S.R. BATLIBOI & CO. LLP
Chartered Accountants

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INDEPENDENT AUDITOR'S REPORT

To the Members of Edelweiss Housing Finance Limited

Report on the Audit of the Indian Accounting Standard ('Ind AS') Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of Edelweiss Housing Finance Limited (the "Company"), which comprise the Balance sheet as at March 31, 2019, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("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 March 31, 2019, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Ind AS 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 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 audit opinion on the Ind AS financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Ind AS financial statements for the financial year ended March 31, 2019. These matters were addressed in the context of our audit of the Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the Ind AS financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the Ind AS financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying Ind AS financial statements.

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<table>
<tr><th>Key audit matters</th><th>How our audit addressed the key audit matter</th></tr>
<tr><td colspan="2">(a) Transition to Ind AS accounting framework
(as described in note 52 of the Ind AS financial statements)</td></tr>
<tr><td>In accordance with the roadmap for implementation of Ind AS for Housing Finance Companies, as announced by the Ministry of Corporate Affairs, the Company has adopted Ind AS from April 1, 2018 with an effective date of April 1, 2017 for such transition. For periods up to and including the year ended March 31, 2018, the Company had prepared and presented its financial statements in accordance with the erstwhile generally accepted accounting principles in India (Indian GAAP). In order to give effect of the transition to Ind AS these financial statements for the year ended March 31, 2019, together with the comparative financial information for the previous year ended March 31, 2018 and the transition date balance sheet as at April 1, 2017 have been prepared under Ind AS.

The transition has involved significant change in the Company's policies and processes relating to financial reporting, including generation of reliable and supportable information. Further, the management has exercised significant judgement for giving an appropriate effect of principles of First-time Adoption of Indian Accounting Standards (Ind AS 101), as at transition date and to determine the impact of the new accounting framework on certain accounting and disclosure requirements prescribed under extant National Housing Bank ('NHB') directions. Further, certain provision of Financial Instruments (Ind AS 109) are different as compared to NHB guidelines.</td><td>We read the Ind AS impact assessment performed by the management to identify areas impacted on account of Ind AS transition.

We understood the financial statement closure process (including disclosures in notes to accounts) and the additional controls established by the Company for transition to Ind AS. We have tested the design and operating effectiveness of key controls for processes identified by the Company for impact assessment.

We understood the exemption availed by the management in applying the first-time adoption principles of Ind AS 101.

We understood the changes made by the Company in presentation and disclosures under the new accounting framework as compared to disclosure requirements under extant NHB directions.

We understood the changes made to the accounting policies in light of the requirements of the new framework.

We performed test of details on the accounting adjustments posted as at the transition date and in respect of the previous year to convert the financial information reported under erstwhile Indian GAAP to Ind AS.

We assessed the disclosures included in the Ind AS financial statements in accordance with the requirements of Ind AS 101, with respect to the previous periods presented.</td></tr>
<tr><td colspan="2">(b) Impairment of financial assets (expected credit losses)
(as described in note 3.6 of the Ind AS financial statements)</td></tr>
<tr><td>Ind AS 109 requires the Company to recognise impairment allowance towards its financial assets (designated at amortised cost and fair value through other comprehensive income) using the expected credit loss (ECL) approach. Such ECL allowance is required</td><td>Our audit procedures included understanding the Company's accounting policies for impairment of financial assets and assessing their compliance with the respect to Ind AS 109.</td></tr>
</table>

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Key audit matters	How our audit addressed the key audit matter

to be measured considering the guiding principles mentioned in the standard.
 	
Applying such principles and other requirements of the standard with respect to such allowance involves use of significant degree of judgement by the Company especially with respect to the following aspects:
 	
• Grouping of borrowers on the basis of homogeneity based on type of loans such as constructions loan, retail loans etc.;
• Staging of loans and estimation of behavioral life;
• Determining management overlay for macro-economic factors impacting the credit quality of receivables;
• Estimation of expected loss from historical observations
• Estimation of losses for loan products with no/ minimal historical defaults.
 	
Considering the significance of such allowance to the overall financial statements and the degree of management's judgment, any error in such estimate may give rise to a material misstatement of the Ind AS financial statements or omission of any disclosure required by the standards. Therefore, it is considered as a key audit matter.
	We understood the process of ECL estimation and tested the design and operating effectiveness of key controls around data extraction and validation.
	
	• We tested the controls for staging of loans based on their past-due status. We also reviewed a sample of performing (stage 1 and stage 2) loans to assess whether any loss indicators were present requiring them to be classified under stage 2 or 3 as applicable. We selected a sample (based on quantitative thresholds) of certain borrowers. We obtained the Company's assessment of the recoverability of these exposures and assessed individual impairment provisions, or lack of, were appropriate. This included the following procedures:
	  • Assessed the probability weighting assigned to each scenario
	  • Assessed external collateral valuer's credentials and compared external valuations to values used in the Company's impairment assessments.
	
	We tested the ECL model and computation for its Model/ Methodology used for types of loans including;
	
	• Management's grouping of borrowers on basis of types of loans and customer segments with different risk characteristics.
	• Staging of loans based on their past-due status.
	• Understood management overlays for macro-economic factors considering reasonable and supportable forward-looking information for various loan products.
	• Various assumptions for calculation of expected loss viz. probability of default, loss given defaults, exposure at default, discounting factors applied by the management along with Management's governance process and documentation of its assumptions;
	• Assessed the basis of the floor/ minimum rates of provisioning applied by the Company for loan products with inadequate historical defaults.
	• the arithmetical accuracy of computation of ECL provision.

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Key audit matters	How our audit addressed the key audit matter
	• inputs information used in the ECL computation, on a sample basis We assessed the disclosures included in the Ind AS financial statements with respect to such allowance / estimate in accordance with the requirements of Ind AS 109 and Financial Instruments: Disclosures (Ind AS 107).
(c) Information Technology	
The Company's key financial accounting and reporting processes are highly dependent on the automated controls over the Company's information systems, such that there exists a risk that gaps in the IT control environment could result in the financial accounting and reporting records being materially misstated. We have focused on user access management, segregation of duties and controls over system change over key financial accounting and reporting systems.	**General IT controls design, observation and operation:** • Tested key controls operating over the information technology in relation to financial accounting and reporting systems, including system access and system change management, program development and computer operations. **User access controls operation:** • Obtained management's evaluation of the access rights granted to applications relevant to financial accounting and reporting systems and tested resolution of a sample of expectations. • Further, we assessed the operating effectiveness of controls over granting, removal and appropriateness of access rights. **Application controls:** • We tested the design and operating effectiveness of automated controls critical to financial accounting and reporting. • For any identified deficiencies, tested the design and operating effectiveness of compensating controls and, where necessary, extended the scope of our substantive audit procedures

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the Board of Director's Report (Other Information) included in the Annual report, but does not include the Ind AS financial statements and our auditor's report thereon.

Our opinion on the Ind AS 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 Ind AS financial statements, our responsibility is to read the Other Information and, in doing so, consider whether such Other Information is materially inconsistent with the 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.

Responsibilities of Management and Board of Directors for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the 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 Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, management 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.

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

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS 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 Ind AS 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.

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- 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.
- 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 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 Ind AS financial statements, including the disclosures, and whether the Ind AS 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 with those charged with governance, we determine those matters that were of most significance in the audit of the Ind AS financial statements for the financial year ended March 31, 2019 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.

Other Matter

The comparative financial information of the Company for the year ended March 31, 2018 and the transition date opening balance sheet as at April 01, 2017 included in these standalone Ind AS financial statements, are based on the previously issued statutory financial statements prepared in accordance with the accounting principles generally accepted in India, including the Companies (Accounting Standards) Rules, 2006 (as amended) specified under section 133 of the Act, read with the Companies (Accounts) Rules, 2014 audited by the predecessor auditor whose report for the year ended March 31, 2018 and March 31, 2017 dated May 02, 2018 and May 16, 2017, respectively expressed an unmodified opinion on those financial statements, as adjusted for the differences in the accounting principles adopted by the Company on transition to the Ind AS, which have been audited by us.

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Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by Section 143(3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

   (b) In our opinion, proper as required by law have been kept by the Company so far as it appears from our examination of those books;

   (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

   (d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

   (e) On the basis of the written representations received from the directors as on March 31, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 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 with reference to these Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

   (g) According to the information and explanations given by the management, the provisions of section 197 read with Schedule V of the Act are not applicable to the company;

   (h) 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, as amended in our opinion and to the best of our information and according to the explanations given to us:

      i. The Company does not have any pending litigations which would impact its financial position;

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

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iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For S.R. Batliboi & CO. LLP
ICAI Firm Registration Number: 301003E/E300005
Chartered Accountants

per Jitendra H. Ranawat
Partner
Membership Number: 103380
Place of Signature: Mumbai
Date: May 13, 2019

Annexure 1 referred to under the heading "Report on other legal and regulatory requirements" of our report of even date

Re: Edelweiss Housing Finance Limited ("the Company")

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

(i)(b) All fixed assets were physically verified by the management in the previous years in accordance with a planned programme of verifying them once in three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

(i)(c) According to the information and explanations given by the management, the title deeds of immovable properties, included in property, plant and equipment are held in the name of the Company.

(ii) The Company's business does not involve inventories and, accordingly, the requirements under paragraph 3(ii) of the Order are not applicable to the Company.

(iii) According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Accordingly, the provisions of clause 3(iii)(a), (b) and (c) of the Order are not applicable to the Company and hence not commented upon.

(iv) In our opinion and according to the information and explanations given to us, there are no loans, investments, guarantees, and securities granted in respect of which provisions of section 185 and 186 of the Companies Act 2013 are applicable and hence not commented upon.

(v) The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) To the best of our knowledge and as explained, the Company is not in the business of sale of any goods. Therefore, in our opinion, the provisions of clause 3(vi) of the Order are not applicable to the Company.

(vii)(a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including provident fund, income-tax, goods and service tax, cess and other statutory dues applicable to it. The provision relating to employee's state insurance, custom duty and excise duty are currently not applicable to the Company.

(vii)(b) According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, income-tax, goods and service tax, and other statutory dues applicable to it were outstanding, at the year end, for a period of more than

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six months from the date they became payable. The provision relating to employee's state insurance, custom duty and excise duty are currently not applicable to the Company.

(vii)(c) According to the information and explanations given to us, there are no dues of income-tax, goods and service tax and cess which have not been deposited on account of dispute. The provision relating to employee's state insurance, custom duty and excise duty are currently not applicable to the Company.

viii) In our opinion and according to the information and explanations given by the management, the Company has not defaulted in repayment of loans or borrowing to a financial institution, bank or government or dues to debenture holders.

(ix) In our opinion and according to the information and explanations given by the management, the Company has utilized the monies raised by way of debt Instruments in the nature of commercial papers, non-convertible debentures and term loans for the purposes for which they were raised.

(x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the company or no fraud on the Company by the officers and employees of the Company has been noticed or reported during the year.

(xi) According to the information and explanations given by the management, the provisions of section 197 read with Schedule V of the Act are not applicable to the Company and hence reporting under clause 3(xi) are not applicable and hence not commented upon.

(xii) In our opinion, the Company is not a nidhi company. Therefore, the provisions of clause 3(xii) of the order are not applicable to the Company and hence not commented upon.

(xiii) According to the information and explanations given by the management, transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.

(xiv) According to the information and explanations given by the management, the Company has complied with provisions of section 42 of the Companies Act, 2013 in respect of the preferential allotment of shares during the year. According to the information and explanations given by the management, we report that the amounts raised, have been used for the purposes for which the funds were raised.

(xv) According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in section 192 of Companies Act, 2013.

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xvi) According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For **S.R. Batliboi & Co. LLP**
ICAI Firm Registration Number: 301003E/E300005
Chartered Accountants

per Jitendra H. Ranawat
Partner
Membership No.: 103380
Place: Mumbai
Date: May 13, 2019

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ANNEXURE 2
TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF EDELWEISS HOUSING FINANCE LIMTED

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of Edelweiss Housing Finance Limited ("the Company") as of March 31, 2019 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with reference to these financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls and, both issued by the Institute of Chartered Accountants of India. 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 over financial reporting with reference to these financial statements was established and maintained and if 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 over financial reporting with reference to these financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these financial statements, 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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

S.R. BATLIBOI & CO. LLP
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CHARTERED ACCOUNTANTS

Meaning of Internal Financial Controls Over Financial Reporting With Reference to these Financial Statements

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting With Reference to these Financial Statements

Because of the inherent limitations of internal financial controls over financial reporting with reference to these 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 over financial reporting with reference to these financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls over financial reporting with reference to these financial statements and such internal financial controls over financial reporting with reference to these financial statements were operating effectively as at March 31, 2019, based on the internal control over financial reporting 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.

For S.R. Batliboi & CO. LLP
ICAI Firm Registration Number: 301003E/E300005
Chartered Accountants

S.R. BATLIBOI & CO. LLP
MUMBAI
CHARTERED ACCOUNTANTS

per Jitendra H. Ranawat
Partner
Membership Number: 103380
Place of Signature: Mumbai
Date: May 13, 2019

Edelweiss Housing Finance Limited
Balance Sheet
(Currency : Indian rupees in millions)

	Note	As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
ASSETS				
Financial assets				
Cash and cash equivalents	7	593.60	4,148.12	445.27
Bank balances other than cash and cash equivalents	8	80.22	78.05	75.49
Trade receivables	9	8.49	159.37	52.13
Loans	10	53,599.01	44,581.19	32,754.42
Other financial assets	11	62.86	95.06	125.70
		54,344.18	49,061.79	33,453.01
Non-financial assets				
Current tax assets (net)	12	46.66	66.14	46.75
Deferred tax assets (net)	13	-	32.16	60.56
Property, plant and equipment	14	60.99	49.65	33.18
Capital work in progress		11.58	0.86	0.03
Other intangible assets	15	5.33	6.39	3.39
Other non- financial assets	16	48.41	94.98	14.37
		172.97	250.18	158.28
TOTAL ASSETS		54,517.15	49,311.97	33,611.29
LIABILITIES				
Financial liabilities				
Trade payables	17	224.26	228.50	154.65
Debt securities	18	12,582.50	12,498.23	10,261.27
Borrowings (other than debt securities)	19	31,634.95	27,448.00	16,975.32
Subordinated liabilities	20	508.48	508.32	508.63
Other financial liabilities	21	1,244.85	2,549.85	1,218.64
		46,195.04	43,232.90	29,118.51
Non-financial liabilities				
Current tax liabilities (net)	22	188.12	114.76	-
Provisions	23	21.95	73.48	67.51
Deferred tax liabilities (net)	13	106.51	-	-
Other non-financial liabilities	24	316.58	261.64	216.38
		633.16	449.88	283.89
Equity				
Equity share capital	25	693.50	543.50	493.50
Other equity	26	6,995.45	5,085.69	3,715.39
		7,688.95	5,629.19	4,208.89
TOTAL LIABILITIES AND EQUITY		54,517.15	49,311.97	33,611.29

The accompanying notes are an integral part of the financial statements.

As per our report of even date attached.

For S. R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number : 301003E/ E300005

per Jitendra H. Ranawat
Partner
Membership No. 103380

S. R. BATLIBOI & CO. LLP
MUMBAI
CHARTERED ACCOUNTANTS

Place : Mumbai
Date : May 13, 2019

For and on behalf of the Board of Directors
Edelweiss Housing Finance Limited

Rajat Avasthi
Chief Executive Officer

Vineet Mahajan
Director
DIN: 07253615

Shalinee Mimani
Director
DIN: 07404075

Mukesh Bijlani
Chief Financial Officer

Sagar Tawre
Company Secretary
Membership No. A24645

Edelweiss Housing Finance Limited
Statement of Profit and Loss
(Currency : Indian rupees in millions)

	Note	For the year ended March 31, 2019	For the year ended March 31, 2018
Revenue from operations			
Interest income	27	6,157.80	4,829.61
Fee and commission income	28	424.55	499.40
Net gain on fair value changes	29	70.24	-
Total Revenue from operations		6,652.59	5,329.01
Other income	30	6.36	9.00
Total Revenue		6,658.95	5,338.01
Expenses			
Finance costs	31	3,921.57	2,738.44
Impairment on financial instruments	32	121.33	23.20
Employee benefits expense	33	768.06	515.35
Depreciation, amortisation and impairment	14 & 15	39.82	25.42
Other expenses	34	831.53	752.93
Total expenses		5,682.31	4,055.34
Profit before tax		976.64	1,282.67
Tax expenses:			
Current tax	35		
(1) Current tax		247.99	338.38
(2) Short / (Excess) provision for earlier years		28.09	-
Deferred tax	35.3		
(1) MAT credit entitlement		(19.82)	-
(2) Deferred tax (net)		95.79	92.09
Profit for the year		624.59	852.20
Other Comprehensive Income			
Items that will not be reclassified to profit or loss			
Remeasurement gain / (loss) on defined benefit plans	39	(2.13)	(0.68)
Less: Income tax relating to items that will not be reclassified to profit or loss	35.3	0.75	0.24
Other Comprehensive Income		(1.38)	(0.44)
Total Comprehensive Income		623.21	851.76
Earnings per equity share (Face value of Rs. 10 each):			
(a) Basic	37	10.28	17.12
(b) Diluted		10.28	17.12

The accompanying notes are an integral part of the financial statements.

As per our report of even date attached.

For S. R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number : 301003E/ E300005

per Jitendra H. Ranawat
Partner
Membership No. 103380

S. R. BATLIBOI & CO. LLP
MUMBAI
CHARTERED ACCOUNTANTS

Place : Mumbai
Date : May 13, 2019

For and on behalf of the Board of Directors
Edelweiss Housing Finance Limited

Rajat Avasthi
Chief Executive Officer

Vineet Mahajan
Director
DIN: 07253615

Shalinee Mimani
Director
DIN: 07404075

Manjeet Bijlani
Chief Financial Officer

Sagar Tawre
Company Secretary
Membership No. A24645

Edelweiss Housing Finance Limited
Statement of Cash flows
(Currency : Indian rupees in millions)

		For the year ended March 31, 2019	For the year ended March 31, 2018
A	Cash flow from operating activities		
	Profit before tax	976.64	1,282.67
	Adjustments for		
	Depreciation and amortisation	39.82	25.42
	Impairment of financial assets	121.33	23.20
	Expense on Employee stock option scheme	5.58	5.09
	Loss /Gain on sale of of fixed assets	(0.24)	(0.13)
	Operating cash flow before working capital changes	1,143.13	1,336.25
	Add / (Less): Adjustments for working capital changes		
	Decrease/(Increase) in Receivables	150.88	(107.24)
	Decrease/(Increase) in Receivables from financing business (net)	(9,139.15)	(11,849.97)
	Decrease/(Increase) in Other financial assets	30.03	28.08
	Decrease/(Increase) in Other non financial assets	46.57	(80.61)
	Increase / (Decrease) in Trade payables	(9.82)	73.85
	Increase / (Decrease) in Non financial liabilities and provisions	2.03	50.79
	Increase / (Decrease) in Other financial liability	(1,190.93)	1,237.88
	Cash used in operations	(8,967.26)	(9,310.97)
	Income taxes paid	(183.99)	(243.25)
	Net cash used in operating activities -A	(9,151.25)	(9,554.22)
B	Cash flow from investing activities		
	Purchase of Property, plant and equipment and Intangible assets	(51.71)	(45.79)
	Increase in Capital Work-in-progress and Intangibles under development	(10.72)	(0.83)
	Sale of Property, plant and equipment	1.85	1.03
	Net cash generated from / (used in) investing activities - B	(60.58)	(45.59)
C	Cash flow from financing activities		
	Proceeds from issuance of Share capital (including securities premium)	1,500.00	500.00
	Increase / (Decrease) in Debt securities[1]	(35.00)	2,322.99
	Increase / (Decrease) in Borrowings other than debt securities[1]	4,192.31	10,479.67
	Increase / (Decrease) in Subordinate debt	(0.00)	(0.00)
	Net cash generated from financing activities - C	5,657.31	13,302.66
	Net increase / (decrease) in cash and cash equivalents (A+B+C)	(3,554.52)	3,702.85
	Cash and cash equivalent as at the beginning of the year	4,148.12	445.27
	Cash and cash equivalent as at the end of the year	593.60	4,148.12
	Operational cash flows from interest		
	Interest paid	3,822.80	2,772.74
	Interest received	5,123.32	4,299.00

Notes:
1. Net figures have been reported on account of volume of transactions.
2. For disclosure relating to changes in liabilities arising from financing activities, refer note 36

As per our report of even date attached.

For S. R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number : 301003E/ E300005

per Jitendra H. Ranawat
Partner
Membership No. 103380

S. R. BATLIBOI & CO. LLP
MUMBAI
CHARTERED ACCOUNTANTS

Place : Mumbai
Date : May 13, 2019

For and on behalf of the Board of Directors
Edelweiss Housing Finance Limited

Rajat Avasthi
Chief Executive Officer

Vineet Mahajan
Director
DIN: 07253615

Shalinee Mimani
Director
DIN: 07404075

Manjeet Bijlani
Chief Financial Officer

Sagar Tawre
Company Secretary
Membership No. A24645

Edelweiss Housing Finance Limited

Statement of Changes in Equity

(Currency : Indian rupees in millions)

(a) **Equity share capital**

	Outstanding as on April 01, 2017	Issued during the year	Outstanding as on March 31, 2018	Issued during the year	Outstanding as on March 31, 2019
Issued, Subscribed and Paid up (Equity shares of Rs.10 each, fully paid-up)	493.50	50.00	543.50	150.00	693.50
	493.50	50.00	543.50	150.00	693.50

(b) Other Equity

	Securities Premium Account	Deemed capital contribution - Equity shares	Reserve under section 29C of the National Housing Bank Act, 1987	Debenture redemption reserve	Retained earnings	Total
Balance at April 01, 2017	2,275.18	28.37	271.72	121.48	1,018.64	3,715.39
Profit or loss	-	-	-	-	852.20	852.20
Remeasurement gain / (loss) on defined benefit plans	-	-	-	-	(0.44)	(0.44)
Total Comprehensive Income for the year	-	-	-	-	851.76	851.76
Issue of equity instruments	450.00	-	-	-	-	450.00
ESOP during the year	-	5.09	-	-	-	5.09
Transfers to / from retained earnings	-	-	140.58	173.89	(314.47)	-
Income tax charge on ESOP	-	-	-	-	63.45	63.45
Balance at March 31, 2018	2,725.18	33.46	412.30	295.37	1,619.38	5,085.69
Profit or loss	-	-	-	-	624.59	624.59
Remeasurement gain / (loss) on defined benefit plans	-	-	-	-	(1.38)	(1.38)
Total Comprehensive Income for the year	-	-	-	-	623.21	623.21
Issue of equity instruments	1,350.00	-	-	-	-	1,350.00
ESOP during the year	-	-	-	-	-	-
Transfers to / from retained earnings	-	-	124.92	173.88	(298.80)	-
Income tax charge on ESOP	-	-	-	-	(63.45)	(63.45)
Balance at March 31, 2019	4,075.18	33.46	537.22	469.25	1,880.34	6,995.45

As per our report of even date attached.

