**Impairment on financial instruments**		
	On Financial instruments measured at Amortised Cost		
	Loans	10,698	-
	Investments	(5,314)	-
	Commitments	7,594	-
		12,977	-
32	**Other expenses**		
	Corporate social responsibility expenses (refer note 49)	2,610	-
	Rent (refer note 35)	2,299	285
	Rates and taxes, excluding taxes on income	-	20
	Travelling and conveyance	629	83
	Legal and professional fees	6,613	393
	Royalty	2,419	-
	Electricity expense	199	36
	Repairs and maintenance - others	973	6
	Business Promotion and Advertisement Expenses	709	849
	Postage and communication	160	14
	Printing and stationery	153	30
	Other expenses	1,179	1,049
	Payments to auditors		
	- as auditor	40	10
	- for other services	132	-
	- for reimbursement of expenses	1	-
		18,116	2,775

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Piramal Capital & Housing Finance Ltd.

(Currency : Rs in lakhs)

	Year ended March 31, 2019	Year ended March 31, 2018
33 Income Taxes		
a. Recognised in Profit or Loss		
Current Tax		
In respect of the current year	**50,460**	-
Deferred Tax		
In respect of the current year	**26,473**	(4,206)
Total	**76,933**	(4,206)

b. The income tax expense for the year can be reconciled to the accounting profit as follows:

	Rs. in lakhs		Effective tax rate reconciliation	
	Year ended March 31, 2019	Year ended March 31, 2018	**Year ended March 31, 2019**	Year ended March 31, 2018
Profit before tax from continuing operations	2,21,191	269		
Income tax expense calculated at 34.944% (previous year at 34.608%)	77,293	93	34.94%	34.61%
Tax effect:				
Donation	912	-	0.41%	0.00%
Amalgamation related expenses	(1,218)	-	-0.55%	0.00%
Impact of change in method of deferred tax from profit or loss approach to balance sheet approach	-	(4,259)	0.00%	-1583.27%
Section 43B disallowance of AY 2018-19	(1,008)	-	-0.46%	0.00%
Effect of Loan book Transfer	954	-	0.43%	0.00%
Others	-	(40)	0.00%	-14.87%
Income tax expense recognised in profit or loss	**76,933**	(4,206)	**34.78%**	**-1563.53%**
Effective Tax Rate	**34.78%**	**-1563.53%**		

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Piramal Capital & Housing Finance Ltd.

Notes to the Standalone Financial Statements *(Continued)*
for the year ended March 31, 2019

(Currency : Rs in lakhs)

34 Earnings per share (EPS)

Basic and diluted EPS is computed in accordance with Ind AS 33 'Earnings Per Share' specified under section 133 of the Companies Act 2013.

The computation of earnings per share is set out below:

Description	As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
Net profit/ loss attributable to equity shareholders	1,44,258	4,475	1
Weighted average number of equity shares outstanding during the year for calculation of EPS	18,04,45,17,320	23,20,67,171	1,50,00,000
Basic and Diluted EPS of face value of INR 10	**0.80**	1.93	0.00

The basic and diluted EPS is same as there are no potential dilutive equity shares.

35 Operating lease

The Company's significant operating lease arrangements are mainly in respect of office/branch premises. The aggregate lease rentals payable on these leasing arrangements are charged as rent under "Other Expenses" in note 32.

These lease arrangements are for a period exceeding five years and are in most cases renewable by mutual consent, on mutually agreeable terms. The Company has placed a refundable deposit of Rs 1275 lakhs (P.Y. Rs. 528) in respect of these leasing arrangements.

	As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
Lease payments recognised in the statement of profit and loss	2,299	285	-
Future minimum lease payments for non-cancellable operating leases			
Not later than one year	2,276	1,398	-
Later than one year but not later than five years	5,403	2,796	-
Later than five years	907	-	-

36 Disclosure under Micro, Small and Medium Enterprises Development Act, 2006

Under the Micro, Small and Medium Enterprises Development Act, 2006, ('MSMED') which came into force from 2 October 2006, certain disclosures are required to be made relating to Micro, Small and Medium enterprises. On the basis of the information and records available with company including confirmations sought from suppliers on registration with specified authority under MSMED; no amounts relating to principal and interest were due or remained outstanding as at 31 March 2018. There have been no reported cases of delay in payments in excess of 45 days to micro, small and medium enterprises or of interest payments due to delay in such payments.

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(Currency : Rs in lakhs)

37(a) Contingent liabilities

Particulars	March 31, 2019	March 31, 2018	April 01, 2017
Claim against the Company not acknowledged as debt			
Dues towards Income Tax for AY 2012-2013	-	13	-
Dues towards Income Tax for AY 2014-2015	45	45	-
Dues towards Income Tax for AY 2015-2016	58	61	-
Letter of Comfort issued by the Company	44,917	1,01,946	-

The Company is of the view that the above demands may not devolve on the Company and hence no provision has been made.

The Company has a process whereby periodically all long term contracts are assessed for material foreseeable losses. At year end the Company has reviewed and ensured that adequate provision as required under any law / accounting standards for material foreseeable losses on such long term contracts has been made in the books of accounts.

The Company has also reviewed all its pending litigations and proceedings and has adequately provided for where provisions are required and disclosed the 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

The Company has given letter of comfort to unrelated parties in relation to to borrowing from banks. The term of the contract contains a minimum compensation payment to unrelated parties in the event of default.

There are numerous interpretative issues relating to the Supreme Court (SC) judgement dated 28th February, 2019, relating to components/allowances paid that need to be taken into account while computing an employer's contribution of provident fund under the EPF Act. The company is in the process of evaluating the method of computation of its PF contribution prospectively and would record any further effect in its financial statements, on receiving additional clarity on the subject.

37(b) Capital commitment

Particulars	March 31, 2019	March 31, 2018	April 01, 2017
Undisbursed loan commitments	86,465	37,528	-
Total	86,465	37,528	-

The undisbursed loan commitments represents the undrawn limits of the facilities sanctioned that are non-cancellable at sole and absolute discretion of the Company.

38 Segment reporting

The chief operational decision maker monitors its principle business segment i.e. 'financing segment' for the purpose of making decision about resource allocation and performance assessment. The Company is operating in a single reportable and geographical segment in accordance with Ind AS 108 - Operating Segments as notified u/s 133 of the Companies Act, 2013 and accordingly the same is not applicable to the Company.

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Piramal Capital & Housing Finance Ltd.

39 Amalgamation of Piramal Finance Limited and Piramal Capital Limited with Piramal Housing Finance Limited erstwhile Piramal Housing Finance Private Limited

1 The Board of Directors of Piramal Capital Limited (PCL) and the board of Directors of and Piramal Finance Limited (PFL) had at their respective meetings held on October 12, 2017, had approved the Scheme of Amalgamation ("Scheme") of PFL and PCL (together referred as "Transferor Companies") with Piramal Housing Finance Limited (PHFL) (referred as "Transferee Company") effective from March 31, 2018 ("Appointed date"). The National Company Law Tribunal , Mumbai Bench ("NCLT") at its hearing held on April 06, 2018, have sanctioned the Scheme of Amalgamation of the Transferor Companies PFL and PCL with the Transferee Company PHFL. The certified copy of the NCLT,sanctioning the Scheme was filed with the Registrar of Companies, Maharashtra, Mumbai on May 23, 2018 (the "Effective Date").

