



Sr. No.:- SERIES M-2/F.Y.20/F.Y.22

Private & Confidential – Not For Circulation

ASPIRE HOME FINANCE CORPORATION LIMITED

Corporate Identity Number: U65923MH2013PLC248741

Date of Incorporation: October 1, 2013

A Public Limited Company incorporated under the Companies Act, 1956
Registered Office Corporate Office: Motilal Oswal Tower, Rahimtullah Sayani Road,
Opposite Parel ST Depot, Prabhadevi, Mumbai- 400025
Tel: (022) 3980 4200 Fax: (022) 66217302
Website: www.ahfcl.com
Contact Person: Sanjay Chaturvedi
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SHELF DISCLOSURE DOCUMENT/INFORMATION MEMORANDUM

Shelf Disclosure Document by Aspire Home Finance Corporation Limited (The “Company” or the “Issuer”) of 2000 (Two Thousand) Secured, Redeemable, Rated, Listed, Principal Protected Non-Convertible Market Linked Debentures (the "Debentures") of the face value of Rs. 1,000,000/- (Rupees Ten Lakh only) each, the Issuer reserving the right to increase or alter the Issue Size amounting to Rs. 200 Crores (Rupees Two Hundred Crores Only) on Private Placement Basis (the "Issue") herein referred to as Series “M-2/F.Y.20/F.Y.22” to be issued in one or more tranches.

The offer is being made pursuant to the provisions of the Securities and Exchange Board of India (“SEBI”) (Issue and Listing of Debt Securities) Regulations, 2008 (the “SEBI Debt Listing Regulations”), SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Housing Finance Companies Issuance of Non-Convertible Debentures on private placement basis (NHB) Directions issued by the National Housing Bank (“NHB”) guidelines vide Notification No. NHB.HFC.NCD-DIR.1/CMD/2014 (“NHB Directions”), the Companies Act, 2013 and the Companies (Prospectus and Allotment of Securities) Rules, 2014, each as amended.

ISSUE PROGRAMME

ISSUE OPENING DATE: As per Term Sheet

ISSUE CLOSING DATE: As per Term Sheet

DEEMED DATE OF ALLOTMENT: As per Term Sheet

COMPANY'S ABSOLUTE RESPONSIBILITY

The Company having made all reasonable inquiries, accepts responsibility for and confirms that the information contained in this Offer Document is true and correct in all material aspects and is not misleading in any material respect, that the opinions and intentions expressed herein are honestly held and that there are no other facts, the omission of which make this document as a whole or any of such information or the expression of any such opinions or intentions misleading in any material respect.

CREDIT RATING(S)

As per Term Sheet

LISTING

The Debentures offered under this private placement are proposed to be listed on the Wholesale Debt Market (WDM) segment of BSE Limited. Listing will be done as per the SEBI Debt Listing Regulations and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Issuer shall comply with the requirements of the listing agreement to the extent applicable to it on a continuous basis.

GENERAL RISKS

Prospective investors should consult their own legal, regulatory, tax, financial and/or accounting advisors about risks associated with an investment in such Debentures and the suitability of investing in such Debentures in light of their particular circumstances.

Investment in these Debentures involve a degree of risk and investors should not invest any funds in this offer unless they can afford to take the risk of losing their investment if the Debentures are not held till or for any reason have to be sold or redeemed before the Redemption Date (as defined below). Potential investors are advised to read this Offer Document carefully before taking an investment decision in this offering. For taking an investment decision, investors must rely on their own examination of the Company and the Offer including the risks involved. The Debentures have not been recommended or approved by the Securities and Exchange Board of India (SEBI) nor does SEBI guarantee the accuracy or adequacy of this document. The Offer Document has not been submitted, cleared or approved by SEBI. It should be clearly understood that the Company is solely responsible for the correctness, adequacy and disclosure of all relevant information herein.

DISCLAIMER

This Offer Document is neither a prospectus nor a statement in lieu of prospectus. The Debentures are to be listed on WDM segment of BSE. The Offer Document does not constitute and shall not be deemed to constitute an offer or an invitation to subscribe to the Debentures to the public in general. Apart from this OFFER DOCUMENT, no OFFER DOCUMENT OR prospectus has been prepared in connection with the offering of this issue or in relation to the company nor is such a prospectus required to be registered under the applicable laws. Accordingly, this OFFER DOCUMENT has neither been delivered for registration nor is it intended to be registered.



This OFFER DOCUMENT has been prepared to provide general information about the Company and other terms and conditions including the nature of the Debentures, to potential investors to whom it is addressed and who are willing and eligible to subscribe to the Debentures. This Offer Document does not purport to contain all the information that any potential investor may require. Neither this Offer Document nor any other information supplied in connection with the debentures is intended to provide the basis of any credit or other evaluation and any recipient of this Offer Document should not consider such receipt a recommendation to purchase any debentures. Each investor contemplating the purchase of any debentures should make its own independent investigation of the financial condition and affairs of the company, and its own appraisal of the creditworthiness of the company. Potential investors should consult their own financial, legal, tax and other professional advisors as to the risks and investment considerations arising from an investment in the debentures and should possess the appropriate resources to analyse such investment and the suitability of such investment to such investor's particular circumstances. It is the responsibility of potential investors to also ensure that they will sell these debentures in strict accordance with the terms and conditions of this Offer Document and other applicable laws, so that the sale does not constitute an offer to the public within the meaning of the Companies Act, 2013. None of the intermediaries or their agents or advisors associated with this issue undertake to review the financial condition or affairs of the company or the factors affecting the debentures during the life of the arrangements contemplated by this Offer Document or have any responsibility to advise any investor or potential investor in the debentures of any information available with or subsequently coming to the attention of the intermediaries, agents or advisors.

No person has been authorized to give any information or to make any representation not contained in this Offer Document or in any material made available by the company to any potential investor pursuant hereto and, if given or made, such information or representation must not be relied upon as having been authorized by the company. The intermediaries and their agents or advisors associated with this Offer Document have not separately verified the information contained herein. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility is accepted by any such intermediary, agent or advisor as to the accuracy or completeness of the information contained in this Offer Document or any other information provided by the company. Accordingly, all such intermediaries, agents or advisors associated with this issue shall have no liability in relation to the information contained in this Offer Document or any other information provided by the company in connection with this issue.

The contents of this Offer Document are intended to be used only by those investors to whom it is distributed. It is not intended for distribution to any other person and should not be reproduced by the recipient.

The person to whom a copy of this Offer Document is sent is alone entitled to apply for the debentures. No invitation is being made to any persons other than those to whom application forms along with this Offer Document have been sent. Any application by a person to whom the Offer Document and/or the application form has not been sent by the company shall be rejected without assigning any reason.

The person who is in receipt of this Offer Document shall maintain utmost confidentiality regarding the contents of this Offer Document and shall not reproduce or distribute in whole or part or make any announcement in public or to a third party regarding its contents, without the prior written consent of the company.

Each person receiving this offer document acknowledges that:

Such person has been afforded an opportunity to request and to review and has received all additional information considered by an individual to be necessary; and

To verify the accuracy of or to supplement the information herein; and

To understand the nature of the debentures and the risks involved in investing in them including for any reason having to sell them or be made to redeem them before final redemption date; and

Such person has not relied on any intermediary or agent or advisory or underwriter that may be associated with issuance of the debentures in connection with its investigation of the accuracy of such information or its investment decision.

The Company does not undertake to update the Offer Document to reflect subsequent events after the date of the Offer Document and thus it should not be relied upon with respect to such subsequent events without first confirming its accuracy with the Company. Neither the delivery of this Offer Document nor any sale of debentures made hereunder shall, under any circumstances, constitute a representation or create any implication that there has been no change in the affairs of the Company since the date hereof.

This Offer Document does not constitute, nor may it be used for or in connection with, an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorized or to any person to whom it is unlawful to make such an offer or solicitation. No action is being taken to permit an offering of the debentures or the distribution of this Offer Document in any jurisdiction where such action is required. The distribution of this Offer Document and the offering and sale of the Debentures may be restricted by law in certain jurisdictions. Persons into whose possession this Offer Document comes are required to inform themselves about and to observe any such restrictions.

The Offer Document is made available to investors in this series on the strict understanding that it is confidential.

The Issuer confirms that all necessary disclosures have been made in the Offer Document including but not limited to statutory and other regulatory disclosures. Investors should carefully read and note the contents of the Information Offer document. Each prospective investor should make its own independent assessment of the merit of the investment in Debentures and the Issuer Company. Prospective investor should consult their own financial, legal, tax and other professional advisors as to the risks and investment considerations arising from an investment in the Debentures and should possess the appropriate resources to analyse such investment and suitability of such investment to such investor's particular circumstance. Prospective investors are required to make their own independent evaluation and judgment before making the investment and are believed to be experienced in investing in debt markets and are able to bear the economic risk of investing in such instruments.

The Trustees, "ipso facto" do not have the obligations of a borrower or a Principal Debtor or a Guarantor as to the monies paid/invested by investors for the debentures/Bonds.

DISCLAIMER STATEMENT FROM THE COMPANY

The Company accepts no responsibility for statements made other than in this OFFER DOCUMENT or any other material expressly stated to be issued by or at the instance of the Company in connection with the issue of this series of Debentures and that anyone placing reliance on any other source of information would be doing so at their/its own risk.

ELIGIBILITY OF THE COMPANY TO COME OUT WITH THE ISSUE

The Company and its directors have not been prohibited from accessing the capital market under any order or directions passed by SEBI. The issue of the Debentures comprised in the Issue and described under this Offer Document has been authorised by the Issuer through resolutions passed by Board of Directors of the Issuer on May 10, 2019 and the Memorandum and Articles of Association of the Company. Pursuant to the resolution passed by the Company's shareholders at AGM dated May 25, 2017 in accordance with provisions of the Companies Act, 2013, the Company has been authorised to borrow, upon such terms and conditions as the Board may think fit for amounts up to Rs. 12500 Crores (Rupees Twelve Thousand Five

Five Hundred Crores only). The present issue of Debentures in terms of this Offer Document is within the overall powers of the Board as per the above shareholder resolution(s).

ISSUE OF DEBENTURES IN DEMATERIALISED FORM

Pursuant to Regulation 20(1) (c) of the SEBI (Issue and Listing of Debt Securities) Regulations, 2008, the Issuer has made arrangements with the Depository for the issue of the Debentures in dematerialised form. The Issuer shall take necessary steps to credit the Debentures allotted to the Designated Account of the Debenture holder. The Issuer will allot the Debentures to the Debenture holders within two working days from the Deemed Date of Allotment.

DEBENTURE TRUSTEE

As per Term Sheet

REGISTRAR TO THE ISSUE

LINK INTIME INDIA PVT LIMITED
C-13, Pannalal Silk Mills Compound, L.B.S. Marg, Bhandup (West), Mumbai 400 078
Phone: +91 22 49186000 | Extn: 2470 Fax +91 22 49186060
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DEFINITIONS/ ABBREVIATIONS/ TERMS USED

Unless the context otherwise indicates or requires, the following terms shall have the meanings given below in this Offer Document.

Allot/Allotment/Allotted	Unless the context otherwise requires or implies, the allotment of the Debentures pursuant to this Issue.
Application Form	The form used by the recipient of this Disclosure Document and/or the Private Placement Offer Letter, to apply for subscription to the Debentures.
Approved Instructions	Means the written instructions from the Majority Debenture Holders or from authorised signatories on behalf of the Majority Debenture Holders.
Arranger / Sole Arranger	-
Articles of Association	The Articles of Association of the Company
Aspire/ AHFCL/ Issuer/ Company	Aspire Home Finance Corporation Ltd
Board/Board of Directors	The Board of Directors of the Issuer
Business Day	Shall mean a day (other than a public holiday, a Saturday or a Sunday) on which banks are normally open for business in Mumbai
CDSL	Central Depository Services (India) Limited
Rating Agency	As per Term Sheet
Debentures / NCDs/ Non-Convertible Debentures/ Offer	2000 (Two Thousand Only) Secured, Redeemable, Rated, Listed, Principal Protected Non-Convertible Market Linked Debentures bearing a face value of Rs. 1,000,000/- (Rupees Ten Lakhs only) each, aggregating to Rs.200,00,00,000/- (Rupees Two Hundred Crores only).
Debenture Holders / Investors	The holders of the Debentures issued by the Issuer and shall include the registered transferees of the Debentures from time to time.
Deemed Date of Allotment	As per Term Sheet
Debenture Certificate	Certificate issued in registered form by the Company to the Debenture Holder in terms of the Debenture Trust Deed, evidencing ownership of the Debentures.
Debenture Holders	Persons who are for the time being holders of the Debentures and whose names are last-mentioned in the Debentures/ Debenture Register and shall include Beneficiaries.
Debenture Register	The Register of Debenture Holders maintained by the Company and/or the Registrar and Transfer Agent.
Debenture Trustee	A debenture trustee means a trustee of a trust deed for securing any issue of debentures of a body corporate.
Debenture Trustee Agreement	Agreement to be executed by and between the Debenture Trustee and the Company for the purposes of appointment of the Debenture Trustee to act as debenture trustee in connection with the issuance of the Debentures.
Debt	Means at any time all the amounts payable by the Company to the Secured Parties, pursuant to the terms of the Transaction Documents,

	<p>including the following amounts:</p> <p>(a) the principal amount of the Debentures and the Interest (including Default Interest) thereon;</p> <p>(b) all other moneys, debts and liabilities of the Company, including indemnities, liquidated damages, costs, charges, expenses and fees and interest incurred under, arising out of or in connection with the Transaction Documents (to which it is a party);</p> <p>(c) any and all sums expended by the Debenture Holders, or the Trustee on their behalf, or by any other person in order to preserve any Security Interest; and</p> <p>(d) any and all costs, expenses, fees and duties for the enforcement and collection of any amounts due under the Transaction Documents (to which it is a party), including expenses of preservation, enforcement and realisation of the Security Interest and costs and expenses hereto.</p>
Demat	Refers to dematerialized securities which are securities that are in electronic form, and not in physical form, with the entries noted by the Depository.
Depositories Act	The Depositories Act, 1996, as amended from time to time
Depository	A Depository registered with SEBI under the SEBI (Depositories and Participant) Regulations, 1996, as amended from time to time.
Depository Participant / DP	A depository participant as defined under the Depositories Act
Director(s)	Director(s) of the Issuer.
Disclosure Document / Information Memorandum	This document which sets out the information regarding the Debentures being issued on a private placement basis.
DP ID	Depository Participant Identification Number.
Due Date	Any date on which the holders of the Debentures are entitled to any payments, whether on maturity or upon exercise of the option to redeem the Debentures prior to the scheduled Maturity Date.
EFT	Electronic Fund Transfer
Financial Indebtedness	<p>Means any indebtedness for or in respect of:</p> <p>(a) moneys borrowed;</p> <p>(b) any amount raised by acceptance under any acceptance credit, bill acceptance or bill endorsement facility or dematerialized equivalent;</p> <p>(c) any amount raised pursuant to any note purchase facility or the issue of bonds, notes, debentures, loan stock or any similar instrument including but not limited to foreign currency convertible bonds;</p> <p>(d) the amount of any liability in respect of any lease or hire</p>

	<p>purchase contract which would, in accordance with the GAAP, be treated as a finance or capital lease;</p> <p>(e) receivables sold or discounted (excluding any receivables sold on a non-recourse basis, but including any first loss or second loss credit enhancement provided for such receivables);</p> <p>(f) any amount raised under any other transaction (including any forward sale or purchase agreement) having the commercial effect of a borrowing;</p> <p>(g) deferred purchase price of property, goods or services (other than payables incurred in the ordinary course of Business);</p> <p>(h) any conditional sale or other title retention agreement with respect to property acquired (even though the rights and remedies of the seller or the bank under such title retention agreement in the event of default are limited to repossession or sale of such property);</p> <p>(i) any derivative transaction entered into in connection with protection against or benefit from fluctuation in any rate or price including any credit support arrangement in respect thereof (and, when calculating the value of any derivative transaction, only the marked to market value shall be taken into account);</p> <p>(j) shares which are expressed to be redeemable or any shares or instruments convertible into shares or any shares or other securities which are otherwise the subject of a put option or any form of guarantee;</p> <p>(k) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or a financial institution; and</p> <p>(l) the amount of any liability in respect of any guarantee or indemnity or put option for any of the items referred to in paragraphs (a) to (k) above.</p>
Financial Year/ FY	Twelve months period commencing from April 1 of a particular calendar year and ending on March 31 of the subsequent calendar year
GAAP	Generally Accepted Accounting Principles
HFC	Housing Finance Company
Issue	Private Placement of the Secured, Redeemable, Rated, Listed, Principal Protected Non-Convertible Market Linked Debentures
Issue Opening Date	As per Term Sheet
Issue Closing Date	As per Term Sheet
Letter of Allotment	Letter addressed by or on behalf of the Company to an Investor stating therein, inter-alia, that the Investor's Application has been accepted for allotment for the number for allotment for the number of Debentures mentioned in such advice and the application money paid

	by it has been accordingly adjusted towards payment of the allotment money on the number of Debentures being allotted to it.
Majority Debenture Holders	Debenture Holders whose participation or share in the principal amount(s) outstanding with respect to the Debentures aggregate to more than 51% (Fifty One per cent) of the value of the nominal amount of the Debentures for the time being outstanding.
Maturity Date	As per Term Sheet
Material Adverse Effect	As per Term Sheet
MOFSL	Motilal Oswal Financial Services Limited
N.A	Not Applicable.
NCD	Non-Convertible Debentures
NHB	National Housing Bank
NSDL	National Securities Depository Limited.
PAN	Permanent Account Number.
Private Placement Offer Letter	Shall mean the offer letter prepared in compliance with Section 42 of the Companies Act, 2013 read with the Companies (Prospectus and Allotment of Securities) Rules, 2014.
RBI	Reserve Bank of India.
Rating Agency	As per Term Sheet
Record Date	The date which will be used for determining the Debenture Holders who shall be entitled to receive the amounts due on any Due Date, which shall be the date falling 3 (Three) Business days prior to any Due Date.
R&T Agent	Registrar and Transfer Agent to the Issue, in this case being Link Intime India Pvt Limited
ROC	Registrar of Companies
Rs. / INR	Indian National Rupee
RTGS	Real Time Gross Settlement
SEBI	Securities and Exchange Board of India constituted under the Securities and Exchange Board of India Act, 1992 (as amended from time to time).
SEBI Debt Listing Regulations	The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulation, 2008 issued by SEBI, as amended from time to time.
Security	The security for the Debentures as specified in Annexure I.
TDS	Tax Deducted at Source.
The Companies Act/ the Act	The Companies Act, 1956 ("1956 Act"), or where applicable, the notified provisions of the Companies Act, 2013 ("2013 Act").
TDS	Tax Deducted at Source
Terms & Conditions	Shall mean the terms and conditions pertaining to the Issue as outlined in the Transaction Documents
Transaction Documents	Shall mean the documents executed or to be executed in relation to the issuance of the Debentures.
WDM	Wholesale Debt Market.

MANAGEMENT'S PERCEPTION OF RISK FACTORS

INTERNAL/EXTERNAL RISK FACTORS

An investment in Non-Convertible debentures (NCDs) involves a certain degree of risk. You should carefully consider all the information contained in Disclosure Documents, including the risks and uncertainties described below, before making an investment decision. The risk factors set forth below do not purport to be complete or comprehensive in terms of all the risk factors that may arise in connection with our business or any decision to purchase, own or dispose of the NCDs. The following risk factors are determined on the basis of their materiality. In determining the materiality of risk factors, we have considered risks which may not be material individually but may be material when considered collectively, which may have a qualitative impact though not quantitative, which may not be material at present but may have a material impact in the future. Additional risks, which are currently unknown or now deemed immaterial, if materialize, may in the future have a material adverse effect on our business, financial condition and results of operations. The market prices of the NCDs could decline due to such risks. Our results could differ materially from those anticipated in these forward-looking statements as a result of certain factors, including events described below and elsewhere in this Offer Document.

Note: Unless specified or quantified in the relevant risk factors, the Company is not in a position to quantify the financial or other implications of any risk mentioned herein below:

INTERNAL RISK FACTORS

(a) Credit Risk

The Company carries the risk of default by borrowers and other counterparties.

Management Perception: Any lending and investment activity is exposed to credit risk arising from the risk of repayment default by the borrowers and counterparties. The Company has institutionalised a systematic credit evaluation process monitoring the performance of its asset portfolio on a regular and continual basis to detect any material development, and also constantly evaluates the changes and developments in sectors to which it has substantial exposure. The Company also undertakes a periodic review of its entire asset portfolio with a view to determine the portfolio valuation, identify potential areas of action and devise appropriate strategies thereon. The Company follows a conservative provisioning and write-off policy, which is in line with what is prescribed by the RBI.