For S. R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number : 301003E/ E300005

per **Jitendra H. Ranawat**
Partner
Membership No. 103380

S. R. BATLIBOI & CO. LLP MUMBAI CHARTERED ACCOUNTANTS

Place : Mumbai
Date : May 13, 2019

For and on behalf of the Board of Directors
Edelweiss Housing Finance Limited

Rajat Avasthi
Chief Executive Officer

Vineet Mahajan
Director
DIN: 07253615

Shalinee Mimani
Director
DIN: 07404075

Manjeet Bijlani
Chief Financial Officer

Sagar Tawre
Company Secretary
Membership No. A24645

1. **Corporate Information:**

Edelweiss Housing Finance Limited ('EHFL' or 'the Company') a public limited company domiciled and incorporated on May 30, 2008 under the provisions of the Companies Act applicable in India. The Company is subsidiary of Edelweiss Rural & Corporate Services Limited (Formerly Edelweiss Commodities Services Limited). The Company is registered as Housing finance institution (without accepting public deposit) with the National Housing Bank (NHB) under section 29A of the NHB Act, 1987, registration no. is 03.0081.10.

The Company's primary business is providing loan to Retail customers for construction or purchase of residential property, loan against property and loans to real estate developers.

2. **Basis of preparation:**

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time).

For all periods up to and including the year ended March 31, 2018, the Company prepared its financial statements in accordance with accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP or previous GAAP). These financial statements for the year ended March 31, 2019 are the first financial statements of the Company prepared under Ind AS. Refer to note 52 for information on how the Company has adopted Ind AS.

These financial statements have been prepared on a historical cost basis, except for certain financial instruments such as, derivative financial instruments, and other financial instruments held for trading, which have been measured at fair value. The financial statements are presented in Indian Rupees (INR) and all values are rounded to the nearest million, except when otherwise indicated.

2.1 **Presentation of financial statements:**

The Company presents its balance sheet in order of liquidity in compliance with the Division III of the Schedule III to the Companies Act, 2013. An analysis regarding recovery or settlement within 12 months after the reporting date (current) and more than 12 months after the reporting date (non-current) is presented in "Note 40-Maturity Analysis of assets and liabilities".

Financial assets and financial liabilities are generally reported gross in the balance sheet. They are only offset and reported net when, in addition to having an unconditional legally enforceable right to offset the recognised amounts without being contingent on a future event, the parties also intend to settle on a net basis in all of the following circumstances:

- The normal course of business
- The event of default
- The event of insolvency or bankruptcy of the Company and or its counterparties

Edelweiss Housing Finance Ltd.

S.R. BATLIBOI & CO. LLP MUMBAI CHARTERED ACCOUNTANTS

3. **Significant accounting policies**

3.1 Recognition of Interest income and Dividend income

3.1.1 Effective Interest Rate (EIR):

Under Ind AS 109 interest income is recorded using the effective interest rate (EIR) method for all financial instruments measured at amortised cost. The EIR is the rate that exactly discounts estimated future cash flows through the expected life of the financial instrument or, when appropriate a shorter period to the gross carrying amount of financial instrument.

The EIR is calculated by taking into account any discount or premium on acquisition, fees and costs that are an integral part of the EIR. The Company recognises interest income using a rate of return that represents the best estimate of a constant rate of return over the expected life of the loan. Hence, it recognises the effect of potentially different interest rates charged at various stages, and other characteristics of the product life cycle including prepayments penalty interest and charges.

If expectations regarding the cash flows on the financial asset are revised for reasons other than credit risk, the adjustment is booked 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.

3.1.2 Interest Income:

The company calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets.

When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company calculates interest income by applying the EIR to the amortised cost (net of expected credit loss) of the financial asset. If the financial assets cures and is no longer credit-impaired, the Company reverts to calculating interest income on a gross basis.

Penal interest income on delayed EMI / pre EMI is recognised on receipt basis.

3.2 Financial Instruments:

3.2.1 Date of recognition:

Financial assets and liabilities with exception of loans and borrowings are initially recognised on the trade date, i.e. the date the Company becomes a party to the contractual provisions of the instrument. This includes regular way trades: purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the market place. Loans are recognised when funds are transferred to the customers' account. The Company recognises borrowings when funds are available for utilisation to the Company.

3.2.2 Initial measurement of financial 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.

Edelweiss Housing Finance Ltd

S.R. Batliboi & Co. LLP Mumbai Chartered Accountants

3.2.3 Classification and Measurement categories of financial assets and liabilities:

The Company classifies all of its financial assets based on the business model for managing the assets and the asset's contractual terms, measured at either:

- Amortised cost
- Fair value through other comprehensive income [FVOCI)
- Fair value through profit or loss [FVTPL]

The Company measures debt financial assets that meet the following conditions at amortised cost:

- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; 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.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the financial asset is held within a business model whose objective is achieved both by 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.

By default, all other financial assets are subsequently measured at FVTPL.

Financial assets carried at amortised cost (AC)

A financial asset is measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows 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. The changes in carrying value of financial assets is recognised in profit and loss account.

Financial assets at fair value through other comprehensive income (FVTOCI)

A financial asset is measured at FVTOCI if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling 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. The changes in fair value of financial assets is recognised in Other Comprehensive Income.

Financial assets at fair value through profit or loss (FVTPL)

A financial asset which is not classified in any of the above categories are measured at FVTPL. The Company measures all financial assets classified as FVTPL at fair value at each reporting date. The changes in fair value of financial assets is recognised in Profit and loss account.

3.3 Financial Assets and Liabilities:

3.3.1 Financial assets held for trading:

The Company classifies financial assets as held for trading when they have been purchased primarily for short-term profit making through trading activities or form part of a portfolio of financial instruments that are managed together, for which there evidence of a recent pattern of short-term profit is taking. Held-for-trading assets are recorded and measured in the balance sheet at fair value. Changes in fair value are recognised in net gain on fair value changes.

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3.3.2 Debt securities and other borrowed funds:

The Company measures debt issued and other borrowed funds at Amorised cost at each reporting date. Amortised cost is calculated by taking into account any discount or premium on issue funds, and costs that are an integral part of the EIR.

3.3.3 Financial Guarantee:

Financial guarantees are contract that requires the Company to make specified payments to reimburse to holder for loss that it incurs because a specified debtor fails to make payment when it is due in accordance with the terms of a debt instrument.

Financial guarantee issued or commitments to provide a loan at below market interest rate are initially measured at fair value and the initial fair value is amortised over the life of the guarantee or the commitment. Subsequently they are measured at higher of this amortised amount and the amount of loss allowance.

3.3.4 Loan Commitments:

Undrawn loan commitments are commitments under which, the Company is required to provide a loan with pre-specified terms to the customer over the duration of the commitment. Undrawn loan commitments are in the scope of the ECL requirements.

3.4 Reclassification of Financial assets and liabilities

The Company does not reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Company acquires, disposes of, or terminates a business line. The Company didn't reclassify any of its financial assets or liabilities in current year and previous year.

3.5 Derecognition of financial Instruments:

3.5.1 Derecognition of financial asset

A financial asset (or, where applicable a part of a financial asset or a part of a group of similar financial assets) is derecognised when the rights to receive contractual cash flows from the financial asset have expired. The Company also derecognises the financial asset if it has both transferred the financial asset and the transfer qualifies for derecognition.

The Company has transferred the financial asset if, and only if, either

- The Company has transferred the rights to receive cash flows from the financial asset or
- It retains the contractual rights to receive the cash flows of the financial asset, but assumed a contractual obligation to pay the cash flows in full without material delay to third party under pass through arrangement.

Pass-through arrangements are transactions whereby the Company retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following conditions are met:

- The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates.

- The Company cannot sell or pledge the original asset other than as security to the eventual recipients.

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The Company has to remit any cash flows it collects on behalf of the eventual recipients without material delay. In addition, the Company is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- The Company has transferred substantially all the risks and rewards of the asset; or

- The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

The Company considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

The Company also derecognises a financial asset, when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new financial asset, with the difference recognised as a derecognition gain or loss, to the extent that an impairment loss has not already been recorded.

If the modification does not result in cash flows that are substantially different, the modification does not result in derecognition. Based on the change in cash flows discounted at the original EIR, the Company records a modification gain or loss, to the extent that an impairment loss has not already been recorded.

3.5.2 Derecognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid, including modified contractual cash flow recognised as new financial liability, is recognised statement of profit or loss.

3.6 Impairment of financial assets:

The Company records provisions based on expected credit loss model ("ECL") on all loans, other financial assets not measured at FVTPL together with undrawn loan commitment and financial guarantee contracts, in this section all referred to as "Financial instrument". Equity instruments are not subject to impairment.

ECL is a probability-weighted estimate of credit losses. A credit loss is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive discounted at the original effective interest rate. Because ECL consider the amount and timing of payments, a credit loss arises even if the entity expects to be paid in full but later than when contractually due.

Simplified Approach

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition. The Company uses a provision matrix to determine impairment loss allowance on portfolio of its receivables. The provision matrix is based on its historically observed default rates over the expected life of the receivables. However, if receivables contain a significant financing component, the Company chooses as its accounting policy to measure the loss allowance by applying general approach to measure ECL.

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S.R. Batliboi & Co LLP * Chartered Accountants * Mumbai

General Approach

For all other financial instruments, the Company recognises lifetime ECL when there has been a significant increase in credit risk (SICR) since initial recognition. If, on the other hand, the credit risk on the financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses (12m ECL). The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition instead of an evidence of a financial asset being credit-impaired at the reporting date or an actual default occurring.

Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12m ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within 12 months after the reporting date.

The measurement of expected credit losses is a function of the probability of default (PD), loss given default (LGD) (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information. As for the exposure at default (EAD), for financial assets, this is represented by the assets' gross carrying amount at the reporting date; for loan commitments and financial guarantee contracts, the exposure includes the amount drawn down as at the reporting date, together with any additional amounts expected to be drawn down in the future by default date determined based on historical trend, the Company's understanding of the specific future financing needs of the debtors, and other relevant forward-looking information.

Company categories its financial assets as follows:

Stage 1 Assets:
Stage 1 assets includes financial instruments that have not had a significant increase in credit risk since initial recognition or that have low credit risk at the reporting date. For these assets, 12-month ECL (resulting from default events possible within 12 months from reporting date) are recognised.

Stage 2 Assets:
Stage 2 Assets includes financial instruments that have had a significant increase in credit risk since initial recognition For these assets lifetime ECL (resulting from default events possible within 12 months from reporting date) are recognised.

Stage 3 Assets:
Stage 3 for Assets considered credit-impaired the Company recognises the lifetime ECL for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

Company recognises an impairment gain or loss in profit or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account.

The expected credit losses on the loan commitment have been recognised together with the loss allowance for the financial asset.

The Company's product offering includes a working capital facilities with a right to Company to cancel and/or reduce the facilities with one day's notice. The Company does not limit its exposure to credit losses to the contractual notice period, but, instead calculates ECL over a period that reflects the Company's expectations of the customer behaviour, its likelihood of default and the Company's future risk mitigation procedures, which could include reducing or cancelling the facilities.

Edelweiss Housing Finance Ltd.

S.R. BATLIBOI & CO. LLP
MUMBAI
CHARTERED ACCOUNTANTS

3.7 Collateral Valuation:

To mitigate its credit risks on financial assets, the Company seeks to use collateral, where possible. The collateral comes in various forms, such as cash, securities, letters of credit /guarantees, real estate, receivables, inventories, other non-financial assets and credit enhancements such as netting agreements. Collateral, unless repossessed, is not recorded on the Company's balance sheet. However, the fair value of collateral affects the calculation of ECLs. It is generally assessed, at a minimum, at inception and re-assessed on a periodic basis. However, some collateral, for example, securities relating to margin requirements, is valued daily.

To the extent possible, the Company uses active market data for valuing financial assets held as collateral. Other financial assets which do not have readily determinable market value are valued using models.

3.8 Collateral Repossessed:

The Company's policy is to determine whether a repossessed asset can be best used for its internal operations or should be sold. Assets determined to be useful for the internal operations are transferred to their relevant asset category at the lower of their repossessed value or the carrying value of the original secured asset. Assets for which selling is determined to be a better option are transferred to assets held for sale at their fair value (if financial assets) and fair value less cost to sell for non-financial assets at the repossession date in, line with the Company's policy.

In its normal course of business, the Company does not physically repossess properties or other assets in its retail portfolio, but engages external agents to recover funds, generally at auction, to settle outstanding debt. Any surplus funds are returned to the customers/obligors. As a result of this practice, the residential properties under legal repossession processes are not recorded on the balance sheet.

3.9 Write-Offs:

Financial assets are written off either partially or in their entirety only when the Company has no reasonable expectation of recovery.

3.10 Forborne and modified loan:

The Company sometimes makes concessions or modifications to the original terms of loans as a response to the borrower's financial difficulties, rather than taking possession or to otherwise enforce collection of collateral. The Company considers a loan forborne when such concessions or modifications are provided as a result of the borrower's present or expected financial difficulties and the Company would not have agreed to them if the borrower had been financially healthy. Indicators of financial difficulties include defaults on covenants, or significant concerns raised by the Credit Risk Department. Forbearance may involve extending the payment arrangements and the agreement of new loan conditions. Once the terms have been renegotiated, any impairment is measured using the original EIR as calculated before the modification of terms. It is the Company's policy to monitor forborne loans to help ensure that future payments continue to be likely to occur. Derecognition decisions and classification between Stage 2 and Stage 3 are determined on a case-by-case basis. If these procedures identify a loss in relation to a loan, it is disclosed and managed as an impaired Stage 3 forborne asset, until it is collected or written off.

3.11 Determination of Fair Value:

The Company measures financial instruments, such as, derivatives at fair value at each reporting date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either;

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company.

Edelweiss Housing Finance Ltd.

S.R. Batliboi & Co. LLP MUMBAI Chartered Accountants

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques, as summarised below:

Level 1 financial instruments:
Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Company has access to at the measurement date. The Company considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

Level 2 financial instruments:
Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life.

Level 3 financial instruments:
Those that include one or more unobservable input that is significant to the measurement as whole.
For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period. The Company periodically reviews its valuation techniques including the adopted methodologies and model calibrations.

Therefore, the Company applies various techniques to estimate the credit risk associated with its financial instruments measured at fair value, which include a portfolio-based approach that estimates the expected net exposure per counterparty over the full lifetime of the individual assets, in order to reflect the credit risk of the individual counterparties for non-collateralised financial instruments.

The Company evaluates the levelling at each reporting period on an instrument-by-instrument basis and reclassifies instruments when necessary based on the facts at the end of the reporting period.

3.12 Operating Leases:

Operating lease payments are recognized as an expense in the statement of profit and loss on a straight-line basis over the lease term, in which case lease payments are recognized based on contractual terms. Contingent rental payable is recognized as an expense in the period in which it is incurred.

3.13 Earnings Per Share:

Basic earnings per share is computed by dividing the net profit after tax attributable to the equity shareholders for the year by the weighted average number of equity shares outstanding for the year.

Diluted earnings per share reflect the potential dilution that could occur if securities or other contracts to issue equity shares were exercised or converted during the year. Diluted earnings per share is computed by dividing the net profit after tax attributable to the equity shareholders for the year by weighted average number of equity shares considered for deriving basic earnings per share and weighted average number of equity shares that could have been issued upon conversion of all potential equity shares.

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3.14 Retirement and other employee benefit:

3.14.1 Provident fund and national pension scheme:

The Company contributes to a recognised provident fund and national pension scheme which is a defined contribution scheme. The contributions are accounted for on an accrual basis and recognised in the statement of profit and loss.

3.14.2 Gratuity:

The Company's gratuity scheme is a defined benefit plan. The Company's net obligation in respect of the gratuity benefit scheme is calculated by estimating the amount of future benefit that the employees have earned in return for their service in the current and prior periods, that benefit is discounted to determine its present value, and the fair value of any plan assets, if any, is deducted. The present value of the obligation under such benefit plan is determined based on independent actuarial valuation using the Projected Unit Credit Method.

Re-measurement, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur.

Remeasurement are not reclassified to profit or loss in subsequent periods.

3.14.3 Compensated Absences:

The eligible employees of the Company are permitted to carry forward certain number of their annual leave entitlement to subsequent years, subject to a ceiling. The Company recognises the charge in the statement of profit and loss and corresponding liability on such non-vesting accumulated leave entitlement based on a valuation by an independent actuary. The cost of providing annual leave benefits is determined using the projected unit credit method.

3.14.4 Deferred Bonus:

The Company has adopted a Deferred Bonus Plan under its Deferred Variable Compensation Plan. A pool of identified senior employees of the Company is entitled for benefits under this plan. Such deferred compensation will be paid in a phased manner over a future period of time The measurement for the same has been based on actuarial assumptions and principles.

3.14.5 Share-based payment arrangements:

Equity-settled share-based payments to employees and others providing similar services that are granted by the ultimate parent company are measured by reference to the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled share-based payments is expensed over the vesting period, based on the Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the equity-settled employee benefits reserve.

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3.15 Property, plant and equipment:

Property plant and equipment is stated at cost excluding the costs of day-to-day servicing, less accumulated depreciation and accumulated impairment in value. Changes in the expected useful life are accounted for by changing the amortisation period or methodology, as appropriate, and treated as changes in accounting estimates.

Subsequent costs incurred on an item of property, plant and equipment is recognised in the carrying amount thereof when those costs meet the recognition criteria as mentioned above. Repairs and maintenance are recognised in profit or loss as incurred.

Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives. Depreciation is provided on a written down value basis from the date the asset is ready for its intended use or put to use whichever is earlier. In respect of assets sold, depreciation is provided upto the date of disposal.

As per the requirement of Schedule II of the Companies Act, 2013, the Company has evaluated the useful lives of the respective fixed assets which are as per the provisions of Part C of the Schedule II for calculating the depreciation. The estimated useful lives of the fixed assets are as follows:

Nature of assets	Estimated useful lives
Furniture and fixtures	10 years
Vehicles	8 years
Office Equipment	5 years
Computers - Servers and networks	6 years
Computers - End user devices, such as desktops, laptops, etc.	3 years

Leasehold improvements are amortised on a straight-line basis over the estimated useful lives of the assets or the period of lease whichever is earlier.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. The carrying amount of those components which have been separately recognised as assets is derecognised at the time of replacement thereof. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

For transition to Ind AS, the Company has elected to continue with carrying value of all of its property, plant and equipment recognised as of April 01, 2017 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

3.16 Intangible Assets:

Intangible assets are recorded at the consideration paid for the acquisition of such assets and are carried at cost less accumulated amortization and impairment, if any.

Intangibles such as software are amortised over a period of 3 years based on its estimated useful life. For transition to Ind AS, the Company has elected to continue with carrying value of all of its intangible assets recognised as of April 01, 2017 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

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3.17 Impairment of non-financial assets:

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired based on internal/external factors. 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 cash generating unit which the asset belongs to 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 recognized in the statement of profit and loss. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the assets is reflected at the recoverable amount subject to a maximum of the depreciable historical cost.

3.18 Provisions and other contingent liabilities:

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows to net present value using an appropriate pre-tax discount rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

A present obligation that arises from past events, where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made, is disclosed as a contingent liability. Contingent liabilities are also disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. Claims against the Company, where the possibility of any outflow of resources in settlement is remote, are not disclosed as contingent liabilities.

Contingent assets are not recognised in the financial statements since this may result in the recognition of income that may never be realised. However, when the realisation of income is virtually certain, then the related asset is not a contingent asset and is recognised.

3.19 Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less

3.20 Income tax expenses:

Income tax expense represents the sum of the tax currently payable and deferred tax.

3.20.1 Current tax:

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

3.20.2 Deferred tax:

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

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The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

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

3.20.3 Current and Deferred tax for the year:

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

4. Significant accounting judgements, estimates and assumptions :

The preparation of these financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from those estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. In particular, information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the standalone financial statements are included are given below:

4.1 Business model assessment :

The Company determines the business model at a level that reflects how the financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised cost that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held.

4.2 Significant increase in credit risk:

As explained in note 45.1, ECL is measured as an allowance equal to 12-month ECL for stage 1 assets, or lifetime ECL for stage 2 or stage 3 assets. An asset moves to stage 2 when its credit risk has increased significantly since initial recognition. Ind AS 109 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased the Company takes into account qualitative and quantitative reasonable and supportable forward-looking information. Refer to note 45.1 for more details.

4.3 Key sources of estimation uncertainty:

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, as described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

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4.4 Fair value of financial instruments:

The Fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The Company uses its judgement to select a variety of methods and make assumptions based on market conditions existing at the end of each reporting period. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk, funding value adjustments, correlation and volatility.

4.5 Effective Interest Rate (EIR) Method:

The Company's EIR methodology, as explained in Note 3.1.1, recognises interest income / expense using a rate of return that represents the best estimate of a constant rate of return over the expected behavioral life of loans given / taken and recognises the effect of potentially different interest rates at various stages and other characteristics of the product life cycle including prepayments and penalty interest and charges.

This estimation, by nature requires an element of judgement regarding the expected behavior and life cycle of the instrument, as well expected changes India's base rate and other fee income, expenses that are integral part of the instrument

4.6 Impairment of Financial assets:

The impairment provisions for the financial assets are based on assumptions about estimation of the amount and timing of future cash flows, collateral values, assessment of a significant increase in credit risk, probability of default (PD) and Loss given default (LGD) rates. The Company uses judgements in making these assumptions and selecting the inputs for impairment calculations based on its past history, existing market conditions and forward looking estimates at the end of each period.

The Company's expected credit loss (ECL) calculations are output of model with number of underlying assumptions regarding choice of variable inputs and their interdependencies Elements of the ECL models that are considered accounting judgements and estimates include:

- The Company's internal credit grading model, which assigns PDs to the individual grades based on ageing.
- The Company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a LTECL basis and the qualitative assessment.
- The segmentation of financial assets when their ECL is assessed on a collective basis.
- Development of ECL models, including the various formulas and the choice of inputs Determination of associations between macroeconomic scenarios and, economic inputs, such as unemployment levels and collateral values, and the effect on PDs, EADs and LGDs.
- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models.

It has been the Company's policy to regularly review its models in the context of actual loss experience and adjust when necessary.

4.7 Impairment of Non-Financial assets:

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exist, the Company estimates the asset's recoverable amount. An asset's recoverable amount is higher of an asset's fair value less cost of disposal and its value in use. Where the carrying amount exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

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4.8 Provisions and contingent liabilities:

The Company operates in a regulatory and legal environment that, by nature, has a heightened element of litigation risk inherent to its operations. As a result, it is involved in various litigation, arbitration and regulatory investigations and proceedings in the ordinary course of its business.

When the Company can reliably measure the outflow of economic benefits in relation to a specific case and considers such outflows to be probable, the Company records a provision against the case. Where the probability of outflow is considered to be remote, or probable, but a reliable estimate cannot be made, a contingent liability is disclosed.

Given the subjectivity and uncertainty of determining the probability and amount of losses, the Company takes into account a number of factors including legal advice, the stage of the matter and historical evidence from similar incidents. Significant judgement is required to conclude on these estimates.

4.9 Provisions for Income Taxes:

Significant judgments are involved in determining the provision for income taxes including judgment on whether tax positions are probable of being sustained in tax assessments. A tax assessment can involve complex issues, which can only be resolved over extended time periods.

Estimates and judgments are continually evaluated. They are based on historical experience and other factors, including expectation of future events that may have a financial impact on the Company and that are believed to be reasonable under the circumstances.

5. Standards issued but not yet effective :

5.1 Ind AS 116 Leases replaces Ind AS 17 Leases, including appendices thereto. Ind AS 116 is effective for annual periods beginning on or after April 01, 2019. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under Ind AS 17. The standard includes two recognition exemptions for lessees – leases of 'low-value' assets and short-term leases (i.e., leases with a lease term of 12 months or less). At the commencement date of a lease, a lessee will recognise a liability to make lease payments (i.e., the lease liability) and an asset representing the right to use the underlying asset during the lease term (i.e., the right-of-use asset). Lessees will be required to separately recognise the interest expense on the lease liability and the depreciation expense on the right-of-use asset. As the Company does not have any material leases, therefore the adoption of this standard is not likely to have a material impact in its Financial Statements.