In accordance with the said Scheme and as per the approval of the National Company Law Tribunal :

a) The amalgamation has been accounted for under the "Purchase Method" as prescribed by AS 14 - Accounting for Amalgamations as specified under section 133 of the Companies Act 2013 and as per the specific provisions of the Scheme. Accordingly, the Scheme has been given effect to in these financial statements. All assets, liabilities, rights and obligations, income and expenditure of the Transferor Companies stand transferred to and vested in the Transferee Company.

b) The purchase consideration of Rs 1,804,452 lakhs for acquisition of Transferor Companies is being discharged by way of issue of 18,044,517,320 equity shares of Rs 10/- each at face value per share to the shareholder of PFL and PCL as per following share exchange ratio (without payment being received in cash).

i) 483 equity shares of face value of Rs. 10 each for every 100 equity shares of face value of Rs. 10 each held in PFL pre amalgamation.

ii) 1 equity shares of face value of Rs. 10 each for every 5 equity shares of face value of Rs. 2 each held in PCL pre amalgamation.

iii) Pending allotment, the face value of such shares has been shown as "Equity Share Suspense". The said shares have been allotted on the Effective Date.

2 Consequent to the Scheme becoming effective, net assets of Transferor Companies aggregating to Rs. 783,027 lakhs as at the Appointed date have been transferred to the Transferee Company at their respective fair values as determined by an independent Valuer. The balance amount of Rs 1,021,428 lakhs has been recorded as goodwill on amalgamation and Rs. 3 lakhs as capital reserve.

3 The Company has increased its Authorised Share Capital to Rs. 19,99,800 lakhs w.e.f. May 02, 2018. Thus, w.e.f. the Effective Date, i.e. May 23, 2018, the Authorised Share Capital of the Company shall be Rs 2,500,000 lakhs.

Break down of the purchase consideration into net assets and goodwill is as under:

(Rs. in Lakhs)

	Particulars	PFL	PCL	Total
I.	**Consideration paid for acquisition**	**18,04,252**	**200**	**18,04,452**
II.	**Net assets acquired on Appointed date**	**7,82,824**	**203**	**7,83,027**
III.	**Goodwill (I - II)**	**10,21,428**	**(3)**	**10,21,425**

4 The amalgamation has been accounted under the "Purchase Method" as prescribed by AS 14 - Accounting for Amalgamations as specified under section 133 of the Companies Act 2013 and as per the specific provisions of the Scheme. If the same would have been accounted as per IndAS 103 - Business Combinations, results would have been different.

5 Due to the amalgamation of Transferor Companies with the Transferee Company from Appointed date of March 31, 2018, the figures of the current year will not be comparable to the corresponding figures of the previous year.

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Notes to the Standalone Financial Statements *(Continued)*
for the year ended March 31, 2019

(Currency : Rs in lakhs)

40 Information in accordance with the requirements of Indian Accounting Standard 24 on Related Party Disclosures.

List of Related Parties

Ultimate holding companies

A. Holding companies

Piramal Enterprises Limited (w.e.f. 31 March 2018; Ultimate Holding Company upto 30 March 2018)
Piramal Finance Limited (upto 30 March 2018)

B. Fellow subsidiaries

Piramal Fund Management Private Limited
PHL Fininvest Private Limited
Piramal Securities Limited

C. Other related parties where common control exists

Aasan Corporate Solutions Private Limited
Brickex Advisors Private Limited
Gopikrishna Piramal Memorial Hospital
Piramal Corporate Services Private Limited
Piramal Foundation for Educational Leadership (till 20 March 2018)
Piramal Swasthya Management & Research Institute (till 20 March 2018)
Piramal Trusteeship Services Private Limited
Piramal Udgam Data Management Solution

D. Key Management Personnel

Mr Khushru Jijina (appointed as Managing Director w.e.f. 1 March 2017)

E Non-Executive/Independent Directors

Mr Deepak Satwalekar
Mr Suhail Nathani
Mr Harish Engineer

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40 **Information in accordance with the requirements of Indian Accounting Standard 24 on Related Party Disclosures. (Continued)**

F. **Details of transactions with related parties**

Details of Transactions	Holding Company		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Total	
	March 31, 2019	March 31, 2018	March 31, 2019	March 31, 2018	March 31, 2019	March 31, 2018	March 31, 2019	March 31, 2018	March 31, 2019	March 31, 2018
Rent paid										
- Piramal Enterprises Limited	1	1	-	-	-	-	-	-	1	1
- Aasan Corporate Solutions Private Limited	-	-	-	-	1,299	148	-	-	1,299	148
-Gopikrishna Piramal Memorial Hospital	-	-	-	-	22	-	-	-	22	-
TOTAL	1	1	-	-	1,320	148	-	-	1,322	149
Commission paid										
- Brickex Advisors Private Limited	-	-	-	-	1,113	167	-	-	1,113	167
TOTAL	-	-	-	-	1,113	167	-	-	1,113	167
Royalty Paid										
- Piramal Corporate Services Private Limited	-	-	-	-	2,569	-	-	-	2,569	-
TOTAL	-	-	-	-	2,569	-	-	-	2,569	-
Donation Given										
- Piramal Foundation for Educational Leadership	-	-	-	-	1,906	-	-	-	1,906	-
- Piramal Swasthya Management & Research Institute	-	-	-	-	704	-	-	-	704	-
- Piramal Udgam Data Management Solution	-	-	-	-	10	-	-	-	10	-
TOTAL	-	-	-	-	2,620	-	-	-	2,620	-
Processing Fees Paid										
- Piramal Enterprises Limited	793	-	-	-	-	-	-	-	793	-
TOTAL	793	-	-	-	-	-	-	-	793	-
Fees Paid										
- Piramal Trusteeship Services Private Limited	-	-	-	-	0	-	-	-	0.27	-
TOTAL	-	-	-	-	0	-	-	-	0.27	-
Reimbursement of expenses										
- Aasan Corporate Solutions Private Limited	-	-	-	-	-	14	-	-	-	14
- Piramal Fund Management Private Limited	-	-	-	2	-	-	-	-	-	2
- Piramal Corporate Services Private Limited	-	-	-	-	5	-	-	-	6	-
- Piramal Enterprises Limited	16	-	-	-	-	-	-	-	16	-
TOTAL	16	-	-	2	6	14	-	-	22	16
Remuneration to KMP										
- Mr Khushru Jijina	-	-	-	-	-	-	1,738	4	1,738	4
-Sitting Fees paid to Non-Executive/Independent Directors	-	-	-	-	-	-	22	-	22	-
TOTAL	-	-	-	-	-	-	1,760	4	1,760	4
Asset Transfer										
- Piramal Securites Limited	-	-	8	-	-	-	-	-	8	-
- Piramal Fund Management Private Limited	-	-	12	-	-	-	-	-	12	-
TOTAL	-	-	20	-	-	-	-	-	20	-
Interest paid										
- Piramal Enterprises Limited	17,909	-	-	-	-	-	-	-	17,909	-
- PHL Fininvest Private Limited	-	-	100	-	-	-	-	-	100	-
TOTAL	17,909	-	100	-	-	-	-	-	18,009	-
Interest Received										
- Piramal Enterprises Limited	760	-	-	-	-	-	-	-	760	-
- PHL Fininvest Private Limited	-	-	164	-	-	-	-	-	164	-
TOTAL	760	-	164	-	-	-	-	-	923	-
Lease Rent Received										
- Piramal Securities Limited	-	-	74	-	-	-	-	-	74	-
TOTAL	-	-	74	-	-	-	-	-	74	-
Management Fees Received										
- PHL Fininvest Private Limited	-	-	272	-	-	-	-	-	272	-
TOTAL	-	-	272	-	-	-	-	-	272	-

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40 Information in accordance with the requirements of Indian Accounting Standard 24 on Related Party Disclosures. (Continued)