(b) Contingent Liabilities

The Company's contingent liabilities (if any) could adversely affect its financial condition.

(c) Non-Performing Assets (NPA)

If the level of NPAs in the Company's portfolio were to increase, its business would suffer.

Management Perception: Aspire is fully complying with the NHB Guidelines/Directives in connection with provisioning norms. The Company believes that its overall financial profile, capitalization levels and risk management systems provide significant risk mitigation.

(d) Interest Rate Risk

The Company's business is largely dependent on interest income from its operations.

Management Perception: The Company is exposed to interest rate risk principally as a result of lending to customers at interest rates and in amounts and for periods, which may differ from its funding sources (institutional/bank borrowings and debt offerings). The Company seeks to match its interest rate positions to minimize interest rate risk.

Despite these efforts, there can be no assurance that significant interest rate movements will not have an effect on its results of operations. Interest rates are highly sensitive to many factors beyond its control, including the monetary policies of the RBI, deregulation of the financial sector in India, domestic and international economic and political conditions, inflation and other factors. Due to these factors, interest rates in India have historically experienced a relatively high degree of volatility.

(e) Access to Capital Markets and Commercial Borrowings

The Company's growth will depend on its continued ability to access funds at competitive rates.

Management Perception: With the growth of its business, the Company is increasingly reliant on funding from the debt capital markets and commercial borrowings. The market for such funds is competitive and its ability to obtain funds at competitive rates will depend on various factors, including its ability to maintain its credit ratings. If the Company was unable to access funds at an effective cost that is comparable to or lower than its competitors, the Company may not be able to offer competitive interest rates for its loans. This may adversely impact its business, its future financial performance. The value of its collateral may decrease or the Company may experience delays in enforcing its collateral when its customers default on their obligations, which may result in failure to recover the expected value of collateral and adversely affect its financial performance.

EXTERNAL RISK FACTORS

(a) Material changes in Regulations to which the Company is subject could cause the Company's business to suffer

Management Perception: HFCs in India are subject to detailed supervision and regulation by the NHB. The Company is subject generally to changes in Indian law, as well as to changes in Government regulations and policies and accounting principles. The NHB also requires the Company to make provisions in respect of NPAs. The provision made is equal to or higher than that prescribed under the prudential norms. Any changes in the regulatory framework affecting HFCs including the provisioning for NPAs or capital adequacy requirements could adversely affect the profitability of the Company or its future financial performance, by requiring a restructuring of its activities, increasing costs or otherwise.

(b) Risk of competition in lending and resource raising could cause the Company's business to suffer

Management Perception: Despite increasing competition, the Company has trying to establish a strong presence in the HFC business in India. Aspire offers a gamut of financial products and services catering customers. The management believes that the Company's brand equity, reach and strategic alliances along with its resource base and Motilal Oswal Group Company backing would provide the necessary strength to perform well in a competitive market.

(c) A slowdown in economic growth in India could cause the Company's business to suffer

Management Perception: The Company's performance and the quality and growth of its assets are necessarily dependent on the health of the overall Indian economy. A slowdown in the Indian economy could adversely affect its business, including its ability to grow its asset portfolio, the quality of its assets, and its ability to implement its strategy. India's economy could be adversely affected by a general rise in interest rates, or various other factors affecting the growth of industrial, manufacturing and services sector or general down trend in the economy.

(d) Political instability or changes in the Government could delay further liberalization of the Indian economy and adversely affect economic conditions in India generally, which could impact the Company's financial results and prospects.

Management Perception: Political instability could arise due to several reasons. Any political instability in the country could impact our business.

The role of the Indian Central and State Government in the Indian economy has remained significant over the years. There can be no assurance that these liberalization policies will continue in the future. The rate of economic liberalization could change, and specific laws and policies affecting financial services companies, foreign investment, currency exchange rates and other matters affecting investments in Indian companies could change as well. A significant change in India's economic liberalization and deregulation policies could disrupt business and economic conditions in India, thus affecting our business.

(e) Terrorist attacks, civil unrest and other acts of violence or war involving India and other countries could adversely affect the financial markets and the Company's business

Management Perception: Terrorist attacks and other acts of violence or war may negatively affect the Indian markets and may also adversely affect the worldwide financial markets. These acts may also result in a loss of business confidence. In addition, adverse social, economic and political events in India could have a negative impact on the Company. Such incidents could also create a greater perception that investment in Indian companies involves a higher degree of risk and could have an adverse impact on the Company's business.

Notes to Risk Factors:

Save, as stated elsewhere in this Offer Document, since the date of publishing audited financial accounts contained in this Offer Document:

No material developments have taken place that are likely to materially affect the performance or prospects of the Company; and

DISCLOSURES UNDER SCHEDULE I OF SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF DEBT SECURITIES) REGULATIONS, 2008 AND FORM PAS-4, EACH AS AMENDED

**PART A
ISSUER INFORMATION**

I. Name and Address of Registered Office of the Issuer and intermediaries:

Name and Address of Registered Office of the Issuer

Name:	Aspire Home Finance Corporation Limited.
Registered Office of Issuer:	Motilal Oswal Tower, Rahimtullah, Sayani Road ,Opposite Parel ST Depot, Prabhadevi, Mumbai- 400025
Corporate Office of Issuer:	Motilal Oswal Tower, Rahimtullah, Sayani Road ,Opposite Parel ST Depot, Prabhadevi, Mumbai- 400025
Date of Incorporation of Issuer:	October 1, 2013
Compliance/Nodal Officer of Issuer:	Ms.Shivani Chouhan Company Secretary & Compliance Officer Motilal Oswal Tower, Rahimtullah, Sayani Road ,Opposite Parel ST Depot, Prabhadevi, Mumbai- 400025 E-mail:treasury@ahfcl.com Phone No.: 7045470714
Corporate Identification Number:	U65923MH2013PLC248741
Phone No.:	+91 022 38462408
Contact Person:	Mr Sanjay Chaturvedi
Email:	treasury@ahfcl.com
Website of Issuer:	www.ahfcl.com
Trustee to the Issue:	As per Term Sheet
Registrar to the Issue:	Link Intime India Pvt Limited, Attn: Mr. Ganesh Jadhav, mumbai@linkintime.co.in, [022-49186000] C-13, Pannalal Silk Mills Compound,L.B.S. Marg, Bhandup (West), Mumbai 400 078
Credit Rating Agency of the Issue:	As per Term Sheet
Auditors of the Issuer:	B S R & Co LLP, Chartered Accountants Attn: Mr. Mehul Ghedia mehulghedia@bsraffiliates.com, First Floor, Lodha excelus Apollo Mills Compound N M Joshi Marg Mahalaxmi, Mumbai 400011 022 39896000

II. Brief summary of the business /activities of the Company and its line of business:

Overview and Corporate Structure

Aspire Home Finance Corporation Ltd (“AHFCL”) is a subsidiary of Motilal Oswal Financial Services Limited (“MOFSL”). MOFSL is a well-diversified, financial services company focused on wealth creation for all its customers, such as institutional, corporate, HNI and retail. Its services and product offerings include wealth management, retail broking and distribution, institutional broking, asset management, investment banking, private equity, commodity broking and principal strategies. MOFSL has strong research capabilities, which enables them to identify market trends and stocks with high growth potential, facilitating clients to take well-informed and timely decisions.

AHFCL is registered under the Companies Act, 1956 and received its certificate of incorporation from the registrar of companies, Mumbai, Maharashtra on 01/10/2013 and has also received certificate of Registration from The National Housing Bank (NHB) under section 29A of the National Housing Bank Act, 1987 as a Housing Finance Institution under section 29A of the National Housing Bank Act, 1987 vide Certificate of Registration No. 05.0111.14 dated May 19, 2014.

The Company’s vision is “To enable home ownership amongst lower and middle income Indian families by providing hassle free housing loan assistance towards acquiring affordable housing units thereby enhancing housing stock in India” The focus is on individual housing loans, targeting customers in the low and middle income groups with average ticket size of around Rs. 9 lakhs. Lending to the affordable housing segment accounts for almost its entire loan book.

AHFCL’s business philosophy aims at providing hassle free housing loan assistance to lower and middle income (LMI) families for purchase of affordable residential units. The Company has an exclusive focus on retail lending with a maximum loan size of up to Rs.25 lakhs. Consequently, the business processes are designed to be enablers in access to credit towards home ownership for deserving target customers and ensure hassle free credit delivery mechanism through branches and service centres. AHFCL operates in extended suburbs of metros and tier II / tier III cities with an aim to have a pan India presence. The Company has a robust technology platform built with an aim to enable end to end processing (from sourcing to disbursement to collections) of home loan applications.

AHFCL offers the following products and Services to its customers:

- Home Loans (New Purchase / Resale)
- Plot Loans
- Construction Loans
- Composite Loans (Plot + Construction)
- Home Extension Loans
- Home Improvement Loans
- Aspire Property Services Division (APSD)
- Aspire Insurance Services Division (AISD)

AHFCL has tie ups with builders / developers focussed on affordable housing and DSAs / Channel Partners / Referral Partners and Connectors thereby constituting a strong sourcing network. The Company has also empanelled quality lawyers and technical valuers at the locations to have an independent view on the properties to be financed.

Details of branches:

AHFCL currently operates from 114 locations covering Maharashtra Mumbai (Virar, Kalyan, and Panvel), Akola, Nashik, Nagpur, Pune), Madhya Pradesh (Indore and Bhopal), Gujarat (Ahmedabad, Surat and Rajkot), Rajasthan, Chhatisgarh, Karnataka, AP/ Telangana & Tamil Nadu. The company does not have any subsidiaries. The company is acting through its offices at 801-815, 8th floor, Tolstoy House, Tolstoy Road, New Delhi 110 001.

Brief particulars of the Managing Director & Chief Executive Officer of the Company:

Mr. Sanjay Athalye has been in Mortgage Finance Industry for more than two decades. He has varied experience in SME, Home Finance, infrastructure, construction Finance and Micro Finance

Prior to joining AHFCL, he has worked with Indostar Capital as “Chief Risk Officer “His domain expertise is into credit Risk, Operational Risk, Collection & Fraud Control, Compliance, Risk Management, oversight on Market Risk etc. In his earlier stints, he has worked in several leadership roles with Reliance Capital Limited, Centurion Bank of Punjab Limited, IDBI Bank Limited, ICICI Bank & Reliance Telecom Limited.

III. A brief history of the Issuer since its incorporation giving details of its following activities:

i. Details of Share Capital as on 31st March, 2019

Share Capital	Amount in Rs.
Authorized Share Capital 10,000,000,000 equity share of Rs 1/- each	10,000,000,000
Issued, Subscribed and Paid-up Share Capital- (Face Value of Rs. 1/- each) (6,00,8,69,25,15 Equity Shares of Rs. 1/- each)	6,00,8,69,25,15

ii. Changes in the Company’s capital structure as on March 31, 2019, for the last five years

At the time of Incorporation – Rs. 20 crores (01st October, 2013)

Date	Increased	
	From	To
18 th July, 2014	Rs. 20 crores	Rs. 100 crores
12 th March, 2015	Rs. 100 crores	Rs. 200 crores
13 th April, 2015	Rs. 200 crores	Rs. 210 crores
15 th December, 2015	Rs. 210 crores	Rs. 310 crores
23 rd May, 2016	Rs. 310 crores	Rs. 550 crores
23 rd February 2017	Rs. 550 crores	Rs. 1000Crores

Note: Since the company was incorporated on 1/10/2013 capital structure history is furnished from date of incorporation.

Paid-up Equity Share Capital History of the Company as on the March 31, 2019 , for the last five years:

Date of Allotment	No. of Equity Shares	Face Value (Rs.)	Issue Price (Rs.)	Consideration (in cash)	Nature of Allotment	Cumulative			Remarks
						No. of equity Shares	Equity Share Capital (Rs.)	Equity Share Premium (Rs.)	
14/10/2013	15000000	10/-	10/-	15,00,00,000/-	Subscription to members	15000000	15,00,00,000	-	N/A
28/08/2013	15000000	10/-	10/-	15,00,00,000/-	Right issue to MOSL	30000000	30,00,00,000	-	N/A
24/09/2014	20000000	10/-	10/-	20,00,00,000/-	Right issue to MOSL	50000000	50,00,00,000	-	N/A
09/10/2014	10000000	10/-	10/-	10,00,00,000/-	Right issue to MOSL	60000000	60,00,00,000	-	N/A
11/11/2014	10000000	10/-	10/-	10,00,00,000/-	Right issue to MOSL	70000000	70,00,00,000	-	N/A
04/12/2014	15000000	10/-	10/-	15,00,00,000/-	Right issue to MOSL	85000000	85,00,00,000	-	N/A
19/03/2015	15000000	10/-	10/-	15,00,00,000/-	Right issue to MOSL	100000000	1,00,00,00,000	-	N/A
27/03/2015	100000000	10/-	10/-	100,00,00,000/-	Right issue to MOSL	200000000	2,00,00,00,000	-	N/A
4/6/2015	2500000	10/-	10/-	25,00,00,00/-	Preferential issue	202500000	2,02,50,00,000	-	N/A
31/12/2015	53856382	10/-	10.13/-	54,55,65,150/-	Right issue	256356382	2,56,35,63,820	70,01,330	N/A
16/02/2016	49360297	10/-	10.13/-	50,00,19,809/-	Right issue	305716679	3,057,166,790	1,34,18,169	N/A
14/06/2016	89142699	10/-	11.41/-	1,01,71,18,196/-	Right issue	394859378	3,94,85,93,780	13,91,09,375	N/A
30/08/2016	87642525	10/-	11.41/-	1,00,00,01,210.25/-	Right issue	482501903	4,82,50,19,030	26,26,85,334.11	N/A
27/05/2017	8610000	1/-	1/-	86,10,000	ESOP	4,83,36,29,030	4,83,36,29,030	26,26,85,334.11	Split of shares
14/08/2017	172413793	1/-	5.80/-	1,00,00,00,000	Preferential issue	5,00,60,42,823	5,00,60,42,823	1,09,02,71,540.51	N/A

14/08/2017	7890000	1/-	1/-	78,90,000	ESOP	5,01,39,32,823	5,01,39,32,823	1,09,02,71,540.51	N/A
07/03/2018	330000	1/-	1/-	3,30,000	ESOP	5,01,42,62,823	5,01,42,62,823	1,09,02,71,540.51	N/A
28/03/2018	192307692	1/-	2.6/-	50,00,00,000	Preferential issue	5,20,65,70,515	5,20,65,70,515	1,39,79,63,847.71	N/A
30/11/2018	400000000	1/-	2.5/-	100,00,00,000	Preferential issue	5,60,65,70,515	5,60,65,70,515	1,99,79,63,847.71	N/A
14/12/2018	1532500	1/-	1.6/-	24,52,000	ESOP	5,60,81,03,015	5,60,81,03,015	1,99,88,83,347.71	N/A
31/12/2018	400000000	1/-	2.5/-	100,00,00,000	Preferential issue	6,00,81,03,015	6,00,81,03,015	2,59,88,83,347.71	N/A
08/02/2019	589500	1/-	1.6/-	943200	ESOP	6,00,86,92,515	6,00,86,92,515	2,59,92,37,047.71	N/A

iii. Details of existing share capital of the Issuer

There is no change in the existing Equity share capital as on March 31, 2018

iv. Details of any Acquisition or Amalgamation in the last 1 year.

Not Applicable

v. Details of any Reorganization or Reconstruction in the last 1

Not Applicable

IV. Details of the shareholding of the Company as on March 31, 2019 -

Sr. No.	Particulars	Total Number of shares	Number of shares held in Demat Form	Number of shares held in Physical Form	Total number of shareholding as a percentage of Total Number of Equity shares
(A)	Shareholding of Promoter				

	and Promoter Group				
(1)	Indian				
	Individuals / Hindu Undivided Family	20	20	0	0.00
	Bodies Corporate	5888920465	5888920465	0	98.01
	Any Others (Specify) Persons Acting in Concert	0	0	0	0.00
	Trusts	0	0	0	0.00
	ESOP / ESOS	0	0	0	0.00
	Sub Total	0	0	0	0.00
(2)	Foreign	0	0	0	0.00
	Total shareholding of Promoter and Promoter Group (A)	5888920485	5888920485	0	98.01
(B)	Public Shareholding				
(1)	Institutions				
	Mutual Funds / UTI	0	0	0	0.00
	Alternate Investment Funds	0	0	0	0.00
	Financial Institutions / Banks	0	0	0	0.00
	Insurance Companies	0	0	0	0.00
	Foreign Institutional Investors	0	0	0	0.00
	Foreign Portfolio Investors	0	0	0	0.00
	Sub Total	0	0	0	0.00

(2)	Non-Institutions				
	Bodies Corporate	0	0	0	0.00
	Individuals				
	Individual shareholders holding nominal share capital up to Rs. 2 lakhs.	6370465	2560455	3810010	0.11
	Individual shareholders holding nominal share capital in excess of Rs. 2 lakhs.	79835010	66935010	12900000	1.33
	NBFCs registered with RBI	0	0	0	0.00
	Any Other (Specify) Trusts HUF NRI Clearing Member CBO	15770250	15770250	0	0.26
	Sub Total	119772030	852657515	16710010	1.99
	Total Public shareholding (B)	119772030	85265715	16710010	1.99
	Total (A)+(B)	6008692515	5974186200	16710010	100.00
(C)	Shares held by Custodians and against which Depository Receipts have been issued	0	0	0	0.00
(1)	Promoter and Promoter Group	0	0	0	0

(2)	Public	0	0	0	0
	Sub Total	0	0	0	0
	Total (A)+(B)+(C)	6008692515	5974186200	167100 10	100.00

i. List of top 10 holders of equity shares of the Company as on March 31, 2019

Sr No.	Name of Shareholders	Total No of Equity Shares	No of shares in demat form	Total Shareholding
				as % of total no of Equity Shares
1	Motilal Oswal Financial Services Limited	4836267897	4836267897	80.50
2	Motilal Oswal Finvest Limited	600000000	600000000	9.99
3	Motilal Oswal Investment Advisors Limited	260344836	260344836	4.33
4	Motilal Oswal Wealth Management Limited	192307702	192307702	3.20
5	Mr. Navin Agarwal	65000010	65000010	1.08
6	Mr. Anil Sachidanand	13000000	13000000	0.22
7	Like Minded Wealth Creation Trust	10820000	10820000	0.18
8	Mr. Satish Kotian	4200000	NIL	0.07
9	Mr. Kalpesh Ojha	2400000	NIL	0.04
10	Ms. Reenu Jain	1950000	1950000	0.03

II. Dividends declared by the Issuer in respect of the three financial years; NIL

III. Details of the Directors of the Company:

i) Details of the current directors of the Company

Name	Designation	Date of Appointment	DIN	Age	Occupation	Address	Details of Other Directorship
Mr. Motilal Gopilal Oswal	Director	01/10/2013	00024503	56 Yrs.	Business	10 Mount Unique, Peddar Road, Mumbai, 400 026	Motilal Oswal Financial Services Limited, Motilal Oswal Investment Advisors Limited, MOPE Investment Advisors Private Limited, Passionate Investment Management Private Limited, Motilal Oswal Trustee Company Limited, Motilal Oswal Real Estate Investment Advisors Private Limited, Motilal Oswal Real Estate Investment Advisors II Private Limited, Motilal Oswal Capital Limited, Motilal Oswal Foundation
Mr. Raamdeo Agarawal	Director	01/10/2013	00024533	62 Yrs.	Business	218, 18th Floor, Samundra Mahal, Dr Annie Besant Road, Worli, Mumbai - 400018	Motilal Oswal Financial Services Limited, Motilal Oswal Investment Advisors Limited, MOPE Investment Advisors Private Limited, Passionate Investment Management Private Limited, Motilal Oswal Asset Management

							Company Limited,, Motilal Oswal Real Estate Investment Advisors Private Limited, Motilal Oswal Foundation
Mr. Navin Agarwal	Director	26/03/2018	00024561	47 Yrs.	Service	2402 Building No.1, Sumer Trinity Tower, Behind Chaitanya Tower, Nr. Samna Press, New Prabhadevi Mumbai - 400025	Motilal Oswal Financial Services Limited, Motilal Oswal Finvest Limited, Motilal Oswal Capital Limited, Motilal Oswal Investment Advisors Limited, Motilal Oswal Real Estate Investment advisors II Private Limited
Mr. Sanjay Arvind Athalye	Managing Director & Chief Executive Officer	17/09/2018	07650678	52 Yrs.	Service	1003-1004, Viola Alba Apt., Naahar Amrit Shakti, Chandivali, Andheri (East), Mumbai - 400072	Nil
Mrs. Smita Satish Gune	Director	16/10/2015	02640560	60 Yrs	Business	B/302, Siddhivinay ak, V.P. Marg, Off Bandra Station Rd, Bandra (W), Mumbai, 400050	Nil