5.2 Annual Improvements to Ind AS (2018)

5.2.1 Prepayment Features with Negative Compensation (Amendments to Ind AS 109). The amendments to Ind AS 109 clarify that for the purpose of assessing whether a prepayment feature meets the SPPI condition, the party exercising the option may pay or receive reasonable compensation for the prepayment irrespective of the reason for prepayment. In other words, prepayment features with negative compensation do not automatically fail SPPI. These amendments are to be applied for annual periods beginning on or after April 01, 2019. The application of these amendments is not likely to have a material impact on the Financial Statements.

5.2.2 Ind AS 12 Income taxes

The amendments clarify that an entity should recognise the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised the transactions that generated the distributable profits. This is the case irrespective of whether different tax rates apply to distributed and undistributed profits. These amendments are to be applied for annual periods beginning on or after April 01, 2019. The application of these amendments is not likely to have a material impact on the Financial Statements.

5.2.3 Ind AS 23 Borrowing costs

The amendments clarify that if any specific borrowing remains outstanding after the related asset is ready for its intended use or sale, that borrowing becomes part of the funds that an entity borrows generally when calculating the capitalisation rate on general borrowings. These amendments are to be applied for annual periods beginning on or after April 01, 2019.

5.2.4 Plan Amendment, Curtailment or Settlement (Amendments to Ind AS 19)

The amendments clarify that the past service cost (or of the gain or loss on settlement) is calculated by measuring the defined benefit liability (asset) using updated assumptions and comparing benefits offered and plan assets before and after the plan amendment (or curtailment or settlement) but ignoring the effect of the asset ceiling (that may arise when the defined benefit plan is in a surplus position). The change in the effect of the asset ceiling that may result from the plan amendment (or curtailment or settlement) is determined in a second step and is recognised in the normal manner in other comprehensive income.

An entity is also now required to use the updated assumptions from this remeasurement to determine current service cost and net interest for the remainder of the reporting period after the change to the plan. In the case of the net interest, for the period post plan amendment, the net interest is calculated by multiplying the net defined benefit liability (asset) as remeasured under Ind AS 19 with the discount rate used in the remeasurement (also taking into account the effect of contributions and benefit payments on the net defined benefit liability (asset)).

These amendments are to be applied to plan amendments, curtailments or settlements occurring on or after April 01, 2019.

The application of these amendments is not likely to have a material impact on the Financial Statements.

5.2.5 Uncertainty over Income Tax Treatments (Appendix C of Ind AS 12)

This Appendix sets out how to determine the accounting tax position when there is uncertainty over income tax treatments. The Appendix requires an entity to:

- determine whether uncertain tax positions are assessed separately or as a group; and
- assess whether it is probable that a tax authority will accept an uncertain tax treatment used, or proposed to be used, by an entity in its income tax filings:
    - If yes, the entity should determine its accounting tax position consistently with the tax treatment used or planned to be used in its income tax filings.
    - If no, the entity should reflect the effect of uncertainty in determining its accounting tax position.

The Appendix is effective for annual periods beginning on or after April 01, 2019. Entities can apply the Appendix with either full retrospective application or modified retrospective application without restatement of comparatives retrospectively or prospectively.

6. Financial statements for the year ended March 31, 2018 were audited by previous auditors – Price Waterhouse & Co LLP, Chartered Accountants.

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Notes to the financial statements *(Continued)*
(Currency : Indian rupees in millions)

		As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
7	**Cash and cash equivalents**			
	Cash on hand	0.08	0.05	0.08
	Balances with banks	593.52	4,148.07	445.19
		593.60	4,148.12	445.27
8	**Bank balances other than cash and cash equivalents**			
	Fixed deposit with banks (including interest accrued)	80.22	78.05	75.49
		80.22	78.05	75.49
8.A	**Encumbrances' on fixed deposits with bank held by the Company**			
	Given as credit enhancements towards securitisation	16.22	10.60	53.44
	Given as margin against the bank guarantee issued in favour of BSE Limited towards public issuance of non convertible debentures	22.67	21.34	20.00
9	**Trade receivables**			
(i)	Trade receivables (Unsecured)			
	Receivables considered good - non-related party	1.57	1.09	0.07
	Receivables considered good - related party - (Refer note 42)	6.92	158.28	52.06
	Receivables which have significant increase in credit risk	0.07	-	-
		8.56	159.37	52.13
	Less : Allowance for expected credit losses	(0.07)	-	-
		8.49	159.37	52.13
		8.49	159.37	52.13

Reconciliation of impairment allowance on trade receivables:

	For the year ended March 31, 2019	For the year ended March 31, 2018
Impairment allowance measured as per simplified approach		
Impairment allowance - Opening Balance	-	-
Add/ (less): asset originated or acquired (net)	(0.07)	-
Impairment allowance - Closing Balance	(0.07)	-

Note: For disclosure relating to trade receivable ageing/ provision matrix, refer note 47

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		As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
10	**Loans (Amortised Cost)**			
	A. Term Loans			
	(i) Housing Loans	32,715.39	24,582.15	16,673.58
	(ii) Non Housing Loans	21,246.55	20,287.18	16,400.53
	Total (A) - Gross	53,961.94	44,869.33	33,074.11
	Less: Impairment loss allowance	(362.93)	(288.14)	(319.69)
	Total (A) - Net	53,599.01	44,581.19	32,754.42
	B. Term Loans			
	(i) Secured by tangible assets (Refer note 45.1.2)	53,886.00	43,748.12	29,066.56
	(ii) Unsecured	75.94	1,121.21	4,007.55
	Total (B) - Gross	53,961.94	44,869.33	33,074.11
	Less: Impairment loss allowance	(362.93)	(288.14)	(319.69)
	Total (B) - Net	53,599.01	44,581.19	32,754.42
	C. Term Loans			
	C.I Loans in India			
	(i) Public Sectors	-	-	-
	(ii) Others	53,961.94	44,869.33	33,074.11
	Total (C.I) - Gross	53,961.94	44,869.33	33,074.11
	Less: Impairment loss allowance	(362.93)	(288.14)	(319.69)
	Total (C.I) - Net	53,599.01	44,581.19	32,754.42
	C.II Loans outside India	-	-	-
	Less: Impairment loss allowance	-	-	-
	Total (C.II) Net	-	-	-
	Total: (C I and C II)	53,599.01	44,581.19	32,754.42

Note: The housing loan referred in note 10(A)(i) includes an amount of Rs. 830.93 million (previous year Rs. 450.47 million) being mortgage credit Insurance premium payable by the obligor on housing loan.

11	Other financial assets			
	(unsecured, considered good)			
	Security Deposits	26.87	23.53	18.11
	Deposits placed with/exchange/depositories	30.00	30.00	30.00
	Advances to others	5.99	41.53	77.59
		62.86	95.06	125.70

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10.1. Credit Quality of Assets

The table below shows the credit quality and the maximum exposure to credit risk based on year-end stage classification. The amounts presented are gross of impairment allowances. Details of the Company's internal grading system are explained in Note 45.1 and policies on ECL allowances are set out in Note 3.6.

(a) Gross carrying amount of loan assets allocated to Stage 1, Stage 2 and Stage 3

Particulars	As at March 31, 2019				As at March 31, 2018				As at April 01, 2017			
	Stage I	Stage II	Stage III	Total	Stage I	Stage II	Stage III	Total	Stage I	Stage II	Stage III	Total
Loans (at amortised cost)												
Performing												
High grade	**51,158.39**	-	-	51,158.39	42,520.38	-	-	42,520.38	31,141.96	-	-	31,141.96
Standard grade	-	1,820.64	-	1,820.64	-	1,538.64	-	1,538.64	-	999.40	-	999.40
Non-performing												
Impaired	-	-	982.91	982.91	-	-	810.31	810.31	-	-	932.75	932.75
Total	51,158.39	1,820.64	982.91	53,961.94	42,520.38	1,538.64	810.31	44,869.33	31,141.96	999.40	932.75	33,074.11

(b) Reconciliation of changes in gross carrying amount and the corresponding ECL in relation to of gross carrying amount of loan assets is, as follows:

<u>**For the year ended March 31, 2018**</u>

Particulars	Non-credit impaired				Credit impaired		Total	
	Stage I		Stage II		Stage III			
	Gross carrying amount	Allowance for ECL	Gross carrying amount	Allowance for ECL	Gross carrying amount	Allowance for ECL	Gross carrying amount	Allowance for ECL
As at April 01, 2017	31,141.96	76.92	999.40	53.93	932.75	185.37	33,074.11	316.22
Transfers:								
Transfers to 12 Month ECL (Stage 1)	211.77	10.65	(201.01)	(9.38)	(10.76)	(1.27)	-	-
Transfers to lifetime ECL (Stage 2)	(993.45)	(11.83)	1,038.89	17.93	(45.44)	(6.10)	-	-
Transfers to lifetime ECL- Credit impaired (Stage 3)	(277.43)	(2.15)	(86.53)	(8.65)	363.96	10.80	-	-
Net remeasurement of ECL arising from transfer of stage		(9.63)		49.77		28.48		68.62
Net new and further lending/ (repayments)	12,437.53	19.68	(212.11)	(13.74)	(375.45)	(94.20)	11,849.97	(88.26)
Amounts written off	-	-	-	-	(54.75)	(12.22)	(54.75)	(12.22)
Closing Balance	42,520.38	83.64	1,538.64	89.86	810.31	110.86	44,869.33	284.36

<u>**For the year ended March 31, 2019**</u>

Particulars	Stage I Gross carrying amount	Stage I Allowance for ECL	Stage II Gross carrying amount	Stage II Allowance for ECL	Stage III Gross carrying amount	Stage III Allowance for ECL	Total Gross carrying amount	Total Allowance for ECL
Opening Balance	42,520.38	83.64	1,538.64	89.86	810.31	110.86	44,869.33	284.36
Transfers:								
Transfers to 12 Month ECL (Stage 1)	349.54	28.29	(329.45)	(26.25)	(20.09)	(2.04)	-	-
Transfers to lifetime ECL (Stage 2)	(1,343.85)	(7.96)	1,413.74	15.79	(69.89)	(7.83)	-	-
Transfers to lifetime ECL- Credit impaired (Stage 3)	(244.68)	(1.58)	(225.91)	(15.23)	470.59	16.80	-	-
Net remeasurement of ECL arising from transfer of stage		(25.94)		50.35		62.40	-	86.81
Net new and further lending/ (repayments)	9,877.06	41.54	(576.37)	(12.22)	(161.55)	(6.59)	9,139.14	22.72
Amounts written off	(0.07)	(0.02)	-	-	(46.46)	(34.59)	(46.53)	(34.61)
Closing Balance	51,158.39	117.97	1,820.64	102.30	982.91	139.02	53,961.94	359.28

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Notes to the financial statements *(Continued)*
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10.2. Credit Quality of exposure (Loan Commitment)

(a) Gross carrying amount of loan commitment allocated to Stage 1, Stage 2 and Stage 3

Particulars	As at March 31, 2019 Stage I	Stage II	Stage III	Total	As at March 31, 2018 Stage I	Stage II	Stage III	Total	As at April 01, 2017 Stage I	Stage II	Stage III	Total
Loans (at amortised cost)												
Performing												
High grade	1,301.71	-	-	1,301.71	1,696.02	-	-	1,696.02	3,315.12	-	-	3,315.12
Standard grade	-	131.05	-	131.05	-	221.10	-	221.10	-	35.33	-	35.33
Non-performing												
Impaired	-	-	84.45	84.45	-	-	0.53	0.53	-	-	-	-
Total	1,301.71	131.05	84.45	1,517.21	1,696.02	221.10	0.53	1,917.65	3,315.12	35.33	-	3,350.45

(b) Reconciliation of changes in gross carrying amount and the corresponding ECL in relation to of loan commitment is, as follows:

For the Year Ended March 31, 2018

Particulars	Non-credit impaired Stage I Gross carrying amount	Stage I Allowance for ECL	Stage II Gross carrying amount	Stage II Allowance for ECL	Credit impaired Stage III Gross carrying amount	Stage III Allowance for ECL	Total Gross carrying amount	Total Allowance for ECL
As at April 01, 2017	3,315.12	3.04	35.33	0.43	-	-	3,350.45	3.47
Transfers:								
Transfers to 12 Month ECL (Stage 1)	-	-	-	-	-	-	-	-
Transfers to lifetime ECL (Stage 2)	(95.71)	(0.02)	95.71	0.02	-	-	-	-
Transfers to lifetime ECL- Credit impaired (Stage 3)	(0.51)	-	-	-	0.51	-	-	-
Net remeasurement of ECL arising from transfer of stage		-		0.88		0.06		0.94
Net new sanctions and (disbursements)	(1,522.89)	(0.45)	90.06	(0.18)	0.02	(0.00)	(1,432.80)	(0.64)
Closing Balance	1,696.02	2.57	221.10	1.15	0.53	0.06	1,917.65	3.77

For the Year Ended March 31, 2019

Particulars	Stage I Gross carrying amount	Stage I Allowance for ECL	Stage II Gross carrying amount	Stage II Allowance for ECL	Stage III Gross carrying amount	Stage III Allowance for ECL	Total Gross carrying amount	Total Allowance for ECL
Opening Balance	**1,696.02**	**2.57**	**221.10**	**1.15**	**0.53**	**0.06**	**1,917.65**	**3.77**
Transfers:								
Transfers to 12 Month ECL (Stage 1)	1.65	0.09	(1.65)	(0.09)	-	-	-	-
Transfers to lifetime ECL (Stage 2)	(10.06)	(0.00)	10.06	(0.75)	-	0.76	-	-
Transfers to lifetime ECL- Credit impaired (Stage 3)	(1.41)	(0.02)	(83.44)	-	84.85	0.02	-	-
Net remeasurement of ECL arising from transfer of stage		(0.09)		0.47		1.04		1.42
Net new sanctions and (disbursements)	(384.49)	(1.43)	(15.03)	(0.12)	(0.93)	(0.01)	(400.44)	(1.55)
Closing Balance	**1,301.71**	**1.12**	**131.05**	**0.66**	**84.45**	**1.86**	**1,517.21**	**3.64**

Edelweiss Housing Finance Limited
Notes to the financial statements ***(Continued)***
(Currency : Indian rupees in millions)

		As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
12	**Current tax assets (net)**			
	Advance income taxes (net of provision for tax Rs. 508.57 million, previous year Rs. 598.28 million and as at April 01, 2017 Rs. 603.62 million)	46.66	66.14	46.75
		46.66	66.14	46.75
13.	**Deferred tax assets (net)**			
	Deferred tax assets			
	Loans			
	Provision for Expected credit loss	116.36	100.87	94.65
	Unamortised processing fees - EIR on lending	117.48	97.48	70.76
	Property, plant and equipment and intangibles			
	Difference between book and tax depreciation	8.83	3.91	1.91
	Employee benefit obligations			
	Provision for compensated absences	1.23	0.78	0.53
	Provision for deferred bonus	-	19.90	18.69
	Disallowances under section 43B of the Income Tax Act, 1961	5.23	3.99	2.79
	Unused tax credit			
	MAT credit entitlement	19.82	-	-
	Others	-	63.45	-
		268.95	290.38	189.33
	Deferred tax liabilities			
	Investments and other financial instruments			
	Unamortised loan origination costs - EIR on lending	121.03	98.47	46.03
	Recognition of Interest Strip on assignment deals	193.20	83.21	25.23
	Accrued Interest on Stage 3 receivables	25.91	35.05	25.24
	Borrowings			
	Effective interest rate on financial liabilities	35.32	41.49	32.27
		375.46	258.22	128.77
		(106.51)	32.16	60.56

Note: For disclosure relating to movement of deferred tax assets/ liabilities, refer note 35.3

Edelweiss Housing Finance Ltd.

S.R. BATLIBOI & CO. LLP MUMBAI CHARTERED ACCOUNTANTS

Edelweiss Housing Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

14 Property, Plant and Equipment

Description of Assets	Gross Block				Accumulated Depreciation and Impairment				Net Block
	As at April 1, 2018	Additions during the year	Disposals during the year	As at March 31, 2019	As at April 1, 2018	Charge for the year	Disposals during the year	As at March 31, 2019	As at March 31, 2019
Property, Plant and Equipment									
Land**	1.21	-	-	1.21	-	-	-	-	1.21
Leasehold improvements	13.92	8.28	-	22.20	3.72	4.52	-	8.24	13.96
Furniture and Fixtures	8.12	4.55	0.03	12.64	1.74	2.58	0.01	4.31	8.33
Vehicles	2.23	-	0.44	1.79	0.73	0.48	0.25	0.96	0.83
Office equipment	7.30	7.79	0.10	14.99	2.71	3.99	0.04	6.66	8.33
Computers	39.46	27.98	2.48	64.96	13.69	24.08	1.14	36.63	28.33
Total	72.24	48.60	3.05	117.79	22.59	35.65	1.44	56.80	60.99

15 Other Intangible Assets

Description of Assets	Gross Block				Accumulated Amortisation and Impairment				Net Block
	As at April 1, 2018	Additions during the year	Disposals during the year	As at March 31, 2019	As at April 1, 2018	Charge for the year	Disposals during the year	As at March 31, 2019	As at March 31, 2019
Other Intangible Assets									
Software	9.08	3.11	-	12.19	2.69	4.17	-	6.86	5.33
Total	9.08	3.11	-	12.19	2.69	4.17	-	6.86	5.33

Note:
**Charged against secured redeemable non-convertible debentures

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Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

14. Property, Plant and Equipment (Previous Year)

Description of Assets	Gross Block				Accumulated Depreciation and Impairment				Net Block
	As at April 1, 2017	Additions during the year	Disposals during the year	As at March 31, 2018	As at April 1, 2017	Charge for the year	Disposals during the year	As at March 31, 2018	As at March 31, 2018
Property, Plant and Equipment									
Land**	1.21	-	-	1.21	-	-	-	-	1.21
Leasehold improvements	6.74	7.18	-	13.92	-	3.72	-	3.72	10.20
Furniture and Fixtures	4.15	3.97	-	8.12	-	1.74	-	1.74	6.38
Vehicles	2.57	0.60	0.94	2.23	-	0.84	0.11	0.73	1.50
Office equipment	4.94	2.44	0.08	7.30	-	2.73	0.02	2.71	4.59
Computers	13.57	25.91	0.02	39.46	-	13.70	0.01	13.69	25.77
Total	33.18	40.10	1.04	72.24	-	22.73	0.14	22.59	49.65

15. **Other Intangible Assets (Previous Year)**

Description of Assets	Gross Block				Accumulated Amortisation and Impairment				Net Block
	As at April 1, 2017	Additions during the year	Disposals during the year	As at March 31, 2018	As at April 1, 2017	Charge for the year	Disposals during the year	As at March 31, 2018	As at March 31, 2018
Other Intangible Assets									
Software	3.39	5.69	-	9.08	-	2.69	-	2.69	6.39
Total	3.39	5.69	-	9.08	-	2.69	-	2.69	6.39

Note:
**Charged against secured redeemable non-convertible debentures

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		As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
16	**Other non-financial assets**			
	Input tax credit (Goods and Services Tax / Service Tax)	34.28	76.87	4.66
	Prepaid expenses	7.20	1.04	2.32
	Advance to vendors	4.30	16.29	5.38
	Advances to employees	2.63	0.78	2.01
		48.41	94.98	14.37

17	**Trade Payables**			
	Trade payables to non-related parties	138.29	165.94	118.49
	Trade payables to related parties - (Refer note 42)	85.97	62.56	36.16
		224.26	228.50	154.65
	Notes:			
	(i) Total outstanding dues to creditors other than micro enterprises and small enterprises	224.26	228.50	154.65
	(ii) Total outstanding dues of micro enterprises and small enterprises	-	-	-

18	**Debt securities (In India)**			
	(At amortised cost)			
	Non-convertible redeemable debentures (Secured)			
	Privately Placed Non-convertible debentures	7,310.09	6,731.19	3,759.63
	Publicly Placed Non-convertible debentures	5,272.41	5,273.84	5,250.45
	Commercial paper (Unsecured) (net of unamortised discount)	-	493.20	1,251.19
		12,582.50	12,498.23	10,261.27

Note: For disclosure relating to repayment and other terms, refer note 49

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(Currency : Indian rupees in millions)

		As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
19	**Borrowings other than debt securities (In India)** (At amortised cost)			
	Term loans (secured)			
	- From Banks	28,022.64	25,065.98	15,562.67
	- From National Housing Bank	3,106.17	310.91	423.19
		31,128.81	25,376.89	15,985.86
	Note: For disclosure relating to repayment and other terms, refer note 48			
	Bank overdraft (secured) [Secured by charge on receivables from financing business] Bank overdraft is in nature of Committed Cash Credit lines repayable on demand. (Interest rate range, March-19: 8.35% - 11.00%, March-18: 8.45% - 10.05%, April-17: 8.45% - 11.87%)	505.07	1,875.50	834.15
	Loan from related parties (Unsecured) (Repayable on demand, Interest rate payable @9.50% for March-19, 9% for March-18 and 10.50% for April-17)	1.07	195.61	155.31
		31,634.95	27,448.00	16,975.32
20	**Subordinated liabilities (In India)** (At amortised cost)			
	Non-convertible subordinated debentures (Unsecured)	508.48	508.32	508.63
		508.48	508.32	508.63
	Note: For disclosure relating to repayment and other terms, refer note 50			
21	**Other financial liabilities**			
	Book overdraft	1,176.09	2,480.60	1,134.23
	Payable to employees	68.76	69.25	84.41
		1,244.85	2,549.85	1,218.64

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Notes to the financial statements *(Continued)*
(Currency : Indian rupees)

	As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
22 Current tax liabilities (net)			
Provision for taxation (net of advance tax Rs. 395.84 million, previous year Rs. 216.84 million and as at April 01, 2017 Rs. Nil)	188.12	114.76	-
	188.12	114.76	-
23 Provisions			
Provision for employee benefits (Refer note 39)	18.51	70.59	63.61
Provision for expenses	3.44	2.89	3.90
	21.95	73.48	67.51
24 Other non-financial liabilities			
Revenue received in advance	10.90	8.73	9.79
Payable to others	294.45	170.23	204.03
Payable to related party - (Refer note 42)	5.58	-	-
Statutory dues payable	5.65	82.68	2.56
	316.58	261.64	216.38

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		As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
25	**Equity share capital**			
	Authorised :			
	7,50,00,000 (Previous year: 6,00,00,000 and and as at April 01, 2017: 6,00,00,000) equity shares of Rs.10 each	750.00	600.00	600.00
		750.00	600.00	600.00
	Issued, Subscribed and Paid up:			
	6,93,50,000 (Previous year: 5,43,50,000 and as at April 01, 2017: 4,93,50,000) Equity shares of Rs. 10, fully paid-up	693.50	543.50	493.50
		693.50	543.50	493.50

(a) *Movement in share capital :*

	As at March 31, 2019		As at March 31, 2018		As at April 01, 2017	
	No of shares	Amount	No of shares	Amount	No of shares	Amount
Outstanding at the beginning of the year	5,43,50,000	543.50	4,93,50,000	493.50	4,93,50,000	493.50
Shares issued during the year	1,50,00,000	150.00	5,000,000	50.00	-	-
Outstanding at the end of the year	6,93,50,000	693.50	5,43,50,000	543.50	4,93,50,000	493.50

During the year, the Company issued 1,50,00,000 fully paid-up equity shares of Rs.10 each at a premium of Rs 90 each for the total consideration of Rs. 1,500.00 million (previous year 50,00,000 fully paid-up equity shares of Rs.10 each at a premium of Rs 90 each for the total consideration of Rs. 500.00 million to Edelweiss Financial Services Limited, the ultimate holding company) to Edelweiss Financial Services Limited and Edel Finance Company Limited.