E. Details of transactions with related parties. (Continued)

Details of Transactions	Holding Company March 31, 2019	Holding Company March 31, 2018	Fellow subsidiaries March 31, 2019	Fellow subsidiaries March 31, 2018	Other Related Parties March 31, 2019	Other Related Parties March 31, 2018	Key Management Personnel March 31, 2019	Key Management Personnel March 31, 2018	Total March 31, 2019	Total March 31, 2018
Loan repaid										
- Piramal Enterprises Limited	11,96,700	-	-	-	-	-	-	-	11,96,700	-
TOTAL	**11,96,700**	-	-	-	-	-	-	-	**11,96,700**	-
Loan taken										
- Piramal Enterprises Limited	11,21,700	-	-	-	-	-	-	-	11,21,700	-
TOTAL	**11,21,700**	-	-	-	-	-	-	-	**11,21,700**	-
ICD Given										
- Piramal Enterprises Limited	1,32,102	-	-	-	-	-	-	-	1,32,102	-
- PHL Fininvest Private Limited	-	-	74,000	-	-	-	-	-	74,000	-
TOTAL	**1,32,102**	-	**74,000**	-	-	-	-	-	**2,06,102**	
Repayment of ICD										
- Piramal Enterprises Limited	1,32,102	-	-	-	-	-	-	-	1,32,102	-
- PHL Fininvest Private Limited	-	-	29,800	-	-	-	-	-	29,800	-
TOTAL	**1,32,102**	-	**29,800**	-	-	-	-	-	**1,61,902**	-
Investment in NCD										
- Piramal Enterprises Limited	36,500	-	-	-	-	-	-	-	36,500	-
TOTAL	**36,500**	-	-	-	-	-	-	-	**36,500**	-
Loan book transfer from										
- Piramal Enterprises Limited	2,20,772	-	-	-	-	-	-	-	2,20,772	-
TOTAL	**2,20,772**	-	-	-	-	-	-	-	**2,20,772**	-
Loan book transfer to										
- PHL Fininvest Private Limited	-	-	9,41,420	-	-	-	-	-	9,41,420	-
TOTAL	-	-	**9,41,420**	-	-	-	-	-	**9,41,420**	-
NCD Buyback										
- Piramal Enterprises Limited	1,10,347	-	-	-	-	-	-	-	1,10,347	-
- PHL Fininvest Private Limited	-	-	15,691	-	-	-	-	-	15,691	-
TOTAL	**1,10,347**	-	**15,691**	-	-	-	-	-	**1,26,038**	-
Security deposit placed										
- Aasan Corporate Solutions Private Limited	-	-	-	-	488	80	-	-	488	80
- Piramal Enterprises Limited	-	1	-	-	-	-	-	-	-	1
TOTAL	-	1	-	-	**488**	80	-	-	**488**	81
Share Capital										
- Piramal Enterprises Limited– pursuant to scheme of merger	-	18,04,452	-	-	-	-	-	-	-	18,04,452
TOTAL	-	18,04,452	-	-	-	-	-	-	-	18,04,452
Payable										
- Piramal Enterprises Limited	3,905	75,898	-	-	-	-	-	-	3,905	75,898
- PHL Fininvest Private Limited	-	-	702	-	-	-	-	-	702	-
- Piramal Corporate Services Private Limited	-	-	-	-	504	281	-	-	504	281
- Aasan Corporate Solutions Private Limited	-	-	-	-	0	-	-	-	0	-
- Brickex Advisors Private Limited	-	-	-	-	162	-	-	-	162	-
TOTAL	**3,905**	75,898	**702**	-	665	281	-	-	**5,273**	76,179
Receivables										
- Piramal Enterprises Limited	38,853	745	-	-	-	-	-	-	38,853	745
- Aasan Corporate Solutions Private Limited	-	-	-	-	511	80	-	-	611	80
- PHL Fininvest Private Limited	-	-	44,519	-	-	-	-	-	44,519	-
- Piramal Securities Limited	-	-	18	-	-	-	-	-	18	-
TOTAL	**38,853**	745	**44,537**	-	**611**	80	-	-	**84,001**	825

(Currency : Rs in lakhs)

41 Employee Benefits:

Disclosures for defined benefit plans based on actuarial valuation reports as on March 31, 2019
The Company has scheme for ty as part of post retirement plan. The plan is not funded by assets.

A. Change in Projected Benefit Obligation

Particulars	(Non-Funded) Gratuity Year Ended March 31, 2019	(Non-Funded) Gratuity Year Ended March 31, 2018	(Non-Funded) Gratuity Year Ended April 01, 2017
Present Value of Benefit Obligation as at beginning of the year	591	-	-
Interest Cost	46	5	-
Current Service Cost	157	79	-
Liability transferred in	-	507	-
Benefits paid	(42)	-	-
Actuarial (Gains)/Losses on Obligations - Due to Change in Financial Assumptions	10	-	-
Actuarial (Gains)/Losses on Obligations - Due to Experience	149		
Present Value of Defined Benefit Obligation as at the end of the year	910	591	-

B. Amount recognised in the Balance Sheet

Particulars	(Non-Funded) Gratuity As at March 31, 2019	(Non-Funded) Gratuity As at March 31, 2018	(Non-Funded) Gratuity As at April 01, 2017
Present Value of Benefit Obligation at the end of the year	(910)	(591)	-
Fair Value of Plan Assets at the end of the year	-	-	-
Funded Status (surplus/ (deficit))	(910)	(591)	-
Net (Liability)/Asset Recognized in the Balance Sheet	(910)	(591)	-

C. Net interest cost for current year

Particulars	(Non-Funded) Gratuity Year Ended March 31, 2019	(Non-Funded) Gratuity Year Ended March 31, 2018	(Non-Funded) Gratuity Year Ended April 01, 2017
Present Value of Benefit Obligation at the Beginning of the year	591	-	-
(Fair Value of Plan Assets at the Beginning of the year)	-	-	-
Net Liability/(Asset) at the Beginning	591	-	-
Interest Cost	46	5	-
(Interest Income)	-	-	-
Net Interest Cost for current year	46	5	-

D. Expenses recognised in Statement of Profit and Loss

Particulars	(Non-Funded) Gratuity Year Ended March 31, 2019	(Non-Funded) Gratuity Year Ended March 31, 2018	(Non-Funded) Gratuity Year Ended April 01, 2017
Current Service Cost	157	79	-
Interest Cost	46	5	-
Past Service cost	-	-	-
Total Expenses / (Income) recognised in the Statement of Profit and Loss	203	84	-

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Piramal Capital & Housing Finance Limited
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Notes to the Standalone Financial Statements *(Continued)*
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(Currency : Rs in lakhs)

41 Employee Benefits: *(Continued)*

E. Expenses Recognized in the Other Comprehensive Income (OCI) for current year

Particulars	(Non-Funded) Gratuity Year Ended March 31, 2019	(Non-Funded) Gratuity Year Ended March 31, 2018	(Non-Funded) Gratuity Year Ended April 01, 2017
Actuarial (Gains)/Losses on Obligations - Due to Change in Financial Assumptions	10	-	-
Actuarial (Gains)/Losses on Obligations - Due to Experience	149	-	-
Actuarial (Gains)/Losses on Obligation due to experience	-	-	-
Return on Plan Assets, Excluding Interest Income	-	-	-
Change in Asset Ceiling	-	-	-
Net (Income)/Expense For the year recognized in OCI	159	-	-

F. Total amount recognized in Other Comprehensive Income consists of:

Particulars	Gratuity Year Ended March 31, 2019	Gratuity Year Ended March 31, 2018	Gratuity Year Ended April 01, 2017
Remeasurement (gains)/losses	-	-	-

G. Principal actuarial assumptions used:

Particulars	(Non-Funded) Gratuity Year Ended March 31, 2019	(Non-Funded) Gratuity Year Ended March 31, 2018	(Non-Funded) Gratuity Year Ended April 01, 2017
Rate of discounting	7.64%	7.80%	-
Rate of salary increase	9.00%	9.00%	-
Rate of employee turnover	10.00%	10.00%	-
Mortality rate during employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)	