Mr. Sanjaya Kulkarni	Director	15/01/2016	00102575	69 Yrs	Business	A/12, Technocrat Society, Twin Tower Lane, Prabhadevi, Mumbai 400 025	Time Technoplast Limited, Agro Tech Foods Limited, TPL Plastech Limited, NED Energy Limited, Supreme Treon Private Limited, Indian Direct Equity Advisors Private Limited
Mr. Gautam Jagdish Bhagat	Director	02/11/2017	00021512	51 yrs.	Business	Flat No. 502, Chatainya Towers, A Wing, Appasaheb Marathe Marg, Prabhadevi Mumbai - 400025	Nil
Mrs. Rekha Shah	Director	30/10/2018	07072417	53 yrs.	Business	Flat 10, Plot 409, Jolly Bhavan, 1B Jolly Friends CHS, 15th Road, TPS III, Bandra (West), Mumbai - 400050	Motilal Oswal Financial Services Limited, Motilal Oswal Asset Management Company Limited

None of the above appears in RBI defaulter list and/or ECGC defaulter list, if any.N.A.

ii) Details of change in directors since last three years:

Name & Designation	DIN	Date of Appointment/ Resignation	Director of the Company since (in case of resignation)
Gautam Bhagat (Director)	00021512	02/11/2017 (Appointment)	-
Navin Agarwal (Director)	00024561	26/03/2018 (Appointment)	-
Anil Sachidanand (Managing Director & Chief Executive Officer)	02698182	17/08/2018 (Resignation)	(01/10/2013)
Sanjay Athalye (Managing Director & Chief Executive Officer)	07650678	17/09/2018 (Appointment)	-
Rekha Shah (Director)	07072417	30/10/2018 (Appointment)	-
Smita Satish Gune (Director)	02640560	16/10/2018 (Re-appointment)	-
Hemant Kaul (Director)	00551588	16/10/2018 (Re-appointment)	-
Sanjay Kulkarni (Director)	00102575	15/01/2019 (Re-appointment)	-
Hemant Kaul (Director)	00551588	15/02/2019 (Resignation)	16/10/2018 (Re-appointment)

IV. Details regarding the auditors of the Company:-

i. Details of the auditor of the Company:-

Name	Address	Auditor since
BSR & Co LLP	First Floor, Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011	BSR & Co LLP were appointed as an Auditor of the Company. from the date of Incorporation of the company.

ii. Details of change in auditor since last three years:-

Not Applicable

i. Details of Secured Loan Facilities as on: 31.03.2019

Sr. No.	Bank / Financial Institutions / Lender	Type of Facilities	Sanction amount (in crs.)	Availed (in crs.)	Outstanding (in crs.)	Security Cover (times)	Last Repayment date
1	Yes Bank	Term Loan	25.00	25.00	19.07	1.10	30-Nov-30
2	IndusInd Bank	Term Loan	25.00	25.00	6.25	1.20	31-Jan-20
3	Axis Bank	Term Loan I	10.00	10.00	2.00	1.30	12-Mar-20
5	IDBI Bank	Term Loan	25.00	25.00	14.29	1.10	3-Feb-23
6	ICICI Bank	Term Loan	200.00	75.00	75.00	1.20	3-Feb-23
7	South Indian Bank	Term Loan	25.00	25.00	11.25	1.15	6-Apr-21
8	Indusind Bank	Term Loan-II	15.00	15.00	6.56	1.20	31-Dec-20
9	Yes Bank	Term Loan-II	25.00	25.00	21.00	1.10	30-Dec-33
10	State Bank of India	Term Loan	50.00	50.00	30.42	1.25	31-May-23
11	Bajaj Finance	Term Loan	50.00	50.00	39.58	1.10	31-Oct-20
12	Bank of Maharashtra	Term Loan	50.00	50.00	33.81	1.15	30-Dec-23
12	Oriental Bank of Commerce	Term Loan	25.00	25.00	22.50	1.15	31-Dec-21
14	DCB Bank	Term Loan-II	17.00	17.00	5.00	1.10	31-May-20
15	Karnataka Bank	Term Loan	15.00	15.00	11.25	1.20	30-Dec-25

16	Axis Bank	Term Loan II	30.00	30.00	12.00	1.30	12-Feb-21
17	Union Bank of India	Term Loan	25.00	25.00	10.00	1.33	31-Mar-21
18	Vijaya Bank	Term Loan	25.00	25.00	12.50	1.15	30-Mar-21
19	Karnataka Bank	Term Loan-II	15.00	15.00	11.67	1.20	30-Mar-26
20	Punjab National Bank	Term Loan	50.00	50.00	35.71	1.33	31-Mar-24
21	Yes Bank	Term Loan-III	50.00	50.00	42.07	1.10	1-Apr-34
22	Yes Bank	Term Loan-IV	50.00	50.00	42.07	1.10	31-Mar-34
23	IDBI Bank	Term Loan-II	50.00	50.00	37.50	1.18	30-Jun-24
24	Federal Bank	Term Loan	25.00	25.00	2.50	1.10	30-Jun-19
25	Lakshmi Vilas Bank	Term Loan	20.00	20.00	13.05	1.25	30-Sep-23
26	SBM Bank (Mauritius) Ltd.	Term Loan	25.00	25.00	16.25	1.10	21-Sep-21
27	State Bank of India	Term Loan-II	250.00	250.00	187.49	1.25	30-Jun-24
28	Punjab National Bank	Term Loan-II	100.00	100.00	78.57	1.25	30-Sep-24
29	DCB Bank	Term Loan-III	25.00	25.00	13.75	1.10	30-Nov-21
30	HDFC Bank	Term Loan-III	60.00	60.00	39.00	1.20	5-Apr-22
31	HDFC Bank	Term Loan-IV	40.00	40.00	31.25	1.20	5-Apr-25
32	Bank of Baroda	Term Loan	50.00	50.00	41.07	1.25	31-Mar-25
33	Vijaya Bank	Term Loan-II	15.00	15.00	12.50	1.10	31-Mar-25
34	Canara Bank	Term Loan	25.00	25.00	17.50	1.25	31-Mar-22
35	United Bank of India	Term Loan	20.00	20.00	15.83	1.20	31-Mar-24
36	Bank of India	Term Loan	50.00	50.00	43.06	1.25	31-Mar-27
37	Bank of India	Term Loan-II	50.00	50.00	43.06	1.25	31-Mar-27
38	Axis Bank	Term Loan-III	40.00	40.00	28.24	1.20	25-Nov-21
39	Abu Dhabi Commercial Bank	Term Loan	10.00	10.00	7.14	1.10	28-Feb-24
40	IndusInd Bank	Term Loan-III	100.00	100.00	85.71	1.20	30-Mar-25
41	SBM Bank (Mauritius) Ltd.	Term Loan-II	25.00	25.00	16.25	1.10	19-Jun-22
42	RBL Bank	Term Loan-II	50.00	50.00	42.50	1.20	27-Jun-22
43	Indian Overseas Bank	Term Loan-II	25.00	25.00	22.92	1.25	30-Jun-27
44	Oriental Bank of Commerce	Term Loan-II	25.00	25.00	22.50	1.15	1-Aug-23

45	Dena Bank	Term Loan	100.00	100.00	87.50	1.25	31-Aug-29
46	Bank of Maharashtra	Term Loan-II	100.00	100.00	92.86	1.15	30-Sep-25
47	Syndicate Bank	Term Loan-I	25.00	25.00	22.92	1.20	31-Dec-24
48	Syndicate Bank	Term Loan-II	25.00	25.00	23.61	1.20	31-Dec-24
49	Axis Bank	Cash Credit	25.00	5.00	24.82	1.20	-

ii. Details of Un- Secured Loan Facilities as on: 31.03.2018 : Nil

Public Issue as on 31.03.2018

Debenture Series	Tenor / Period of Maturity	Coupon	Amount	Date of Allotment	Redemption Date	Credit Rating	Secured / unsecured	Security
NIL								

iii. Details of non-convertible debentures as on 31.03.2019 :

Sr No.	ISIN number	Issuance date	Maturity date	Coupon rate	Amount issued	Amount outstanding
1	INE658R07059	08-Jun-15	08-Jun-20	10.75%	500,000,000	450,000,000
2	INE658R08024	03-Feb-16	03-May-21	11.00%	300,000,000	300,000,000
3	INE658R08032	16-Feb-16	16-May-21	11.00%	200,000,000	200,000,000
4		14-Mar-16	08-Apr-19	10.95%	700,000,000	700,000,000
5	INE658R08057	28-Apr-16	28-Apr-21	11.15%	500,000,000	420,000,000
6	INE658R08065	06-May-16	06-May-19	11.25%	250,000,000	250,000,000
7	INE658R08073	17-May-16	17-May-19	11.25%	1,000,000,000	230,000,000
8	INE658R07141	17-May-16	05-Jun-19	10.95%	1,250,000,000	1,250,000,000
9	INE658R08081	14-Jun-16	16-Mar-20	11.50%		

					500,000,000	500,000,000
10	INE658R08115	22-Jul-16	21-Jul-23	10.40%	2,500,000,000	2,500,000,000
11	INE658R07125	27-Jul-16	15-May-23	9.85%	997,000,000	997,000,000
12	INE658R07166	09-Aug-16	09-Dec-19	10.00%	800,000,000	800,000,000
13	INE658R08123	09-Aug-16	07-Aug-26	11.75%	500,000,000	500,000,000
14	INE658R07174	23-Aug-16	23-Dec-19	10.00%	200,000,000	200,000,000
15	INE658R07190	01-Sep-16	01-Jan-20	10.00%	746,000,000	746,000,000
16	INE658R07182	01-Sep-16	01-Jan-20	10.25%	80,000,000	80,000,000
17	INE658R07208	06-Sep-16	02-Jan-20	10.01%	174,000,000	174,000,000
18	INE658R08131	21-Sep-16	30-Aug-19	10.50%	500,000,000	500,000,000
19	INE658R07216	07-Oct-16	06-Feb-20	10.00%	691,000,000	691,000,000
20	INE658R07224	26-Oct-16	25-Feb-20	9.80%	60,000,000	60,000,000
21	INE658R07232	28-Oct-16	27-Feb-20	9.80%	100,000,000	100,000,000
22	INE658R07240	17-Nov-16	18-Mar-20	9.55%	51,000,000	51,000,000
23	INE658R07257	24-Aug-18	24-Aug-23	10.50%	2,500,000,000	2,500,000,000
24	INE658R08149	28-Sep-18	28-Sep-23	10.55%	2,000,000,000	2,000,000,000
25	INE658R07265	19-Oct-18	19-Oct-24	10.00%	250,000,000	250,000,000
26	INE658R07273	31-Oct-18	30-Apr-21	10.25%	899,000,000	899,000,000
27	INE658R07281	29-Jan-19	27-Jan-24	10.25%	3,000,000,000	3,000,000,000
					21,248,000,000	20,428,000,000

- iv. The amount of corporate guarantee issued by the issuer along with name of the counterparty (like name of the subsidiary, JV entity, Group Company, etc.) on behalf of whom it has been issued as on March 31, 2018:

None

- v. Details of Commercial Paper:

Commercial paper outstanding as on 31 March 2019: Nil

- vi. Details Of Rest Of The Borrowing (If Any Including Hybrid Debt Like FCCB, Optionally Convertible Debentures / Preference Shares) As On March 31, 2018 :

NA

- vii. Details Of All Default/S And/or Delay In Payments Of Interest And Principal Of Any Kind Of Term Loans, Debt Securities And Other Financial Indebtedness Including Corporate Guarantee Issued By The Company, In The Past 5 Years as on March 31, 2019:

NA

- viii. Details Of Any Outstanding Borrowings Taken / Debt Securities Issued Where Taken / Issued (i) For Consideration Other Than Cash, Whether In Whole Or Part, (ii) At A Premium Or Discount, Or (iii) In Pursuance Of An Option as on March 31, 2019:

NA

- V. Abridged version of Latest Audited / Limited Review half yearly consolidated (wherever available) and Standalone Financial Information (like Profit & Loss statement, and Balance Sheet) and auditor's qualifications, if any.*

Refer Annexure A

- VI. Any material event/ development or change having implications on the financials/credit quality (e.g. any material regulatory proceedings against the Issuer/promoters, tax litigations resulting in material liabilities, corporate restructuring event etc.) at the time of issue which may affect the issue or the investor's decision to invest / continue to invest in the debt securities.

None

- VII. The detailed rating rationale (s) adopted (not older than one year on the date of opening of the issue) and the credit rating letter issued (not older than one month on the date of opening of the issue) by the rating agencies is provided under Annexure B.

- VIII. If the security is backed by a guarantee or letter of comfort or any other document / letter with similar intent, a copy of the same shall be disclosed. In case such document does not contain detailed payment structure (procedure of invocation of guarantee and receipt of payment by the investor along with timelines), the same shall be disclosed in the offer document.

Not Applicable

IX. Names of all the recognized stock exchanges where the debt securities are proposed to be listed clearly indicating the designated stock exchange.

BSE Ltd (“BSE”)

X. Other details

Debenture Redemption Reserve (DRR) Creation

Rule 18 (7)(b)(ii) of the Companies (Share Capital and Debentures), 2014 (as amended), in regards to creation of Debenture Redemption Reserves has clarified that Housing Finance Companies need not create Debenture Redemption Reserve in case of privately placed debentures.

The Company also undertakes that, if there is any further guidelines are formulated (or modified or revised) by the Central Government or any other authority in respect of creation of Debenture Redemption Reserve the Company shall abide by such guidelines.

XI. Inspection Documents:

- i. Memorandum and Articles of Association of the Company.
- ii. Certificate of Registration No. 05.0111.14 dated May 19, 2014 issued by NHB, under section 29A of the National Housing Bank Act, 1987.
- iii. Certified True Copy of Resolution passed by the Shareholders at the Annual General Meeting held on May 25, 2017, granting authority to the Board of Directors to borrow monies under section 180(1) (c) of the Companies Act, 2013.
- iv. Certified True Copy of the Resolution passed by the Directors at its Meeting held on May 10, 2019 authorizing the Issue.
- v. Copy of letter from rating agency, granting credit rating to the Debentures to be issued in pursuance of this Offer Document
- vi. Letter from trustee giving consent for acting as Trustees;
- vii. Audited Annual reports for the last 3 years starting from the Financial Year 2016
- viii. Executed Final of the Debenture Trust Deed, Debenture Trustee Agreement

The above documents will be available for inspection before the issue between 9.30 a.m. and 5.00 p.m. on all working days (i.e. Monday to Friday) in Mumbai at the following office of the Company mentioned below:

Aspire Home Finance Corporation Limited
Registered & Corporate Office
Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi, Mumbai-400025

XII. Particulars of Offer

- a. Date of passing of board resolution : 10th May 2019
- b. Date of passing the resolution in Annual general meeting, authorizing the offer of securities : May 25, 2017
- c. Price at which the security is being offered including the premium, if any, along with justification of the price – Please refer term sheet
- d. Name and address of the valuer who performed valuation of the security offered. –**As Per Term Sheet**
- e. Amount which the Company intends to raise by way of securities –INR 200,00,00,000/- (Indian Rupees Two Hundred Crores only)
- f. Terms of rising of securities: Duration, if applicable, Rate of dividend or rate of interest, mode of payment and repayment – Please refer term sheet.
- g. Proposed time schedule for which the offer letter is valid - Please refer term sheet
- h. Purposes and objects of the offer: To augment long term working capital requirement
- i. Contribution being made by the promoters or directors either as part of the offer or separately in furtherance of such objects – None
- j. Principle terms of assets charged as security– Primary Charge by way of Hypothecation of Loan Receivables & pari passu charge over immovable property

XIII. Details of Default:

Details of default, if any, including therein the amount involved, duration of default and present status, in repayment of:

i) statutory dues;	Duly paid
ii) debentures and interest thereon;	Duly paid
iii) deposits and interest thereon;	N.A.
iv) Loan from any bank or financial institution and interest thereon.	Duly paid

XIV. Undertaking - Common form of transfer

The Company will be issuing Debentures in demat form only.

APPLICATION PROCESS

WHO CAN APPLY

Only the persons who are specifically addressed through a communication by or on behalf of the Company directly are eligible to apply for the Debentures. An application made by any other person will be deemed as an invalid application and rejected. In order to subscribe to the Debentures a person must be either a:

- Commercial Bank,
- Co-operative Bank,
- Regional Rural Bank,
- Pension Fund, Provident Fund, Superannuation Fund or Gratuity Fund,
- Mutual Fund,
- Company, Bodies Corporate, Statutory Corporation,
- Registered Society,
- Financial Institution,
- Partnership Firm,
- Hindu Undivided Family ("HUF"),
- Individual,
- Private Trust,
- Registered Society
- Insurance Company,
- FII registered with SEBI other than a FII incorporated or otherwise established or operating from the United States of America, or
- Portfolio Manager.

DISCLAIMER:

PLEASE NOTE THAT ONLY THOSE PERSONS TO WHOM THIS OFFER DOCUMENT HAS BEEN SPECIFICALLY ADDRESSED ARE ELIGIBLE TO APPLY. HOWEVER, AN APPLICATION, EVEN IF COMPLETE IN ALL RESPECTS, IS LIABLE TO BE REJECTED WITHOUT ASSIGNING ANY REASON FOR THE SAME. THE LIST OF DOCUMENTS PROVIDED ABOVE IS ONLY INDICATIVE, AND AN INVESTOR IS REQUIRED TO PROVIDE ALL THOSE DOCUMENTS/ AUTHORIZATIONS/ INFORMATION, WHICH ARE LIKELY TO BE REQUIRED BY THE COMPANY. THE COMPANY MAY, BUT IS NOT BOUND TO REVERT TO ANY INVESTOR FOR ANY ADDITIONAL DOCUMENTS/ INFORMATION, AND CAN ACCEPT OR REJECT AN APPLICATION AS IT DEEMS FIT. INVESTMENT BY INVESTORS FALLING IN THE CATEGORIES MENTIONED ABOVE ARE MERELY INDICATIVE AND THE COMPANY DOES NOT WARRANT THAT THEY ARE PERMITTED TO INVEST AS PER EXTANT LAWS, REGULATIONS, ETC. EACH OF THE ABOVE CATEGORIES OF INVESTORS IS REQUIRED TO CHECK AND COMPLY WITH EXTANT RULES/ REGULATIONS/ GUIDELINES, ETC. GOVERNING OR REGULATING THEIR INVESTMENTS AS APPLICABLE TO THEM AND THE COMPANY IS NOT, IN ANY WAY, DIRECTLY OR INDIRECTLY, RESPONSIBLE FOR ANY STATUTORY OR REGULATORY BREACHES BY ANY INVESTOR, NEITHER IS THE COMPANY REQUIRED TO CHECK OR CONFIRM THE SAME. NON RESIDENT INDIANS AND OVERSEAS CORPORATE BODIES CANNOT APPLY FOR OR HOLD THESE DEBENTURES.

Basis of Allotment

Aspire reserves the right to reject in full or partly any or all the offers received by it from the investors, without assigning any reason for such rejections. Kindly note that those investors, who have been contacted for making investment, should inform the Company in writing before making the investment.

Letters of Allotment/Debenture Certificates/Refunds

Debentures shall be issued pursuant to the Debenture Trust Deed to be executed between the Company and the Trustee.

Allotment shall be made on dematerialised basis. The Company shall credit the allotted securities/ letters of allotment to the respective beneficiary accounts within 2 (two) working days from the Deemed Date of Allotment.

Deemed Date of Allotment

All the benefits under the Debentures, including but not limited to the payment of interest, will accrue to the Investor from the specified Deemed Date of Allotment specified elsewhere in the document.

Issue of Duplicate Debenture Certificate(s)

In case of Debentures issued in physical form, if any Debenture Certificate(s) is/are mutilated or defaced or the pages for recording transfers of Debentures are fully utilised, the same may be replaced by the Company against the surrender of such Certificate(s) and upon payment by the claimant of such costs as may be determined by the Company. Provided, where the Debenture Certificate(s) is/are mutilated or defaced, the same will be replaced as aforesaid, only if the Certificate Number, Debenture Holder Name and the Distinctive Numbers are legible. If any Debenture Certificate(s) is/ are destroyed, stolen or lost, then upon production of proof thereof to the satisfaction of the Company and upon furnishing such indemnity/ security and or other documents, as the Company may deem adequate, duplicate Debenture Certificate(s) shall be issued subject to the charge for the same being borne by the Debenture Holder.