(b) *Terms/rights attached to equity shares :*

The Company has only one class of equity shares having a par value of Rs. 10. Each holder of equity shares is entitled to one vote. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts

(c) **Shares held by holding/ultimate holding company and/or their subsidiaries**

	As at March 31, 2019		As at March 31, 2018		As at April 01, 2017	
	No of shares	%	No of shares	%	No of shares	%
Ultimate Holding / Holding company						
Edelweiss Rural & Corporate Services Limited (Formerly Edelweiss Commodities Services Limited), the holding company.	3,83,00,000	55.23%	3,83,00,000	70.47%	3,83,00,000	77.61%
Edelweiss Financial Services Limited, the ultimate holding company.	2,10,50,000	30.35%	1,60,50,000	29.53%	1,10,50,000	22.39%
Fellow subsidiaries						
Edel Finance Company Limited	1,00,00,000	14.42%	-	0.00%	-	0.00%
	6,93,50,000	100.00%	5,43,50,000	100.00%	4,93,50,000	100.00%

(d) There are no shares reserved for issue under options and contracts / commitments for the sale of shares/ disinvestment.

26	Other Equity	As at March 31, 2019	As at March 31, 2018	As at April 1, 2017
	Securities Premium	4,075.18	2,725.18	2,275.18
	Statutory Reserve	537.22	412.30	271.72
	Debenture Redemption Reserve	469.25	295.37	121.48
	Deemed capital contribution - Equity	33.46	33.46	28.37
	Retained Earnings	1,880.34	1,619.38	1,018.64
		6,995.45	5,085.69	3,715.39

Note: For movement in Other Equity, refer 'Statement of changes in Equity'

26.1 Nature and purpose of Reserves

(a) Securities Premium
Securities premium is used to record the premium on issue of shares. Balance in Securities premium can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

(b) Reserve under section 29C of the National Housing Bank Act, 1987
Reserve created under section 29C of National Housing Bank Act, 1987 a sum not less than twenty per cent of its net profit every year as disclosed in the profit and loss account and before any dividend is declared.

(c) Debenture Redemption Reserve
The Companies Act 2013 requires companies that issue debentures to create a debenture redemption reserve from annual profits until such debentures are redeemed. Company being Housing Finance Company (HFC) has to maintain Debenture Redemption reserve upto 25% of the value of debentures issued through public issue. The amounts credited to the debenture redemption reserve may not be utilised except to redeem debentures. On redemption of debentures, the amount may be transferred from debenture redemption reserve to retained earnings.

(d) Deemed capital contribution - Equity
This reserve relates to Share options granted to eligible employees of the Company by the parent company under its employee share option plan.

(e) Retained Earnings
Retained earnings comprises of the Company's undistributed earnings after taxes.

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		For the year ended March 31, 2019	For the year ended March 31, 2018
27	**Interest Income (at amortised cost)**		
	Interest on Loans	5,638.76	4,615.71
	Interest on deposits with bank	15.28	5.47
	Other interest income	0.17	0.12
	Income on direct assignment	503.59	208.31
		6,157.80	4,829.61
28	**Fee and commission income**		
	Fee and commission income	424.55	499.40
		424.55	499.40
29	**Net gain on fair value changes**		
	(Realised)		
	Gain on buy back of debt securities (amortised cost)	10.30	-
	Profit on sale of mutual fund units (FVTPL)	59.94	-
		70.24	-
30	**Other income**		
	Others non operating income	6.36	9.00
		6.36	9.00

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		For the year ended March 31, 2019	For the year ended March 31, 2018
31	**Finance costs (at amortised cost)**		
	Interest on borrowings	2,649.19	1,700.34
	Interest on debt securities	1,188.72	959.91
	Interest on subordinated liabilities	56.25	56.10
	Other interest expense (including bank charges)	27.41	22.09
		3,921.57	2,738.44
32	**Impairment on financial instruments**		
	Bad debts and advances written off	46.53	54.75
	Provision for expected credit loss (at amortised cost) (including on loan commitments)	74.80	(31.55)
		121.33	23.20
33	**Employee benefit expenses**		
	Salaries and wages	701.67	472.80
	Contribution to provident and other funds	34.42	20.70
	Gratuity Expense (refer note 39)	3.94	4.36
	Expense on Employee Stock Option Scheme (ESOP) (Refer note below)	5.58	5.09
	Staff welfare expenses	22.45	12.40
		768.06	515.35

Note:
Edelweiss Financial Services Limited ("EFSL") the ultimate holding Company has granted an ESOP option to acquire equity shares of EFSL that would vest in a graded manner to Company's employees. Based on group policy / arrangement, EFSL has charged the fair value of such stock options, Company has recognised the same under the employee cost.

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		For the year ended March 31, 2019	For the year ended March 31, 2018
34	Other expenses		
	Advertisement and business promotion	0.34	12.85
	Commission and brokerage	3.51	1.25
	Communication	10.42	8.91
	Directors' sitting fees	0.56	0.42
	Legal and professional fees	88.49	42.51
	Printing and stationery	8.97	6.06
	Loan origination costs amortised	366.69	445.98
	Rent, rates and taxes	95.71	47.82
	Repairs and maintenance	8.03	3.00
	Electricity charges	14.08	7.02
	Computer expenses	7.19	4.13
	Corporate social responsibility (refer note 34.2)	5.00	8.50
	Rating support fees	0.29	0.34
	Office expenses	125.94	80.86
	Postage and courier	4.00	2.70
	Goods and Service tax expenses	48.99	54.00
	Stamp duty	5.22	2.03
	Auditors' remuneration (refer note 34.1)	4.42	2.70
	Travelling and conveyance	31.29	20.41
	Miscellaneous expenses	2.39	1.44
		831.53	752.93

34.1	Auditors' remuneration:		
	As a Auditor		
	Statutory Audit	2.45	1.30
	Limited Review	1.05	1.05
	Certification	0.75	0.24
	Towards reimbursement of expenses	0.17	0.11
	In other capacity		
	Taxation matters	-	-
		4.42	2.70

34.2	Details of CSR Expenditure:		
	As per the provisions of Section 135 of Companies Act 2013,		
	Gross Amount required to be spent by the Company	19.81	15.11
	Amount Spent (Paid in Cash)		
	(i) Construction/ Acquisition of any assets	-	-
	(ii) on purpose other than (i) above	5.00	8.50
	Amount Spent (Yet to be paid in Cash)		
	Construction/ Acquisition of any assets	-	-
	on purpose other than (i) above	-	-
		5.00	8.50

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35 Income tax

35.1 The components of income tax expense:

	For the period ended March 31, 2019	For the year ended March 31, 2018
Current tax	247.99	338.38
Adjustment in respect of current income tax of prior years	28.09	-
Deferred tax relating to origination and reversal of temporary differences	95.79	92.09
MAT credit entitlement	(19.82)	-
Total tax charge	352.05	430.47
Current tax	276.08	338.38
Deferred tax	75.97	92.09

35.2 Reconciliation of total tax charge

	For the period ended March 31, 2019	For the year ended March 31, 2018
Accounting profit before tax as per financial statements	976.64	1,282.67
Tax rate (in percentage)	34.94%	34.94%
Income tax expense calculated based on this tax rate	341.28	448.22
Adjustment in respect of current income tax of prior years	28.09	-
Effect of income not subject to tax:		
Tax break of deduction u/s 36(1)(viii) of Income tax Act, 1961	(25.97)	(34.14)
Deduction u/s 35D of Income tax Act, 1961	(0.14)	(0.14)
Effect of non-deductible expenses:		
Penalties	-	-
Others	8.80	16.54
Tax charge for the year recorded in P&L	352.05	430.47
Effective tax rate	36.05%	33.56%

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35 Income tax

35.3 Movement of Deferred Tax assets / liabilities

For the Year Ended March 31, 2019

	Deferred tax asset / (liability) (Opening)	In profit or loss	In OCI	Directly in equity	Total movement	Deferred tax asset / (liability) (Closing)
Deferred taxes in relation to:						
Deferred Tax Assets						
Provision for expected credit loss	100.87	15.49	-	-	15.49	116.36
Retirement Benefits	24.68	(18.96)	0.75		(18.21)	6.47
Difference between book and tax WDV (including intangibles)	3.91	4.92	-	-	4.92	8.83
Tax Break on Emloyee Stock Option Shcheme	63.45	-	-	(63.45)	(63.45)	(0.00)
Deferred Tax Liabilities						
Effective interest rate on financial assets	(0.99)	(2.56)	-	-	(2.56)	(3.55)
Stage 3 Income recognition	(35.05)	9.14	-	-	9.14	(25.91)
Interest spread on assignment transactions	(83.22)	(109.99)	-	-	(109.99)	(193.21)
Effective interest rate on financial Liabilities	(41.49)	6.17	-	-	6.17	(35.32)
MAT Credit Entitlement	-	19.82	-	-	19.82	19.82
Others	-				-	-
	32.16	(75.97)	0.75	(63.45)	(138.67)	(106.51)
For the Year Ended March 31, 2018						
Deferred taxes in relation to:						
Deferred Tax Assets						
Provision for expected credit loss	94.65	6.22	-	-	6.22	100.87
Effective interest rate on financial assets	24.73	(25.72)	-	-	(25.72)	(0.99)
Retirement Benefits	22.02	2.42	0.24		2.66	24.68
Difference between book and tax WDV (including intangibles)	1.91	2.00	-	-	2.00	3.91
Tax Break on Emloyee Stock Option Shcheme	-	-	-	63.45	63.45	63.45
Deferred Tax Liabilities						
Stage 3 Income recognition	(25.24)	(9.81)	-	-	(9.81)	(35.05)
Interest spread on assignment transactions	(25.24)	(57.98)	-	-	(57.98)	(83.22)
Effective interest rate on financial Liabilities	(32.27)	(9.22)	-	-	(9.22)	(41.49)
MAT Credit Entitlement	-	-	-	-	-	-
Others	-		-	-	-	-
Total	60.56	(92.09)	0.24	63.45	(28.40)	32.16

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36 Cash Flow Disclosure

Change in Liabilities arising from financing acitivies

Particulars	As at March 31, 2018	Cash Flows	Changes in Fair value	Others	As at March 31, 2019
Debt Securities	12,498.23	(35.00)	-	119.27	12,582.50
Borrowings other than Debt Securities	27,448.00	4,192.31	-	(5.36)	31,634.95
Subordinated Liabilities	508.32	-	-	0.16	508.48
	40,454.55	4,157.31	-	114.07	44,725.93

Particulars	As at April 01, 2017	Cash Flows	Changes in Fair value	Others	As at March 31, 2018
Debt Securities	10,261.27	2,322.99	-	(86.03)	12,498.23
Borrowings other than Debt Securities	16,975.32	10,479.67	-	(6.99)	27,448.00
Subordinated Liabilities	508.63	-	-	(0.31)	508.32
	27,745.22	12,802.66	-	(93.33)	40,454.55

Other column includes the effect of accrued but not paid interest on borrowing, amortisation of processing fees etc.

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37. Earnings per Share

Basic earnings per share is calculated by dividing the profit attributable to equity shareholders of the Company by the weighted average number of equity shares outstanding during the period.

	For the year ended March 31, 2019	For the year ended March 31, 2018
Net Profit attributable to Equity holders of the Company - A	624.59	852.20
Weighted average Number of Shares		
- Number of equity shares outstanding at the beginning of the year	54.35	49.35
- Number of equity shares issued during the year	15.00	5.00
Total number of equity shares outstanding at the end of the year	69.35	54.35
Weighted average number of equity shares outstanding during the year (based on the date of issue of shares) - B	60.77	49.79
Basic and diluted earnings per share (in rupees) (A/B)	10.28	17.12

The basic and diluted earnings per share are the same as there are no dilutive/ potential equity shares issued or outstanding as at the year end.

38. Contingent Liability and Commitment:

(a) Contingent Liability

	As at March 31, 2019	As at March 31, 2018
Taxation matters	Nil	Nil
Litigation pending against the company	Nil	Nil

(b) Commitment:

	As at March 31, 2019	As at March 31, 2018
Estimated amount of contracts remaining to be executed on capital account (net of advances)	3.94	8.39
Loan sanctioned pending disbursements	1,517.21	1,917.65

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39 Retirement and other employee benefits

(a) Defined contribution plan - Provident funds

In accordance with Employees' Provident Fund and Miscellaneous Provisions Act, 1952, employees of the Company are entitled to receive benefits under the provident fund, a defined contribution plan, in which, both the employee and the Company contribute monthly at a determined rate. These contributions are made to a recognized provident fund administered by Regional Provident Fund Commissioner. The employees contribute 12% of their basic salary and the Company contributes an equal amount.

The Company recognised Rs.30.74 millions (March 31, 2018 : Rs 17.42 Millions) for provident fund and other contributions in the Statement of profit and loss.

The Supreme Court has recently, delivered its ruling on the composition of basic wages for the purposes of deduction and contribution to the Employees Provident and Pension funds. The company, in the interest of its employees, awaits clarity on the complexities revolving around the application of the said order, the ambiguity reflected by the divergent views of legal experts and the response/direction from the authorities, including on representations made by an industry association in this regard.

(b) Defined benefit plan - Gratuity

In accordance with the Payment of Gratuity Act, 1972, the Company provides for gratuity, a defined benefit plan covering all employees. The plan provides a lump sum payment to vested employees at retirement or termination of employment in accordance with the rules laid down in the Payment of Gratuity Act, 1972. The gratuity benefit is partially provided through funded plan and annual expense is charged to the statement of profit and loss on the basis of actuarial valuation.

The most recent actuarial valuation of plan assets and the present value of the defined benefit obligation (DBO) for gratuity were carried out as at March 31, 2019. The present value of the defined benefit obligations and the related current service cost and past service cost, were measured using the Projected Unit Credit Method.

Based on the actuarial valuation obtained in this respect, the following table sets out the status of the gratuity plan and the amounts recognised in the Company's financial statements as at balance sheet date;

	As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
Present value of defined benefit obligations (A)	14.97	11.41	8.07
Fair Value of plan assets (B)	-	-	-
Present value of defined benefit obligations (A-B)	14.97	11.41	8.07
Net deficit / (assets) are analysed as:			
Liabilities	14.97	11.41	8.07
Assets	-	-	-

Movement in net defined benefit (asset) liability:

The following table shows a reconciliation from the opening balances to the closing balances for net defined benefit (asset) liability and its components:

	Defined benefit obligation		Fair value of plan assets		Net defined benefit (asset) liability	
	March 31, 2019	March 31, 2018	March 31, 2019	March 31, 2018	March 31, 2019	March 31, 2018
(i) Present value of defined benefit obligations (opening)	11.41	8.07	-	-	11.41	8.07
Current service cost	3.14	1.82	-	-	3.14	1.82
Past service cost	-	2.03			-	2.03
Interest cost	0.80	0.51	-	-	0.80	0.51
	15.35	12.43	-	-	15.35	12.43
(ii) Other comprehensive income						
Remeasurement Actuarial loss (gain) arising from :						
Experience	2.00	0.87	-	-	2.00	0.87
Financial assumptions	0.13	(0.20)	-	-	0.13	(0.20)
Expected return from plan assets	-	-	-	-	-	-
	2.13	0.66	-	-	2.13	0.66
(iii) Others						
Transfer In/ (Out)	0.04	(0.31)			0.04	(0.31)
Contributions by Employer	-	-	-	-	-	-
Benefits paid	(2.55)	(1.39)	-	-	(2.55)	(1.39)
	(2.51)	(1.70)	-	-	(2.51)	(1.70)
(iv) Closing Balance (i) + (ii) + (iii)	14.97	11.41	-	-	14.97	11.41
Represented by:						
Net defined benefit asset					-	-
Net defined benefit liability					14.97	11.41

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39 Retirement and other employee benefits

Components of defined benefit plan cost:

		For the year ended March 31, 2019	For the year ended March 31, 2018
(i)	Recognised in Statement of profit or loss		
	Current service cost	3.14	1.82
	Interest cost	0.80	0.51
	Expected return on plan assets	-	-
	Past service cost	-	2.03
		3.94	4.36
(ii)	Recognised in other comprehensive income		
	Remeasurement of net defined benefit liability/(asset)	2.13	0.68
	Return on plan assets excluding net interest	-	-
		2.13	0.68
	Total (i) + (ii)	6.07	5.04

Actuarial assumptions:
The following were the principal actuarial assumptions at the reporting date

	As at March 31, 2019	As at March 31, 2018
Discount Rate	6.70%	7.00%
Salary Growth Rate	7.00%	7.00%
Withdrawal/Attition Rate (based on categories)	13% to 60%	13% to 60%
Expected return on plan Assets (p.a)	7.00%	6.60%
Mortality Rate	IALM 2012-14(Ultimate)	IALM 2006-08(Ultimate)
Expected weighted average remainin working lives of employees	3 Years	3 Years

Sensitivity analysis:

	As at March 31, 2019		As at March 31, 2018	
	Increase	Decrease	Increase	Decrease
Salary Growth Rate (+/- 1%)	0.63	(0.59)	0.38	(0.40)
Discount Rate (+/- 1%)	(0.59)	0.64	(0.40)	0.38
Withdrawl Rate (+/- 1%)	(0.14)	0.14	(0.07)	(0.07)
Mortality (increase in expected lifetime by 1 year)	Negligible change		Negligible change	
Mortality (increase in expected lifetime by 3 year)	Negligible change		Negligible change	

The sensitivity is performed on the DBO at the respective valuation date by modifying one parameter whilst retaining other parameters constant. There are no changes from the previous period to the methods and assumptions underlying the sensitivity analysis.

Asset liability comparisons:	As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
Present value of DBO	14.97	11.41	8.07
Fair Value of Plan assets	-	-	-
Net (Assets)/Liabilitiy	14.97	11.41	8.07

(c) Compensated absences :
The Company provides for accumulated compensated absences as at the balance sheet date using projected unit credit method based on actuarial valuation. The leave encashment on separation is paid on basic salary.

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40. Maturity Analysis of assets and liabilities

The table below shows an analysis of assets and liabilities analysed according to when they are expected to be recovered or settled. With regard to loans and advances to customers, the Company uses the same basis of expected repayment behaviour as used for contractual maturity analysis.

Particulars	As at March 31, 2019			As at March 31, 2018			As at April 01, 2017		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
Financial Assets									
Cash and cash equivalents	593.60	-	593.60	4,148.12	-	4,148.12	445.27	-	445.27
Bank balances other than cash and cash equivalents	63.88	16.34	80.22	57.43	20.62	78.05	64.38	11.11	75.49
Trade receivables	8.49	-	8.49	159.37	-	159.37	52.13	-	52.13
Loans	12,781.93	40,817.08	53,599.01	10,424.19	34,157.00	44,581.19	9,714.68	23,039.74	32,754.42
Other financial assets	5.99	56.87	62.86	41.53	53.53	95.06	77.59	48.11	125.70
Non-financial assets									
Current tax assets (net)	-	46.66	46.66	-	66.14	66.14	-	46.75	46.75
Deferred tax assets (net)	-	-	-	-	32.16	32.16	-	60.56	60.56
Property, plant and equipment	-	60.99	60.99	-	49.65	49.65	-	33.18	33.18
Capital work in progress	-	11.58	11.58	-	0.86	0.86	-	0.03	0.03
Other intangible assets	-	5.33	5.33	-	6.39	6.39	-	3.39	3.39
Other non- financial assets	48.41	-	48.41	94.98	-	94.98	14.37	-	14.37
Total Assets	13,502.30	41,014.85	54,517.15	14,925.62	34,386.35	49,311.97	10,368.43	23,242.86	33,611.29
Financial Liabilities									
Trade payables	224.26	-	224.26	228.50	-	228.50	154.65	-	154.65
Debt securities	1,578.66	11,003.84	12,582.50	1,441.23	11,057.00	12,498.23	770.00	9,491.27	10,261.27
Borrowings (other than debt securities)	9,390.21	22,244.74	31,634.95	7,200.61	20,247.39	27,448.00	5,295.65	11,679.67	16,975.32
Subordinated liabilities	8.48	500.00	508.48	8.32	500.00	508.32	8.63	500.00	508.63
Other financial liabilities	1,244.85	-	1,244.85	2,549.85	-	2,549.85	1,218.64	-	1,218.64
Non-financial liabilities									
Current tax liabilities (net)	188.12	-	188.12	114.76	-	114.76	-	-	-
Provisions	21.95	-	21.95	73.48	-	73.48	67.51	-	67.51
Deferred tax liabilities (net)	-	106.51	106.51			-			-
Other non-financial liabilities	316.58	-	316.58	261.64	-	261.64	216.38	-	216.38
Total Liabilities	12,973.11	33,855.09	46,828.20	11,878.39	31,804.39	43,682.78	7,731.46	21,670.94	29,402.40
Net	529.19	7,159.76	7,688.95	3,047.23	2,581.96	5,629.19	2,636.97	1,571.92	4,208.89

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41 Segment Information

The Company is operating under single business segment i.e. to provide loans for purchase or construction of residential houses, loan against properties and loans to real estate developers. Accordingly, there is no separate reportable segment and hence no disclosure is made under Ind AS 108 - 'Operating Segment Reporting'. Further, segmentation based on geography has not been presented as the Company operates only in India.