H. Balance Sheet Reconciliation

Particulars	As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
Opening Net Liability	591	-	-
Expenses Recognized in Statement of Profit or Loss	204	84	-
Expenses Recognized in OCI	159	-	-
Net liability transfer in	-	507	-
Benefit Paid	(42)	-	-
Net Liability/(Asset) Recognized in the Balance Sheet	911	591	-

I. Other Details

Particulars	As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
No of Active Members	867	360	-
Per Month Salary For Active Members	470	290	-
Average Expected Future Service (Years)	8	8	-
Projected Benefit Obligation (PBO)	910	591	-
Prescribed Contribution For Next Year (12 Months)	-	-	-

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41 Employee Benefits: *(Continued)*

J. Net Interest Cost for Next Year

Particulars	Estimated for the year ended March 31, 2020	Estimated for the year ended March 31, 2019	Estimated for the year ended March 31, 2018
Present Value of Benefit Obligation at the End of the year	910	591	-
(Fair Value of Plan Assets at the End of the year)	-	-	-
Net Liability/(Asset) at the End of the year	910	591	-
Interest Cost	70	46	-
(Interest Income)	-	-	-
Net Interest Cost for Next Year	70	46	-

K. Expenses Recognized in the Statement of Profit or Loss for Next Year

Particulars	Estimated for the year ended March 31, 2020	Estimated for the year ended March 31, 2019	Estimated for the year ended March 31, 2018
Current Service Cost	224	134	-
Net Interest Cost	70	46	-
(Expected Contributions by the Employees)	-	-	-
Expenses Recognized	294	180	-

L. Maturity Analysis of the Benefit Payments: From the Employer

Projected Benefits Payable in Future Years From the Date of Reporting	As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
1st Following Year	82	54	
2nd Following Year	67	42	-
3rd Following Year	71	42	-
4th Following Year	79	44	-
5th Following Year	248	46	-
Sum of Years 6 To 10	327	296	-
Sum of Years 11 and above	882	413	-

M. Sensitivity Analysis

Projected Benefits Payable in Future Years From the Date of Reporting	As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
Projected Benefit Obligation on Current Assumptions	910	591	-
Delta Effect of +1% Change in Rate of Discounting	(57)	(35)	-
Delta Effect of -1% Change in Rate of Discounting	64	40	-
Delta Effect of +1% Change in Rate of Salary Increase	63	39	-
Delta Effect of -1% Change in Rate of Salary Increase	(57)	(35)	-
Delta Effect of +1% Change in Rate of Employee Turnover	(12)	(6)	-
Delta Effect of -1% Change in Rate of Employee Turnover	12	6	-

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.

Furthermore, in presenting the above sensitivity analysis, the present value of the projected benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the projected benefit obligation as recognised in the balance sheet.

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41 Employee Benefits: *(Continued)*

Notes:

Gratuity is payable as per company' scheme as detailed in the report.
Actuarial gains/losses are recognized in the period of occurrence under Other Comprehensive Income (OCI). All above reported figures of OCI are gross of taxation.

Salary escalation and attrition rate are considered as advised by the company; they appear to be in line with the industry practice considering promotion and demand and supply of the employees.
Cash flow projection is done considering future salary, attrition and death in respective year for members as mentioned above.

These plans typically expose the Company to actuarial risks such as: investment risk, interest rate risk, longevity risk and salary risk.

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.

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Notes to the Standalone Financial Statements *(Continued)*

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42 Fair Value Disclosures

a)

Categories of Financial Instruments:	March 31, 2019 FVTPL	March 31, 2019 Amortised Cost*	March 31, 2018 FVTPL	March 31, 2018 Amortised Cost*	March 31, 2017 FVTPL	March 31, 2017 Amortised Cost*
Financial Assets						
Investments	15,258	9,37,668	28,367	12,52,037	-	-
Loans	41,818	30,41,914	22,938	19,56,834	-	-
Cash and Bank Balances #	-	43,636	-	1,55,338	-	1,600
Other Financial Assets #	-	86,214	-	2,782	-	7
	57,076	41,09,432	51,305	33,66,991	-	1,607
Financial liabilities						
Borrowings #	-	32,30,861	-	25,93,982	-	-
Trade Payables #	-	8,026	-	2,440	-	100
Other Financial Liabilities #	-	7,118	-	7,196	-	290
	-	32,46,004	-	26,03,618	-	390

b) **Fair Value Hierarchy and Method of Valuation**

Financial Instruments	Notes	March 31, 2019 Carrying Value	Level 1	Level 2	Level 3	Total
Financial Assets						
Measured at FVTPL						
Investments						
Redeemable Non-Convertible Debentures	i.	15,258	-	-	15,258	15,258
Investments in Mutual Funds	ii.	-	-	-	-	-
Loans	i. & iii.	41,818	-	-	41,818	41,818
Measured at Amortised Cost*						
Investments						
Redeemable Non-Convertible Debentures	iii.	9,37,668	-	-	9,57,992	9,57,992
Loans	iii.	30,41,914	-	-	30,01,029	30,01,029
Financial Liabilities						
Measured at Amortised Cost						
Borrowings	iii.	32,30,861	-	-	32,30,685	32,30,685

Financial Instruments	Notes	March 31, 2018 Carrying Value	Level 1	Level 2	Level 3	Total
Financial Assets						
Measured at FVTPL						
Investments						
Redeemable Non-Convertible Debentures	i.	25,666	-	-	25,666	25,666
Investments in Mutual Funds	ii	2,701	2,701	-	-	2,701
Loans	i & iii	22,938	-	-	22,938	22,938
Measured at Amortised Cost						
Investments						
Redeemable Non-Convertible Debentures		12,52,037	-	-	12,54,064	12,54,064
Loans		19,56,834	-	-	19,75,523	19,75,523
Financial Liabilities						
Measured at Amortised Cost						
Borrowings		25,93,982	-	-	25,95,039	25,95,039

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42 Fair Value Disclosures *(Continued)*

Financial Instruments	Notes	Carrying Value	As at 01 April, 2017 Level 1	Level 2	Level 3	Total
Financial Assets						
Measured at FVTPL						
Investments						
Redeemable Non-Convertible Debentures	i.	-	-	-	-	-
Investments in Mutual Funds	ii	-	-	-	-	-
Loans	i & iii	-	-	-	-	-
Measured at Amortised Cost						
Investments						
Redeemable Non-Convertible Debentures		-	-	-	-	-
Loans		-	-	-	-	-
Financial Liabilities						
Measured at Amortised Cost						
Borrowings		-	-	-	-	-

Notes:

i. Discounted cash flow method has been used to determine the fair value. The yield used for discounting has been determined based on trades, market polls, levels for similar issuer with same maturity, spread over matrices, etc. For instruments where the returns are linked to the share price of the investee company the equity price has been derived using Monte Carlo simulation and local volatility model using the inputs like spot rate, volatility surface, term structures and risk free rates from globally accepted third party vendor for these data.

ii. Market Net Asset Value (NAV) as at the reporting period have been used to determine the Fair Value of the mutual fund investments.

iii. Discounted cash flow method has been used to determine the fair value. The discounting factor used has been arrived at after adjusting the rate of interest for the financial assets and financial liabilities by the difference in the G-SEC rates from date of initial recognition to the reporting dates.

* The carrying value and fair value of investments and loans at amortised cost is gross of ECL provision amounting to Rs 66,607 (31 March 2018 – Rs 61,224)

\# The Company has not disclosed the fair value of cash and bank balances, other financial assets, trade payables and other financial liabilities, because their carrying amounts are a reasonable approximation of fair value.

c) Fair value measurements using significant unobservable inputs (level 3)

The following table presents the changes in level 3 items for the period ended March 31, 2019 and March 31, 2018.