Issue of Letter of Allotment and Debenture Certificate in Demat Form

The Company has issued/shall issue the Debentures in dematerialized form and has made necessary arrangements with National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) for the same. Investors shall hold the Debentures in demat form and deal with the same as per the provisions of Depositories Act, 1996 and the rules as notified by NSDL/ CDSL, from time to time. Investors should, therefore mention their

DP's name, DP-ID Number and Beneficiary Account Number at appropriate place in the Application Form. The Company shall credit the Debentures/Letters of Allotment allotted to the respective beneficiary accounts of the applicants within two days from the date of allotment. The Applicant(s) have the option to seek allotment of Debentures in dematerialized or in physical form.

Refunds

For applicants whose applications have been rejected or allotted in part, refund orders will be dispatched within 15 (fifteen) days from the date of allotment of Debentures. In case the Company has received moneys from applicants for Debentures in excess of the aggregate of the application moneys relating to the Debentures in respect of which allotments have been made, the Company shall repay the moneys to the extent of such excess forthwith without interest, and if such money is not repaid within fifteen days after the Company becomes liable to repay it, the Company and every Director of the Company who is an officer

in default shall, on and from the expiry of the fifteenth day be jointly and severally liable to repay that money with interest at the rate of twelve per cent per annum having regard to the length of the period of delay in making the repayment of such money.

Coupon rate

The Investors will receive coupon at the rate specified elsewhere in the document. The Coupon outstanding shall be payable in arrears, (subject to deduction of tax at source at the rates prevailing from time to time under the provisions of the Income Tax Act, 1961, or any other statutory modification or re-enactment thereof) from the Deemed Date of Allotment. Payment will be made by the Company by way of direct credit through Electronic Clearing Service (ECS), Real Time Gross Settlement (RTGS) or National Electronic Funds Transfer (NEFT) and where such facilities are not available the Company shall make payment of all such amounts by way of cheque(s)/demand draft(s)/coupon warrant(s), which will be dispatched to the Debenture Holder(s) by registered post/ speed post/courier or hand delivery on or before the Coupon Payment Dates.

Payment of Coupon

Payment of coupon on the Debenture(s) will be made to those of the Debenture Holders whose name(s) appear in the Register of Debenture Holder(s) (or to the first holder in case of joint holders) as on the Record Date fixed by the Company for this purpose and/or as per the list provided by NSDL/CDSL to the Company of the beneficiaries who hold Debentures in demat form on such Record Date, and are eligible to receive coupon. Payment will be made by the Company after verifying the bank details of the Investors by way of direct credit through Electronic Clearing Service (ECS), Real Time Gross Settlement (RTGS) or National Electronic Funds Transfer (NEFT) and where such facilities are not available the Company shall make payment of all such amounts by way of cheque(s)/demand draft(s)/coupon warrant(s), which will be dispatched to the Debenture Holder(s) by registered post/ speed post/courier or hand delivery on or before the Coupon Payment Dates.

Computation of coupon

Coupon for each of the coupon periods, shall be computed on the principal outstanding of the Debentures at the applicable rate stated elsewhere in the document. The Company shall calculate the coupon amount specified elsewhere in the document and the tax deductible at source, where applicable.

Interest on NCDs

The Debentures shall carry interest at the rate specified in the Term Sheet (subject to deduction of tax at source at the rates prevailing from time to time under the provisions of the Income Tax Act, 1961, or any other statutory modification or re-enactment thereof for which a certificate will be issued by the Company) payable to the holders of Debentures (the "Holders" and each, a "Holder") as of the relevant Record Date. The interest payable on any Interest Payment Date will be paid to the Debenture holder(s) whose names appear in the List of Beneficial Owners given by the Depository to the Company as on the Record Date. If any interest payment date falls on a day which is not a Business Day then payment of interest will be made on the next day that is a business day with interest up to the one day prior to the interest due date. Similarly, for Semi Annual Interest payment if the interest payment date falls in leap year then the denominator for both the interest payment for the financial year will be 366. The coupon period will be as specified elsewhere in the document.

Tax Deducted at Source

Tax as applicable under the Income Tax Act, 1961 or under any other statutory modification or re-enactment thereof will be deducted at source on coupon payment on Final Redemption/Early Redemption as the case may be. Requisite certificate for tax deducted at source, as contemplated and/or required under the provisions of the Income Tax Act, 1961 from time to time, will be issued to the registered holders of the Debentures as per records on the Record Date/Early Redemption Date as applicable. Tax exemption certificate/document (in duplicate), if any must be lodged at the office of the Company or the designated office of the Company prior to the Record date/Early Redemption Date, as applicable.

Record Date

The Company will declare the Record Date for the purpose of coupon payment. The Record Date for payment of coupon or repayment of principal will be **3 business days prior** to each Coupon Payment Date or the Final Redemption Date, as the case may be.

Redemption

The Debentures shall be redeemed by the Company, on the Final Maturity Date as specified elsewhere in the document. In case the Deemed Date of Allotment is revised then the Final Redemption Date will also stand revised accordingly. The Company shall calculate the redemption amount and deposit the requisite amounts in the accounts maintained by the Company for the purpose of distributing the same to the Debenture Holders.

Right to Re Purchase / prepay/buy back/ Reissue Debenture(s)

The company may partially or fully pre-pay/ buy back any specific ISIN subject to internal policy and regulatory guidelines.

Where the Company has redeemed or bought back any Debenture(s), the Company shall have and shall be deemed always to have had the right to keep such issuance alive without extinguishment for the purpose of resale or reissue and in exercising such right, the Company shall have and be deemed always to have had the power to resell or reissue such Debentures either by reselling or reissuing the same Debentures or by issuing other Debentures in their place. This includes the right to reissue original Debentures.

Addition/extension/consolidation of securities under existing ISIN:

The company shall have the right to reissue or cancel or extension or addition of debt securities in future under the same ISIN from time to time in accordance with the provisions of the Companies Act 2013 or any such applicable regulations permitting to do so. Upon such reissue or extension or addition of debt securities the person entitled to the debentures shall have and shall be deemed always to have had, the same rights and priorities as if the debentures had never been redeemed.

Where the company has repurchased / redeemed any such NCD's subject to the provisions of the companies act, 2013 and other applicable regulations, the company shall have and shall be deemed always to have the right to keep such ISINs alive for the purpose of reissue or addition of debt securities and in exercising such right, the company shall have and shall be deemed always to have had the power to

consolidate/regrouped such NCDs either by reissuing or extending or adding of debt securities under the same ISIN or by issuing other debentures in their place in either case, at such price and on such terms and conditions (including any variations, dropping of or additions to any terms and conditions originally stipulated) as the company deem fit within the applicable regulations.

Early Redemption for Extraordinary Reason, Illegality and Force Majeure

If, for reasons beyond the control of the Company, the performance of the Company's obligations under the Debentures is prevented by reason of force majeure including but not limited to an act of state or situations beyond the reasonable control of the Company, occurring after such obligation is entered into, or has become illegal or impossible in whole or in part or in the exercising of its rights, the Company may at its sole discretion and without obligation to do so, redeem and/or arrange for the purchase of all but not some of the Debentures, by giving notice of not less than 5 (five) Business Days to the Debenture Holders which notice shall be irrevocable and shall specify the date upon which the Debentures shall be redeemed (such date on which the Debentures become immediately due and payable, the "Early Redemption Date").

Provided however if the Company believes or is advised that it is necessary to only redeem and/or arrange for the purchase of Debentures held by only certain class of Debenture Holders to overcome or mitigate any such force majeure, then the Company may without obligation to do so, redeem and/or arrange for the purchase of only such number of Debentures actually held by such class of Debenture Holders at the relevant time.

If the Debentures are bought by the Company, the Company will, if and to the extent permitted by applicable law, pay to each Debenture Holder in respect of each Debenture held by such holder an amount equal to the Early Redemption amount of a Debenture notwithstanding the illegality or impracticability, as determined by the Company and debenture holders mutually

Debentures held in Dematerialized Form

In case of the Debentures held in dematerialized form, no action is required on the specific part of the Debenture Holder(s) at the time of Redemption of the Debentures and on the Final Redemption Date/Early Redemption Date, as the case may be the redemption proceeds would be paid by cheque to those Debenture Holder(s) whose name(s) appear on the list of beneficial owners given by the Depositories to the Company. The name(s) would be as per the Depositories' records on the Record Date fixed for the purpose of Redemption. All such Debentures will be simultaneously redeemed through appropriate debit corporate action. The Company shall compute the redemption amounts to be paid to each of the Debenture Holders. The redemption proceeds shall be directly credited through ECS, RTGS or NEFT and where such facilities are not available the Company shall make payment of all such amounts by way of cheque/demand draft. The cheque/demand draft for redemption proceeds, will be dispatched by courier or hand delivery or registered post at the address provided in the Application/at the address as notified by the Debenture Holder(s) or at the address with the Depositories' record. Once the redemption proceeds have been credited to the account of the Debenture Holder(s) or the cheque/demand draft for redemption proceeds is dispatched to the Debenture Holder(s) at the addresses provided or available from the Depositories' record, the Company's liability to redeem the Debentures on the date of redemption shall stand extinguished and the Company will not be liable to pay any coupon, interest, income or compensation of any kind from the date of redemption of the Debenture(s).

Rights of Debenture Holders

The Debenture Holders will not be entitled to any rights and privileges of shareholders other than those available to them under statutory requirements. The Debentures issued under this Offer Document shall not confer upon the Debenture Holders the right to receive notice, or to attend and vote at the general meetings of shareholders or Debenture Holders issued other than under this Offer Document or of any other class of securities of the Company.

Modification of Rights

The rights, privileges, terms and conditions attached to the Debentures may be varied, modified or abrogated with the consent, in writing, of those registered holders of the Debentures in the physical form/beneficial owners of the Debentures in the dematerialised form who hold at least three fourths of the outstanding amount of Debentures or with the sanction accorded pursuant to a resolution passed at a meeting of the Debenture Holders, provided that nothing in such consent or resolution shall be operative against the Company where such consent or resolution modifies or varies the terms and conditions of the Debentures, if the same are not acceptable to the Company.

Mode of Transfer / Transmission of Debentures

The Debenture issued under the Offer Document shall be transferable freely to all classes of Investors. The Debenture(s) shall be transferred and/or transmitted in accordance with the applicable provisions of the Companies Act, 2013. The provisions relating to transfer and transmission and other related matters in respect of shares of the Company contained in the Articles of Association of the Company and the Companies Act, 2013 shall apply, mutatis mutandis (to the extent applicable to Debentures) to the Debentures as well. In respect of the Debentures held in certificate form, a suitable instrument of transfer as may be prescribed by the Company may be used for the same. The Debentures held in dematerialised form shall be transferred subject to and in accordance with the rules/procedures as prescribed by NSDL/CDSL/DP of the transferor/transferee and any other applicable laws and rules notified in respect thereof. Transfer of Debentures to and from NRIs/OCBs in case they seek to hold the Debentures and are eligible to do so, will be governed by the then prevailing guidelines of RBI. The transferee(s) should ensure that the transfer formalities are completed prior to the Record Date. In the absence of the same, coupon will be paid/redemption will be made to the person, whose name appears in the Register of Debenture Holders/Records of the Depository. In such cases, claims, if any, by the transferee(s) would need to be settled with the transferor(s) and not with the Company. The Company confirms that the forms of transfer as set out hereinabove are common forms of transfer as applicable to all Debentures issued by the Company.

Succession

Where Debentures are held in joint names and one of the joint holders dies, the survivor(s) will be recognized as the holder(s) of the said Debentures. It would be sufficient for the Company to delete the name of the deceased Debenture Holder after obtaining satisfactory evidence of his death. Provided, a third person may call on the Company to register his name as successor of the deceased holder after obtaining evidence such as probate of a will for the purpose of proving his title to the Debentures.

In the event of demise of the sole/first holder of the Debenture(s), the Company will recognize the Executors or Administrator of the deceased Debenture Holder, or the holder of the Succession Certificate or other legal representative as having title to the Debentures only if such executor or administrator obtains and produces Probate or Letter of Administration or is the holder of the Succession Certificate or other legal representation, as the case may be, from an appropriate Court in India. The Directors of the Company

in their absolute discretion may, in any case, dispense with production of Probate or Letter of Administration or Succession Certificate or other legal representation.

Where a Non-Resident Indian becomes entitled to the Debenture by way of succession, the following steps have to be complied with:

Documentary evidence to be submitted to the Legacy Cell of the RBI to the effect that the Debenture was acquired by the NRI as part of the legacy left by the deceased holder.

Proof that the NRI is an Indian national or is of Indian origin. Such holding by the NRI will be on a non-repatriation basis.

Register of Debenture Holders

Debenture Register means the register of Debenture Holders maintained by the Registrar and Transfer Agent and/or the Company.

Future Borrowings

The Company shall be at liberty from time to time during the continuance of the security and/or the credit enhancement to issue at such future dates and in such denomination as it considers advisable, further convertible and/or nonconvertible debentures and/or to raise further loans, advances and/or avail further financial and/or guarantee facilities from financial institutions, banks and/or any other person(s) or entities in any other form, without any approval/ consent from or intimation to the Debenture Holders and to the Debenture Trustee.

Security Cover

However until the Debentures are fully redeemed, the Company shall not create charge on the Specific Receivables without obtaining prior written approval of Debenture Trustees. Such approval shall be provided by the Debenture Trustee provided the Company has not defaulted in relation to any payment due and the independent chartered accountant confirms to the Debenture Trustee in writing that the Security Cover for the Debentures as stipulated in the Disclosure Document shall be maintained at 1.00 times post such borrowing

Exclusive first charge on unencumbered Borrower Receivables present and future from specific standard housing loan assets including revenues therefrom with an asset cover ratio of 100% of the total amount outstanding at any time, to be maintained during the tenor of the NCDs & Pari passu mortgage and charge over the Company's immovable property located at Plot No. 165, Venakkam Village Kanchipuram Taluk, Kanchipuram District in the state of Tamil Nadu vide Debenture Trust Deed executed on 18th December, 2018.

Security shall be created as per the time lines specified in applicable laws .

Notices

All notices to the Debenture Holder(s) required to be given by the Company or the Debenture Trustee shall have and shall be deemed to have been given if sent by ordinary post or by e-mail to the original sole/first allottees of the Debenture(s) or if notification and mandate has been received by the Company, pursuant to the provisions contained herein above, to the sole/first transferees. All notices to be given by the Debenture Holder(s), including notices referred to under "Payment of Coupon" and "Redemption" may be sent by Registered Post/Courier or by e-mail(s) or by hand delivery to the Company or to such persons at such address as may be notified by the Company from time to time.

Trustee to the Debenture Holders

The consent of Debenture Trustee for the Debentures proposed to be issued in pursuance of this Offer Document would be obtained by the Company. Aspire and the Debenture Trustee would enter into a Debenture Trust Deed and such other Deeds/Documents, as the case may be, specifying inter alia, the powers, authorities and obligations of the Debenture Trustee and Aspire in respect of the Debentures proposed to be issued in pursuance of this Offer Document.

By applying for the Debentures, the Debenture Holders shall/have without further action or deed, be deemed to have irrevocably given their consent to and authorised the Debenture Trustee or any of their agents or authorised officials to do, inter alia, all acts, deeds, matters and things in respect of or relating to the Debentures. All the rights and remedies of the Debenture Holders shall vest in and shall be exercised by the Debenture Trustee without reference to the Debenture Holders.. The Debenture Trustee will endeavour to protect the interest of the Debenture Holders in the event of default in regard to timely payment of principal/interest by Aspire. Main events of default under the Debenture Trust Deed would be as specified below.

Inspection

The Debenture Trustee or its authorized representatives shall be entitled to carry out inspections of the Company's offices, records, registers and accounts upon giving a reasonable notice in writing to the Company, to the extent such inspection is necessary for exercising any of the powers or discharging any of the duties of the Debenture Trustee hereunder. Any representative of the Debenture Trustee shall have free access at all reasonable times to the Company's premises, records, registers and accounts and shall receive full co-operation and assistance from the Company. The cost of inspection, including travelling and other related expenses shall be borne and paid by the Company.

Authority to Delegate

As per Debenture Trust Deed

Authority to Employ Agents

As per Debenture Trust Deed

Debenture Trustee may contract with Company

The Debenture Trustee and/or any agent of the Debenture Trustee shall be precluded from making any contract or entering into any arrangement or transaction unless the same is permitted under the extant regulatory provisions.

(27) Retirement and Removal of Debenture Trustee

- i. The Debenture Trustee would be permitted to retire or may be removed by the Company at any time without assigning any reason, with consent of debenture holders and without being responsible for any loss or costs occasioned by such retirement, provided that they shall be given at least one month's previous notice in writing to the Company/Debenture Trustee in that behalf.
- ii. The Debenture Trustee would be liable to be removed by the Debenture Holders in accordance with the provisions set out in the Debenture Trust Deed. The Company shall appoint such person

or persons as may be nominated by such resolution as new trustee thereof.

- iii. For the purposes aforesaid, forthwith upon receipt of the notice of retirement from the Debenture Trustee for the time being or the removal of the Debenture Trustee by the Company or on the occurrence of the vacancy in the office of the Debenture Trustee, the Company shall appoint another debenture trustee only with the written consent of the majority of the Debenture Holders.

Depository arrangement

Aspire has entered into depository arrangements with National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) for issue and holding of the Debenture(s) in dematerialized/ electronic form.

As per the provisions of Depositories Act, 1996, the Debentures issued by the Company can be held in a dematerialized/ electronic form, i.e., not in the form of physical certificate but be fungible and be represented by the statement issued through electronic mode.

In this context:

Agreements have been signed by the Company with NSDL/CDSL for offering a depository option to the investors.

The Applicant(s) have the option to seek allotment of Debentures in dematerialized or in physical form.

The Applicant(s) who wish to apply for Debenture(s) in the dematerialized form must have at least one beneficiary account with any of the DP of NSDL/CDSL prior to making the application.

The Applicant(s) seeking allotment of Debenture(s) in the dematerialized/ electronic form must necessarily fill in the details (including the beneficiary account number and Depository Participant's ID) appearing in the Application Form under the heading "Request for Debenture(s) in Dematerialized Form".

Debenture(s) allotted to the Applicant(s) in the dematerialized form will be credited directly to the Applicant's Beneficiary Account with his/their DP.

For subscription in dematerialized/ electronic form, names in the Application Form should be identical to those appearing in the Beneficiary Account details in the Depository. In case of joint holders, the names should necessarily be in the same sequence as they appear in the account details in the Depository.

If incomplete/ incorrect details are given under the heading 'Request for Debentures in Dematerialized Form' in the Application Form, it will be deemed to be an application for Debentures in physical form. The Company shall be entitled at its sole option to issue the debentures in physical form or reject the application.

In case of allotment of the Debentures in electronic form, the address, nomination details and other details of the applicant as registered with his DP shall be used for all correspondence with the Applicant(s). The Applicant(s) are therefore responsible for the correctness of his demographic details given in Application Form vis-à-vis those with his/their DP. In case information is incorrect or insufficient, the Company would not be liable for losses, if any.

Interest/Redemption amount with respect to the Debentures held in dematerialized/electronic form would be paid to those Debenture Holders whose names appear on the list of beneficial owners provided by NSDL/ CDSL to the Company as on

Record Date/ Book Closure Date. In case of those Debenture(s) for which the beneficial owner is not

identified by the Depository as on the Record Date/ Book Closure Date, the Company would keep in abeyance the payment of interest/ redemption amount, till such time that the beneficial owner is identified by the Depository and conveyed to the Company, whereupon the interest or benefits will be paid to the beneficiaries, as identified.

Effect of Holidays

If the Coupon payment date of the debt securities, falls on a Sunday or a holiday, the coupon payment shall be made on the next working day. If the maturity date of the debt securities, falls on Sunday or a holiday the redemption proceeds shall be paid on the previous working day. In order to ensure uniformity for payment of interest/redemption with respect to debt securities, it has been decided that interest/redemption payments shall be made only on the days when the money market is functioning in Mumbai. SEBI guidelines in force shall be considered in case of any dispute if arises.

Tax Benefits

There are no specific tax benefits attached to the Debentures. Investors are advised to consider the tax implications of their respective investment in the Debentures

Obligations of Investors

Notwithstanding anything contained hereinabove, every potential investor/investor of the Debentures must read, understand and accept, and shall be deemed to have read, understood and accepted, the terms and conditions of this Offer Document prior to investing in the Debentures.

As a Debenture Holder, every initial investor undertakes by virtue of this Offer Document, that if the initial investor as the Debenture Holder sells the Debentures to subsequent investors, the initial investor as the Debenture Holder shall ensure that such subsequent investors receive from the Debenture Holder, a copy of this Offer Document, and shall sell the Debentures to a subsequent investor only if such subsequent investor has read, understood and accepted all the terms and conditions referred to above and is an investor who falls within the categories specified above ("Who can apply"). Any such subsequent investor shall be deemed to have read, understood and accepted the terms and conditions in the documents referred to above prior to investing in the Debentures.