42 Related Party Disclosures

I. List of related parties and relationship:

Name of related parties by whom control is exercised :

Holding Company	Edelweiss Rural & Corporate Services Limited (Formerly Edelweiss Commodities Services Limited)
Ultimate Holding Company	Edelweiss Financial Services Limited
Fellow Subsidiaries (with whom transactions have taken place)	ECL Finance Limited Edelweiss Investment Advisors Limited Edelweiss Broking Limited Edelweiss Finance & Investments Limited Edelweiss Retail Finance Limited EdelGive Foundation Edelweiss Business Services Limited (Merged with Edelweiss Rural & Corporate Services Limited w.e.f. August 01, 2018) Edelweiss Securities Limited Edelweiss Agri Value Chain Limited (Merged with Edelweiss Rural & Corporate Services Limited w.e.f. August 01, 2018) Edelweiss Global Wealth Management Limited Edelweiss Asset Management Limited Ecap Equities Limited Edelweiss General Insurance Company Limited Edel Finance Company Limited Edelweiss Custodial Services Limited EFSL Trading Limited Edelweiss Comtrade Limited
Independent Director	Mr. P N. Venkatachalam Mr. Vaidyanathan P Mrs. Vijayalakshmi Rajaram Iyer (till February 11, 2019) Mr. Udayshankar Dutt (till February 07, 2018)
Key Management Personnel (with whom transactions have taken place)	Mr. Rajat Avasthi (wef from October 25, 2018) Mr. Anil Kothuri (till August 07, 2018)

II. Transactions with related parties :

Nature of Transaction	Related Party Name	For the year ended March 31, 2019	For the year ended March 31, 2018
Capital Account Transactions:			
Equity shares issued to	Edelweiss Financial Services Limited	500.00	500.00
	Edel Finance Company Limited	1,000.00	-
Purchase of Securities	ECap Equities Limited	174.75	997.05
	ECL Finance Limited	1,622.95	-
Sale of Securities	ECap Equities Limited	950.00	-
Short term loans taken from	Edelweiss Rural & Corporate Services Limited	5,984.99	3,726.56
Short term loans repaid to	Edelweiss Rural & Corporate Services Limited	6,180.06	3,686.26
Assignment of loan book to	ECL Finance Limited	4,481.62	1,614.34

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42 Related Party Disclosures

Nature of Transaction	Related Party Name	For the year ended March 31, 2019	For the year ended March 31, 2018
Current Account Transactions:			
Interest Expenses on loan from	Edelweiss Rural & Corporate Services Limited	121.71	145.42
Interest Expenses on Non convertible Debentures	Edelweiss Rural & Corporate Services Limited	0.05	9.75
	Edelweiss Finance & Investments Limited	0.01	-
	ECL Finance Limited	-	1.47
Cost reimbursement paid to	Edelweiss Financial Services Limited	22.22	2.07
	Edelweiss Rural & Corporate Services Limited	1.14	1.06
	Edelweiss Asset Management Limited	0.01	-
	Ecap Equities Limited	1.15	0.69
	Edelweiss Securities Limited	0.14	0.22
	Edelweiss Retail Finance Limited	9.23	0.12
	Edelweiss Global Wealth Management Limited	0.08	0.03
	Edelweiss Broking Limited	0.64	0.20
	ECL Finance Limited	3.44	-
ESOP cost reimbursement	Edelweiss Financial Services Limited	5.58	-
Cost reimbursement received from	Edelweiss Asset Management Limited	0.01	0.06
	Edelweiss Business Services Limited	0.00	0.03
	Edelweiss Retail Finance Limited	0.45	2.76
	Edelweiss Rural & Corporate Services Limited	0.04	0.08
	Edelweiss Financial Services Limited	0.04	0.17
	Edelweiss Custodial Services Limited	0.02	-
	ECL Finance Limited	6.51	4.17
	Edelweiss Securities Limited	0.04	-
	Edelweiss Investment Advisors Limited	0.03	0.05
	Edelweiss Broking Limited	0.17	0.19
	Edelweiss General Insurance Company Limited	0.00	-
	Edelweiss Comtrade Limited	-	0.03
	EFSL Trading Limited	-	0.01
Service fee received from	Edelweiss Retail Finance Limited	0.04	0.05
	ECL Finance Limited	0.12	-
Rent paid to	ECL Finance Limited	11.54	-
	Edelweiss Retail Finance Limited	10.11	-
	Ecap Equities Limited	14.50	8.41
	Edelweiss Broking Limited	1.72	0.79
	Edelweiss Global Wealth Management Limited	0.39	0.25
	Edelweiss Securities Limited	0.34	0.62
	Edelweiss Rural & Corporate Services Limited	10.95	7.69
	Edelweiss Asset Management Limited	0.04	-
Rent received from	Edelweiss Financial Services Limited	0.04	0.18
	Edelweiss Investment Advisors Limited	0.03	0.04
	Edelweiss Custodial Services Limited	0.05	-
	Edelweiss Securities Limited	0.04	-
	Edelweiss Broking Limited	0.17	0.03
	Edelweiss Retail Finance Limited	0.48	1.60
	Edelweiss Asset Management Limited	0.02	0.05
	ECL Finance Limited	6.86	2.86
	Edelweiss Business Services Limited	-	0.02
	Edelweiss Comtrade Limited	-	0.02
	Edelweiss Rural & Corporate Services Limited	-	0.03
Reimbursement of taxes paid to	Edelweiss Rural & Corporate Services Limited	-	17.46
	Edelweiss Business Services Limited	-	9.98
Premium Expenses	Edelweiss General Insurance Company Limited	-	1.86
Corporate Guarantee support fee paid to	Edelweiss Financial Services Limited	11.53	7.03
Banking support fees paid to	Edelweiss Financial Services Limited	0.29	0.34
Commission and brokerage paid to	Edelweiss Investment Advisors Limited	3.23	0.98

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42 Related Party Disclosures

Nature of Transaction	Related Party Name	For the year ended March 31, 2019	For the year ended March 31, 2018
Enterprise service charge paid to	Edelweiss Rural & Corporate Services Limited	94.70	68.12
Interest paid on non-convertible debentures to	ECL Finance Limited	6.95	-
	Edelweiss Finance & Investments Limited	0.02	-
	Ecap Equities Limited	3.00	-
Director Sitting fees	Mr. P N. Venkatachalam	0.30	0.20
	Mr. Vaidyanathan P	0.02	-
	Mrs. Vijayalakshmi Rajaram Iyer	0.24	-
	Mr. Udayshankar Dutt	-	0.20
Remuneration to	Mr. Anil Kothuri	36.84	39.92
	Mr. Rajat Avasthi	4.78	-
Sale of Property, plant and equipment	ECL Finance Limited	0.26	0.44
	EdelGive Foundation	0.00	-
	Edelweiss Alternative Asset Advisors Limited	0.01	-
	Edelweiss Asset Management Limited	0.05	-
	Edelweiss Asset Reconstruction Company Limited	0.02	-
	Edelweiss Broking Limited	0.60	-
	Edelweiss Comtrade Limited	0.02	-
	Edelweiss Custodial Services Limited	0.03	-
	Edelweiss Financial Services Limited	0.04	-
	Edelweiss Finvest Private Limited	0.00	-
	Edelweiss Genaral Insurance Company Limited	0.02	-
	Edelweiss Insurance Brokers Limited	0.00	-
	Edelweiss Investment Advisors Limited	0.10	-
	Edelweiss Agri Value Chain Limited	0.05	-
	Edelweiss Rural & Corporate Services Limited	0.14	-
	Edelweiss Securities Limited	0.09	-
Purchase of Property, plant and equipment	Edelweiss Securities Limited	0.03	0.46
	ECap Equities Limited	0.00	-
	ECL Finance Limited	0.15	-
	Edelweiss Agri Value Chain Limited	0.00	-
	Edelweiss Alternative Asset Advisors Limited	0.01	-
	Edelweiss Asset Management Limited	0.06	-
	Edelweiss Broking Limited	0.12	-
	Edelweiss Comtrade Limited	0.02	-
	Edelweiss Financial Services Limited	0.07	-
	Edelweiss Global Wealth Management Limited	0.00	-
	Edelweiss Investment Advisors Limited	0.03	-
	Edelweiss Retail Finance Limited	0.21	-
	Edelweiss Rural & Corporate Services Limited	0.00	-
Advisory fees earned from	ECL Finance Limited	169.36	57.97
	Edelweiss Retail Finance Limited	3.98	135.46
CSR expenses paid to	EdelGive Foundation	5.00	8.50

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42 Related Party Disclosures

Nature of Transaction	Related Party Name	As at March 31, 2019	As at March 31, 2018
Balances with related party			
Non convertible debentures held by	Ecap Equities Limited	-	165.00
	ECL Finance Limited	-	53.38
	Edelweiss Finance & Investments Limited	0.16	0.53
	Edelweiss Rural & Corporate Services Limited	2.53	-
Short term borrowings from	Edelweiss Rural & Corporate Services Limited	0.53	195.61
Interest Payable on Short term borrowings to	Edelweiss Rural & Corporate Services Limited	0.54	-
Interest accrued but not due on Non convertibel debentures held by	Edelweiss Finance & Investments Limited	0.01	0.04
	Edelweiss Rural & Corporate Services Limited	0.18	-
Gratuity payable to	Edelweiss Business Services Limited	-	0.45
Gratuity receivable from	Edelweiss Securities Limited	-	0.05
	Edelweiss Broking Limited	-	0.08
Trade Payables to	Edelweiss Financial Services Limited	14.71	8.44
	ECL Finance Limited	6.68	2.73
	Ecap Equities Limited	5.36	2.03
	Edelweiss Securities Limited	0.01	0.30
	Edelweiss Retail Finance Limited	5.48	6.58
	Edelweiss Global Wealth Management Limited	0.11	0.04
	Edelweiss Broking Limited	0.54	0.91
	Edelweiss Rural & Corporate Services Limited	52.59	41.55
	Edelweiss Asset Management Limited	0.05	-
	Edelweiss Investment Advisors Limited	0.69	0.19
Other Payable to	Edelweiss Financial Services Limited	5.58	-
Trade Receivables from	ECL Finance Limited	6.26	65.74
	Edelweiss Financial Services Limited	0.84	0.26
	Edelweiss Retail Finance Limited	0.42	91.93
	Edelweiss Broking Limited	0.06	0.15
	Edelweiss Securities Limited	0.07	0.03
	Edelweiss Asset Management Limited	0.02	0.01
	Edelweiss Custodial Services Limited	0.05	-
	Edelweiss Investment Advisors Limited	0.01	0.05
	Edelweiss General Insurance Company Limited	0.02	-
	Edelweiss Business Services Limited	-	0.01
	Edelweiss Rural & Corporate Services Limited	-	0.06
	EFSL Trading Limited	-	0.01
	Edelweiss Comtrade Limited	-	0.00
Non-fund Based			
Corporate Guarantee taken from	Edelweiss Financial Services Limited	3,106.17	310.90
	Edelweiss Rural & Corporate Services Limited	3,106.17	1,154.70

Notes:

1 The Intra group Company loans are generally in the nature of revolving demand loans. Loan taken/repaid from/to related parties are disclosed based on the maximum incremental amount taken and repaid during the reporting period.

2 Information relating to remuneration paid to key managerial person mentioned above excludes provision made for gratuity, leave encashment, bonus and deferred bonus which are provided for group of employees on an overall basis. These are included on cash basis. The variable compensation included herein is on cash basis.

3 The above list contain name of only those related parties with whom the Company has undertaken transactions for the year ended March 31, 2019 and March 31, 2018.

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43 *Operating leases*

The Company has taken various premises on operating lease. Terms of the lease include terms for renewal, increase in rents in future periods and term of cancellation. Gross rental expenses for the year ended March 31, 2019 aggregated to Rs. 47.10 million (Previous Year Rs. 31.63 million) which has been included under the head Other expenses – Rent in the statement of profit and loss.

Details of future minimum lease payments for the non-cancellable operating leases are as follows:

	As at March 31, 2019	As at March 31, 2018
Minimum lease payments for non cancellable lease		
- not later than one year	11.89	4.03
- later than one year and not later than five years	6.36	0.47
- later than five years	-	-
	18.25	4.50

Future minimum lease payments for the non-cancellable operating leases are gross of sharing of expenses with group companies.

44 *Cost sharing*

Edelweiss Financial Services Limited, being the ultimate holding Company along with fellow subsidiaries incurs expenditure like, Group mediclaim, insurance, rent, electricity charges etc. which is for the common benefit of itself and its certain subsidiaries, fellow subsidiaries including the Company. This cost so expended is reimbursed by the Company on the basis of number of employees, time spent by employees of other Companies, actual identifications etc. On the same lines, employees' costs expended (if any) by the Company for the benefit of fellow subsidiaries is recovered by the Company. Accordingly, and as identified by the management, the expenditure heads in note 33 and 34 include reimbursements paid and are net of reimbursements received based on the management's best estimates are Rs. 72.62 millions (previous year Rs. 9.75 millions)

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45. Risk Management

(a) Introduction and risk profile

The Company's overall objective is to manage its businesses, and the associated risks, in a manner that balances serving the interests of its customers and investors and protects the safety and soundness of the Company.

The Company follows following for effective risk management requires:

1) Acceptance of responsibility, including identification and escalation of risk issues, by all individuals within the Company;
2) Ownership of risk identification, assessment, data and management within each of the lines of business and Corporate; and
3) Firmwide structures for risk governance

The Company ensure improvement through efforts to enhance controls, ongoing employee training and development and other measures.

(b) Risk Management Structure

The Company have a risk management policy framework for risk identification, assessment and control to effectively manage risks associated with the various business activities. The risk function is monitored primarily by the business risk group. The Company has also established a Risk Committee that is responsible for managing the risk arising out of various business activities.

Company's risk management policy ensures that the margin requirements are able to withstand market volatility and scenarios of sharply declining prices. The Company centralises the risk monitoring systems to monitor it's client's credit exposure which is in addition to the monitoring undertaken by the respective businesses.

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board has established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The Committee holds regular meetings and report to board on its activities.

The audit committee oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

(c) Risk mitigation and risk culture

The Company's business processes ensure complete independence of functions and a segregation of responsibilities. Credit appraisal & credit control processes, centralised operations unit, independent audit unit for checking compliance with the prescribed policies and approving loans at transaction level as well as our risk management processes and policies allow layers of multiple checks and verifications. Company's key business processes are regularly monitored by the business and/or operation heads. Company's loan approval and administration procedures, collection and enforcement procedures are designed to minimise delinquencies and maximise recoveries.

At all levels of operations, specifically tailored risk reports are prepared and distributed in order to ensure that all business divisions have access to extensive, necessary and up-to-date information.

It is the Company's policy that a monthly briefing is given to the Board of Directors and all other relevant stakeholder on the utilisation of market limits, proprietary investments and liquidity, plus any other risk developments.

It is the Company's policy to ensure that risk awareness is embedded in its organisational risk culture. Employees are expected to take ownership and be accountable for the risks the Company is exposed to, that they decide to take on. The Company's continuous training and development emphasises that employees are made aware of the Company's risk appetite and they are supported in their roles and responsibilities to monitor and keep their exposure to risk within it's risk appetite limits. Compliance breaches and internal audit findings are important elements of employees' annual ratings and remuneration reviews.

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45. Risk Management

(d) Types of Risks

The Company's risks are generally categorized in the following risk types:

Risk	Exposure Arising from	Measurement	Management of risk
Credit Risk	Cash equivalents, trade receivables, financial assets measured at amortised cost.	Aging Analysis, Credit Ratings	Credit limits and regular monitoring.
Liquidity Risk	Borrowings and other liabilities	Rolling cash flow forecasts	Availability of surplus cash, committed credit lines and borrowing facilities
Market Risk	Investments in Governent Securiteis, Treasury Bills, Equity Shares, Futures & Options	Cash flow forecasting Sensitivity analysis	Regular monitoring to keep the exposure at an acceptable level, with option of taking Interest Rate Swaps/Futures if deemed necessary.

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45.1. Credit Risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's loans and trade receivables.The Company has a policy of dealing with creditworthy counterparties and obtains sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults. In case the loans are to be restructured, similar credit assessment process is followed by the Company.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk of the industry and country in which customers operate.

The Company manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counterparties/Groups (Single Borrowing Limit/Group Borrowing Limit) and for industry concentrations, and by monitoring exposures in relation to such limits.

Credit quality of a customer is assessed based on its credit worthiness and historical dealings with the Company and market intelligence. Outstanding customer receivables are regularly monitored.The credit quality review process aims to allow the Company to assess the potential loss as a result of the risks to which it is exposed and take corrective actions.

(a) Impairment Assessment:

The Company applies the expected credit loss model for recognising impairment loss. The expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

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. Accordingly, the loans are classified into various stages as follows:

Internal rating grade	Internal grading description	Stages
Performing		
High grade	0 dpd and 1 to 30 dpd	Stage I
Standard grade	31 to 90 dpd	Stage II
Non-performing		
Individually impaired	90+ dpd	Stage III

(b) Expected Credit Loss

Credit loss is the difference between all contractual cash flows that are due to an entity in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. Expected Credit Loss (ECL) computation is not driven by any single methodology, however methodology and approach used must reflect the following:

An unbiased and probability weighted amount that evaluates a range of possible outcomes

Reasonable and supportable information that is available without undue cost and effort at the reporting date about past events, current conditions and forecasts of future economic conditions;

Time value of money

While the time value of money element is currently being factored into ECL measurement while discounting cash flows by the Effective Interest Rate (EIR), the objective of developing a macroeconomic model using exogenous macroeconomic variables (MEVs) is to address the first two requirements. This has been achieved by using the model output to adjust the PD risk component in order to make it forward looking and probability-weighted.

(c) Significant increase in credit risk (SICR)

Company considers a financial instrument defaulted, classified as Stage 3 (credit-impaired) for ECL calculations, in all cases when the borrower becomes 90 days past due. Classification of assets form stage 1 to stage 2 has been carried out based on SICR criterion. Accounts which are more than 30 days past due have been identified as accounts where significant increase in credit risk has been observed. These accounts have been classified as Stage 2 assets. When such events occur, the Company carefully considers whether the event should result in treating the customer as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate.

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45.1. Credit Risk

(d) Probability of Default

Probability of default (PD) is an estimate of the likelihood of default over a given time horizon. PD estimation process is done based on historical internal data available with the Company. While arriving at the PD, the Company also ensures that the factors that affects the macro economic trends are considered to a reasonable extent, wherever necessary. Company calculates the 12 month PD by taking into account the past historical trends of the Loans/portfolio and its credit performance. In case of assets where there is a significant increase in credit risk / credit impaired assets, lifetime PD has been applied.

(e) Loss Given Default (LGD)

The LGD represents expected losses on the EAD given the event of default, taking into account, among other attributes, the mitigating effect of collateral value at the time it is expected to be realised and the time value of money. The Loss Given Default (LGD) has been computed with workout methodology. Along with actual recoveries, value of the underlying collateral has been factored in to estimate future recoveries in LGD computation. Workout LGD computation involves the actual recoveries as well as future recoveries (as a part of the workout process) on a particular facility, as a percentage of balance outstanding at the time of Default/Restructuring. The assessment of workout LGD was then performed. Principal outstanding each loan was assessed, which went into the denominator of the LGD calculation. LGD computation has been done for each segment and sub-segment separately.

(f) Exposure at Default (EAD)

The amount which the borrower will owe to the portfolio at the time of default is defined as Exposure at Default (EAD). While the drawn credit line reflects the explicit exposure for the Company, there might be variable exposure that may increase the EAD. These exposures are of the nature where the Company provides future commitments, in addition to the current credit. Therefore, the exposure will contain both on and off balance sheet values. The value of exposure is given by the following formula:

EAD = Drawn Credit Line + Credit Conversion Factor * Undrawn Credit Line

Where,

Drawn Credit Line = Current outstanding amount

Credit Conversion Factor (CCF) = Expected future drawdown as a proportion of undrawn amount

Undrawn Credit Line = Difference between the total amount which the Company has committed and the drawn credit line While the drawn exposure and limits for the customer are available, the modelling of CCF is required for computing the EAD

(g) Forward looking adjustments

"A measure of ECL is an unbiased probability-weighted amount that is determined by evaluating a range of possible outcomes and using reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions."

The Company has incorporated forward looking information into its measurement of ECL. The objective of developing a macroeconomic model using exogenous macroeconomic variables (MEVs) is to address the requirements of unbiased, probability weighted outcomes while taking into account current conditions as well as future economic conditions. This will be achieved by using the model output to adjust the PD risk component in order to make it forward looking and probability-weighted.

Exogenous macroeconomic parameters were used as independent (X) variables to predict the dependent (Y) variable. The Company formulates base case view of the future direction of relevant economic variable as well as a representative range of other possible forecast scenario. This involves developing two or more additional economic scenarios and considering the relative probabilities of each outcome.

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45.1. Credit Risk

(h) Data sourcing

The Company ensure to obtain reasonable and supportable information that is available without undue cost or effort. Accordingly, macroeconomic information was aggregated from Economic Intelligence Unit (EIU), Bloomberg, World Bank, RBI database. The EIU data has a database of around 150 macroeconomic variables as well as their forecasted values. Beyond 2022 macro-economic variables are forecasted by mean reverting the values to their long term average. External information includes economic data and forecasts published by governmental bodies and monetary authorities in the country, supranational organisations such as the OECD and the IMF, and selected private sector and academic forecasters.

(i) Probability weighted scenario creations:

To incorporate macroeconomic impact into probability-weighted, each scenario has an associated probability. These probabilities were calculated at an overall level for both Retail and Non-Retail portfolios, considering the impact of a scenario across different portfolios may differ based on endogenous factors, the probability of a scenario unfolding is purely exogenous, and hence should not vary.

The Company has identified and documented key drivers of credit risk and credit losses for each portfolio of financial instruments and using an analysis of historical data, has estimated relationship between marco-economic variables and credit risk and credit losses.

The significant economic parameters scenarios used are as follows:

Key Economic Parameter	Base FY +1	Base FY +2
Debt-to-GDP ratio:	18.3-18.7%	18.7-19.2%
Total factor productivity	4-4.5	4.4-5.0
Labor productivity growth:	5.1-5.5%	5.5-6.3%
Unemployment rate	8.5-8.8%	8.5-8.8%
Gross Domestic Product	7.0-7.5%	7.5-8.0%

Apart from the above significant economic parameters, the Company has also identified and used few other economic parameter to build up the forward looking scenarios. These indicators include inflation, forecasted growth in real estate sector, expectation of industry performance, collateral coverage movement, conduct of accounts and expectation of market liquidity.

Above explained indicators have supported in measurement of ECL, and behaviours of such indicators will suitably support going forward in measurement of forward looking scenarios.

Predicted relationship between the key indicators and default and loss rates on various portfolios of financial assess have been developed based on analysing historical data over the past 5 years.

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45.1.1. Risk concentration

The following table shows the risk concentration by industry for the components of the balance sheet. Additional disclosures for credit quality and the maximum exposure for credit risk per categories based on the Company's internal credit assessment system and year-end stage classification are further disclosed in Note 10.

Industry analysis

As at March 31, 2019	Financial services	Retail - Housing	Retail - Non Housing	Construction	Total
Financial assets					
Cash and cash equivalent and other bank balances	673.82	-	-	-	673.82
Trade receivables	8.49	-	-	-	8.49
Loans	-	29,630.91	21,119.14	2,848.95	53,599.01
Other financial assets	62.86	-	-	-	62.86
	745.17	29,630.91	21,119.14	2,848.95	54,344.18
Loan Commitments	-	730.78	73.55	712.88	1,517.21
Total	745.17	30,361.69	21,192.70	3,561.83	55,861.39

As at March 31, 2018	Financial services	Retail - Housing	Retail - Non Housing	Construction	Total
Financial assets					-
Cash and cash equivalent and other bank balances	4,226.17	-	-	-	4,226.17
Trade receivables	159.37	-	-	-	159.37
Loans	-	19,348.75	20,169.68	5,062.75	44,581.19
Other financial assets	95.06	-	-	-	95.06
	4,480.60	19,348.75	20,169.68	5,062.75	49,061.79
Loan Commitments	-	458.16	50.89	1,408.60	1,917.65
Total	4,480.60	19,806.92	20,220.57	6,471.35	50,979.44

As at April 01, 2017	Financial services	Retail - Housing	Retail - Non Housing	Construction	Total
Financial assets					-
Cash and cash equivalent and other bank balances	520.76	-	-	-	520.76
Trade receivables	52.13	-	-	-	52.13
Loans	-	9,089.23	16,292.36	7,372.83	32,754.42
Other financial assets	125.70	-	-	-	125.70
	698.59	9,089.23	16,292.36	7,372.83	33,453.01
Loan Commitments	-	110.42	99.40	3,140.63	3,350.45
Total	698.59	9,199.65	16,391.76	10,513.46	36,803.46

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45.1.2. Collateral held and other credit enhancements

(a) The tables on the following pages show the maximum exposure to credit risk by class of financial asset along with details of principal type of collateral:

	Maximum exposure to credit risk (carrying amount before ECL)			Principal type of collateral
	As at March 31, 2019	As at March 31, 2018	As at April 01, 2017	
Financial assets				
Loans (at amortised cost):				
Retail Loans	51,813.15	41,255.42	25,588.65	Property; book receivables
Wholesale Loan	2,072.85	2,492.70	3,477.91	Property; book receivables
Total (A)	53,886.00	43,748.12	29,066.56	
Loan commitments	1,517.21	1,917.65	3,350.45	Property; book receivables
Total (B)	1,517.21	1,917.65	3,350.45	
Total (A + B)	55,403.21	45,665.77	32,417.01	

(b) Financial assets that are stage 3 and related collateral held in order to mitigate potential losses are given below:

As at March 31, 2019	Maximum exposure to credit risk (carrying amount before ECL)	Associated ECL	Carrying amount	Fair value of collateral
Financial assets				
Retail Loans	982.91	139.02	843.89	1,405.34
Total (A)	982.91	139.02	843.89	1,405.34
Loan commitments	84.45	1.86	82.59	120.74
Total (B)	84.45	1.86	82.59	120.74
Total (A + B)	1,067.36	140.88	926.48	1,526.08
As at March 31, 2018				
Financial assets				
Retail Loans	810.31	110.86	699.45	1,086.86
Total (A)	810.31	110.86	699.45	1,086.86
Loan commitments	0.53	0.06	0.48	0.74
Total (B)	0.53	0.06	0.48	0.74
Total (A + B)	810.85	110.92	699.93	1,087.60
As at April 01, 2017				
Financial assets				
Retail Loans	932.75	185.37	747.38	705.38
Total (A)	932.75	185.37	747.38	705.38
Loan commitments	-	-	-	-
Total (B)	-	-	-	-
Total (A + B)	932.75	185.37	747.38	705.38

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45.2. Liquidity Risk

Liquidity risk is defined as the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. Liquidity risk arises because of the possibility that the Company might be unable to meet its payment obligations when they fall due as a result of mismatches in the timing of the cash flows under both normal and stress circumstances.