Particulars	Debentures	Loans	Total
As at April 1, 2017	-	-	-
Acquisitions	-	306	306
Acquisitions - on account of merger	25,666	22,632	48,298
Gains / (losses) recognised in profit or loss	-	-	-
As at March 31, 2018	25,666	22,938	48,604
Transfer Out	13,102	15,124	
Acquisitions	3,240	34,313	37,553
(Losses) recognised in profit or loss	(546)	(309)	(855)
As at March 31, 2019	**15,258**	**41,818**	**57,076**

d) Sensitivity for FVTPL Instruments

Impact on the Company's profit before tax if discount rates had been 100 basis points higher / lower is given below:

Method	Nature of Instrument	Significant	Increase / Decrease in the unobservable input	Sensitivity Impact Yield Increase	Yield Decrease
Discounted Cash Flow Model as at March 31, 2019	NCD	Discount rate	0.5%	-	-
	Term Loan	Discount rate	0.5%	(1,111)	1,138
	Term Loan	Equity	10.0%	(1,021)	812
Discounted Cash Flow Model as at March 31, 2018	Term Loan	Discount rate	1.0%	(757)	792
	NCD	Discount rate	1.0%	(363)	380
	NCD	Equity	10.0%	(848)	860
Discounted Cash Flow Model as at April 1, 2017	Term Loan	Discount rate	1.0%	-	-
	NCD	Discount rate	1.0%	-	-
	NCD	Equity	10.0%	-	-

(Currency : Rs in lakhs)

43 Capital Management

The Company manages its capital to ensure that it will be able to continue as going concern while maximizing the return to stakeholders through the optimisation of the debt and equity balance. The capital structure of the Company consists of net debt (borrowings as detailed in notes 13 offset by cash and bank balances) and total equity of the Company.

The Company being a Non-Deposit taking Housing Finance Company has to maintain a Capital Adequacy Ratio of 12%. The Company determines the amount of capital required on the basis of annual as well as long term operating plans and other strategic investment plans. The funding requirements are met through equity or convertible / nonconvertible debt securities or other long-term /short-term borrowings. The Company monitors the capital structure on the basis of total debt to equity ratio and maturity profile of the overall debt portfolio of the Company. The Company has complied with all regulatory requirements related capital and capital adequacy ratios as prescribed by NHB.

The capital components of the Company are as given below:	**March 31, 2019**	March 31, 2018	April 1, 2017
Total Equity	19,53,085	18,08,931	1,501
Borrowings	32,30,861	25,93,982	100
Total Debt	**32,30,861**	25,93,982	100
Cash and Cash equivalents	(41,231)	(1,55,338)	(100)
Bank balances other than above	(2,405)	-	(1,500)
Net Debt	**31,87,225**	24,38,644	(1,500)

44 Risk management

Risk Management is an integral part of the Company's business strategy. The Risk Management oversight structure includes Committees of the Board and Management Committees. Company's risk philosophy is to develop and maintain a healthy portfolio which is within its risk appetite and the regulatory framework. While the Company is exposed to various types of risks, the most important among them are liquidity risk, interest rate risk, credit risk, regulatory risk and fraud and operational risk. The measurement, monitoring and management of risks remain a key focus area for the Company.

The Audit Committee of the Board provides direction to and monitors the quality of the internal audit function and also monitors compliance with NHB and other regulators.

The Company's risk management strategy is based on a clear understanding of various risks, disciplined risk assessment and measurement procedures and continuous monitoring. The policies and procedures established for this purpose are continuously benchmarked with market best practices.

The Risk Management Committee of the Board ("RMC") reviews compliance with risk policies, monitors risk tolerance limits, reviews and analyse risk exposure and provides oversight of risk across the organization. The RMC nurtures a healthy and independent risk management function to inculcate a strong risk management culture in the Company and broadly perceives the risk arising from (i) credit risk, (ii) liquidity risk, (iii) interest rate risk and (iv) fraud risk and operational risk (v) regulatory risk

44.1 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 has formulated an Asset Liability Management Policy in line with NHB guidelines for Housing Finance Companies. The ALCO is responsible for the management of the companies funding and liquidity requirements. The company manages liquidity risk by maintaining unutilised banking facilities, credit lines and by continuously monitoring forecast and actual cash flows, and by assessing the maturity profiles of financial assets and liabilities.

The Company has the following undrawn credit lines available as at the end of the reporting period.

	March 31, 2019	March 31, 2018	April 1, 2017
- Expiring within one year (including bank overdraft)	3,86,000	4,91,400	-
- Expiring beyond one year	-	-	-
Undrawn credit lines	**3,86,000**	4,91,400	-

The following tables detail the Company's remaining contractual maturity for its 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 March 31, 2019, March 31, 2018 and April 1, 2017 respectively has been considered. The contractual maturity is based on the earliest date on which the Company may be required to pay.

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44 Risk management *(Continued)*

44.1 Liquidity Risk *(Continued)*

Maturities of Financial Liabilities	**March 31, 2019**			
	Up to 1 year	**1 to 3 years**	**3 to 5 years**	**5 years and above**
Borrowings	17,52,345	14,69,188	4,38,661	4,20,585
Trade Payables	8,026	-	-	-
Other Financial Liabilities	6,976	142	-	-
	17,67,347	**14,69,330**	**4,38,661**	**4,20,585**

Maturities of Financial Liabilities	March 31, 2018			
	Up to 1 year	1 to 3 years	3 to 5 years	5 years and above
Borrowings	10,44,242	16,61,464	2,10,074	1,36,508
Trade Payables	2,440	-	-	-
Other Financial Liabilities	7,146	50	-	-
	10,53,828	16,61,514	2,10,074	1,36,508

Maturities of Financial Liabilities	April 1, 2017			
	Up to 1 year	1 to 3 years	3 to 5 years	5 years and above
Borrowings	100	-	-	-
Trade Payables	290	-	-	-
Other Financial Liabilities	-	-	-	-
	390	-	-	-

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 non-derivative 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.

Maturities of Financial Assets	**March 31, 2019**			
	Up to 1 year	**1 to 3 years**	**3 to 5 years**	**5 years and above**
Investments	3,64,848	5,52,794	2,36,218	85,923
Loans	8,26,624	12,91,513	12,60,860	10,54,657
Other Financial Assets	86,214	-	-	-
	12,77,686	**18,44,307**	**14,97,078**	**11,40,580**

Maturities of Financial Assets	March 31, 2018			
	Up to 1 year	1 to 3 years	3 to 5 years	5 years and above
Investments	3,90,723	7,62,767	3,88,366	3,10,096
Loans	3,93,314	11,27,589	9,15,064	6,23,136
Other Financial Assets	2,782	-	-	-
	7,86,819	18,90,356	13,03,430	9,33,232

Maturities of Financial Assets	March 31, 2017			
	Up to 1 year	1 to 3 years	3 to 5 years	5 years and above
Investments	-	-	-	-
Loans (including commitments)	-	-	-	-
Other Financial Assets	7	-	-	-
	7	-	-	-

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44.2 Interest Rate Risk

Retail lending:
The company is exposed to minimal interest rate risk as it has assets and liabilities are based on floating interest rates. The company has an approved Asset and Liability Management Policy which empowers the ALCO assess the interest rate risk run by it and provide appropriate guidelines to the Treasury to manage the risk.

Wholesale lending:
The Company is exposed to interest rate risk as it has assets and liabilities based on both fixed and floating interest rates. The Company has an approved Asset and Liability Management Policy which empowers the Asset and Liability Management Committee (ALCO) to assess the interest rate risk run by it and provide appropriate guidelines to the Treasury to manage the risk. The ALCO reviews the interest rate risk on periodic basis and decides on the asset profile and the appropriate funding mix. The ALCO reviews the interest rate gap statement and the interest rate sensitivity analysis.

The sensitivity analysis 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 liability 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. The basis risk between various benchmarks used to reset the floating rate assets and liabilities has been considered to be insignificant.