Any person selling these Debentures would be responsible for ensuring full and prior disclosure of the terms and conditions of the Debentures to the person(s) to whom they are selling these Debentures and shall sell the Debentures only if the subsequent subscriber has read, understood and accepted all the terms and conditions. The Company would presume full knowledge of the contents of this Offer Document and a full understanding of the Debentures, their nature and the applicable terms and conditions on the part of any person holding/buying these Debentures, and no claim to the contrary shall be entertained.

Declaration of NHB about Non - Responsibility for Financial Soundness or Correctness of Statements

It must be distinctly understood, however that the issuing of license and granting of approval by NHB should not in any way, be deemed or construed to be an approval by NHB, to this Offer Document nor should it be deemed that NHB has approved it nor does NHB take any responsibility either for the financial soundness of the Company or for the correctness of the statements made or opinions expressed in this connection.

DISCLAIMER IN RESPECT OF JURISDICTION

ISSUE OF THESE DEBENTURES HAVE BEEN/WILL BE MADE IN INDIA TO INVESTORS AS SPECIFIED ABOVE ("WHO CAN APPLY") OF THIS OFFER DOCUMENT, WHO HAVE BEEN/SHALL BE SPECIFICALLY APPROACHED BY THE COMPANY. THIS OFFER DOCUMENT IS NOT TO BE CONSTRUED OR CONSTITUTED AS AN OFFER TO SELL OR AN INVITATION TO SUBSCRIBE TO DEBENTURES OFFERED HEREBY TO ANY PERSON TO WHOM IT IS NOT SPECIFICALLY ADDRESSED. THE DEBENTURES ARE GOVERNED BY AND SHALL BE CONSTRUED IN ACCORDANCE WITH THE EXISTING INDIAN LAWS AS APPLICABLE IN THE STATE OF MAHARASHTRA. ANY DISPUTE ARISING IN RESPECT THEREOF WILL BE SUBJECT TO THE EXCLUSIVE JURISDICTION OF THE COURTS AND TRIBUNALS OF MUMBAI.

The name of trustees and communications to holders of debt securities

The consent of Debenture Trustee for the Debentures proposed to be issued in pursuance of this Offer Document has been obtained by the Company. The details of Debenture Trustee is as covered in the term sheet

Name of the stock exchange

The securities are proposed to be listed on the Wholesale Debt Market Segment of the BSE Limited , Mumbai.

Person Authorised to Sign the Offer Document

In accordance with the Circular no.DNBD (PD) CC NO. 330/03.10.001/2012-13 dated June 27, 2013, the Board of Directors of the Company vide resolution passed on 10th May 2019 have authorized severally, any one of the Directors of the Company, Mr.Sanjay Chaturvedi, Head Treasury, of the company to finalise and sign the Offer Document.

Term Sheet

Security Name	MOHFL- Market Linked Debentures
Product Code	SERIES M-2/F.Y.20/F.Y.22
Issuer	Aspire Home Finance Corporation Limited
Type of Instrument	Principal Protected – Market Linked Redeemable Non-Convertible Debenture
Nature of Instrument	Secured
ISIN	INE658R07299
Seniority	Senior
Principal Protection	Principal is protected at Maturity
Underlying/ Reference Index	NIFTY 50 Index
Mode of Issue	Private Placement
Issue Size (Rs.)	Rs.2.80 Crs plus Green Shoe Option of Rs.89.90 Crs 28 Debentures aggregating to Rs.2,80,50,988
Option to Retain Oversubscription	Not Applicable
Eligible Investors	<p>The following categories of investors, when specifically approached, are eligible to apply for this private placement of Debentures:</p> <ul style="list-style-type: none"> • Resident Individuals • Hindu Undivided Family • Trust • Limited Liability Partnerships • Partnership Firm(s) • Portfolio Managers registered with SEBI • Association of Persons • Companies and Bodies Corporate including Public Sector Undertakings. • Commercial Banks • Regional Rural Banks • Financial Institutions • Insurance Companies • Mutual Funds/ Alternative Investment Fund (AIF) • Any other investor eligible to invest in these Debentures

Minimum Application Size	3 debenture and in multiples of 1 debenture thereafter	
Face Value	Rs. 10,00,000/- Per Debenture	
Issue Price	Rs. 10,01,821 /- Per Debenture	
Details of the Utilization of the proceeds	The Issuer proposes to augment its resources to meet its requirements of funds to carry on its business operations. The proceeds of the issue of Debentures would be utilized for general corporate purposes and onward lending.	
Tenor In Days	908 days from the Deemed Date of Allotment	
Issue Opening Date	23-May-2019	
Issue Closing Date	23-May-2019	
Initial Fixing Date	16-May-2019	
Initial Fixing Level	Level of Nifty 50 Closing on 16 th May, 2019	
Final Fixing Date	26-August-2021	
Final Fixing Level	Official Closing Level of Nifty 50 Index as on Final Fixing Date	
Reference Index	Nifty 50 Index	
Redemption Date	16-November-2021	
Redemption Value per Debenture	Face Value *(1+Coupon)	
Pay-in-Date	23-May-2019	
Deemed Date of Allotment	23-May-2019	
Coupon	Scenario	Coupon
	If Nifty Performance \geq -75% (Assuming entry level of 10,000, final Nifty level is above 2500)	26.8441%
	If Nifty Performance $<$ -75% (Assuming entry level of 10,000 final Nifty level is below 2500)	0%

	<p>Where</p> <p>Initial Fixing Level : Level of Nifty 50 Closing on 16th May 2019</p> <p>Final Fixing Level: Official Closing Level of Nifty 50 Index as on Final Fixing Dates</p> <p>Underlying Performance: (Final Fixing Level / Initial Fixing Level) – 1</p>
Day count basis	Actual/Actual
Coupon payment frequency	Coupon, if any will be paid on Redemption Date
Coupon payment dates	Coupon, if any will be paid on Redemption Date
Coupon type	Coupon linked to Underlying / Reference Index.
Coupon-Reset Process (including rates, Spread, effective date, interest rate cap and floor etc)	Not Applicable
Redemption Premium / Discount	Not Applicable
Put / Call Option	None
Put / Call Option Date	Not Applicable
Listing	The Company proposes to list these Debentures on the BSE WDM segment. The Issuer confirms that the Debentures would be listed within 20 days from the Deemed Date of Allotment.
Issuance / Trading mode of Debenture	DEMAT form
Settlement mode of the Instrument	RTGS/ NEFT
Trading mode of the Debenture	Demat Mode
Depository	NSDL and CDSL
Security	Debentures shall be secured by exclusive charge on present and future receivables to the extent equal to the principal and interest amount of the Debentures outstanding at any point of

	time and a pari passu charge over an immovable property to be maintained during the tenor of the MLDs.
Rating	“PP-MLD[ICRA]A+ (pronounced Principal Protected Market Linked Debentures ICRA A Plus) with stable outlook
Settlement	Branch Address HDFC Bank Ltd , Gr floor, Jehangir Building, M.G.Road, Fort, Mumbai 400 001
	Bank A/C Name Aspire Home Finance Corporation Ltd
	Bank A/C No 00600340073540
	IFS Code HDFC0000060
Business Day Convention	(As per Shelf Disclosure Document) As per SEBI Guideline of Payment
Right to Re-purchase Debentures	The Company will have power, exercisable at its sole and absolute discretion from time to time, to re-purchase a part or all of its Debentures from the secondary markets at Fair Market Value or otherwise, at any time prior to the Redemption Date, subject to applicable law and in accordance with the applicable guidelines/regulations.
Record Date	The date, as may be fixed by the Company, which will days prior to the redemption date on which the determination of the persons entitled to receive coupon/redemption amount in respect of the Debentures (i.e., persons whose names are registered in the register of Debenture Holders or NSDL/CDSL record) shall be made.
Interest on Application Money	This issue does not contemplate any interest on application money till allotment of Debentures.
Transaction Documents	Among others should include: • Valuation Agreement between company and ICRA and amendments thereafter to the respective agreements as may be applicable
Conditions Precedent to Disbursement	Nil
Conditions Subsequent to Disbursement	As per Shelf Disclosure Document

Events of Default	As per Debenture Trust Deed
Debenture Trustee	Beacon Trusteeship Limited
Roles and Responsibilities of Debenture Trustee	As per Debenture Trust Deed
Governing Law and Jurisdiction	The Debentures are governed by and will be construed in accordance with the Indian law. The Company, the Debentures and Company's obligations under the Debentures shall, at all times, be subject to the directions of the RBI and the SEBI. The Debenture holders, by purchasing the Debentures, agree that the Mumbai High Court shall have exclusive jurisdiction with respect to matters relating to the Debentures.
Other Terms	<p><u>Default in Payment:</u></p> <p>In case of default in payment of Coupon and/or principal redemption on the Redemption Date, additional interest @ 2% p.a. over the Coupon will be payable by the Company for the defaulting period.</p> <p><u>Delay in Listing:</u></p> <p>In case of delay in listing of the Debentures beyond 20 days from the Deemed Date of Allotment, the Company will pay penal interest @1 % p.a. over the Coupon from the expiry of 30 days from the Deemed Date of Allotment till the listing of such Debentures to the investor.</p> <p>The interest rates mentioned in above are independent of each other.</p>
Distribution Fees	As mutually decided.
Valuation Agency Fees	Fees will be paid by Issuer as per agreement
Valuation Agency	Latest and historical valuation for such securities shall be made available on the websites of issuer and valuer. The Valuer will be a credit rating agency appointed by the Issuer.
Risk Factors associated with Market Linked Debentures	<p>The securities are created on the basis of complex mathematical models involving multiple derivative exposures which may or may not be hedged and the actual behavior of the securities selected for hedging may significantly differ from the returns predicted by the mathematical models.</p> <p>The principal amount is subject to the credit risk of the issuer</p>

	whereby the investor may or may not recover all or part of the funds in case of default by the Issuer.
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ASPIRE HOME FINANCE CORPORATION LIMITED



AUTHORISED SIGNATORY

Sanjay Chaturvedi
Head – Treasury

Date : May 23, 2019

FORM NO PAS-4

PRIVATE PLACEMENT OFFER LETTER

[Pursuant to section 42 and rule 14(1) of Companies (Prospectus and Allotment of Securities) Rules, 2014]

1. GENERAL INFORMATION

a.	Name of the Company			Aspire Home Finance Corporation Limited									
b.	Address of the Company (Registered and Corporate office)			Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi, Mumbai Mumbai City MH 400025									
c.	Website and other contact details of the Company			www.ahfcl.com									
d.	Date of incorporation of the company;			01/10/2013									
e.	Business carried on by the company and its subsidiaries with the details of branches or units, if any;			Housing Finance (refer page 15 of IM)									
f.	Brief particulars of the management of the company			<table border="1"> <thead> <tr> <th>Name</th> <th>Designation</th> </tr> </thead> <tbody> <tr> <td>Sanjay Athalye</td> <td>Managing Director & CEO</td> </tr> <tr> <td>Sanjay Chaturvedi</td> <td>Head - Treasury</td> </tr> <tr> <td>Shivani Chouhan</td> <td>Company Secretary & Compliance Officer</td> </tr> </tbody> </table>		Name	Designation	Sanjay Athalye	Managing Director & CEO	Sanjay Chaturvedi	Head - Treasury	Shivani Chouhan	Company Secretary & Compliance Officer
Name				Designation									
Sanjay Athalye				Managing Director & CEO									
Sanjay Chaturvedi				Head - Treasury									
Shivani Chouhan	Company Secretary & Compliance Officer												
g.	Names, addresses, DIN and occupations of the directors												
	S.No.	Name	Address	DIN	Occupation								
	01	Motilal Gopilal Oswal	10-Mount Unique, Peddar Road, Mumbai 400026	00024503	Business								
	02	Raamdeo Agarawal Ramgopal	218-Samudra Mahal, DR. Annie Besant Road, Worli, Mumbai-400018	00024533	Business								

03	Mr.Navin Agarwal	2402 Building No.1, Sumer Trinity Tower, Behind Chaitanya Tower, Nr. Samna Press, New Prabhadevi Mumbai - 400025	00024561	Business
04	Sanjay Athalye	1003-1004, Viola Alba, Nahar's Amrit Shakti, Chandivali, Andheri (East), MUMBAI – 400072	07650678	Service
05	Sanjaya Shrikrishna Kulkarni	A/12, Technocrat Society, Twin Tower Lane Prabhadevi Mumbai 400025	00102575	Business
06	Smita Satish Gune	B/302, Siddhivinayak, V.P. Marg Off Bandra Station RD, Bandra (w) Mumbai 400050	02640560	Business
07	Mrs.Rekha Shah	Flat 10, Plot 409, Jolly Bhavan, 1B Jolly Friends CHS, 15th Road, TPS III, Bandra (West), Mumbai - 400050	07072417	Business
08	Gautam Bhagat	Flat No. 502, Chaitanya Towers, A Wing Appasaheb Marathe Marg, Prabhadevi Mumbai 400025	00021512	Business
h.	Management's perception of risk factors;		Refer page 12 of IM	
i.	Details of default, if any, including therein the amount involved, duration of default and present status, in repayment of –			
	i) statutory dues;		Duly Paid	
	ii) debentures and interest thereon;		Duly Paid	
	iii) deposits and interest thereon;		N.A.	
	iv) loan from any bank or financial institution and interest thereon.		Duly Paid	
j.	Names, designation, address and phone number, email ID of the nodal/ compliance officer of the company, if any, for the private placement offer process;		Ms.Shivani Chouhan Company Secretary Motilal Oswal Tower, Rahimtullah Sayani Road , Opposite Parel ST Depot, Prabhadevi, Mumbai- 400025; E-mail : treasury@ahfcl.com Phone No.: 022 3846 4999	
k.	Any default in annual filing of the company under the Companies Act, 2013 or the rules made thereunder.		Nil	

2. PARTICULARS OF THE OFFER

a.	Financial position of the company for the last 3 financial years	Refer page 53
b.	Date of passing of board resolution	10/05/2019
c.	Date of passing of resolution in the general meeting, authorizing the offer of securities	25/05/2017
d.	Kinds of securities offered (i.e. whether share or debenture) and class of security; total number of shares or other securities to be	2000 Secured, listed, rated, redeemable Principal Protected Market Linked Non-

	issued	convertible debentures (200 Crs)			
M	Price at which the security is being offered including the premium, if any, along with justification of the price	The Debentures are being issued at face value i.e. ₹10,00,000/- per Debenture			
f.	Name and address of the valuer who performed valuation of the security offered	As per Term Sheet			
	Relevant date with reference to which the price is arrived at (Relevant date means a date at least 30 days prior to the date on which general meeting of the company is scheduled to be held)	NA			
	The class or classes of persons to whom the allotment is proposed to be made	As per Term Sheet			
	Intention of promoters, directors or key managerial personnel to subscribe the offer (applicable in case they intend to subscribe to the offer) required [not in case of issue of non-convertible debentures]	NA			
	The proposed time within which the allotment shall be completed	Within Two Days from the date of Allotment			
	The names of the proposed allottees and the percentage of post private placement capital that may be held by them [not required in case of issue of non-convertible debentures];				
	The change in control, if any, in the company that would occur consequent to the private placement				
	The number of persons to whom allotment on preferential basis/private placement/ rights issue has already been made during the year, in terms of number of securities as well as price				
	The justification for the allotment proposed to be made for consideration other than cash together with valuation report of the registered valuer				
	Amount which the company intends to raise by way of proposed offer of securities	₹			
h.	Terms of raising of securities: Duration, if applicable, Rate of dividend or rate of interest, mode of payment and repayment	N.A.			
i.	Proposed time schedule for which the offer letter is valid	One week			
h.	Purposes and objects of the offer	To raise the funds through NCDs for long term financial needs of the Company and for other corporate purposes, as may be required from time to time			
j.	Contribution being made by the promoters or directors either as part of the offer or separately in furtherance of such objects	Nil			
k.	Principle terms of assets charged as security, if applicable	N.A.			
	The details of significant and material orders passed by the Regulators, Courts and Tribunals impacting the going concern status of the company and its future operations				
1.	The pre-issue and post-issue shareholding pattern of the company in the following format:				
		Pre-issue		Post-issue	
S. No.	Category	No. of shares held	% of shareholding	No. of shares held	% of shareholding
A	Promoters' holding				

1	Indian:				
	Individual	20	0	20	0
	Bodies Corporate	5888920465	98.01	5888920465	98.01
	Sub total	5888920465	98.01	5888920465	98.01
2	Foreign promoters	-	-	-	-
	Sub-Total (A)	5888920485	98.01	5888920485	98.01
B	Non-promoters' holding				
1	Institutional investors				
2	Non-Institutional investors				
	Private corporate bodies	10,820,000	.18	10,820,000	.18
	Directors and relatives	65,000,010	1.08	65,000,010	1.08
	Indian public	43952020	.73	43952020	.73
	Others [including Non-resident Indians (NRIs)]				
	Sub-Total (B)	119772030	1.99	119772030	1.98
	Grand Total (A+B)	6008692515	100	6008692515	100

3. Mode of payment for subscription : As per SEBI guidelines in this behalf.

4. DISCLOSURES WITH REGARD TO INTEREST OF DIRECTORS, LITIGATION ETC.

i.	Any financial or other material interest of the directors, promoters or key managerial personnel in the offer and the effect of such interest in so far as it is different from the interests of other persons	None of the directors, promoters or key managerial personnel have any financial or other material interest in the Issue.
ii.	details of any litigation or legal action pending or taken by any Ministry or Department of the Government or a statutory authority against any promoter of the offeree company during the last three years immediately preceding the year of the circulation of the offer letter and any direction issued by such Ministry or Department or statutory authority upon conclusion of such litigation or legal action shall be disclosed.	N.A.

iii.	remuneration of directors (during the current year and last three financial years)	F.Y 18-19	F.Y 17-18	F.Y 16-17
		1,38,16,833	3,42,02,270	2,67,86,221
iv	Summary of reservations or qualifications or adverse remarks of auditors in the last five financial years immediately preceding the year of circulation of offer letter and of their impact on the financial statements and financial position of the company and the corrective steps taken and proposed to be taken by the company for each of the said reservations or qualifications or adverse remark	N.A.		
v	Details of any inquiry, inspections or investigations initiated or conducted under the Companies Act or any previous company law in the last three years immediately preceding the year of circulation of offer letter in the case of company and all of its subsidiaries. Also if there were any prosecutions filed (whether pending or not) fines imposed, compounding of offences in the last three years immediately preceding the year of the offer letter and if so, section-wise details thereof for the company and all of its subsidiaries	N.A.		
vi	Details of acts of material frauds committed against the company in the last three years, if any, and if so, the action taken by the company	N.A.		