The company has financing arrangement from banks/ financial institutions in form of committed credit lines.

45.2.1. Analysis of non-derivative financial assets and liabilities by remaining contractual maturities

As at March 31, 2019	On demand	1 to 14 days	15 days to 1 month	1 month to 2 months	2 months to 3 months	3 months to 6 months	6 months to 1 year	1 year to 3 years	3 years to 5 years	Over 5 years	Total
A. Financial Assets											
Cash and cash equivalent and other bank balances	593.60	-	-	-	-	23.77	40.11	-	16.34	-	673.82
Trade receivables	-	-	8.49	-	-	-	-	-	-	-	8.49
Loans	-	847.64	468.94	1,585.97	2,021.77	4,501.13	8,768.51	14,107.62	12,873.06	57,994.46	1,03,169.11
Other financial assets	-	-	-	-	-	-	5.99	56.87	-	-	62.86
Total undiscounted financial assets	593.60	847.64	477.43	1,585.97	2,021.77	4,524.90	8,814.61	14,164.49	12,889.39	57,994.46	1,03,914.27
B. Financial Liabilities											
Trade payables	-	-	-	-	-	224.26	-	-	-	-	224.26
Debt securities	-	470.46	122.12	57.22	83.17	1,084.64	220.28	4,781.36	4,095.59	7,573.76	18,488.60
Borrowings (other than debt securities)	0.53	-	213.75	338.01	2,350.68	2,922.38	5,999.86	16,241.11	7,812.04	2,330.17	38,208.54
Subordinated financial liabilities	-	-	-	-	-	-	56.20	112.70	112.70	569.80	851.40
Other financial liabilities	-	-	-	1,244.85	-	-	-	-	-	-	1,244.85
Total undiscounted financial liabilities	0.53	470.46	335.87	1,640.08	2,433.85	4,231.28	6,276.34	21,135.17	12,020.33	10,473.74	59,017.65
Net financial assets / (liabilities)	593.07	377.18	141.57	(54.11)	(412.09)	293.62	2,538.27	(6,970.68)	869.07	47,520.72	44,896.62

Note - The company has financing arrangement from banks/ financial institutions in form of committed credit lines. Undrawn committed credit lines as at March 31, 2019 is Rs. 2,927.60 million.

45.2.2. The table below shows the expected maturity of the Company's loan commitments

	On demand	1 to 14 days	15 days to 1 month	1 month to 2 months	2 months to 3 months	3 months to 6 months	6 months to 1 year	1 year to 3 years	3 years to 5 years	Over 5 years	Total
Undrawn loan commitments	-	-	-	-	-	-	1,517.21	-	-	-	1,517.21
Total	-	-	-	-	-	-	1,517.21	-	-	-	1,517.21

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Notes to the financial statements *(Continued)*
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45.2. Liquidity Risk

Liquidity risk is defined as the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. Liquidity risk arises because of the possibility that the Company might be unable to meet its payment obligations when they fall due as a result of mismatches in the timing of the cash flows under both normal and stress circumstances.

The company has financing arrangement from banks/ financial institutions in form of committed credit lines.

45.2.1. Analysis of non-derivative financial assets and liabilities by remaining contractual maturities

As at March 31, 2018	On demand	1 to 14 days	15 days to 1 month	1 month to 2 months	2 months to 3 months	3 months to 6 months	6 months to 1 year	1 year to 3 years	3 years to 5 years	Over 5 years	Total
A. Financial Assets											
Cash and cash equivalent and other bank balances	4,148.12	-	-	-	-	22.40	35.03	20.62	-	-	4,226.17
Trade receivables	-	-	159.37	-	-	-	-	-	-	-	159.37
Loans	-	672.19	592.91	1,232.63	1,520.61	3,618.45	6,935.47	13,099.20	9,960.93	39,700.63	77,333.01
Other financial assets	-	-	-	-	-	-	41.53	53.53	-	-	95.06
Total undiscounted financial assets	4,148.12	672.19	752.28	1,232.63	1,520.61	3,640.85	7,012.03	13,173.35	9,960.93	39,700.63	81,813.62
B. Financial Liabilities											
Trade payables	-	-	-	-	-	228.50	-	-	-	-	228.50
Debt securities	-	-	458.64	44.77	563.55	461.74	331.01	4,979.26	5,254.37	5,718.45	17,811.79
Borrowings (other than debt securities)	-	937.75	562.80	926.49	1,150.88	1,738.56	3,878.08	14,915.00	7,271.40	1,407.71	32,788.67
Subordinated financial liabilities	-	-	-	-	-	-	56.10	112.70	112.50	626.20	907.50
Other financial liabilities	-	-	-	2,549.85	-	-	-	-	-	-	2,549.85
Total undiscounted financial liabilities	-	937.75	1,021.44	3,521.11	1,714.43	2,428.80	4,265.19	20,006.96	12,638.27	7,752.36	54,286.31
Net financial assets / (liabilities)	4,148.12	(265.56)	(269.16)	(2,288.48)	(193.82)	1,212.05	2,746.84	(6,833.61)	(2,677.34)	31,948.27	27,527.31

Note - The company has financing arrangement from banks/ financial institutions in form of committed credit lines. Undrawn committed credit lines as at March 31, 2018 is Rs. 274.40 million.

45.2.2. The table below shows the expected maturity of the Company's loan commitments

	On demand	1 to 14 days	15 days to 1 month	1 month to 2 months	2 months to 3 months	3 months to 6 months	6 months to 1 year	1 year to 3 years	3 years to 5 years	Over 5 years	Total
Undrawn loan commitments	-	-	-	-	-	-	1,917.65	-	-	-	1,917.65
Total	-	-	-	-	-	-	1,917.65	-	-	-	1,917.65

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45.2. Liquidity Risk

Liquidity risk is defined as the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. Liquidity risk arises because of the possibility that the Company might be unable to meet its payment obligations when they fall due as a result of mismatches in the timing of the cash flows under both normal and stress circumstances.

The company has financing arrangement from banks/ financial institutions in form of committed credit lines.

45.2.1. Analysis of non-derivative financial assets and liabilities by remaining contractual maturities

As at April 01, 2017	On demand	1 to 14 days	15 days to 1 month	1 month to 2 months	2 months to 3 months	3 months to 6 months	6 months to 1 year	1 year to 3 years	3 years to 5 years	Over 5 years	Total
A. Financial Assets											
Cash and cash equivalent and other bank balances	445.27	-	-	-	-	-	64.38	11.11	-	-	520.76
Trade receivables	-	-	52.13	-	-	-	-	-	-	-	52.13
Loans	-	846.80	493.35	1,156.69	1,353.49	3,433.23	6,047.81	11,877.52	6,711.74	20,679.66	52,600.28
Other financial assets	-	-	-	-	-	-	77.59	48.11	-	-	125.70
Total undiscounted financial assets	445.27	846.80	545.48	1,156.69	1,353.49	3,433.23	6,189.79	11,936.73	6,711.74	20,679.66	53,298.88
B. Financial Liabilities											
Trade payables	-	-	-	-	-	154.65	-	-	-	-	154.65
Other payables	-	-	-	-	-	-	-	-	-	-	-
Debt securities	-	-	462.93	2.02	1.95	665.07	615.08	4,294.02	1,564.33	6,115.42	13,720.82
Borrowings (other than debt securities)	-	-	140.72	257.29	789.63	1,205.78	2,930.48	9,602.03	3,306.32	1,012.12	19,244.37
Subordinated financial liabilities	-	-	-	-	-	-	56.40	112.30	112.70	682.50	963.90
Other financial liabilities	-	-	-	1,218.64	-	-	-	-	-	-	1,218.64
Total undiscounted financial liabilities	-	-	603.65	1,477.95	791.58	2,025.50	3,658.36	14,120.65	5,096.05	8,492.54	36,266.28
Net financial assets / (liabilities)	445.27	846.80	(58.17)	(321.26)	561.91	1,407.73	2,531.43	(2,183.92)	1,615.69	12,187.12	17,032.60

Note - The company has financing arrangement from banks/ financial institutions in form of committed credit lines. Undrawn committed credit lines as at April 01, 2017 is Rs. 829.60 million.

45.2.2. The table below shows the expected maturity of the Company's loan commitments

	On demand	1 to 14 days	15 days to 1 month	1 month to 2 months	2 months to 3 months	3 months to 6 months	6 months to 1 year	1 year to 3 years	3 years to 5 years	Over 5 years	Total
Undrawn loan commitments	-	-	-	-	-	-	3,350.45	-	-	-	3,350.45
Total	-	-	-	-	-	-	3,350.45	-	-	-	3,350.45

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Notes to financial statements
(Currency : Indian rupees in millions)

45.2. Liquidity Risk

45.2.3. Financial assets available to support future funding

Following table sets out the availability of Company's financial assets to support funding

As at March 31, 2019	Encumbered		Unencumbered		Total carrying amount
	Pledge as collateral	Contractually/ legally restricted assets [1]	Available as collateral	others [2]	
Cash and cash equivalent including bank balance	38.88	40.04	594.89	-	673.82
Trade receivables	-	-	8.49	-	8.49
Loans	50,765.70	-	2,833.31	-	53,599.01
Property, Plant and Equipment	1.21	-	-	-	1.21
Other non financial assets	-	-	-	-	-
Total assets	50,805.79	40.04	3,436.69	-	54,282.53

As at March 31, 2018	Encumbered		Unencumbered		Total carrying amount
	Pledge as collateral	Contractually/ legally restricted assets [1]	Available as collateral	others [2]	
Cash and cash equivalent including bank balance	31.94	-	4,194.23	-	4,226.17
Trade receivables	-	-	159.37	-	159.37
Loans	41,788.20	-	2,792.99	-	44,581.19
Property, Plant and Equipment	1.21	-	-		1.21
Other non financial assets	-	-	-	-	-
Total assets	41,821.35	-	7,146.59	-	48,967.94

As at April 01, 2017	Encumbered		Unencumbered		Total carrying amount
	Pledge as collateral	Contractually/ legally restricted assets [1]	Available as collateral	others [2]	
Cash and cash equivalent including bank balance	73.44	-	447.32	-	520.76
Trade receivables	-	-	52.13	-	52.13
Loans	27,826.50	-	4,927.92	-	32,754.42
Property, Plant and Equipment	1.21	-	-	-	1.21
Other non financial assets	-	-	-	-	-
Total assets	27,901.15	-	5,427.37	-	33,328.52

1 Represents assets which are not pledged and the Company believes it is restricted from using to secure funding for legal or other reason

2 Represents assets which are not restricted for use as collateral, but that the Company would not consider readily available to secure funding in the normal course of business

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45.3. Market Risk

Market risk is the risk associated with the effect of changes in market factors such as interest rates, equity prices, credit spreads or implied volatilities, on the value of assets and liabilities held resulting in loss of future earnings. The objective of the Company's market risk management is to manage and control market risk exposures within acceptable parameters. The Company separates its exposure to market risks between trading and non-trading portfolios.

Exposure to market risk – Non trading portfolios

Interest rate risk - The principal risk to which non-trading portfolios are exposed is the risk of loss from fluctuations in the future cash flows or fair values of financial instruments because of a change in market interest rates. Interest rate risk is managed principally through monitoring interest rate gaps and by having pre-approved limits for repricing bands.

ALCO is the monitoring body for compliance with these limits. ALCO reviews the interest rate gap statement and the mix of floating and fixed rate assets and liabilities. Balance Sheet Management Unit is in-charge for day to day management of interest rate risk.

45.3.1 Market risk exposure

The fair value or future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates. The Company classifies its exposures to market risk into non-trading portfolios.

Particulars	As at March 31, 2019			As at March 31, 2018			As at April 01, 2017			Primary risk sensitivity
	Carrying amount	Traded risk	Non-traded risk	Carrying amount	Traded risk	Non-traded risk	Carrying amount	Traded risk	Non-traded risk	
Financial Assets										
Cash and cash equivalent and other bank balances	673.82	-	673.82	4,226.17	-	4,226.17	520.76	-	520.76	Interest rate
Loans	53,599.01	-	53,599.01	44,581.19	-	44,581.19	32,754.42	-	32,754.42	Interest rate
Trade receivables	8.49	-	8.49	159.37	-	159.37	52.13	-	52.13	
Other financial assets	62.86	-	62.86	95.06	-	95.06	125.70	-	125.70	
Total	54,344.18	-	54,344.18	49,061.79	-	49,061.79	33,453.01	-	33,453.01	
Financial Liabilities										
Debt securities	12,582.50	-	12,582.50	12,498.23	-	12,498.23	10,261.27	-	10,261.27	Interest rate
Borrowings (other than Debt Securities)	31,634.95	-	31,634.95	27,448.00	-	27,448.00	16,975.32	-	16,975.32	Interest rate
Subordinated liabilities	508.48	-	508.48	508.52	-	508.32	508.63	-	508.63	Interest rate
Trade payables	224.26	-	224.26	228.50	-	228.50	154.65	-	154.65	
Other liabilities	1,244.85	-	1,244.85	2,549.85	-	2,549.85	1,218.64	-	1,218.64	
Total	46,195.04	-	46,195.04	43,232.90	-	43,232.90	29,118.51	-	29,118.51	

(Currency : Indian rupees in millions)

45.3. Market Risk

45.3.2 Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows of financial instruments. The sensitivity of the statement of profit and loss is the effect of the assumed changes in interest rates on the profit or loss for a year, based on the floating rate non–trading financial assets and financial liabilities held as at year end.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates (all other variables being constant) of the Company's statement of profit and loss and equity.

INR Loans

For the year ended	Increase/ (Decrease) in basis points	Increase in profit after tax	Decrease in profit after tax	Increase in Equity	(Decrease) in Equity
INR Loans					
March 31, 2019	25/(25)	52.52	(52.52)	-	-
March 31, 2018	25/(25)	54.81	(54.81)	-	-
INR Borrowings					
March 31, 2019	25/(25)	(49.76)	49.76	-	-
March 31, 2018	25/(25)	(43.94)	43.94	-	-

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46. Financial instruments not measured at fair value

The following table sets out the fair values of financial instruments not measured at fair value and analysing them by the level in the fair value hierarchy into which each fair value measurement is categorised.

<u>As on March 31, 2019</u>	Total Carrying Amount	Total fair value	Level 1	Level 2	Level 3
Financial assets:					
Cash and cash equivalent	593.60	593.60	593.60	-	-
Bank balances other than cash and cash equivalent	80.22	80.22	80.22	-	-
Trade Receivables	8.49	8.49	-	8.49	-
Loans	53,599.01	54,647.65	-	-	54,647.65
Other financial assets	62.86	62.86	-	62.86	-
Total	54,344.18	55,392.82	673.82	71.35	54,647.65
Financial liabilities					
Trade payables	224.26	224.26	-	224.26	-
Debt securities	12,582.50	12,700.30	-	12,700.30	-
Borrowing (other than debt securities)	31,634.95	31,651.25	-	31,651.25	-
Subordinated liabilities	508.48	556.55	-	556.55	-
Other financial liabilities	1,244.85	1,244.85	-	1,244.85	-
Total	46,195.04	46,377.21	-	46,377.21	-
Off-balance sheet items					
Loan commitments	1,517.21	1,517.21	-	-	1,517.21
Total	1,517.21	1,517.21	-	-	1,517.21

<u>As on March 31, 2018</u>	Total Carrying Amount	Total fair value	Level 1	Level 2	Level 3
Financial assets:					
Cash and cash equivalent	4,148.12	4,148.12	4,148.12	-	-
Bank balances other than cash and cash equivalent	78.05	78.05	78.05	-	-
Trade Receivables	159.37	159.37	-	159.37	-
Loans	44,581.19	45,932.66	-	-	45,932.66
Other financial assets	95.06	95.06	-	95.06	-
Total	49,061.79	50,413.26	4,226.17	254.43	45,932.66
Financial liabilities					
Trade payables	228.50	228.50	-	228.50	-
Debt securities	12,498.23	12,725.03	-	12,725.03	-
Borrowing (other than debt securities)	27,448.00	27,446.07	-	27,446.07	-
Subordinated liabilities	508.32	556.36	-	556.36	-
Other financial liabilities	2,549.85	2,549.85	-	2,549.85	-
Total	43,232.90	43,505.81	-	43,505.81	-
Off-balance sheet items					
Loan commitments	1,917.65	1,917.65	-	-	1,917.65
Total	1,917.65	1,917.65	-	-	1,917.65

<u>As on April 01, 2017</u>	Total Carrying Amount	Total fair value	Level 1	Level 2	Level 3
Financial assets:					
Cash and cash equivalent	445.27	445.27	445.27	-	-
Bank balances other than cash and cash equivalent	75.49	75.49	75.49	-	-
Trade Receivables	52.13	52.13	-	52.13	-
Loans	32,754.42	33,779.23	-	-	33,779.23
Other financial assets	125.70	125.70	-	125.70	-
Total	33,453.01	34,477.82	520.76	177.83	33,779.23
Financial liabilities					
Trade payables	154.65	154.65	-	154.65	-
Debt securities	10,261.27	10,430.07	-	10,430.07	-
Borrowing (other than debt securities)	16,975.32	16,982.51	-	16,982.51	-
Subordinated liabilities	508.63	556.65	-	556.65	-
Other financial liabilities	1,218.64	1,218.64	-	1,218.64	-
Total	29,118.51	29,342.53	-	29,342.53	-
Off-balance sheet items					
Loan commitments	3,350.45	3,350.45	-	-	3,350.45
	3,350.45	3,350.45	-	-	3,350.45

46. Financial instruments not measured at fair value

Valuation Methodologies of Financial Instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Company's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables and, as such, may differ from the techniques and assumptions explained in notes.

Short Term Financial Assets and Liabilities

For financial assets and financial liabilities that have a short-term maturity (less than twelve months), the carrying amounts are a reasonable approximation of their fair value. Such instruments include: Trade receivables, balances other than cash and cash equivalents, trade payables and contract liability without a specific maturity. Such amounts have been classified as Level 2 on the basis that no adjustments have been made to the balances in the balance sheet.

Financial assets at amortised cost

The fair values financial assets measured at amortised cost are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields.

Issued Debt

The fair value of issued debt is estimated by a discounted cash flow model incorporating the Company's own credit risk.

Off balance-sheet

Estimated fair values of off-balance sheet positions in form of undrawn commitment are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields and discounting by yields incorporating the counterparties' credit risk.

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(Currency : Indian rupees in millions)

47. Trade receivables

Provision matrix for Trade receivables

Particulars	Trade receivables days past due	1-90days	91-180 days	181-360 days	more than 360 days	Total
ECL rate		0%	0%	0%	100%	
As at March 31, 2019	Estimated total gross carrying amount at default	7.62	0.16	0.22	0.57	8.56
	ECL - Simplified approach	-	-	-	(0.07)	(0.07)
	Net carrying amount	7.62	0.16	0.22	0.50	8.49
As at March 31, 2018	Estimated total gross carrying amount at default	158.51	0.78	0.08	-	159.37
	ECL - Simplified approach	-	-	-	-	-
	Net carrying amount	158.51	0.78	0.08	-	159.37
As at April 01, 2017	Estimated total gross carrying amount at default	52.13	-	-	-	52.13
	ECL - Simplified approach	-	-	-	-	-
	Net carrying amount	52.13	-	-	-	52.13

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Notes to the financial statements (Continued)
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48. Details of the loan taken from Banks and other parties

Nature of security and terms of repayment for secured borrowings (other than debentures):
All secured long term borrowings are secured by way of hypothecation of receivables i.e. loans and advances and corporate guarantee from the ultimate holding company and/or holding company.