The exposure of the Company's borrowings to the interest rate risk at the end of the year for variable rate borrowing is Rs.2,603,249 lakhs (31 March 2018- Rs.1,243,133 lakhs) and fixed rate borrowings are Rs. 621,416 lakhs (31 March 2018- Rs. 1,316,871 lakhs)

Impact on the Company's profit before tax if interest rates had been 100 basis points higher / lower is given below:

Sensitivity Analysis on Floating Rate Instruments	For the Year Ended			
	March 31, 2019		March 31, 2018	
	Higher	Lower	Higher	Lower
Sensitivity Analysis on Floating Rate Borrowings	(26,032)	26,032	(12,431)	12,431
Sensitivity Analysis on Floating Rate Assets	26,478	(26,478)	10,339	(10,339)

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(Currency : Rs in lakhs)

44 Risk management *(Continued)*

44.3 Credit Risk

The Company is exposed to Credit Risk through its lending activity. Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company has adopted a policy of dealing with creditworthy counterparties and obtaining sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults.

Retail lending:
For retail lending the credit policy has been reviewed and approved by Risk Team. The Credit Risk management structure includes credit policies and procedures. The Credit Policy defines customer segments, income assessment criteria, underwriting standards, target market definition, appraisal and approval processes, product limits, Delegation of Authority metrics (DoA) and cover risk assessment for product offerings etc. to ensure consistency of credit buying patterns.

Wholesale lending:
The Company's Risk management team has developed proprietary internal rating models to evaluate risk return trade-off for the loans and investments made by the Company. The output of traditional credit rating model is an estimate of probability of default. These models are different from the traditional credit rating models as they integrate both probability of default and loss given default into a single model.

The lending exposure includes lending to the below sectors:

Sectors	Exposure as at		
	March 31, 2019	March 31, 2018	April 1, 2017
Real Estate	**66.98%**	75.47%	-
Renewables	**9.03%**	10.47%	-
Retail	**12.87%**	3.16%	-
Others	**11.12%**	10.90%	-

Credit Risk Management

For retail lending business, credit risk management is achieved by considering various factors like:
• Assessment of borrower's capability to pay – detailed assessment of borrower's capability to pay is conducted. The approach to the assessment is uniform across the entire Company and is spelt out in the Credit Policy. For construction finance deals, the underlying project, the financial capability, past track record of repayments of the promoters is assessed by an independent risk team.

• Security cover – this is an assessment of the value of security under stress scenario which is further adjusted for factors like liquidity, enforceability, transparency in valuation, etc of the collateral.
• Geographic region – the Company monitors loan performances in a particular region to assess if there is any stress due to natural calamities, etc impacting the performance of loans in a particular geographic region

For wholesale lending business, credit risk management is achieved by considering various factors like :
• Cash flow at risk – This is an assessment of the standalone project or business from which interest servicing and principal repayment is expected to be done.

• Security cover – This is an assessment of the value of the security under stress scenario which is further adjusted for factors like liquidity, enforceability, transparency in valuation etc. of the collateral.
• Promoter strength – This is an assessment of the promoter from financial, management and performance perspective.
• Exit – This is an assessment of the liquidity of the loan or investment.
The output from each of the analysis is converted to a risk weight equivalent. Each of the four components of the risk analysis are assigned a specific weight which differ based on type of investment. The risk weight is then converted into capital requirement. The required capital and the return is combined to create a metric which is used for deal assessment.

Based on the above assessment the risk team categorises the deals in to the below Risk Grades

Risk Grading	Description
I	Extremely good loan
II	Good loan
III	Moderate loan
IV	Weak loan
V	Extremely weak loan

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44 Risk management *(Continued)*

44.3 Credit Risk *(Continued)*

Further, a periodic review of the performance of the portfolio is also carried out by the Risk Group. The Risk Group adjusts the stress case considered during the initial approval based on actual performance of the deal, developments in the sector, regulatory changes etc. The deal level output is combined to form a portfolio snapshot. The trends from portfolio are used to provide strategic inputs to the management.

The credit risk on liquid funds and other financial instruments is limited because the counterparties are banks with high credit-ratings assigned credit-rating agencies or mutual funds.

Provision for Expected Credit Loss

The Company has assessed the credit risk associated with its financial assets for provision of Expected Credit Loss (ECL) at the reporting dates. For different product categories (Real Estate, Senior debt, Lease Rental Discounting, Loan Against Shares, Mezzanine etc), the Company has developed scorecard that makes use of various reasonable supportive forward looking parameters which are both qualitative as well as quantitative in nature. These scorecards helps in determining the change in credit risk and the probability of default. These parameters have been detailed out in Note No.vi of Significant Accounting Policies. Based on the result yielded by the above assessment the Financial assets are classified into (1) Standard (Performing) Asset, (2) Significant Credit Deteriorated (Under-Performing) Asset (3) Default (Non-Performing) Asset (Credit Impaired).
For the purpose of expected credit loss analysis the Company defines default as any asset with more than 90 days overdues. This is also as per the rebuttable presumption provided by the standard.

The Company provides for expected credit loss based on the following:

Category - Description	Stage	Basis for Recognition of Expected Credit Loss
Assets for which credit risk has not significantly increased from initial recognition	Stage 1	12 month ECL
Assets for which credit risk has increased significantly but not credit impaired	Stage 2	Life time ECL
Assets for which credit risk has increased significantly and credit impaired	Stage 3	Loss Given Default (LGD)

For the year ended March 31, 2019 and March 31, 2018 the Company has developed a PD Matrix after considering some parameters as stated below :

The key parameters for various scorecards are highlighted as follows -Real Estate products (Construction Finance, Structured Debt, LRD) - (1) Developer Grade (2) Past Overdue History (3) Tenant profile (4) Status from monthly Asset Monitoring report (5) Stage of the project (6) Geography etc . Some of the Parameters for Non Real Estate products (Senior lending, mezzanine, project finance etc) - (1) Sponsor strength (2) Overdues (3) Average debt service coverage ratio (4) Regulatory Risk (5) Stability of EBITDA (6) Quality of underlying assets etc. Based on these parameters the Company has computed the PD. The Company has also built in model scorecards to determine the internal LGD. However, due to lack of default history to statistically substantiate the internal LGD, the Company has made use of a combination of both internal as well as external LGD. The Company also maintains Expected Credit Loss for undisbursed limits after applying the credit conversion factor (CCF). CCF for these limits is computed based on historical disbursement trends observed across various products.

Expected Credit Loss as at the Reporting period:

As at March 31, 2019

Particulars	Asset Group	Exposure at Default	Expected Credit Loss	Net Amount
Assets for which credit risk has not significantly increased from initial recognition	Investments	8,61,547	12,664	8,48,883
	Loans	30,50,688	39,496	30,11,192
Assets for which credit risk has increased significantly but not credit impaired	Investments	29,995	3,213	26,782
	Loans	19,839	2,486	17,352
Assets for which credit risk has increased significantly and credit impaired	Investments			-
	Loans	14,081	8,747	5,334
Total		**39,76,150**	**66,607**	**39,09,543**

As at March 31, 2018

Particulars	Asset Group	Exposure at Default	Expected Credit Loss	Net Amount
Assets for which credit risk has not significantly increased from initial recognition	Investments	12,17,065	20,563	11,96,502
	Loans	20,16,572	32,055	19,84,517
Assets for which credit risk has increased significantly but not credit impaired	Investments	-	-	-
	Loans	5,926	158	5,768
Assets for which credit risk has increased significantly and credit impaired	Investments	4,196	629	3,567
	Loans	7,819	7,819	-
Total		32,51,578	61,224	31,90,354

As at April 1, 2017

Particulars	Asset Group	Exposure at Default	Expected Credit Loss	Net Amount
Assets for which credit risk has not significantly increased from initial recognition	Investments	-	-	-
	Loans	-	-	-
Assets for which credit risk has increased significantly but not credit impaired	Investments	-	-	-
	Loans	-	-	-
Assets for which credit risk has increased significantly and credit impaired	Investments	-	-	-
	Loans	-	-	-
Total		-	-	-