5. FINANCIAL POSITION OF THE COMPANY

Capital structure of the Company

<u>S.No.</u>	<u>Particulars</u>	<u>Number of Securities</u>	<u>Description</u>	<u>Aggregate Nominal Value</u>
a.	Authorised Capital	10000000000	Equity Share	10000000000
b.	Issued Capital	5014262823	Equity Share	5014262823
c.	Subscribed Capital	5014262823	Equity Share	5014262823
d.	Paid up Capital	5014262823	Equity Share	5014262823
f.	Paid up Capital (after the offer)	5206570515	Equity Share	5206570515
g.	Share Premium Account (before the offer)	1092877702	N.A.	N.A.
h.	Share Premium Account (after the offer)	1400692235	N.A.	N.A.

i. Details of the existing share capital of the Company					
	Date of allotment	Number of shares allotted	*Face Value of shares allotted	Price	Form of consideration
	01.10.2013	150000000	01	150000000	Cash
	28.08.2014	150000000	01	150000000	Cash
	24.09.2014	200000000	01	200000000	Cash
	09.10.2014	100000000	01	100000000	Cash
	11.11.2014	100000000	01	100000000	Cash
	04.12.2014	150000000	01	150000000	Cash
	19.03.2015	150000000	01	150000000	Cash
	27.03.2015	100000000	01	500000000	Cash
	04.06.2015	25000000	01	25000000	Cash
	31.12.2015	538563820	01	538563820	Cash
	16.02.2016	493602970	01	493602970	Cash
	14.06.2016	891426990	01	891426990	Cash
	30.08.2016	876425250	01	876425250	Cash
	27.05.2017	8610000	01	8610000	Cash
	14.08.2017	172413793	01	172413793	Cash
	14.08.2017	7890000	01	7890000	Cash
	07.03.2018	330000	01	330000	Cash
	Total	50142628283	01	50142628283	Cash

Statement of Profit and Loss
for the period ended 31 March 2019

PARTICULARS	FOR THE PERIOD ENDED	FOR THE PERIOD ENDED
	31 March 2019	31 March 2018
	IND AS	IND AS
Revenue from operations		
Interest Income	6,285,769,691	6,332,812,700
Realised/Unrealised Short Term Capital Gains	62,641,190	148,780,725
Fees and other Income	135,726,091	223,727,587
Total Revenue from operations	6,484,136,971	6,705,321,012
Other income		
Dividend	-	2,199,589
Total Other Income	-	2,199,589
Total Income (I+II)	6,484,136,971	6,707,520,602
Expenses		
Finance cost	4,040,645,741	4,102,019,134
Employee benefits expenses	637,248,930	503,381,151
Depreciation and amortization expenses	44,900,619	64,098,946
Impairment on financial instruments (Provision for contingencies)	624,784,646	656,535,326
Other expenses	3,252,119,349	1,133,724,277
Total Expenses (IV)	8,599,699,286	6,459,758,834
Profit before tax (C) = (A) - (B)	(2,115,562,314)	247,761,768
Less: Tax expense :		

-		
(1) Current tax		
- Current year	-	331,776,505
Adjustments		(99,062,707)
Current tax	-	232,713,798
(2) Deferred tax	(705,662,703)	(160,899,070)
Adjustments	(33,544,291)	(16,186,886)
Deferred tax	(739,206,994)	(177,085,955)
(3) Prior Period tax	(7,529,715)	
Profit after tax	(1,368,825,606)	192,133,925

I. Summary of financial position of the Company

BALANCE SHEET

Particulars	As at 31 March 2019	As at 31 March 2018
	IND AS	IND AS
I. ASSETS		
(I) Financial Assets		
(a) Cash and cash equivalents	799,662,881	848,468,221
(b) Bank balances other than (a) above	25,884,255	27,678,177
(c) Receivables		
(i) Trade receivables	24,485,264	75,995,786
(ii) Other Receivables		
(d) Loans	42,131,000,807	47,290,162,536
(e) Investment	506,381,148	-
(f) Other Financial assets	572,103,731	461,251,200

Total Financial assets (A)	44,059,518,087	48,703,555,921
(II) Non-financial Assets		
(a) Inventories	-	-
(b) Current tax assets (Net)	22,083,110	1,192,567
(c) Deferred tax assets (net)	1,198,720,187	465,852,238
(d) Property, Plant and Equipment	109,844,774	110,402,941
(e) Other Intangible assets	32,046,418	22,357,169
(f) Other non-financial assets (to be specified)	258,609,202	243,666,080
Total Non- Financial Assets (B)	1,621,303,691	843,470,994
Total Assets (C) = (A) +(B)	45,680,821,778	49,547,026,916
II. LIABILITIES AND EQUITY		
(I) Financial liabilities		
(a) Payables		
(I) Trade Payables		
(i) total outstanding dues of micro enterprises and small enterprises		
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	34,604,480	19,000,802
(II) Other Payables		
(i) total outstanding dues of micro enterprises and small enterprises		
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		
(b) Debt Securities	20,361,100,798	20,851,572,121
(c) Borrowings (Other than Debt Securities)	15,505,541,789	18,714,038,084
(d) Other financial liabilities(to be specified)	1,457,011,450	2,292,860,754
Total Financial liabilities (D)	37,358,258,518	41,877,471,761
(II) Non-Financial Liabilities		
(a) Current tax liabilities (net)	16,005,288	19,068,568
(b) Provisions	27,561,373	36,895,669
(c) Other non-financial liabilities(to be specified)	12,942,882	6,864,938
Total Non-Financial Liabilities (E)	56,509,543	62,829,176

Statement of cash flows for the year ended March 31, 2019

(in Rs)

Particulars	Note	As at	As at
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(III) EQUITY			
(a) Equity Share capital		6,008,692,515	5,206,570,515
(b) Other Equity		2,257,361,202	2,400,155,464
Total Equity (F)		8,266,053,717	7,606,725,979
TOTAL LIABILITIES AND EQUITY (G)= (D)+(E)+(F)		45,680,821,778	49,547,026,916

		March 31, 2019	March 31, 2018
CASH FLOW FROM OPERATING ACTIVITIES :			
Profit/(Loss) before tax:		(2,097,450,758)	261,582,777
Adjustments :			
Depreciation and amortisation		44,900,619	64,098,946
Employee share option Scheme		12,985,632	8,014,818
Net (gain) / loss on financial asset measured at FVTPL			
Other non financial liabilities		6,077,944	5,488,357
Provisions for employee benefits		(9,334,296)	(33,826,896)
Operating profit before working capital changes		(2,042,820,860)	305,358,002
Adjustments for (increase)/ decrease in operating assets:			
Trade receivables		51,510,522	14,442,558
Loans		2,260,780,355	(7,403,213,348)
Write offs		2,898,381,374	715,253,649
Inventory acquired		-	-
Other financial assets		(110,852,531)	(336,572,318)
Other non financial assets		(14,943,122)	(196,859,513)
Adjustments for increase/ (decrease) in operating liabilities			
Trade payables		15,603,678	(115,552,137)
Other financial liabilities		253,432,282	(718,577,609)
Cash generated from operations		3,311,091,698	(7,735,720,716)
Less : Income taxes paid (net of refunds)		16,424,108	228,514,553
Net cash inflow / (outflow) from operating activities		3,294,667,589	(7,964,235,269)
CASH FLOW FROM INVESTING ACTIVITIES :			
Sale of property, plant and equipments		989,730	
Purchase of investment measured at FVTPL		(6,381,148)	
Sale of investment measured at FVTPL			1,308,753
Purchase of property, plant and equipments		(55,021,430)	(85,232,128)
Purchase of mutual funds and bonds		(500,000,000)	
Sale of mutual funds and bonds			2,798,254,851
Net cash inflow / (outflow) from investing activities		(560,412,849)	2,714,331,476
CASH FLOW FROM FINANCING ACTIVITIES :			
Debt securities issued			
Debt securities repaid		(490,471,322)	(955,074,110)



Borrowings other than debt securities issued			2,784,316,314
Borrowings other than debt securities repaid		(3,208,496,294)	
Proceeds from issue of share capital		802,122,000	381,551,485
Share Premium on issue of share capital		1,201,273,200	1,138,006,900
Other Financial Liability - Interest accrued but not due on borrowings and Book Overdraft		(1,089,281,585)	1,129,647,531
Increase / (decrease) in Non controlling interest			
Net cash inflow / (outflow) from financing activities		(2,784,854,001)	4,478,448,120
NET INCREASE/(DECREASE) IN CASH AND BANK BALANCES		(50,599,261)	(771,455,673)
Add : Cash and cash equivalents at beginning of the year		876,146,398	1,647,602,072
Cash and cash equivalents at end of the year		825,547,137	876,146,399

II. Change in significant accounting policies

No change in accounting policy during last three financial years covered above.

6. A DECLARATION BY THE DIRECTORS

- a. the company has complied with the provisions of the Act and the rules made thereunder;
- b. the compliance with the Act and the rules does not imply that payment of dividend or interest or repayment of debentures, if applicable, is guaranteed by the Central Government
- c. the monies received under the offer shall be used only for the purposes and objects indicated in the private placement offer cum application letter;

I am authorized by the Board of Directors of the Company resolution dated 10/05/2019 to sign this form and declare that all the requirements of Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association.

It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to this form.

Confidentiality

The information and data contained herein is submitted to each recipient of this Offer Document on a strictly private and confidential basis. By accepting a copy of this Offer Document, each recipient agrees that neither it nor any of its employees or advisors will use the information contained herein for any purpose other than evaluating the specific transactions described herein or will divulge to any other party any such information. This Offer Document must not be photocopied, reproduced, extracted or distributed in full or in part to any person other than the recipient without the prior written consent of the Company. If at any time any such reproduction or disclosure is made and the Company suffers any loss, damage or incurs liability of any kind

whatsoever arising out of or in connection with any such reproduction or disclosure, the recipient of this Offer Document breaching the restriction on reproduction or disclosure agrees to hold harmless and indemnify the Company from and against any such loss, damage or liability.

DECLARATION

We, on behalf of the Company, hereby declare that

All the relevant provisions of the Companies Act 2013 and the rules made thereunder, applicable Regulations have been complied with in respect of this Issue and no statement made in this Offer Document is contrary to the provisions of the Companies Act 2013 and the Debt Regulations.

The monies received under the Issue shall be used only for the purposes and objects indicated in the Offer Document; and

The compliance with the Companies Act 2013 and the rules made thereunder do not imply that payment of dividend or interest or repayment of the Bonds, if applicable, is guaranteed by the Central Government.


We and the Company, accept no responsibility for statements made otherwise than in this Offer Document and anyone placing reliance on any other source of information will be doing so at his own risk.

Pursuant to the resolution passed by the Board of Directors of the Company on 10th May 2019 the signatory is authorized to issue the Offer Document and declare that all the requirements of Companies Act 2013 and the rules made there under in respect of the subject matter of this form and matters incidental thereto have been complied with. Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the Promoters subscribing to the Memorandum of Association and Articles of Association.

It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to this form.

Signed pursuant to the authority granted by the board of directors of the company vide resolution passed on 10th May, 2019.

For Aspire Home Finance Corporation Limited



Authorised Signatory



Mr. Sanjay Chaturvedi
Head - Treasury

Date: May 14, 2019

Place: Mumbai

Aspire Home Finance Corporation Limited

Financial Statements for the year
ended 31 March 2017 together
with Independent Auditors' Report

Aspire Home Finance Corporation Limited

Financial statements together with Independent Auditors' Report
for the year ended 31 March 2017

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Cash flow statement

Significant Accounting Policies and Notes to
financial statements

BSR & Co. LLP

Chartered Accountants

5th Floor, Lodha Excelus,
Apollo Mills Compound
N. M. Joshi Marg, Mahalaxmi
Mumbai - 400 011
India

Telephone +91 (22) 4345 5300
Fax +91 (22) 4345 5399

Independent Auditor's Report

To The Members of Aspire Home Finance Corporation Limited

Report on the financial statements

We have audited the accompanying financial statements of Aspire Home Finance Corporation Limited (the 'Company'), which comprise the Balance Sheet as at 31 March 2017, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's responsibility for the financial statements

The Company's Board of Directors are responsible for the matters stated in Section 134(5) of the Companies Act, 2013 (the 'Act;') with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances.

VS

Independent Auditor's Report (Continued)

Aspire Home Finance Corporation Limited

Auditor's Responsibility (Continued)

An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- a. in the case of the Balance Sheet, of the state of affairs of the Company as at 31 March 2017;
- b. in the case of the Statement of Profit and Loss, of the profit for the year ended on that date; and
- c. in the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

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

As required by Section 143 (3) of the Act, we further 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 purpose of our audit except for the information relating to Specified Bank Notes disclosure referred in paragraph g (iv) of our opinion;
- (b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- (c) the Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;
- (d) in our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
- (e) on the basis of the written representations received from the directors as on 31 March 2017 and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2017 from being appointed as a director in terms of Section 164 (2) of the Act;
- (f) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B"; and

Independent Auditor's Report (Continued)
Aspire Home Finance Corporation Limited

Report on Other Legal and Regulatory Requirements (Continued)

- (g) with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. the Company did not have any pending litigations as on 31 March 2017 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;
 - iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company; and
 - iv. The Company has not provided certain requisite disclosures in the financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8 November 2016 to 30 December 2016. Consequently, we are unable to obtain sufficient and appropriate audit evidence to report whether the disclosures to the extent stated in the notes are in accordance with books of account maintained by the Company and as produced to us by management – refer note 38 to the financial statements.

For **B S R & Co. LLP**
Chartered Accountants

Firm's Registration No: 101248W/W-100022



Vaibhav Shah
Partner

Membership No: 117377

Mumbai
25 April 2017

Aspire Home Finance Corporation Limited

Annexure A to the Independent Auditor's Report of even date (*Continued*)

1.
 - a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - b. The Company has a regular programme of physical verification of its fixed assets by which all the fixed assets are be verified in a phased manner over a period of three years. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed upon such verification.
 - c. According to the information and explanations given to us and on the basis of our examination of records of the Company, we have observed that there are no immovable properties in the name of the Company.
2. The Company is a Housing Finance Company ('HFC'); accordingly, it does not hold any physical inventories. Thus, paragraph 3(ii) of the Order is not applicable.
3. According to the information and explanation given to us, the Company has not granted any loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Act. Accordingly, paragraph 3(iii) of the Order is not applicable to the Company.
4. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the provisions of section 185 and 186 of the Act are not applicable to the Company. Accordingly, paragraph 3(iv) of the Order is not applicable.
5. According to the information and explanations given to us, the Company has not accepted any deposits from the public to which the directives issued by the Reserve Bank of India and the provisions of Section 73 to Section 76 or any other relevant provisions of the Act and the rules framed there under apply.
6. The Central Government has not prescribed the maintenance of cost records under sub section (1) of section 148 of the Act for any of the activities conducted/services rendered by the Company. Accordingly paragraph 3(vi) of the Order is not applicable.
7. According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including provident fund, employees' state insurance, income tax, service tax, cess and any other material statutory dues have generally been regularly deposited during the year by the Company with the appropriate authorities. As explained to us, the Company did not have any dues on account of sales tax, value added tax, custom duty, excise duty for the year ended 31 March 2017.

According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income tax, service tax, cess and any other material statutory dues were in arrears as at 31 March 2017 for a period of more than six months from the date they became payable.

According to the information and explanations given to us, there are no dues of income tax, service tax and other material statutory dues which have not been deposited by the Company on account of any dispute.
8. In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings to financial institutions, banks, government or dues to debenture holders.

Aspire Home Finance Corporation Limited

Annexure A to the Independent Auditor's Report of even date (*Continued*)

9. In our opinion and according to the information and explanations given to us, there were no money raised by initial public offer. In case of further public offer for debt instruments in the form of non-convertible debentures and term loans, according to the information and explanations given to us and based on examination of relevant records, the term loans and non-convertible debentures taken and issued by the Company have been applied for the purpose for which they were raised.
10. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
11. According to the information and explanations give to us and based on our examination of the records of the Company, the Company has paid/provided for managerial remuneration in accordance with the provisions of section 197 read with Schedule V to the Act.
12. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, paragraph 3(xii) of the Order is not applicable.
13. According to the information and explanations given to us and on the basis of our examination of the records of the Company, transactions with the related parties are in compliance with section 177 and 188 of the Act where applicable and the details have been disclosed in the financial statements, as required by the applicable accounting standards.
14. According to the information and explanations given to us and based on our examination of the relevant records of the Company, the Company has not made any private placement of shares during the year. Accordingly, paragraph 3(xiv) of the Order is not applicable.
15. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
16. The Company being a Housing Finance Company registered with the National Housing Bank and thus not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For **B S R & Co. LLP**
Chartered Accountants

Firm's Registration No: 101248W/W-100022



Vaibhav Shah
Partner

Membership No: 117377

Mumbai
25 April 2017

Aspire Home Finance Corporation Limited

Annexure B to the Independent Auditor's Report of even date

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

1. We have audited the internal financial controls over financial reporting of Aspire Home Finance Corporation Limited (the 'Company') as at 31 March 2017 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's responsibility for the internal financial controls

2. The Company's Board of Directors 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 (the 'Guidance Note') issued by the Institute of Chartered Accountants of India (the 'ICAI'). 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, safeguarding of its assets, prevention and detection of frauds and errors, accuracy and completeness of the accounting records and timely preparation of reliable financial information, as required under Companies Act, 2013 (the 'Act').

Auditor's responsibility

3. Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing (the 'Standards'), issued by the ICAI and deemed to be prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by the ICAI. 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 was established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

VS

Aspire Home Finance Corporation Limited

Annexure B to the Independent Auditor's Report of even date (*Continued*)

Meaning of internal financial controls over financial reporting

6. A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of the financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting 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 the financial statements in accordance with generally accepted accounting principles and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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

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

Opinion

8. In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2017, 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 issued by the ICAI.

For B S R & Co. LLP
Chartered Accountants

Firm's Registration No: 101248W/W-100022



Vaibhav Shah
Partner

Membership No: 117377

Mumbai
25 April 2017

ASPIRE HOME FINANCE CORPORATION LIMITED

Balance Sheet

as at 31 March 2017

(Currency : ₹)

Particulars	Note No.	As at 31 March 2017 ₹	As at 31 March 2016 ₹
<u>I. EQUITY AND LIABILITIES:</u>			
(1) Shareholders' funds:			
(a) Share capital	3	4,825,019,030	3,057,166,790
(b) Reserves and surplus	4	1,502,634,281	432,397,760
	(A)	<u>6,327,653,311</u>	<u>3,489,564,550</u>
(2) Non-current liabilities:			
(a) Long-term borrowings	5	34,534,082,913	15,999,957,968
(b) Deferred tax liabilities (net)	6	35,832,786	-
(c) Long term provisions	7	214,725,772	89,732,759
	(B)	<u>34,784,641,471</u>	<u>16,089,690,727</u>
(3) Current liabilities:			
(a) Short-term borrowings	8	243,202,060	295,007,001
(b) Trade payables	9	129,547,242	117,100,530
(c) Other current liabilities	10	5,086,527,998	3,005,536,015
(d) Short-term provisions	11	68,088,436	90,772,109
	(C)	<u>5,527,365,736</u>	<u>3,508,415,655</u>
TOTAL	(A+B+C)	<u><u>46,639,660,518</u></u>	<u><u>23,087,670,932</u></u>
<u>II. ASSETS:</u>			
(1) Non-current assets:			
(a) Fixed assets	12		
(i) Tangible assets		98,851,493	33,013,774
(ii) Intangible assets		12,775,436	3,809,861
(b) Long term loans and advances	13	40,347,266,100	20,415,846,760
(c) Deferred tax assets (net)	6	-	2,523,578
	(A)	<u>40,458,893,029</u>	<u>20,455,193,973</u>
(2) Current assets:			
(a) Current investments	14	2,798,254,851	1,739,148,521
(b) Trade receivables	15	90,438,343	44,004,250
(c) Cash and bank balances	16	1,644,006,632	194,039,751
(d) Short-term loans and advances	17	1,433,092,834	636,401,255
(e) Other current assets	18	214,974,829	18,883,182
	(B)	<u>6,180,767,489</u>	<u>2,632,476,959</u>
TOTAL	(A+B)	<u><u>46,639,660,518</u></u>	<u><u>23,087,670,932</u></u>

Significant accounting policies and notes to financial statements
The notes referred to above form an integral part of the financial statements.

1 - 62

As per our report of even date attached.