(a) From Banks
As at March 31, 2019

Month of Maturity / Repayment	Rate of Interest		Total
	< 10%	10.01-11.00%	
February-2025	35.71	-	35.71
December-2024	72.92	-	72.92
November-2024	35.71	-	35.71
September-2024	72.92	-	72.92
August-2024	35.71	-	35.71
June-2024	72.92	-	72.92
May-2024	35.71	-	35.71
March-2024	184.13	-	184.13
February-2024	35.71	-	35.71
December-2023	184.93	-	184.93
November-2023	35.71	-	35.71
September-2023	553.35	-	553.35
August-2023	35.71	-	35.71
June-2023	615.85	-	615.85
May-2023	35.71	-	35.71
March-2023	959.60	-	959.60
February-2023	37.28	-	37.28
December-2022	1,076.88	-	1,076.88
November-2022	37.28	-	37.28
September-2022	1,233.95	-	1,233.95
August-2022	37.28	-	37.28
June-2022	1,233.95	-	1,233.95
May-2022	37.28	-	37.28
March-2022	1,233.95	-	1,233.95
February-2022	37.28	-	37.28
December-2021	1,233.95	-	1,233.95
November-2021	37.28	-	37.28
September-2021	1,258.95	-	1,258.95
August-2021	92.49	-	92.49
July-2021	8.33	-	8.33
June-2021	1,258.95	-	1,258.95
May-2021	92.49	-	92.49
April-2021	8.33	-	8.33
March-2021	1,631.92	-	1,631.92
February-2021	125.82	-	125.82
January-2021	8.33	-	8.33
December-2020	1,638.40	-	1,638.40
November-2020	125.82	-	125.82
October-2020	8.33	-	8.33
September-2020	1,812.98	-	1,812.98
August-2020	125.82	-	125.82
July-2020	8.33	-	8.33
June-2020	1,932.16	-	1,932.16
May-2020	125.82	-	125.82
April-2020	8.33	-	8.33
March-2020	1,963.23	-	1,963.23
February-2020	125.82	-	125.82
January-2020	8.33	-	8.33
December-2019	1,969.66	-	1,969.66
November-2019	125.82	-	125.82
October-2019	8.33	-	8.33
September-2019	2,062.85	-	2,062.85
August-2019	125.82	-	125.82
July-2019	8.33	-	8.33
June-2019	2,000.91	-	2,000.91
May-2019	125.82	-	125.82
April-2019	8.33	-	8.33
Total	28,043.53	-	28,043.53

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(Currency : Indian rupees in millions)

48. Details of the loan taken from Banks and other parties (continued)

From Banks
As at March 31, 2018

Month of Maturity / Repayment	Rate of Interest		Total
	<=10%	10.01-11.00%	
February-2025	35.73	-	35.73
December-2024	72.92	-	72.92
November-2024	35.71	-	35.71
September-2024	72.92	-	72.92
August-2024	35.71	-	35.71
June-2024	72.92	-	72.92
May-2024	35.71	-	35.71
March-2024	184.13	-	184.13
February-2024	35.71	-	35.71
December-2023	184.93	-	184.93
November-2023	35.71	-	35.71
September-2023	184.93	-	184.93
August-2023	35.71	-	35.71
June-2023	184.93	-	184.93
May-2023	35.71	-	35.71
March-2023	528.68	-	528.68
February-2023	37.28	-	37.28
December-2022	645.98	-	645.98
November-2022	37.28	-	37.28
September-2022	803.03	-	803.03
August-2022	37.28	-	37.28
June-2022	803.03	-	803.03
May-2022	37.28	-	37.28
March-2022	803.03	-	803.03
February-2022	37.28	-	37.28
December-2021	803.03	-	803.03
November-2021	37.28	-	37.28
September-2021	803.03	-	803.03
August-2021	84.15	-	84.15
June-2021	803.03	-	803.03
May-2021	84.15	-	84.15
March-2021	1,182.18	-	1,182.18
February-2021	117.49	-	117.49
December-2020	1,182.48	-	1,182.48
November-2020	117.49	-	117.49
September-2020	1,357.19	-	1,357.19
August-2020	117.49	-	117.49
June-2020	1,476.24	-	1,476.24
May-2020	117.49	-	117.49
March-2020	1,507.29	-	1,507.29
February-2020	117.49	-	117.49
December-2019	1,513.74	-	1,513.74
November-2019	117.49	-	117.49
September-2019	1,607.49	-	1,607.49
August-2019	117.49	-	117.49
June-2019	1,607.49	-	1,607.49
May-2019	117.49	-	117.49
March-2019	1,263.73	-	1,263.73
February-2019	117.49	-	117.49
December-2018	1,169.99	-	1,169.99
November-2018	164.36	-	164.36
September-2018	1,013.74	-	1,013.74
August-2018	195.61	-	195.61
June-2018	958.14	-	958.14
May-2018	195.61	-	195.61
Total	25,080.89	-	25,080.89

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Notes to the financial statements (Continued)
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(b) From The National Housing Bank
As at March 31, 2019

Month of Maturity / Repayment	Rate of Interest				Total
	<6.5%	6.5% to <=8.50%	8.51% to 9.5%	>9.50%	
December-2033	-	-	-	1.72	1.72
September-2033	-	-	-	20.66	20.66
June-2033	-	-	-	20.66	20.66
March-2033	-	-	-	20.66	20.66
December-2032	-	-	-	20.66	20.66
September-2032	-	-	-	20.66	20.66
June-2032	-	7.62	-	20.66	28.28
March-2032	-	12.54	-	20.66	33.20
December-2031	-	12.54	-	20.66	33.20
September-2031	-	12.54	-	20.66	33.20
June-2031	-	12.54	-	20.66	33.20
March-2031	-	12.54	-	20.66	33.20
December-2030	-	12.64	-	20.66	33.30
September-2030	-	12.74	-	20.66	33.40
June-2030	-	12.74	-	20.66	33.40
March-2030	-	12.74	-	20.66	33.40
December-2029	-	12.74	-	20.66	33.40
September-2029	-	12.74	-	20.66	33.40
June-2029	-	12.74	-	20.66	33.40
March-2029	-	12.74	-	20.66	33.40
December-2028	-	12.74	-	20.66	33.40
September-2028	-	12.74	-	20.66	33.40
June-2028	-	12.74	-	20.66	33.40
March-2028	-	12.74	-	20.66	33.40
December-2027	-	12.74	-	20.66	33.40
September-2027	-	12.74	-	20.66	33.40
June-2027	-	12.74	-	20.66	33.40
March-2027	-	12.74	-	20.66	33.40
December-2026	-	12.74	-	20.66	33.40
September-2026	-	12.74	-	20.66	33.40
June-2026	-	12.74	-	20.66	33.40
March-2026	0.20	12.74	-	20.66	33.60
December-2025	8.45	12.74	-	20.66	41.85
September-2025	31.95	12.74	-	20.66	65.35
June-2025	31.95	12.74	-	20.66	65.35
March-2025	31.95	12.74	-	20.66	65.35
December-2024	39.65	12.83	-	20.66	73.14
September-2024	41.21	13.22	-	20.66	75.09
June-2024	41.21	13.22	-	20.66	75.09
March-2024	41.21	13.22	-	20.66	75.09
December-2023	41.21	13.22	4.09	20.66	79.17
September-2023	41.21	13.22	7.24	20.66	82.32
June-2023	41.21	13.22	7.24	20.66	82.32
March-2023	41.21	13.22	7.24	20.66	82.32
December-2022	41.21	13.22	7.24	20.66	82.32
September-2022	41.21	13.22	7.24	20.66	82.32
June-2022	41.21	13.22	8.22	20.66	83.30
March-2022	41.21	13.22	10.63	20.66	85.71
December-2021	41.21	13.22	10.63	20.66	85.71
September-2021	41.21	13.22	10.63	20.66	85.71
June-2021	41.21	13.22	10.63	20.66	85.71
March-2021	41.21	13.22	10.63	20.66	85.71
December-2020	41.21	13.22	10.63	20.66	85.71
September-2020	41.21	13.22	10.63	20.66	85.71
June-2020	41.21	13.22	10.63	20.66	85.71
March-2020	41.21	13.22	10.63	20.66	85.71
December-2019	41.21	13.22	10.63	20.66	85.71
September-2019	41.21	13.22	10.63	20.66	85.71
June-2019	41.21	13.22	10.63	20.66	85.71
Total	1,050.77	679.42	175.98	1,200.00	3,106.17

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S.R. Batliboi & Co. LLP
Mumbai
Chartered Accountants

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Notes to the financial statements (Continued)
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(b) From The National Housing Bank (Continued)
As at March 31, 2018

Month of Maturity / Repayment	Rate of Interest				Total
	<6.50%	6.5% to <=8.50%	8.51% to 9.5%	>9.50%	
March-2026	0.84	-	-	-	0.84
December-2025	1.45	-	-	-	1.45
September-2025	1.45	-	-	-	1.45
June-2025	1.45	-	-	-	1.45
March-2025	1.45	0.31	-	-	1.76
December-2024	1.45	0.47	4.15	-	6.07
September-2024	1.45	0.47	7.24	-	9.16
June-2024	1.45	0.48	7.24	-	9.17
March-2024	1.45	0.48	7.24	-	9.17
December-2023	1.45	0.48	7.24	-	9.17
September-2023	1.45	0.48	7.24	-	9.17
June-2023	1.45	0.48	7.24	-	9.17
March-2023	1.45	0.48	7.24	-	9.17
December-2022	1.45	0.48	7.24	-	9.17
September-2022	1.45	0.48	9.23	-	11.16
June-2022	1.45	0.48	10.63	-	12.56
March-2022	1.45	0.48	10.63	-	12.56
December-2021	1.45	0.48	10.62	-	12.55
September-2021	1.45	0.48	10.62	-	12.55
June-2021	1.45	0.48	10.62	-	12.55
March-2021	1.45	0.48	10.62	-	12.55
December-2020	1.45	0.48	10.62	-	12.55
September-2020	1.45	0.48	10.62	-	12.55
June-2020	1.45	0.48	10.62	-	12.55
March-2020	1.45	0.48	10.62	-	12.55
December-2019	1.45	0.48	10.62	-	12.55
September-2019	1.45	0.48	10.62	-	12.55
June-2019	1.45	0.48	10.62	-	12.55
March-2019	1.45	0.48	10.62	-	12.55
December-2018	1.45	0.48	10.62	-	12.55
September-2018	1.45	0.48	10.63	-	12.56
June-2018	1.45	0.48	10.63	-	12.56
Total	45.79	13.25	251.88	-	310.92

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49. **Repayment terms of Secured Non-convertible Debentures are as follow.**

The debentures are secured by way of pari passu charge on an immovable property and standard loan assets to the extent of 100% of the outstanding amount of the debentures, unless otherwise stated.

As at March 31, 2019

Description of Secured Redeemable Non Convertible Debentures (NCD)	Rate	Issue Date	Redemption Date	No. of NCDs	Amount
EHFL 10.03%, Monthly**	10.03%	18-Mar-2019	18-Mar-2029	1,500	1,500.00
EHFL/Public NCD/Series VII	0.00%	19-Jul-2016	19-Jul-2026	59,841	59.84
EHFL/Public NCD/Series VI	10.00%	19-Jul-2016	19-Jul-2026	34,62,048	3,462.05
EHFL/Public NCD/Series V	9.57%	19-Jul-2016	19-Jul-2026	2,48,424	248.42
EHFL/NCD/29Apr26	9.62%	29-Apr-2016	29-Apr-2026	250	250.00
EHFL/NCD/30Jun22	8.55%	30-Jun-2017	30-Jun-2022	100	100.00
EHFL_Reisssuance	8.55%	12-Jul-2017	30-Jun-2022	200	200.00
EHFL/NCD/21Jun22	8.55%	21-Jun-2017	21-Jun-2022	500	500.00
EHFL/NCD/19May22	8.55%	19-May-2017	19-May-2022	500	500.00
EHFL Aug 2021	0.00%	27-Jul-2018	12-Aug-2021	500	500.00
EHFL/Public NCD/Series IV	0.00%	19-Jul-2016	19-Jul-2021	41,815	41.82
EHFL/Public NCD/Series III	9.75%	19-Jul-2016	19-Jul-2021	5,89,016	589.02
EHFL ZCB 2021	0.00%	04-Apr-2018	04-May-2021	450	450.00
EHFL/NCD/15Apr21	0.00%	20-Feb-2018	15-Apr-2021	70	70.00
EHFL/NCD/15Apr21	0.00%	22-Mar-2018	15-Apr-2021	178	178.00
EHFL/NCD/02Jun20	0.00%	13-Jun-2017	02-Jun-2020	100	100.00
EHFL_Reissuance_2	0.00%	20-Jul-2017	02-Jun-2020	300	300.00
EHFL_Reisssuance	0.00%	19-Sep-2017	02-Jun-2020	150	150.00
EHFL/NCD/12May20	0.00%	21-Apr-2017	12-May-2020	125	125.00
EHFL/Public NCD/Series II	0.00%	19-Jul-2016	19-Jul-2019	51,853	51.85
EHFL/Public NCD/Series I	9.50%	19-Jul-2016	19-Jul-2019	5,17,003	517.00
EHFL/NCD/08Apr19	9.25%	21-Oct-2016	08-Apr-2019	250	250.00
EHFL/NCD/04Apr19	9.25%	21-Oct-2016	04-Apr-2019	1,750	1,750.00
Total					11,893.00

** The debentures are secured by way of pari passu charge on an immovable property and standard loan assets to the extent of 125% of the outstanding amount.

As at March 31, 2018

Description of Secured Redeemable Non Convertible Debentures (NCD)	Rate	Issue Date	Redemption Date	No. of NCDs	Amount
EHFL/Public NCD/Series VII	0.00%	19-Jul-2016	19-Jul-2026	59,841	59.84
EHFL/Public NCD/Series VI	10.00%	19-Jul-2016	19-Jul-2026	34,92,048	3,492.05
EHFL/Public NCD/Series V	9.57%	19-Jul-2016	19-Jul-2026	2,48,424	248.42
EHFL/NCD/29Apr26	9.62%	29-Apr-2016	29-Apr-2026	250	250.00
EHFL/NCD/23Sep22	8.90%	23-Mar-2018	23-Sep-2022	1,500	1,500.00
EHFL/NCD/30Jun22	8.55%	30-Jun-2017	30-Jun-2022	100	100.00
EHFL_Reisssuance	8.55%	12-Jul-2017	30-Jun-2022	200	200.00
EHFL/NCD/21Jun22	8.55%	21-Jun-2017	21-Jun-2022	500	500.00
EHFL/NCD/19May22	8.55%	19-May-2017	19-May-2022	500	500.00
EHFL/Public NCD/Series IV	0.00%	19-Jul-2016	19-Jul-2021	41,815	41.82
EHFL/Public NCD/Series III	9.75%	19-Jul-2016	19-Jul-2021	5,89,016	589.02
EHFL/NCD/15Apr21	0.00%	12-Feb-2018	15-Apr-2021	128	128.00
EHFL/NCD/15Apr21	0.00%	20-Feb-2018	15-Apr-2021	70	70.00
EHFL/NCD/15Apr21	0.00%	22-Mar-2018	15-Apr-2021	185	185.00
EHFL/NCD/02Jun20	0.00%	13-Jun-2017	02-Jun-2020	100	100.00
EHFL_Reissuance_2	0.00%	20-Jul-2017	02-Jun-2020	300	300.00
EHFL_Reisssuance	0.00%	19-Sep-2017	02-Jun-2020	150	150.00
EHFL/NCD/12May20	0.00%	21-Apr-2017	12-May-2020	125	125.00
EHFL/Public NCD/Series II	0.00%	19-Jul-2016	19-Jul-2019	51,853	51.85
EHFL/Public NCD/Series I	9.50%	19-Jul-2016	19-Jul-2019	5,17,003	517.00
EHFL/NCD/08Apr19	9.25%	21-Oct-2016	08-Apr-2019	250	250.00
EHFL/NCD/04Apr19	9.25%	21-Oct-2016	04-Apr-2019	1,750	1,750.00
EHFL/NCD/26Apr18	10.09%	09-Mar-2015	26-Apr-2018	320	320.00
					11,428.00

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50. Details of Unsecured Subordinated Debentures

As at March 31, 2019

Description of Unsecured Redeemable Non Convertible Debentures (NCD)	CouponRate	Issue Date	Redemption Date	No. of NCDs	Amount
EHFL/NCD/3May2025	11.25%	04-Feb-2015	03-May-2025	500	500.00
					500.00

As at March 31, 2018

Description of Unsecured Redeemable Non Convertible Debentures (NCD)	CouponRate	Issue Date	Redemption Date	No. of NCDs	Amount
EHFL/NCD/3May2025	11.25%	04-Feb-2015	03-May-2025	500	500.00
					500.00

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51. Capital Management

The primary objectives of the Company's capital management policy are to ensure that the Company complies with externally imposed capital requirements from its regulators and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximise shareholder value.

(a) The Pillars of its policy are as follows:

a) Maintain diversity of sources of financing and spreading the maturity across tenure buckets in order to minimize liquidity risk.

b) Maintain investment grade ratings for all its liabilities issuances domestically and internationally by ensuring that the financial strength of their balance sheets are preserved.

c) Manage financial market risks arising from interest rate, equity prices and minimise the impact of market volatility on earnings.

d) Leverage optimally in order to maximise shareholder returns while maintaining strength and flexibility of balance sheet.

This framework is adjusted based on underlying macro-economic factors affecting business environment, financial market conditions and interest rates environment

(b) **Regulatory Capital**

The below regulatory capital is computed in accordance with Master Circular - The Housing Finance Companies (NHB) Directions, 2010, NHB(ND)/DRS/REG/MC-01/2018 dated July 02, 2018 issued by National Housing Bank on Ind AS financial statements.

Particulars	As at March 31, 2019	As at March 31, 2018	As at April 01, 2017
Capital Funds			
Common Equity Tier1 (CET1) capital	7,676.43	5,589.60	4,142.62
Other Tier 2 capital instruments (CET2)	222.05	177.22	134.32
Total capital	7,898.48	5,766.82	4,276.94
Risk weighted assets	36,907.17	34,233.20	28,205.67
CET1 Capital ratio	20.80%	16.33%	14.70%
CET2 Capital ratio	0.60%	0.52%	0.48%
Total Capital ratio	21.40%	16.85%	15.16%

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52. First Time adoption to Ind AS

These financial statements, for the year ended March 31, 2019, are the first annual financial statements the Company has prepared in accordance with Ind AS. For periods up to and including the year ended March 31, 2018, the Company prepared its financial statements in accordance with accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP or previous GAAP).

Accordingly, the Company has prepared financial statements which comply with Ind AS applicable for periods ending on March 31, 2019, together with the comparative period data as at and for the year ended March 31, 2018, as described in the summary of significant accounting policies. In preparing these financial statements, the Company's opening balance sheet was prepared as at April 01, 2017, the Company's date of transition to Ind AS. This note explains the principal adjustments made by the Company in restating its Indian GAAP financial statements, including the balance sheet as at April 01, 2017 and the financial statements as at and for the year ended March 31, 2018.

Exemptions applied:

The Company has prepared the opening balance sheet as per Ind AS as of April 01, 2017 (the transition date) by recognising all assets and liabilities whose recognition is required by Ind AS, not recognising items of assets or liabilities which are not permitted by Ind AS, by reclassifying items from previous GAAP to Ind AS as required under Ind AS, and applying Ind AS in measurement of recognised assets and liabilities. However, this principle is subject to the certain exception and certain optional exemptions availed by the Company as detailed below.

(a) **Share based payment:**

The Company has applied the requirements of Ind AS 102 Share-based payment to equity instruments that are unvested as of the transition to Ind AS (April 01, 2017).

(b) **Deemed cost for property, plant and equipment, investment property, and intangible assets:**

The Company has elected to continue with the carrying value of all of its plant and equipment, investment property, and intangible assets recognised as of April 01, 2017 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

(c) **De-recognition of financial assets and liabilities:**

The Company has applied the derecognition requirements of financial assets and financial liabilities prospectively for transactions occurring on or after April 01, 2017 (the transition date).

(d) **Classification and measurement of financial assets:**

The Company has classified and measured the financial assets on the basis of facts and circumstances that exist at the date of transition to Ind AS.

(e) **Impairment of financial assets:**

The Company has applied the impairment requirements of Ind AS 109 retrospectively; however, as permitted by Ind AS 101, it has used reasonable and supportable information that is available without undue cost or effort to determine the credit risk at the date that financial instruments were initially recognised in order to compare it with the credit risk at the transition date. Further, the Company has not undertaken an exhaustive search for information when determining, at the date of transition to Ind ASs, whether there have been significant increases in credit risk since initial recognition, as permitted by Ind AS 101.

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Edelweiss Housing Finance Limited
Notes to the financial statements (Continued)
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52. First Time adoption to Ind AS

(f) The reconciliations of equity and total Comprehensive income in accordance with Previous GAAP to Ind AS are explained below.

(i) Reconciliation of Equity as at:

Particulars	As at March 31, 2018	As at April 01, 2017
Net Worth as reported under Indian GAAP	5,095.81	3,937.00
Ind AS adjustments increasing / (decreasing) Net worth as reported under Indian GAAP:		
Effective interest rate on financial assets and liabilities (net)	220.82	166.18
Expected credit loss provision	93.37	63.44
Fair valuation of employee stock options	0.68	-
Interest spread on assignment transactions	238.83	72.92
Others	-	-
Total effect of transition to Ind AS	553.70	302.54
Tax on Above	(20.32)	(30.65)
Equity as per Ind AS	5,629.19	4,208.89

(ii) Reconciliation of total comprehensive income

Particulars	For the year ended March 31, 2018
Net profit after tax as reported under Indian GAAP	702.87
Ind AS adjustments increasing / (decreasing) net profit as reported under Indian GAAP:	
Effective interest rate on financial assets and liabilities (net)	0.22
Expected credit loss provision	29.90
Fair valuation of employee stock options	(4.40)
Interest spread on assignment transactions	165.90
Tax Impact on above Transactions	(42.29)
Net profit as per Ind AS	149.33
Other Comprehensive Income after tax as per Ind AS	(0.44)
Total Comprehensive Income as per Ind AS	851.76

(g) Reference notes to reconciliation of Equity and profit and Loss

(i) Remeasurements of post-employment benefit obligations
Under Ind AS, remeasurements i.e. actuarial gains and losses and the return on plan assets, excluding amounts included in the net interest expense on the net defined benefit liability are recognised in other comprehensive income. Under the previous GAAP, these remeasurements were forming part of the profit or loss for the year.

(ii) Share Based Payment
Under the previous GAAP, the cost of ESOPs were recognised using the intrinsic value method. Under Ind AS, the cost of equity settled share-based plan is recognised based on the fair value of the options as at the grant date.

(iii) Trade receivables /Loans:
Under Previous GAAP the Company has created provision for impairment of receivables and Loans based on incurred losses where as under Ind AS, Impairment allowance has been determined based on Expected credit loss model (ECL).

(iv) EIR
Under previous GAAP, transaction cost on borrowings were charged to Statement of profit and loss upfront while under Ind AS, such cost are included in initial recognition amount of financial liability and is amortised over the tenure of the borrowings.

(v) Reclassification of provisions for standard /non-performing assets (NPA)
Under Indian GAAP provision for NPA and standard asset were presented under provisions. However, under Ind AS financial assets measured at amortised cost (mainly loans) are presented net of provision for expected credit losses. Consequently, the Company has reclassified the Indian GAAP provisions for standard assets / NPA's amounting to INR 383.14 millions and INR [illegible] millions as on April 01, 2017 and March 31,2018 respectively.

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53. Regulatory disclosures

(i) Statutory reserve

As per Section 29C of the The National Housing Bank Act, 1987 (the "NHB Act"), the company is required to transfer at least 20% of its net profits every year to a reserve before any dividend is declared. For this purpose any Special Reserve created by the company under Section 36(1)(viii) of the Income- tax Act, is considered to be an eligible transfer. The company has transferred an amount of Rs.74.33 million (Previous Year Rs. 97.72 million) to Special Reserve No. II in terms of Section 36(1)(viii) of the Income-tax Act, 1961 and an amount of Rs.50.59 million (Previous Year Rs. 42.86 million) to "Statutory Reserve (As per Section 29C of The NHB Act)".

Reserve Fund under section 29C of National Housing Bank Act, 1987

Particulars		As at March 31, 2019	As at March 31, 2018
Balance at the beginning of the year		Amount	Amount
a)	Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	99.98	57.12
b)	Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under section 29C of the NHB Act, 1987	312.32	214.60
c)	Total	412.30	271.72
Addition/Appropriation/Withdrawal during the year			
Add : a)	Amount transferred u/s 29C of the NHB Act, 1987	50.59	42.86
b)	Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under section 29C of the NHB Act, 1987	74.33	97.72
Less : a)	Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
b)	Amount withdrawn from the Special Reserve u/s 36(1)(viii) of Income Tax Act, 1961 which has been taken into account for the purpose of provision u/s 29C of the NHB Act, 1987	-	-
Balance at the end of the year			
a)	Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	150.57	99.98
b)	Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purpose of Statutory Reserve under section 29C of the NHB Act, 1987	386.65	312.32
c)	Total	537.22	412.30

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Edelweiss Housing Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

53. **Regulatory disclosures**

(ii) *Fraud Reporting*

There were fraud cases aggregating to Rs. 43.14 Millions (Previous year NIL) identified and reported to NHB during the financial year ended on March 31, 2019.

(iii) *Foreign Exchange Transaction and Un-hedged Foreign Currency Risk*

The Company has not undertaken any foreign currency transaction during the year ended March 31, 2019 (Previous year: Rs Nil). Also the company does not have any un-hedged foreign curreny exposure as at March 31, 2019 (Previous year Rs. Nil)

(iv) *Details of dues to micro enterprise and small enterprise*

Trade Payables include Rs. Nil (Previous year: Rs. Nil) payable to "Suppliers" registered under the Micro, Small and Medium Enterprises Development Act, 2006. No interest has been paid / is payable by the Company during the year to "Suppliers" registered under this Act. The aforementioned is based on the responses received by the Company to its inquiries with suppliers with regard to applicability under the said act.