(Currency : Rs in lakhs)

44 Risk management *(Continued)*

44.3 Credit Risk *(Continued)*

Reconciliation of Loss Allowance

a)

For the year ended March 31, 2019

Investments and Loans	12 months ECL	Lifetime ECL not credit impaired	ECL credit impaired
Balance at the beginning of the year	52,617	158	8,449
Transferred to 12-month ECL	158	(158)	-
Transferred to Lifetime ECL not credit impaired	(840)	840	-
Transferred to Lifetime ECL credit impaired	(65)	-	65
Transferred to Lifetime ECL credit impaired - specific provision	-	-	-
Transferred from PEL	3,023	-	
Transferred to PHL Fin	(15,022)	-	
Bad debts recovered	-	-	-
Bad debts written off	-	-	-
Charge to Statement of Profit and Loss (refer note 31):			
On Account of Rate (Reduction)/Increase	(213)	4,860	234
On Account of Disbursements	29,755	-	-
On Account of Repayments	(17,254)	-	-
Balance at the end of the year	**52,160**	**5,699**	**8,747**

For the year ended March 31, 2018

Investments and Loans	12 months ECL	Lifetime ECL not credit impaired	ECL credit impaired
Balance at the beginning of the year	-	-	-
Transferred to 12-month ECL	-	-	-
Transferred to Lifetime ECL not credit impaired	-	-	-
Transferred to Lifetime ECL credit impaired	-	-	-
Charge to Statement of Profit and Loss (refer note 31):	-	-	-
On Account of Rate Increase / (Reduction)	(10,209)	39	6,458
On Account of amalgamation	62,379	119	1,991
On Account of disbursements	1,222	-	-
On Account of repayments	(775)	-	-
Balance at the end of the year	52,617	158	8,449

b) **Expected Credit Loss on undrawn loan commitments and letter of comfort:**

Particulars	March 31, 2019	March 31, 2018	April 1, 2017
ECL on undrawn loan commitments and letter of comfort (refer note 19)	8,693	1,099	-

c) **Description of Collateral held as security and other credit enhancements**

The Group has set benchmarks on appropriate level of security cover for various types of deals. The Group periodically monitors the quality as well as the value of the security to meet the prescribed limits. The collateral held by the Group varies on case to case basis and includes:

i) First / Subservient charge on the Land and / or Building of the project or other projects
ii) First / Subservient charge on the fixed and current assets of the borrower
iii) Hypothecation over receivables from funded project or other projects of the borrower
iv) Pledge on Shares of the borrower or their related parties
v) Guarantees of Promoters / Promoter Undertakings
vi) Post dated / Undated cheques

As at the reporting date, the ratio of value of the collateral held as security for the credit impaired financial assets to the exposure at default for these assets is higher than 1.

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44 Risk management *(Continued)*

44.3 Credit Risk *(Continued)*

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

Particulars	March 31, 2019	March 31, 2018	April 1, 2017
Value of Security (at fair value considered for LGD)	5,334		

e) **Collateral taken over by the Company against recovery on credit impaired asset:**

The Company has acquired a residential property which was mortgaged as a collateral. The carrying value of this is Rs.1,591 and has been accounted for as Non current Asset held for sale in accordance with Ind AS 105.

44.4 Regulatory Risk:

The Company requires certain statutory and regulatory approvals for conducting business and failure to obtain retain or renew these approvals in a timely manner, may adversely affect operations. Any change in laws or regulations made by the government or a regulatory body that governs the business of the Company may increase the costs of operating the business, reduce the attractiveness of investment and / or change the competitive landscape.

44.5 Fraud risk and operational risk:

The Company has an elaborate system of internal audit and concurrent audit commensurate with the size, scale and complexity of its operations and covers funding operations, financial reporting, fraud control and compliance with laws and regulations.

Risks associated with frauds are mitigated through 100% document verification by concurrent auditors and review of all the cases which are entered in the system, including corrective and remedial actions as regards people and processes.

Internal Auditors monitors and evaluates the efficacy and adequacy of internal control systems in the Company, its compliance with laws and regulations, efficacy of its operating systems, adherence to the accounting procedures and policies at all offices of the Company and report directly to Audit and Risk Management Committee of the company.

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45 Accounting for cash flow hedge

The Company had taken foreign currency floating rate borrowings which are linked to LIBOR. For managing the foreign currency risk and interest rate risk arising from changes in LIBOR on such borrowings, the company had entered into cross-currency interest rate swap (CCIRS) for the entire loan liability. The Company had designated the CCIRS (hedging instrument) and the borrowing (hedged item) into a hedging relationship and applies hedge accounting.

Under the terms of the CCIRS, the Company pays interest at the fixed rate to the swap counterparty in INR and receives the floating interest payments based on LIBOR in foreign currency. As the critical terms of the hedged item and the hedging instrument (notional, interest periods, underlying and fixed rates) are matched and the interest cash flows are off-setting, an economic relationship exists between the two. This ensures that the hedging instrument and hedged item have values that generally move in the opposite direction.

Hedge Effectiveness Testing is assessed at designation date of the hedging relationship, and on an ongoing basis. The ongoing assessment is performed at a minimum at each reporting date or upon a significant change in circumstances affecting the hedge effectiveness requirements, whichever comes first.

The date on which CCIRS and the borrowings were designated into hedging relationship is later than the date on which the respective contracts were entered into. This timing difference has caused hedge ineffectiveness to a certain extent, the effect of which has been recognised in profit or loss under the head Net Fair Value Changes.

There are no hedging instrument as on March 31, 2019

Following table provides quantitative information regarding the hedging instrument as on March 31, 2018:

Type of hedge and risks	Nominal value (Liabilities)	Carrying amount of hedging instruments (included under "other current and non-current financial liabilities") (Liabilities)*	Maturity date	Hedge ratio	Average contracted fixed interest rate	Changes in fair value of hedging instrument used as the basis for recognising hedge effectiveness	Changes in the value of hedged item used as the basis for recognising hedge effectiveness
Cash Flow Hedge							
Foreign currency and Interest rate risk	50,000	1,624	Jun'18	1:1	12.57%	-	-

There are no hedging instrument as on April 1, 2017

Following table provides the effects of hedge accounting on financial performance for the year ended March 31, 2018:

Type of hedge	Changes in the value of hedging instruments recognised in Other comprehensive income	Hedge ineffectiveness recognised in profit or loss	Amount reclassified from cash flow hedge reserve to profit or loss	Line-item affected in statement of profit or loss because of reclassification
Cash flow hedge				
Interest Rate risk and Foreign Exchange Risk	-	-	-	Finance Cost
			-	Foreign Exchange (gain)/loss

Following table provides the effects of hedge accounting on financial performance for the year ended March 31, 2017:

Type of hedge	Changes in the value of hedging instruments recognised in Other comprehensive income	Hedge ineffectiveness recognised in profit or loss	Amount reclassified from cash flow hedge reserve to profit or loss	Line-item affected in statement of profit or loss because of reclassification
Cash flow hedge				
Interest Rate risk and Foreign Exchange Risk				
Interest Rate risk and Foreign Exchange Risk	-	-	-	Finance Cost
			-	Foreign Exchange (gain)/loss

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46 First time IND AS adoption reconciliation

a. Net worth reconciliation

	Notes	March 31, 2018	April 01, 2017
Net worth as per previous GAAP		7,78,682	1,225
Add:			
Deferred Tax Impact on forward contract		(35)	-
Deferred Tax Impact on Expected Credit Loss provision		(1,203)	-
Tax effect of change in methodology for computation of deferred tax- Balance sheets approach under Ind AS as against Profit & Loss approach under previous GAAP	1	4,992	-
Deferred Tax on Goodwill amortised under previous GAAP now reversed under Ind AS		(196)	
Less:			
Forward Contract	2	101	-
Impact of provision as per Expected Credit Loss model	3	3,442	-
Net worth as per Ind AS		**7,85,783**	1,225