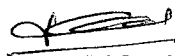
For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022



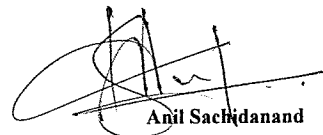
Vaibhav Shah
Partner
Membership No: 117377

Mumbai
25 April 2017


For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited



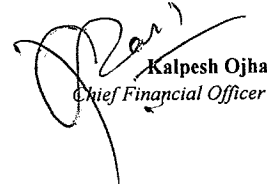
Motilal Oswal
Chairman



Anil Sachidanand
Managing Director & CEO



S. Y. Sankhe
Company Secretary



Kalpesh Ojha
Chief Financial Officer

ASPIRE HOME FINANCE CORPORATION LIMITED

Statement of Profit and Loss

for the year ended 31st March 2017

(Currency : ₹)

Particulars	Note No.	For the year ended 31 March 2017 ₹	For the year ended 31 March 2016 ₹
Income			
Revenue from operations	19	4,929,224,544	1,976,174,957
Other income	20	778,622,824	228,930,202
Total (A)		5,707,847,368	2,205,105,159
Expenses			
Employee benefits	21	404,956,410	232,895,693
Finance cost	22	3,498,452,923	1,085,253,844
Depreciation and amortization expenses	12	32,916,146	10,248,622
Provision for contingencies	23	122,514,410	74,901,527
Other expenses	24	392,313,959	188,587,244
Total (B)		4,451,153,848	1,591,886,931
Profit before tax (C) = (A) - (B)		1,256,693,520	613,218,229
Less: Tax expense :			
(1) Current tax			
- Current year		397,444,353	214,377,526
- Excess provision of tax for earlier year		-	(1,500,000)
(2) Deferred tax		38,356,364	346,588
Profit after tax		820,892,803	399,994,115
Earnings per share:	27		
Basic		0.19	0.20
Diluted		0.19	0.19
Face value per share		1	1

Significant accounting policies and notes to financial statements

1 - 62

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

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022



Vaibhav Shah
Partner

Membership No: 117377

Mumbai
25 April 2017

For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited



Motilal Oswal
Chairman



Anil Sachidanand
Managing Director & CEO



S. Y. Sankhe
Company Secretary



Kalpesh Ojha
Chief Financial Officer

ASPIRE HOME FINANCE CORPORATION LIMITED

Cash Flow Statement

for the year ended 31 March 2017

(Currency : ₹)

Particulars	For the year ended 31 March 2017 ₹	For the year ended 31 March 2016 ₹
Cash flows from operating activities		
Net profit before tax	1,256,693,520	613,218,229
Adjustments for:		
Depreciation and amortization	32,916,146	10,248,622
Employee stock option expense	76,552	-
Other employee benefit expense	647,382	-
Gratuity	9,556,515	2,280,023
Compendated absence	7,787,366	2,147,876
Provision for contingencies	122,514,410	74,901,527
Profit on sale of investments	(757,647,259)	(220,274,804)
Dividend income	(15,398,232)	-
Operating profit before working capital changes	657,146,400	482,521,473
Adjustment for working capital changes:		
Increase in long-term provisions	-	-
Increase in trade payables	12,446,712	100,532,655
Increase other current liabilities	2,080,991,983	2,301,134,338
Increase short-term provisions	29,201,426	14,788,539
Increase in long-term loans and advances	(19,931,413,572)	(16,870,804,461)
Increase in trade receivables	(46,434,096)	(27,208,003)
Increase in short-term loans and advances	(796,691,579)	(581,215,636)
Increase in other current assets	(196,091,648)	(18,883,182)
Cash generated from operations	(18,190,844,372)	(14,599,134,276)
Income taxes paid	(464,847,880)	(156,817,799)
Net cash used in operating activities (A)	(18,655,692,252)	(14,755,952,075)
Cash flows from investing activities		
Purchase of fixed assets	(107,719,440)	(37,361,519)
Sale of investments	154,255,262,297	80,382,615,830
Purchase of investments	(154,556,721,367)	(81,701,489,547)
Investment in fixed deposits	(25,000,000)	-
Dividend income	15,398,232	-
Net cash used in investing activities (B)	(418,780,279)	(1,356,235,236)
Cash flows from financing activities		
Proceeds from issue of equity shares including premium	2,017,119,406	1,570,584,959
Interest on borrowings	18,482,320,005	14,569,381,675
Net cash generated from financing activities (C)	20,499,439,411	16,139,966,634
Net increase in cash and cash equivalents (A+B+C)	1,424,966,881	27,779,323
Cash and cash equivalents at the beginning of the year	194,039,751	166,260,428
Cash and cash equivalents as at end of the year	1,619,006,632	194,039,751
Components of cash and cash equivalents		
Cash in hand	-	-
Balance with banks in current accounts	1,569,006,632	94,139,751
Fixed Deposit (maturing within a period of three months)	50,000,000	99,900,000
Cash and cash equivalents as at end of the year	1,619,006,632	194,039,751

As per our report of even date attached

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022



Vaibhav Shah

Partner

Membership No: 117377

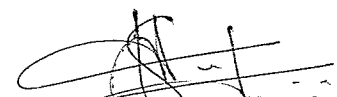
Mumbai

25 April 2017

For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited



Motilal Oswal
Chairman



Anil Sachidanand
Managing Director & CEO



S. Y. Sankhe
Company Secretary



Kalpesh Ojha
Chief Financial Officer

ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements

for the year ended 31st March 2017

(Currency : ₹)

1 Overview

Aspire Home Finance Corporation Limited ("the Company") was incorporated in India on 01 October 2013. The Company is registered with the National Housing Bank under section 29A of the National Housing Bank Act, 1987 with effect from 19 May 2014. The Company is primarily engaged into providing loans for purchase or construction of residential houses.

2 Significant accounting policies

2.1 Basis of preparation

The financial statements have been prepared and presented under the historical cost convention and accrual basis of accounting, unless otherwise stated, and in accordance with the generally accepted accounting principles in India ("Indian GAAP"), and conform to the statutory requirements, circulars and guidelines issued by the National Housing Bank ("NHB") from time to time to the extent applicable. The financial statements have been prepared to comply in all material respects with the Accounting Standards ("AS") notified under section 133 of the Companies Act 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 to the extent applicable.

2.2 Use of estimates

The preparation of financial statements in conformity with Indian GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities including contingent liabilities as of the date of the financial statements and the reported amounts of revenues and expenses for the reporting period. The estimates and assumptions used in the accompanying financial statements are based upon management's evaluation of the relevant facts and circumstances as of the date of financial statements. Actual results could differ from these estimates. Any revisions to accounting estimates are recognized prospectively in the current and future periods.

2.3 Borrowings and borrowing costs

a. Borrowing costs

Borrowing costs include interest and other ancillary borrowing costs. Interest and other related financial charges are recognized as an expense in the period for which they relate as specified in Accounting Standard (AS 16) on "Borrowing Costs". Ancillary costs incurred for arrangement of borrowings such as loan processing fee, arranger fee, stamping expense and rating expense are period costs and amortized over the tenure of the borrowing.

b. Zero coupon instrument

The difference between the discounted amount mobilized and redemption value of commercial papers/ zero coupon non - convertible debentures is apportioned on time proportion basis over the life of instruments and charged to the statement of profit and loss.

2.4 Fixed assets and depreciation

Tangible fixed assets

Fixed assets are stated at cost less accumulated depreciation and impairment, if any. The cost of fixed assets comprise purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure incurred on assets is capitalized only when it increases the future benefit / functioning capability from / of such assets.

Depreciation is charged over the estimated useful life of the fixed assets on a written down value basis in the manner prescribed in schedule II of the Companies Act, 2013.

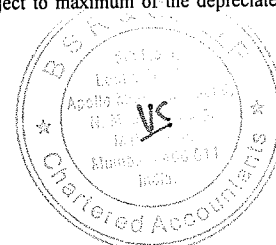
- Improvements to lease hold premises are charged off over the primary period of lease or its useful life, whichever is lower.
- Assets individually costing less than Rs 5,000/- are fully depreciated in the year of purchase.
- The Company has estimated 5% residual value at the end of the useful life for all block of assets.
- For assets purchased and sold during the year, depreciation is provided on a pro rata basis by the Company.

Intangible fixed assets

Software and system development expenditure are capitalized at cost of acquisition including cost attributable to bring the same in working condition and the useful life of the same is estimated of 5 years with zero residual value. Any expenses on such software for support and maintenance payable annually are charged to the statement of profit and loss.

2.5 Impairment of assets

The Company assesses at the balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset or the cash generating unit ("CGU"). If such recoverable amount of the asset or the recoverable amount of the CGU to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is 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 asset is reflected at the revised recoverable amount, subject to maximum of the depreciated historical cost.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2017

(Currency : ₹)

2 Significant accounting policies (Continued)

2.6 Investments

In accordance with AS - 13 on "Accounting for Investments" and the Guidelines issued by the National Housing Bank ("NHB"), investments expected to mature after twelve months are taken as long-term investment and stated at cost. Provision is recognized only in case of diminution, which is other than temporary in nature. All other investment are recognized as current investments and are valued at lower of cost and fair value. In case of unquoted units of schemes of mutual fund, NAV declared by respective mutual fund is considered as fair value.

2.7 Loans and advances: Classification and provisioning

Housing loans are classified as per the NHB guidelines, into performing and non-performing assets. All loans and other credit exposures where the installments, including interest and other dues are overdue for a period of more than ninety days are classified as non-performing assets in accordance with the prudential norms prescribed by the NHB. On a conservative basis, the Company is currently classifying any non-performing as sub-standard and doubtful whose installments, including interest and other dues are overdue for a period of 3 to 12 months and more than 12 months respectively which is more than the provisioning requirement as stated by NHB guidelines. Further, non-performing assets are classified into loss assets and provision is made based on criteria stipulated by the NHB guidelines. Additional provisions are made against specific non-performing assets over and above as stated in the NHB guidelines, if in the opinion of management, a higher provision is necessary. The Company maintains general provision for standard assets as per the prudential norms prescribed by the NHB.

2.8 Revenue recognition

a. Interest on housing loans

- (i) Interest income on loans is recognized on accrual basis except in case of non-performing assets where interest is recognized upon realization as per the NHB guidelines. Repayment of housing loans is by way of Equated Monthly Installments (EMI) comprising principal and interest. Interest is calculated on monthly reducing balance in terms of financing scheme opted by the borrower. EMI commences once the entire loan is disbursed. Pending commencement of EMI, pre-EMI interest is charged every month and is accounted on accrual basis.

b. Fees and other charges.

- (i) Upfront processing fees are recovered and recognized at the time of disbursement of loan.
- (ii) Other charges such as cheque bounce charges, late payment charges are recognized when there is no significant uncertainty as to determination and realization.
- (iii) In case of non-performing asset, fees and other charges are recognized upon realisation as per the NHB guidelines.

c. Income from investments

- (i) Income from dividend is recognized in the statement of profit and loss when the right to receive is established.
- (ii) Interest income on fixed deposits is recognized on a time proportion basis.

d. Other income

- (i) In other cases, income is recognized following accrual principles when there is no significant uncertainty as to determination and realization.

2.9 Employee benefits

Defined contribution plans

The Company makes specified monthly contributions towards employee provident fund to government administered provident fund scheme which is a defined contribution plan. The Company's contributions is recognized as an expense in the statement of profit and loss during the period in which the employee renders the related service.

Gratuity

The Company's gratuity scheme is a defined benefit plan. The Company's net obligation in respect of the gratuity benefit 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.

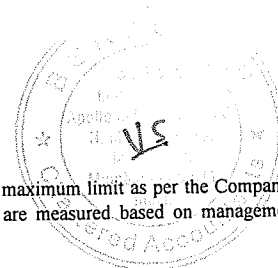
The present value of the obligation under such benefit plan is determined based on actuarial valuation using the Projected Unit Credit Method which recognizes each period of service that gives rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

The obligation is measured at present value of estimated future cash flows. The discounted rates used for determining the present value are based on the market yields on Government Securities as at the balance sheet date.

Actuarial gains and losses are recognized immediately in the statement of profit and loss.

Compensated absences

The employees of the Company are entitled to carry forward their unavailed / unutilized leave for one year subject to a maximum limit as per the Company's policy. The employees are not entitled to encash unavailed / unutilized leave. Accumulating compensated absences are measured based on management estimates.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2017

(Currency : ₹)

2 Significant accounting policies (Continued)

2.10 Income tax

Income-tax expense comprises current tax (i.e. amount of tax for the period determined in accordance with the income-tax law) and deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the period).

Current tax

Provision for current income-tax is recognized in accordance with the provisions of Indian Income-tax Act, 1961 and is made annually based on the tax liability after taking credit for tax allowances and exemptions.

Deferred tax

Deferred tax is recognized in respect of timing differences between taxable income and accounting income i.e. differences that originate in one period and are capable of reversal in one or more subsequent periods. The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognized using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets / liabilities are recognized only to the extent there is reasonable certainty that the assets / liabilities can be realised in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognized only if there is a virtual certainty supported by convincing evidence that sufficient future taxable income will be available against which such deferred tax assets can be realised. Deferred tax assets / liabilities are reviewed as at the each balance sheet date and written down or written-up to reflect the amount that is reasonably / virtually certain (as the case may be) to be realised.

2.11 Provisions and contingencies

The Company recognizes provision when there is present obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate of the amount of the obligation can be made. In cases where the available information indicates that the loss on the contingency is reasonably possible but the amount of loss cannot be reasonably estimated, a disclosure is made in the financial statements. Provisions are reviewed at the balance sheet date and adjusted to reflect the current management estimates. If it is no longer probable that the outflow of resources would be required to settle the obligation, the provision is reversed.

A disclosure of contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources.

When there is a possible obligation or a present obligation in respect of which likelihood of outflow of resource is remote, no provision or disclosure is made.

Contingent assets are not recognized in the financial statements.

2.12 Earnings per share (EPS)

Basic earnings per equity share have been computed by dividing net profit / loss available to the equity share holders for the year by weighted average number of equity shares outstanding during the year. Diluted earnings per equity share have been computed by dividing the net profit available to the equity share holders after giving impact of dilutive potential equity shares for the year by weighted average number of equity shares and dilutive potential equity shares outstanding during the year, except where the results are anti-dilutive.

2.13 Operating leases

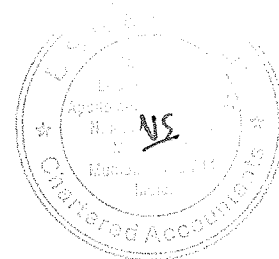
Payments under lease arrangement, where the risks and rewards incidental to ownership of an asset substantially vest with the lessor, are charged to the statement of profit and loss on a straight-line basis over the lease term, unless another systematic basis is more appropriate.

2.14 Operating Cycle

Based on the nature of its activities, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

2.15 Foreign Exchange Transactions :

Transactions in foreign currencies are recorded at the exchange rates prevailing on the date of transactions. Transactions remaining unsettled are translated at the exchange rates prevailing on the date of the Balance Sheet, except those covered by forward contract, currency swap contracts. Any gain or losses on account of exchange differences either on settlement or on translation are recognized in the Statement of Profit and Loss. In respect of Forward Exchange Contracts the premium or discount arising at the inception of forward exchange contracts is amortized as expense or income over the life of the contract. Exchange differences on such contracts on reporting dates are recognized in the Statement of Profit and Loss. Any profit or loss arising on cancellation or renewal of forward exchange contract is recognized as income or as an expense in that year.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2017

(Currency : ₹)

	As at 31 March 2017	As at 31 March 2016
3 Share capital		
3.1 Authorised :		
10,000,000,000 (previous year: 3,100,000,000) equity shares of Re. 1 each	10,000,000,000	3,100,000,000
	<u>10,000,000,000</u>	<u>3,100,000,000</u>
3.2 Issued, Subscribed and Paid up :		
4,825,019,030 (previous year: 3,057,166,790) equity shares of Re. 1 each , fully paid-up	4,825,019,030	3,057,166,790
	<u>4,825,019,030</u>	<u>3,057,166,790</u>

Notes:

- Pursuant to the approval of members in the Extraordinary General Meeting of the Company held on 23 May 2016, the authorized equity share capital of the Company was increased from Rs.3,100,000,000 divided into 310,000,000 equity share of face value of Rs.10 each to Rs.5,500,000,000 divided into 550,000,000 equity share of Rs.10 each.
- Pursuant to the approval of members in the Extraordinary General Meeting of the Company held on 23 February 2017, the authorized equity share capital of the Company was changed from Rs.5,500,000,000 divided into 550,000,000 equity shares of face value of Rs. 10 each to Rs.5,500,000,000 divided into 5,500,000,000 equity shares of face value of Re. 1 each. As a result the outstanding equity shares have increased from 482,501,903 of face value of Rs. 10 each to 4,825,019,030 equity shares of Re. 1 each at 31 March 2017.
- Pursuant to the approval of members in the Extraordinary General Meeting of the Company held on 23 February 2017 the authorized equity share capital of the Company was increased from Rs.5,500,000,000 divided into 5,500,000,000 equity shares of face value of Re. 1 each to Rs.10,000,000,000 divided into 10,000,000,000 equity shares of face value of Re. 1 each.
- The Company has only one class of equity shares having a face value of Re. 1 each. Each holder of equity shares is entitled to one vote per share.
- 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, in proportion to their holding. However, there exists no preferential liability as on 31 March 2017.

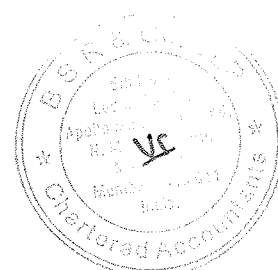
3.3 Movement in share capital :

	As at 31 March 2017		As at 31 March 2016	
	No of shares	Amount	No of shares	Amount
Equity shares				
Outstanding at the beginning of the year	3,057,166,790	3,057,166,790	2,000,000,000	1,500,000,000
Issued during the year	1,767,852,240	1,767,852,240	1,057,166,790	1,057,166,790
Call money	-	-	-	500,000,000
Outstanding at the end of the year	<u>4,825,019,030</u>	<u>4,825,019,030</u>	<u>3,057,166,790</u>	<u>3,057,166,790</u>

3.4 Details of shares held by holding Company / shareholders holding more than 5% shares in the Company

	As at 31 March 2017		As at 31 March 2016	
	No. of shares	% of holding	No. of shares	% of holding
Motilal Oswal Securities Limited				
Equity share of Re. 1 each fully paid-up	3,936,035,460	81.58%	2,493,582,290	81.57%
Motilal Oswal Financial Services Limited				
Equity share of Re. 1 each fully paid-up	738,983,470	15.32%	493,584,400	16.15%
	<u>4,675,018,930</u>	<u>96.90%</u>	<u>2,987,166,690</u>	<u>97.72%</u>

Note : Refer note No.33 for disclosure relating to employee stock option scheme.



ASPIRE HOME FINANCE CORPORATION LIMITED

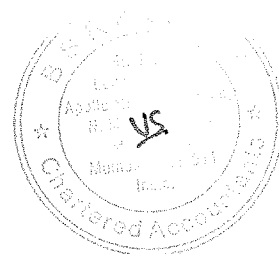
Notes to financial statements (Continued)

as at 31 March 2017

(Currency : ₹)

	As at 31 March 2017	As at 31 March 2016
4 Reserves and surplus		
Statutory reserve *		
Opening balance	84,346,422	4,347,599
Add: Additions during the year	164,178,561	79,998,823
Closing balance	<u>248,524,983</u>	<u>84,346,422</u>
Securities premium		
Opening balance	13,418,169	-
Add: Securities premium on shares issued during the year	249,267,166	13,418,169
Closing balance	<u>262,685,335</u>	<u>13,418,169</u>
Employee Stock Options Scheme Outstanding		
Opening balance	-	-
Add: Addition during the year	76,552	-
Closing balance	<u>76,552</u>	<u>-</u>
Surplus / (deficit) in statement of profit and loss		
Opening balance	334,633,169	14,637,877
Add: Profit for the year	820,892,803	399,994,115
Less: Transfer to statutory reserve	(164,178,561)	(79,998,823)
Closing balance	<u>991,347,411</u>	<u>334,633,169</u>
	<u><u>1,502,634,281</u></u>	<u><u>432,397,760</u></u>

*As per section 29C of the National Housing Bank Act, 1987 and Section 36(1)(viii) of Income Tax Act, 1961.