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

		As at March 31, 2019	As at March 31, 2018
(i)	CRAR (%)	21.40%	16.85%
(ii)	CRAR - Tier I capital (%)	20.80%	16.33%
(iii)	CRAR - Tier II Capital (%)	0.60%	0.52%
(iv)	Amount of subordinated debt raised as Tier-II capital	-	-
(v)	Amount raised by issue of perpetual debt instruments	-	-

(vi) *Investments*

	Value of Investments	As at March 31, 2019	As at March 31, 2018
(i)	Gross value of Investments		
	(a) In India	Nil	Nil
	(b) Outside India	Nil	Nil
(ii)	Provisions for Depreciation		
	(a) In India	Nil	Nil
	(b) Outside India	Nil	Nil
(iii)	Net value of Investments		
	(a) In India	Nil	Nil
	(b) Outside India	Nil	Nil
	Movement of provisions held towards depreciation on investments		
(i)	Opening balance	Nil	Nil
(ii)	Add: Provisions made during the year	Nil	Nil
(iii)	Less: Write-off / Written-bank of excess provisions during the year	Nil	Nil
(iv)	Closing balance	Nil	Nil

(vii) *Derivatives and Long Term Contracts*

The Company has a process whereby periodically all long term contracts are assessed for material foreseeable losses. At the 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 account. The Company has not entered into any derivative contracts during the year. (Previous year Rs. Nil) and hence detailed disclosure is not required.

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53. Regulatory disclosures

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

		As at March 31, 2019	As at March 31, 2018
(i)	The notional principal of swap agreements	Nil	Nil
(ii)	Losses which would be incurred if counterparties failed to fulfil their	Nil	Nil
(iii)	Collateral required by the HFC upon entering into swaps	Nil	Nil
(iv)	Concentration of credit risk arising from the swaps	Nil	Nil
(v)	The fair value of the swap book	Nil	Nil

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

		As at March 31, 2019	As at March 31, 2018
(i)	Notional principal amount of exchange traded IR derivatives undertaken during the year (instrumentwise)	Nil	Nil
(ii)	Notional principal amount of exchange traded IR derivatives outstanding as on March 31, 2019 (instrument-wise)	Nil	Nil
(iii)	Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	Nil	Nil
(iv)	Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	Nil	Nil

(x) *Disclosures on Risk Exposure in Derivatives*

A. Qualitative Disclosure

The Company has not entered into any derivative contracts during the year. (Previous year Rs. Nil)

B. Quantitative Disclosure

		As at March 31, 2019	As at March 31, 2018
(i)	Derivatives (Notional Principal Amount)	Nil	Nil
(ii)	Marked to Market Positions [1]		
	(a) Assets (+)	Nil	Nil
	(b) Liability (-)	Nil	Nil
(iii)	Credit Exposure [2]	Nil	Nil
(iv)	Unhedged Exposures	Nil	Nil

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53. Regulatory disclosures

(xi) *Securitisation/ Direct Assignment:*

(a) Disclosures in the notes to the accounts in respect of securitisation transactions as required under revised guidelines on securitization transactions issued by NHB vide circular no. NHB.HFC.CG-DIR.1/MD&CEO/2016

	Particulars	As at March 31, 2019	As at March 31, 2018
1	No. of SPVs sponsored by the HFC for securitisation transactions	1	1
2	Total amount of securitised assets as per books of the SPVs sponsored by the HFC	4.42	5.19
3	Total amount of exposures retained by the HFC to comply with MRR as on the date of balance sheet	-	-
	(i) Off-balance sheet exposures towards Credit Enhancements		
	a) First Loss	-	-
	b) Others	-	-
	(ii) On-balance sheet exposures towards Credit Enhancements		
	a) First Loss	-	-
	b) Others		-
4	Amount of exposures to securitisation transactions other than MRR	16.22	10.60
	(i) Off-balance sheet exposures towards Credit Enhancements		
	a) Exposure to own securitisations		
	i.) First Loss	-	-
	ii.) Others	-	-
	b) Exposure to third party securitisations		
	i.) First Loss	-	-
	ii.) Others	-	-
	(ii) On-balance sheet exposures towards Credit Enhancements		
	a) Exposure to own securitisations		
	i.) First Loss	16.22	10.60
	ii.) Others	-	-
	b) Exposure to third party securitisations		
	i.) First Loss	-	-
	ii.) Others	-	-

* Only the SPVs relating to outstanding securitisation transactions may be reported here

(b) Details of Financial Assets sold to Securitisation / Reconstruction Company for Asset Reconstruction

	Particulars	As at March 31, 2019	As at March 31, 2018
i)	No. of accounts	Nil	Nil
ii)	Aggregate value (net of provisions) of accounts sold to SC / RC	Nil	Nil
iii)	Aggregate consideration	Nil	Nil
iv)	Additional consideration realized in respect of accounts transferred in earlier	Nil	Nil
v)	Aggregate gain / loss over net book value	Nil	Nil

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53. Regulatory disclosures

(c) Disclosures in the notes to the accounts in respect of assignment transactions as required under revised guidelines on securitization transactions issued by NHB vide circular no. NHB.HFC.CG-DIR.1/MD&CEO/2016

			As at March 31, 2019	As at March 31, 2018
1		No. of transactions assigned by the HFC	10	7
2		Total amount outstanding	7,498.21	2,897.81
3		Total amount of exposures retained by the HFC to comply with MRR as on the date of balance sheet	845.64	340.56
	(I)	Off-balance sheet exposures		
		a) First Loss	-	-
		b) Others	-	-
	(II)	On-balance sheet exposures		
		a) First Loss	-	-
		b) Others	845.64	340.56
4		Amount of exposures to assignment transactions other than MRR	-	-
	(I)	Off-balance sheet exposures		
		a) Exposure to own assignments		
		i.) First Loss	-	-
		ii.) Others	-	-
		b) Exposure to third party assignments		
		i.) First Loss	-	-
		ii.) Others	-	-
	(II)	On-balance sheet exposures		
		a) Exposure to own assignments		
		i.) First Loss	-	-
		ii.) Others	-	-
		b) Exposure to third party assignments		
		i.) First Loss	-	-
		ii.) Others	-	-

(d) Details of Assignment transactions undertaken by HFCs

		For the year ended March 31, 2019	For the year ended March 31, 2018
i)	No. of accounts	2721	778
ii)	Aggregate value (net of provisions) of accounts sold	5938.17	1,904.08
iii)	Aggregate consideration	5,938.17	1,904.08
iv)	Additional consideration realized in respect of accounts transferred in earlier years	-	-
v)	Aggregate gain / loss over net book value	503.59	208.31

(e) *Details of non-performing financials assets purchased / sold*

During the year the Company has neither purchased nor sold any non-performing financials assets. (Previous year : Nil)

A. Details of non-performing financial assets purchased :

			As at March 31, 2019	As at March 31, 2018
1	(a)	No. of accounts purchased during the year	Nil	Nil
	(b)	Aggregate outstanding	Nil	Nil
2	(a)	Of these, number of accounts restructured during the year	Nil	Nil
	(b)	Aggregate outstanding	Nil	Nil

B. Details of Non-performing Financial Assets sold:

		As at March 31, 2019	As at March 31, 2018
1	No. of accounts sold	Nil	Nil
2	Aggregate outstanding	Nil	Nil
3	Aggregate consideration received	Nil	Nil

Edelweiss Housing Finance Ltd.

S.R. Batliboi & Co. LLP MUMBAI Chartered Accountants

(Currency : Indian rupees in millions)

53. Regulatory disclosures

(xii) *Disclosure of Restructured Accounts*
During the year the company has not restructured any loan / advances: (Previous year Rs. Nil)

(xiii) Exposure to real estate sector
a) Exposure to real estate sector, both direct and indirect

Category	As at March 31, 2019	As at March 31, 2018
a) Direct exposure		
(i) Residential mortgages -		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented; [Individual housing loans up to Rs. 15 lakh Rs. 7,172.82 million (Previous Year Rs. 5,055.74 million)]	45,290.08	32,685.18
(ii) Commercial real estate - Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc).	9,552.09	12,730.17
(iii) Investments in Mortgage Backed Securities (MBS) and other securitised		
a) Residential	Nil	Nil
b) Commercial real estate	Nil	Nil
b) Indirect exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	Nil	Nil

b) Exposure to capital market

	Particulars	As at March 31, 2019	As at March 31, 2018
(i)	direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in corporate debt	Nil	Nil
(ii)	advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds	Nil	Nil
(iii)	advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security	Nil	Nil
(iv)	advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances	Nil	Nil
(v)	secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	Nil	Nil
(vi)	loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources	Nil	Nil
(vii)	bridge loans to companies against expected equity flows / issues	Nil	Nil
(viii)	all exposures to Venture Capital Funds (both registered and unregistered)	Nil	Nil
	Total Exposure to Capital Market	Nil	Nil

Edelweiss Housing Finance Ltd. *

S.R. BATLIBOI & CO. LLP * MUMBAI * CHARTERED ACCOUNTANTS

(Currency : Indian rupees in millions)

53. Regulatory disclosures

(xiv) *Details of financing of parent Company products - Nil (Previous year - Nil)*

(xv) *Details of Single Borrower Limit (SBL) / Group Borrower Limit (GBL) exceeded by the HFC*

During the year ended March 31, 2019 and March 31, 2018, the Company's credit exposure (whether in terms of sanctioned amount or entire amount outstanding, whichever is higher) to single borrowers and group borrowers were within the limits prescribed by the NHB.

(xvi) *Unsecured Advances*

The Company has not taken any charge over the rights, licenses, authorisations, etc., against unsecured loans given to borrowers in the current year and previous year.

(xvii) *Remuneration of Directors*

The Company has not entered into any transactions with non-executive directors during the year (Previous Year Rs.Nil), except for those disclosed in note 53 (xxxi)

(xviii) *Net Profit or Loss for the period, prior period items and changes in accounting policies*

There are no prior period items during the year (Previous Year Rs.Nil). For changes in accounting policies refer note 5 and note 52 for 'First time adoption to Ind AS'.

(xix) *Accounting Standard 21 - Consolidated Financial Statements (CFS)*

The company does not have any subsidiary, associate, or joint venture in the current year and previous year and hence consolidation of accounts is not required.

(xx) *Details of 'provisions and contingencies'*

Break up of 'provisions and Contingencies' shown under the head expenditure in statement of profit and loss.	For the year ended March 31, 2019	For the year ended March 31, 2018
(i) Provisions for depreciation on investment	Nil	Nil
(ii) Provision towards NPA - (Stage III loans)	29.96	(74.45)
(iii) Provision made towards income tax	276.08	338.38
(iv) Provision for standard assets* (with details like teaser loan, CRE, CRE-RH etc.) - Stage I & II loans	44.84	42.90
(v) Other provision and contingencies	Nil	Nil

* Provision for Stage I & II loans include CRE - RH of Rs (25.21) million (Previous Year Rs (4.54) million), CRE - Non-RH of Rs (7.85) million (Previous Year Rs 12.02 million), Non CRE of Rs 77.90 million (Previous Year Rs 35.40 million)

(xxi)

Break up of Loan & Advances and Provisions thereon	Housing		Non-Housing	
	As at March 31, 2019	As at March 31, 2018	As at March 31, 2019	As at March 31, 2018
Standard Assets				
(a) Total Outstanding Amount #	32,000.51	24,130.82	20,978.52	19,928.19
(b) Provisions made	141.21	122.48	80.84	54.74
Sub-Standard Assets**				
(a) Total Outstanding Amount	327.85	234.43	89.99	296.75
(b) Provisions made	33.97	24.78	9.00	56.55
Doubtful Assets – Category-I**				
(a) Total Outstanding Amount	141.92	125.29	114.80	55.13
(b) Provisions made	14.93	13.34	11.48	5.51
Doubtful Assets – Category-II**				
(a) Total Outstanding Amount	175.67	91.61	41.28	7.11
(b) Provisions made	18.95	10.03	4.13	0.71
Doubtful Assets – Category-III**				
(a) Total Outstanding Amount	44.33	-	-	-
(b) Provisions made	4.89	-	-	-
Loss Assets**				
(a) Total Outstanding Amount	26.11	-	21.96	-
(b) Provisions made	21.57	-	21.96	-
TOTAL				
(a) Total Outstanding Amount	32,715.39	24,582.15	21,246.55	20,287.18
(b) Provisions made	235.52	170.63	127.41	117.51

** Represent Stage III loans

Note:

\#

Standard Assets	Housing		Non-Housing	
	As at March 31, 2019	As at March 31, 2018	As at March 31, 2019	As at March 31, 2018
Principal outstanding	31,735.60	23,942.26	20,128.08	19,455.50
Interest accrued	290.20	207.46	262.11	180.03
EIR and other Ind AS adjustment	(25.29)	(18.90)	588.33	292.66

2. The Category of Doubtful Assets will be as under:

Period for which the assets has been considered as doubtful	Category
Up to one year	Category-I
One to three years	Category-II
More than three years	Category-III

The above classification of loan assets is as per the master direction issued by National Housing Bank under reference NHB.HFC.DIR.1/CMD/2010

(Currency : Indian rupees in millions)

53. Regulatory disclosures

(xxii) *Draw Down from Reserves*

No Draw Down made from the Statutory Reserves during FY 2018-19 (Previous Year Rs. Nil)

(xxiii) *Concentration of Public Deposits, Advances, Exposures and NPAs*

Concentration of Public Deposits (for Public Deposit taking/holding HFCs)

Particular	As at March 31, 2019	As at March 31, 2018
Total Deposit of twenty largest depositors	NA	NA
% of deposits to twenty largest depositors to total Deposits of the HFC	NA	NA

Concentration of Loans & Advances

Particular	As at March 31, 2019	As at March 31, 2018
Total Loans & Advances to twenty largest borrowers	3,221.67	4,355.08
% of Loans & Advances to twenty largest borrowers to total advances of the HFC	6.03%	9.76%

Concentration of all exposure (including off-balance sheet exposure)

Particular	As at March 31, 2019	As at March 31, 2018
Total exposures to twenty largest borrowers / customers	3,707.77	5,495.20
Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the	6.75%	11.81%

Concentration of NPAs (Stage III loans)

Particular	As at March 31, 2019	As at March 31, 2018
Total exposures to top ten NPAs	242.50	166.13

Sector-wise NPAs (Stage III loans)

Sl. No.	Sector	% of NPAs to total advances in that sector	
		As at March 31, 2019	As at March 31, 2018
A.	Housing Loans:		
1	Individual	2.10%	2.35%
2	Builders / Project Loans	3.52%	0.00%
3	Corporates	0.00%	1.61%
4	Other (specify)	0.00%	0.00%
B.	Non-Housing Loans:		
1	Individual	1.32%	1.73%
2	Builders / Project Loans	0.00%	0.00%
3	Corporates	1.34%	3.43%
4	Other (HUF & Partnership Firm)	0.51%	1.14%

* NPAs represents Stage III loans.

(xxiv) *Movements of NPAs (Stage III loans)*

The following table sets forth, for the periods indicated, the details of movement of gross Non-performing assets (NPAs), net NPAs and provision

Particular	As at March 31, 2019	As at March 31, 2018
i) Net NPAs to net advances (%)	1.56%	1.56%
ii) Movement of NPAs		
a) Opening balance	810.31	932.75
b) Additions during the year	497.09	476.89
c) Reductions during the year	(324.49)	(599.33)
d) Closing balance	982.91	810.31
iii) Movement of net NPAs		
a) Opening balance	699.39	747.38
b) Additions during the year	407.19	402.68
c) Reductions during the year	(264.55)	(450.67)
d) Closing balance	842.03	699.39
iv) Movement of provisions for NPAs		
a) Opening balance	110.92	185.37
b) Provisions made during the year	89.90	74.21
c) Write-off/write-back of excess provisions	(59.94)	(148.66)
d) Closing balance	140.88	110.92

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Edelweiss Housing Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

53. Regulatory disclosures

(xxv) *Asset liability management*

Maturity pattern of certain items of assets and liabilities
As at March 31, 2019

Particulars	Upto 30/31 days	Over 1 month upto 2 months	Over 2 months upto 3 months	Over 3 months upto 6 months	Over 6 months upto 1 year	Over 1 year upto 3 years	Over 3 years upto 5 years	Over 5 years upto 7 Years	Over 7 years upto 10 Years	Over 10 Years	Total
Liabilities											
Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from Bank	16.36	125.82	2,000.91	2,197.00	4,706.20	12,814.06	6,334.60	332.76	-	-	28,527.71
Market Borrowing	583.33	37.13	118.97	1,008.42	183.19	3,394.46	3,449.16	921.89	5,968.71	532.96	16,198.22
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Gross Advances	1,325.97	1,090.01	1,496.39	3,010.75	5,858.81	4,060.92	4,003.80	4,902.18	7,232.84	20,980.29	53,961.94
Investments	-	-	-	-	-	-	-	-	-	-	-
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

As at March 31, 2018

Particulars	Upto 30/31 days	Over 1 month upto 2 months	Over 2 months upto 3 months	Over 3 months upto 6 months	Over 6 months upto 1 year	Over 1 year upto 3 years	Over 3 years upto 5 years	Over 5 years upto 7 Years	Over 7 years upto 10 Years	Over 10 Years	Total
Liabilities											
Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from Bank	1,326.12	745.61	958.14	1,209.35	2,715.57	12,374.82	6,384.80	1,227.16	-	-	26,941.57
Market Borrowing	451.80	37.13	545.45	346.55	314.44	3,394.62	3,916.20	62.82	4,443.97	-	13,512.98
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Gross Advances	1,306.70	841.99	1,116.71	2,445.18	4,713.61	5,813.24	3,742.11	4,532.72	6,948.83	13,408.23	44,869.33
Investments	-	-	-	-	-	-	-	-	-	-	-
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

In computing the above information, certain estimates assumptions and adjustments have been made by the management which are consistent with the guidelines provided by the National Housing Bank.

(xxvi) *Details of ratings assigned by credit rating agencies and migration of ratings during the year*

As at March 31, 2019

Instrument Category	ICRA	CARE	Brickworks	ACUITE	CRISIL
i) Long Term Instruments :	(Stable)	(Stable)			(Stable)
Rating	ICRA AA	CARE AA and CARE AA (SO)	BWR AA+ and BWR AA	ACUITE AA+	CRISIL AA
Amount	67,600.00	31,780.00	8,500.00	2,000.00	35,350.00
ii) Short Term Instruments :					
Rating	ICRA A1+	CARE A1+	NA	NA	CRISIL A1+
Amount	10,000.00	10,000.00	NA	NA	10,000.00

Note;

1. There were no changes in any of the ratings or outlook during the year

As at March 31, 2018

Instrument Category	ICRA	CARE	CARE	Brickworks	Brickworks	CRISIL
i) Long Term Instruments :	(Stable)	(Stable)				
Rating	ICRA AA	CARE AA	CARE AA (SO)	BWR AA+	BWR AA	CRISIL AA/Stable
Amount	58,000.00	33,150.00	710.00	7,500.00	1,000.00	25,350.00
ii) Short Term Instruments :						
Rating	ICRA A1+	CARE A1+	NA	NA	NA	CRISIL A1+
Amount	10,000.00	10,000.00	NA	NA	NA	10,000.00

(Currency : Indian rupees in millions)

53. **Regulatory disclosures**

(xxvii) *Overseas Assets*

The Company do not hold any Overseas Assets; (Previous Year Nil).

(xxviii) *Off-balance Sheet SPVs sponsored - None (Previous Year- None)*

(xxix) *Disclosure of complaints*

Customer complaints

Particular	As at March 31, 2019	As at March 31, 2018
(a) No. of complaints pending at the beginning of the year	6	-
(b) No. of complaints received during the year	126	156
(c) No. of complaints redressed during the year	126	150
(d) No. of complaints pending at the end of the year	6	6

(xxx) *Company information*

The country of operation for the Company is in India and it does not have any joint venture partners with regard to Joint ventures and overseas subsidiaries.

(xxxi) *Details of transaction with non executive directors*

Name of the Director	Nature of Transaction	For the year ended March 31, 2019	For the year ended March 31, 2018
Mr. P. Vaidyanathan	Sitting fees	0.02	-
Mr. Vijayalakshmi Rajaram Iyer	Sitting fees	0.24	-
Mr. Udayshankar Dutt	Sitting fees	-	0.22
Mr. P N Venkatachalam	Sitting fees	0.30	0.20

(xxxii) Registration/License obtained from other financial sector regulators - Nil (Previous year Nil).

(xxxiii) The Company has not postponed revenue recognition on any item during the current year and previous year.

(xxxiv) Disclosure of penalties imposed by NHB and other regulators - Nil (Previous year Nil).

Edelweiss Housing Finance Ltd.

S.R. Batliboi & Co. LLP
MUMBAI
Chartered Accountants

Edelweiss Housing Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

54. Other disclosures

(i) Disclosure under Regulation 53(f) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Related Party transactions

Particulars	As at March 31, 2019	As at March 31, 2018
Loans and advances in the nature of loans to subsidiaries	-	-
Loans and advances in the nature of loans to associates	-	-
Loans and advances in the nature of loans to firms/companies in which directors are interested	-	-
Investments by the loanee in the shares of parent company and subsidiary company, when the company has made a loan or advance in the nature of loan	-	-

(ii) Disclosure Large Corporate as per the applicability criteria given under the SEBI circular SEBI/HO/DDHS/CIR/P/2018/144 dated November 26, 2018.

Initial Disclosure to be made by an entity identified as a Large Corporate

Sr. i	Particulars	Details
1	Name of the Company	Edelweiss Housing Finance Limited
2	CIN	U65922MH2008PLC182906
3	Outstanding borrowing of Company as on March 31, 2019	44,725.93
4	Highest Credit Rating during the previous FY along with name of the Credit Rating Agency	As per Tabe 1 below
5	Name of Stock Exchange in which the fine shall be paid, in case of shortfall in the required borrowing under the framework	BSE LIMITED

Table 1

Product	Credit Rating	Name of Rating Agency
Bank Borrowings	ICRA AA	ICRA Limited
Bank Borrowings	CARE AA	CARE Limited
Bank Borrowings	CRISIL AA/Stable	CRISIL
Commercial Papers	CARE A1+	CARE Limited
Commercial Papers	CRISIL A1+	CRISIL
Commercial Papers	ICRA A1+	ICRA Limited
Long Term Sub-Debt	CARE AA	CARE Limited
Long Term Sub-Debt	CRISIL AA/Stable	CRISIL
Long Term Sub-Debt	ICRA AA	ICRA Limited
Long Term-NCD	ACUITE AA+ /Stable	Acuite Ratings & Research Limited
Long Term-NCD	BWR AA+	Brickwork Ratings
Long Term Retail - NCD	BWR AA+	Brickwork Ratings
Perpetual - Debt	BWR AA	Brickwork Ratings

(iii) There are no amount due and outstanding to be credited to Investor Education and Protection Fund as at March 31, 2019 and as at March 31, 2018.

As per our report of even date attached.

For S.R.Batliboi & Co.LLP
Chartered Accountants
Firm's Registration No. 301003E/E300005

per Jitendra H. Ranawat
Partner
Membership No: 103380

S.R. BATLIBOI & CO. LLP * MUMBAI * CHARTERED ACCOUNTANTS

Place : Mumbai
Date : May 13, 2019

For and on behalf of the Board of Directors
Edelweiss Housing Finance Limited

Rajat Avasthi
Chief Executive Officer

Vineet Mahajan
Director
DIN: 07253615

Shalinee Mimani
Director
DIN : 07404075

Mayank Bijlani
Chief Financial Officer

Sagar Tawre
Company Secretary
Membership no. A24645