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46 First time IND AS adoption reconciliation *(Continued)*

b. Profit and Loss reconciliation

	Note	As per IGAAP	IND AS Adjustment	As per IND AS
Revenue from operations		4,190	-	4,190
Other Income	2	433	2,166	2,599
Total Revenue		**4,623**	**2,166**	**6,789**
Expenses				
Employee benefits expense		2,031	-	2,030
Finance costs		1,630		1,629
Depreciation and amortization expense	4	646	(560)	86
Other expenses	2 & 3	4,148	(1,373)	2,775
Total Expenses		**8,455**	**(1,933)**	**6,520**
Profit before Tax		**(3,832)**	**4,099**	**269**
Less: Tax Expenses				
Current Tax		-	-	-
Deferred Tax	1	(645)	(3,561)	(4,206)
		(645)	**(3,561)**	**(4,206)**
Profit for the year		**(3,187)**	**7,660**	**4,475**
Earnings Per Share (Basic and Diluted) (Rs.)		**1.37**		**1.93**

Notes:

1 Under Indian GAAP, deferred tax was accounted for using the statement of profit and loss approach, which focuses on differences between taxable profits and accounting profits for the period. Ind AS 12 requires entities to account for deferred taxes using the balance sheet approach, which focuses on temporary differences between the carrying amount of an asset or liability in the balance sheet and its tax base. The application of Ind AS 12 approach has resulted in recognition of deferred tax on new temporary differences which was not required under Indian GAAP.
In addition, the various transitional adjustments lead to temporary differences for the the Company Deferred tax adjustments are recognised on such temporary differences either in retained earnings or a separate component of equity depending on where the adjustment in recognised.

2 Decrease in forward contract liability under Ind AS due to fair value of forward contract liability under Ind AS

3 Under Ind AS, the provision on financial assets needs to be calculated using the expected credit loss model as provided under Ind AS 109, based on which there is decrease in provision being recognized as on March 31, 2018 of Rs.3,442 (Rs. Nil as on April 1, 2017) and deferred tax thereon of Rs. 1,203 and (Rs. Nil as on April 1, 2017). This has resulted into net increase in the total equity as on March 31, 2018 by Rs. 2,239 (Rs. Nil as on April 1, 2015).

4 Under Indian GAAP, Goodwill is amortised over a period of 5 year while under Ind AS, no amortisation is done. Instead the goodwill is to be evaluated for impairment if any.

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47 Standards issued but not yet effective

Ind AS 116, Leases

Initial assessment has been carried out by the Company but the possible quantitative impact on initial application of Ind AS 116 is not

Ind AS 116, Leases

-The Company is required to adopt Ind AS 116, Leases from April 1, 2019. Ind AS 116 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. There are recognition exemptions for short-term leases and leases of low-value items. Lessor accounting remains similar to the current standard – i.e. lessors continue to classify leases as finance or operating leases. It replaces existing leases guidance, Ind AS 17, Leases.

The Company has completed an initial assessment of the potential impact on its financial statements but has not yet completed its detailed assessment. The quantitative impact of adoption of Ind AS 116 on the financial statements in the period of initial application is not reasonably estimable as at present.

i. Leases in which the Company is a lessee

The Company will recognise new assets and liabilities for its operating leases of offices (see Note 26). The nature of expenses related to those leases will now change because the Company will recognise a depreciation charge for right-of-use assets and interest expense on lease liabilities.

Previously, the Company recognised operating lease expense on a straight-line basis over the term of the lease, and recognised assets and liabilities only to the extent that there was a timing difference between actual lease payments and the expense recognised.

In addition, the Company will no longer recognise provisions for operating leases that it assesses to be onerous as described in Note 26. Instead, the Company will include the payments due under the lease in its lease liability and apply Ind AS 36, Impairment of Assets to determine whether the right-of-use asset is impaired and to account for any impairment.

No significant impact is expected for the Company's finance leases.

ii. Leases in which the Company is a lessor

The Company will reassess the classification of sub-leases in which the Company is a lessor. Based on the information currently available, the Company expects that it will reclassify one sub-lease as a finance lease.

No significant impact is expected for other leases in which the Company is a lessor.

iii. Transition

The Company plans to apply Ind AS 116 initially on April 1, 2019, using the modified retrospective approach. Therefore, the cumulative effect of adopting Ind AS 116 will be recognised as an adjustment to the opening balance of retained earnings at April 1, 2019, with no restatement of comparative information.

The Company plans to apply the practical expedient to grandfather the definition of a lease on transition. This means that it will apply Ind AS 116 to all contracts entered into before 1 April 2019 and identified as leases in accordance with Ind AS 17."

48 Foreign Currency Expenditure

Particulars	**March 31, 2019**	**March 31, 2018**
Annual license fees	382	-
Borrowing cost	36	-
Business promotion	0	-
Intangible assets under development	597	-
Professional fees	37	-

(Currency : Rs in lakhs)

49 Corporate Social Responsibility Expenditure

Particulars	March 31, 2019	March 31, 2018
Contribution to Piramal Swasthya Management and Research Institute	704	-
Contribution to Piramal Foundation for Education Leadership	1,906	-
Total	**2,610**	-
Amount required to be spent as per Section 135 of the Act	-	-
Amount spent during the year		
(i) Construction/acquisition of an asset	-	-
(i) On purposes other than (i) above	2,610	-

50 Impairment of Goodwill

For the purpose of impairment testing, goodwill acquired in a business combination is allocated to the cash generating units (CGU) or groups of CGUs, which are benefited from the synergies of the acquisition. Goodwill is reviewed for any impairment at the operating segment level, which is represented through groups of CGUs.

As of March 31, 2019 , the estimated cash flows for a period of 5 years in the for the Company were developed using internal forecasts, and a pre-tax discount rate of 12.50% to 16.00% respectively. The cash flows beyond 5 years have been extrapolated assuming 5% to 7% growth rates, depending on the cash generating unit and the country of operations. The management believes that any possible changes in the key assumptions would not cause the carrying amount to exceed the recoverable amount of cash generating unit.
Based on the above, no impairment was identified as of March 31, 2019 as the recoverable value of the cash generating unit exceeded the carrying values.

51 Disclosure in respect of IL&FS entities.

Position as on March 31, 2019

Name of facility	Amount Outstanding	Of (2), total amount of exposures which are NPAs as per IRAC norms and not classified as NPA.	Provisions required to be made as per IRAC norms.	Provisions actually held
(1)	(2)	(3)	(4)	(5)
IL&FS Solar Power Limited	7,500	-	30	64

52 The disclosures regarding details of specified bank notes held and transacted during 8 November 2016 to 30 December 2016 has not been made in these financial statements since the requirement does not pertain to financial year ended 31 March 2019
Since the Company was not in existence during the period 8 November 2016 to 30 December 2016, disclosure as required on holdings as well as dealings in Specified Bank Notes in notification GSR 308(E) dated 30 March 2017 issued by the Ministry of Corporate Affairs, is not applicable to the Company.

53 Previous year figures have been regrouped and reclassified wherever necessary to conform to current year's presentation.

As per our report of even date attached.

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

V.Vahataraman

Venkataramanan Vishwanath
Partner
Membership No: 113156

For and on behalf of the Board of Directors of Piramal Capital & Housing Finance Limited

Khushru Jijina
Managing Director
DIN: 00209953

Ajay Piramal
Director
DIN: 00028116

S.P.Deodhar

Sachin Deodhar
Chief Financial Officer

Ankit Singh
Company Secretary

Mumbai,
Date: April 26, 2019