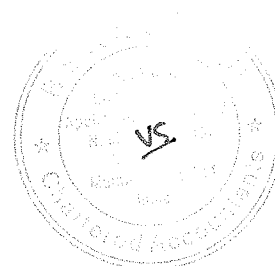
ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2017

(Currency : ₹)

	As at 31 March 2017	As at 31 March 2016
5 Long term borrowings		
<u>Secured</u>		
Secured redeemable non-convertible debentures	11,749,000,000	7,100,000,000
Zero coupon debentures	1,300,000,000	1,250,000,000
Term loans from banks	15,789,005,256	7,646,380,334
<u>Unsecured</u>		
Unsecured redeemable non-convertible debentures	7,900,000,000	650,000,000
Zero coupon debentures	1,000,000,000	1,000,000,000
	<u>37,738,005,256</u>	<u>17,646,380,334</u>
Less : Current maturities of long term borrowings	(3,203,922,343)	(1,646,422,366)
	<u>34,534,082,913</u>	<u>15,999,957,968</u>



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2017

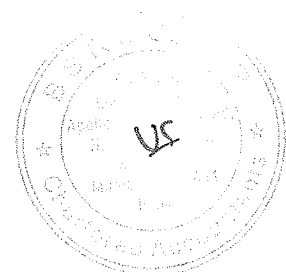
(Currency : ₹)

5 Long term borrowings (Continued)

Security and other terms of debentures are as follows :

As at 31 March 2017

NCD Series	Units	Amount in ₹	Security provided	Charge %
Series A (2015-16)/1	1,000	1,000,000,000	Exclusive charge over specific receivables	1.10 Times of amount Outstanding
Series A (2015-16)/2	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/3	500	500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/4	150	150,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/5	750	750,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/6	1,500	1,500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/7	1,000	1,000,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/8	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/9	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/10	1,500	1,500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/13	700	700,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2016-17)/4	1,250	1,250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2016-17)/7	997	997,000,000	Exclusive charge over specific receivables	1.10 Times of amount Outstanding
Series A (2016-17)/10	50	50,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series C (2016-17)/1	800	800,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/2	200	200,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/3	746	746,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/4	80	80,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/5 & 6	174	174,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/7	691	691,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/8	60	60,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/9	100	100,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/10	51	51,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Total	13049	13,049,000,000		



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2017

(Currency : ₹)

5 Long term borrowings (Continued)

Security and other terms of debentures are as follows : (Continued)

As at 31 March 2016

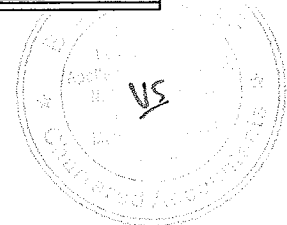
NCD Series	Units	Amount in ₹	Security provided	Charge %
Series A (2014-15)/1	500	500,000,000	Exclusive charge over specific receivables	1.10 Times of amount Outstanding
Series A (2015-16)/1	1,000	1,000,000,000	Exclusive charge over specific receivables	1.10 Times of amount Outstanding
Series A (2015-16)/2	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/3	500	500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/4	150	150,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/5	750	750,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/6	1,500	1,500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/7	1,000	1,000,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/8	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/9	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/10	1,500	1,500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/13	700	700,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Total	8,350	8,350,000,000		

Terms of repayment of debentures

As at 31 March 2017

Debentures - secured

Maturity	0-3 years	3-5 years	>5 years	Total
Rate of interest				
11.00%	1,000,000,000	-	-	1,000,000,000
10.75%	-	500,000,000	-	500,000,000
10.85%	150,000,000	-	-	150,000,000
10.84%	1,500,000,000	-	-	1,500,000,000
10.84%	1,000,000,000	-	-	1,000,000,000
10.84%	250,000,000	-	-	250,000,000
9.75%	-	1,500,000,000	-	1,500,000,000
10.70%	700,000,000	-	-	700,000,000
10.70%	1,250,000,000	-	-	1,250,000,000
9.85%	-	-	997,000,000	997,000,000
10.00%	800,000,000	-	-	800,000,000
10.00%	200,000,000	-	-	200,000,000
10.00%	746,000,000	-	-	746,000,000
10.25%	80,000,000	-	-	80,000,000
10.01%	174,000,000	-	-	174,000,000
10.00%	691,000,000	-	-	691,000,000
9.80%	60,000,000	-	-	60,000,000
9.80%	100,000,000	-	-	100,000,000
9.55%	51,000,000	-	-	51,000,000
Zero coupon	1,300,000,000	-	-	1,300,000,000
Total	10,052,000,000	2,000,000,000	997,000,000	13,049,000,000



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2017

(Currency : ₹)

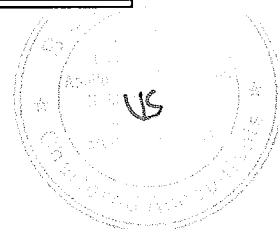
5 Long term borrowings (Continued)

Security and other terms of debentures are as follows : (Continued)

Terms of repayment of debentures				
As at 31 March 2017				
Debentures - unsecured				
Maturity	0-3 years	3-5 years	>5 years	Total
Rate of interest				
10.82%	150,000,000	-	-	150,000,000
11.00%	-	300,000,000	-	300,000,000
11.00%	-	200,000,000	-	200,000,000
11.15%	-	500,000,000	-	500,000,000
11.00%	250,000,000	-	-	250,000,000
11.00%	1,000,000,000	-	-	1,000,000,000
11.00%	500,000,000	-	-	500,000,000
11.00%	500,000,000	-	-	500,000,000
9.99%	-	-	2,500,000,000	2,500,000,000
10.85%	-	1,000,000,000	-	1,000,000,000
11.00%	-	-	500,000,000	500,000,000
10.50%	500,000,000	-	-	500,000,000
Zero coupon	1,000,000,000	-	-	1,000,000,000
Total	3,900,000,000	2,000,000,000	3,000,000,000	8,900,000,000

As at 31 March 2016				
Debentures - secured				
Maturity	0-3 years	3-5 years	>5 years	Total
Rate of interest				
11.25%	500,000,000	-	-	500,000,000
11.00%	1,000,000,000	-	-	1,000,000,000
10.75%	-	500,000,000	-	500,000,000
10.85%	150,000,000	-	-	150,000,000
10.84%	1,500,000,000	-	-	1,500,000,000
10.84%	1,000,000,000	-	-	1,000,000,000
10.84%	250,000,000	-	-	250,000,000
9.75%	-	1,500,000,000	-	1,500,000,000
10.70%	-	700,000,000	-	700,000,000
Zero coupon	1,250,000,000	-	-	1,250,000,000
Total	5,650,000,000	2,700,000,000	-	8,350,000,000

As at 31 March 2016				
Debentures - unsecured				
Maturity	0-3 years	3-5 years	>5 years	Total
Rate of interest				
10.82%	150,000,000	-	-	150,000,000
11.00%	-	-	500,000,000	500,000,000
Zero coupon	1,000,000,000	-	-	1,000,000,000
Total	1,150,000,000	-	500,000,000	1,650,000,000



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2017

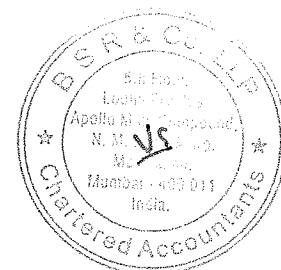
(Currency : ₹)

5 Long term borrowings (Continued)

Security and other terms of term loans are as follows : (Continued)

As at 31 March 2017				
Terms of repayment of terms loans				
Term loans from banks - secured by way of hypothecation of receivables i.e loans and advances.				
Maturity	0-3 years	3-5 years	>5 years	Total
Rate of interest				
8.50 % to 11% annually	7,602,544,889	3,802,987,045	4,383,473,323	15,789,005,256
Total	7,602,544,889	3,802,987,045	4,383,473,323	15,789,005,256

As at 31 March 2016				
Terms of repayment of terms loans				
Term loans from banks - secured by way of hypothecation of receivables i.e loans and advances.				
Maturity	0-3 years	3-5 years	>5 years	Total
Rate of interest				
10% to 12% annually	4,158,222,402	2,275,681,035	1,212,476,897	7,646,380,334
Total	4,158,222,402	2,275,681,035	1,212,476,897	7,646,380,334



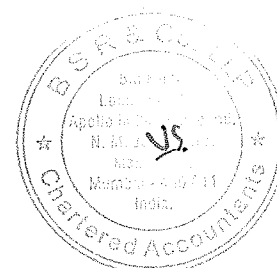
ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2017

(Currency : ₹)

	As at 31 March 2017	As at 31 March 2016
6 Deferred tax liability / (asset) (net)		
Deferred tax liabilities		
Depreciation on fixed assets	340,337	1,023,881
Reserve Created u/s 36(1)(viii)	61,910,504	29,190,610
Unamortized borrowing cost	54,946,217	-
Gross deferred tax liabilities	<u>117,197,058</u>	<u>30,214,491</u>
Deferred tax assets		
Provision for gratuity	4,639,598	1,108,234
Provision for standard assets, sub-standard assets and doubtful assets	73,286,285	30,886,498
Provision for compensated absence	3,438,389	743,337
Gross deferred tax assets	<u>81,364,272</u>	<u>32,738,069</u>
Net deferred tax liabilities/(assets)	<u>35,832,786</u>	<u>(2,523,578)</u>
7 Long-term provisions		
Provision for employee benefits		
Gratuity*	12,357,734	2,980,310
Other employee benefit	647,382	-
Other provisions		
(a) Provision for standard assets**	159,471,360	81,088,277
(b) Provision for sub standard assets**	23,816,117	5,664,172
(c) Provision for doubtful assets**	18,433,179	-
	<u>214,725,772</u>	<u>89,732,759</u>
*Refer note 30		
**Refer note 31		
8 Short-term borrowings		
Secured		
Loans repayable on demand		
Short term loans from banks*	-	295,007,001
Unsecured		
Other loans and advances		
Commercial Papers (Net off unamortized cost)	243,202,060	-
	<u>243,202,060</u>	<u>295,007,001</u>
* Secured by way of hypothecation of housing loans given by the Company. These are repayable on demand and carry interest rate of 8.65% to 11.15% per annum.		
9 Trade payables		
Creditors		
Due to Micro, Small and Medium Enterprises*	-	-
Due to others	129,547,242	117,100,530
	<u>129,547,242</u>	<u>117,100,530</u>
*Refer note 35		



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2017

(Currency : ₹)

	As at 31 March 2017	As at 31 March 2016
10 Other current liabilities		
Current maturities of long term borrowings	3,203,922,343	1,646,422,366
Interest accrued but not due on borrowings	1,638,000,971	614,599,245
Statutory liabilities	14,814,108	45,546,493
Book overdraft	1,503,664	613,164,961
Salary and bonus payable	70,387,406	38,300,642
Due to Micro, Small and Medium Enterprises*	5,005,697	1,222,624
Due to others	152,893,809	46,279,684
	<u>5,086,527,998</u>	<u>3,005,536,015</u>

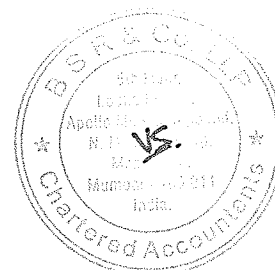
*Refer note 35

11 Short-term provisions

Provision for employee benefits		
Gratuity*	401,027	221,936
Compensated absences	9,935,242	2,147,876
Other provisions		
Provision for expenses	47,381,180	18,179,753
Provision for taxes (Net of Advance Tax and Tax Deducted at Source CY Rs 397,113,820 (PY Rs. 145,815,801))	330,533	67,728,292
Provision for standard assets**	5,362,206	2,334,679
Provision for sub standard assets**	799,961	159,573
Provision for doubtful assets**	3,878,288	-
	<u>68,088,436</u>	<u>90,772,109</u>

*Refer note 30

**Refer note 31



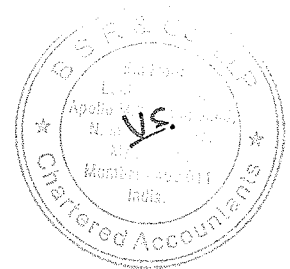
ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
as at 31 March 2017

(Currency : ₹)

12 Fixed assets

Description of assets	Current Year				Net block	
	As at 1 April 2016	Gross block Additions during the year	Deductions during the year	As at 31 March 2017	As at 31 March 2017	As at 31 March 2016
Tangible assets:						
Computers and data processing units	20,097,758	28,522,658	618,000	48,002,416	22,856,397	12,809,782
Furniture and fixtures	9,815,986	19,586,886	-	29,402,872	5,825,365	8,405,209
Electric installations	161,741	10,240,299	-	10,402,040	1,266,883	147,398
Office equipment's	3,289,977	15,840,130	-	19,130,107	3,103,080	2,811,389
Leasehold improvements	10,791,662	22,973,517	-	33,765,179	8,799,397	8,839,996
Total tangible assets (a)	44,157,124	97,163,490	618,000	140,702,614	41,851,122	33,013,774
Intangible assets:						
Computer software	5,285,585	11,173,950	-	16,459,535	3,684,099	3,809,861
Total intangible assets (b)	5,285,585	11,173,950	-	16,459,535	3,684,099	3,809,861
Total (a) + (b) = (c)	49,442,709	108,337,440	618,000	157,162,149	45,535,221	36,823,635



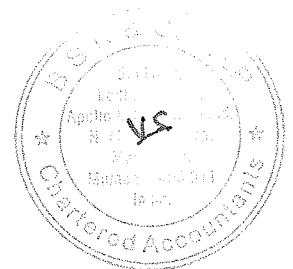
ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) as at 31 March 2017

(Currency : ₹)

12 Fixed assets (Continued)

Description of assets	Previous Year			Deductions during the year	As at 31 March 2016	Additions during the year	Deductions during the year	As at 31 March 2016	Net block As at 31 March 2016	As at 31 March 2015
	As at 1 April 2015	As at 31 March 2016	As at 1 April 2015							
Tangible assets:										
Computers and data processing units	5,098,716	14,999,042	-	-	20,097,758	1,541,848	5,746,128	7,287,976	12,809,782	3,556,869
Furniture and fixtures	2,081,720	7,734,266	-	-	9,815,986	128,685	1,282,092	1,410,777	8,405,209	1,953,035
Electric installations	14,355	147,386	-	-	161,741	558	13,785	14,343	147,398	13,797
Office equipments	269,053	3,020,924	-	-	3,289,977	26,733	451,854	478,587	2,811,389	242,320
Leasehold improvements	1,016,511	9,775,151	-	-	10,791,662	111,387	1,840,279	1,951,666	8,839,996	905,124
Total tangible assets (a)	8,480,355	35,676,769	-	-	44,157,124	1,809,211	9,334,139	11,145,350	33,013,774	6,671,144
Intangible assets:										
Computer software	3,600,835	1,684,750	-	-	5,285,585	561,241	914,483	1,475,724	3,809,861	3,039,594
Total intangible assets (b)	3,600,835	1,684,750	-	-	5,285,585	561,241	914,483	1,475,724	3,809,861	3,039,594
Total (a) + (b) = (c)	12,081,190	37,361,519	-	-	49,442,709	2,370,452	10,248,622	12,619,074	36,823,635	9,710,738



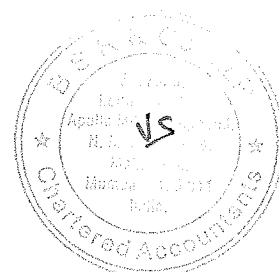
ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2017

(Currency : ₹)

	As at 31 March 2017	As at 31 March 2016
13 Long-term loans and advances		
<u>Secured, considered good</u>		
<u>Home Loans *</u>		
Loans to others	40,062,260,925	20,298,735,886
Loans to related parties	10,371,175	11,094,480
<u>Unsecured, considered good</u>		
Security deposit	51,267,220	4,508,100
Capital advances	32,514,024	6,681,243
Advance income tax (Net of provision CY Rs 214,377,526, PY Rs. 18,200,000)	1,467,884	1,462,116
Unamortized borrowing cost	189,384,872	93,364,935
	40,347,266,100	20,415,846,760
* Loans granted by the Company are secured by equitable mortgage/ registered mortgage of the property and/or undertaking to create security and/or personal guarantees and/or assignment of life insurance policies.		
14 Current investments		
Investments in mutual funds		
- Unquoted		
Reliance medium term fund - direct weekly dividend	651,969,366	-
Reliance money manager fund - direct growth plan growth option	-	1,039,148,521
Motilal Oswal Most Ultra Short Term Bond Fund - Direct Plan-Growth option	1,000,000,000	700,000,000
Franklin India Ultra Short Bond Fund Super Institutional Plan - Direct	564,677,136	-
Invesco India Medium Term Bond Fund - Direct Plan Annual	581,608,350	-
	2,798,254,851	1,739,148,521
<u>Details</u>		
No. of units	171,621,194	90,489,270
Total market value of unquoted investment	2,799,563,604	1,739,687,084
Total book value of unquoted investment	2,798,254,851	1,739,148,521
15 Trade receivables		
<u>Unsecured, considered good</u>		
Outstanding for a period less than six months	90,438,343	44,004,250
	90,438,343	44,004,250



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2017

(Currency : ₹)

	As at 31 March 2017	As at 31 March 2016
16 Cash and bank balances		
Cash and cash equivalents		
Balances with banks (current accounts)	1,569,006,632	94,139,751
Deposits having maturity of less than 3 months	50,000,000	99,900,000
Other bank balances		
Deposits having maturity of more than 12 months	25,000,000	-
	1,644,006,632	194,039,751
17 Short-term loans and advances		
<u>Secured, considered good</u>		
<u>Home Loans *</u>		
Loans to others **	1,345,653,069	578,709,943
Loans to related parties **	899,665	864,445
<u>Unsecured, considered good</u>		
Advance to employees	4,455,845	1,895,175
Advance payment of interest	421,678	286,301
Prepaid expenses	1,330,210	844,372
Service tax credit receivable	12,540,654	4,520,541
Loans to staff	877,550	296,389
Unamortized borrowing cost	66,914,163	48,984,089
	1,433,092,834	636,401,255
* Loans granted by the Company are secured by equitable mortgage/ registered mortgage of the property and/or undertaking to create security and/or personal guarantees and/or assignment of life insurance policies.		
** Represents current portion of long term housing loans disbursed by the company.		
18 Other current assets		
Interest accrued but not due on home loans	162,713,967	7,575,200
Interest accrued but not due on fixed deposits with banks	3,595,440	6,445,345
EMI /Pre EMI receivables on home loans	33,651,085	4,862,637
Insurance receivable	15,014,337	-
	214,974,829	18,883,182



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2017

(Currency : ₹)

	For the year ended 31 March 2017	For the year ended 31 March 2016
19 Revenue from operations		
Interest income on loans	3,978,614,084	1,332,338,313
Processing fees	551,861,781	409,710,930
Other operating income	398,748,679	234,125,714
	<u>4,929,224,544</u>	<u>1,976,174,957</u>
20 Other income		
Dividend income on mutual funds	15,398,232	-
Interest on fixed deposits with banks	5,577,333	8,650,863
Net gain on sale of investments	757,647,259	220,274,804
Other non operating income	-	4,535
	<u>778,622,824</u>	<u>228,930,202</u>
21 Employee benefit expenses		
Salaries, wages and bonus	378,705,429	224,321,907
Contribution to provident and other funds	13,438,535	4,882,430
Staff welfare expenses	3,179,379	1,411,333
Gratuity*	9,556,515	2,280,023
Employees Stock Option expenses	76,552	-
	<u>404,956,410</u>	<u>232,895,693</u>
*Refer note 35		
22 Finance costs		
Interest on debentures	2,005,381,881	618,790,877
Interest on term loans/ Cash credit	1,159,656,665	321,133,354
Interest on intercompany loans	-	148,724
Discount on commercial papers	213,140,310	119,330,450
Other borrowing costs	120,274,067	25,850,439
	<u>3,498,452,923</u>	<u>1,085,253,844</u>
23 Provision for contingencies		
Provision on standard assets	81,404,167	69,077,781
Provision on sub standard assets	18,798,776	5,823,746
Provision on doubtful assets	22,311,467	-
	<u>122,514,410</u>	<u>74,901,527</u>



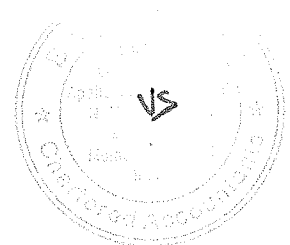
ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2017

(Currency : ₹)

	For the year ended 31 March 2017	For the year ended 31 March 2016
24 Other expenses		
Legal & professional charges	94,306,989	43,526,633
Commission and brokerage	21,341,636	35,452,456
Valuation charges	45,225,223	21,062,516
Rent	75,063,735	15,617,404
Business promotion expenses	17,684,210	8,685,698
Filing fees	1,690,600	8,306,600
Printing & stationery	11,665,154	7,318,199
Travelling and conveyance	15,458,859	6,663,707
Computer maintenance & software charges	799,521	-
Car running expenses	1,108,474	-
Data processing charges	16,229,769	5,884,311
Communication and data charges	13,060,566	2,609,573
Auditor's remuneration (refer note no. 28)	3,930,446	2,587,762
Power and fuel	9,910,203	2,147,652
Insurance	1,943,474	876,360
Advertisement and marketing expenses	161,820	572,644
Membership & subscription fees	336,938	556,265
Rates & taxes	1,487,320	42,061
Corporate Social Responsibility Expense*	4,434,000	-
Miscellaneous expenses	56,475,022	26,677,403
	392,313,959	188,587,244

* Company is required to contribute to Corporate Social Responsibility (CSR) activity as per CSR Rules under the Companies Act, 2013. During the year Company has spent Rs. 44.34 lakhs out of required sum of Rs. 44.34 lakhs.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2017

(Currency : ₹)

25 Segmental Reporting

The Company is primarily engaged into business of providing loans for purchase or construction of residential houses. Further the Company does not have any separate geographical segment in India. As such there are no separate reportable segment as per AS 17 "Segment Reporting".

26 Related parties

(A) Names of related parties by whom control is exercised

Motilal Oswal Wealth Management Limited	-	Fellow Subsidiary Company
Motilal Oswal Securities Limited	-	Holding Company
Motilal Oswal Financial Services Limited	-	Holding Company
Passionate Investment Management Private Limited	-	Ultimate holding Company

(B) Key managerial personnel

Motilal Oswal	-	Non Executive Director and Chairman
Raamdeo Agrawal	-	Non Executive Director
Anil Sachidanand	-	Managing Director and Chief Executive Officer

Transactions with related parties are as enumerated below:

Particulars	As at	
	31 March 2017	31 March 2016
Reimbursement of expenses by the Company		
Motilal Oswal Securities Limited		
- Sundry expenses	9,165,711	1,693,936
- Rent	44,645,220	5,267,700
Reimbursement of expenses by the Company		
Motilal Oswal Financial Services Limited		
- Electricity expense	236,184	466,122
Loan taken		
Motilal Oswal Financial Services Limited	-	350,000,000
Loan repaid		
Motilal Oswal Financial Services Limited	-	350,000,000
Loan repayment received		
Anil Sachidanand	688,087	661,151
Interest paid		
Motilal Oswal Financial Services Limited	-	148,724
Arranger fees paid		
Motilal Oswal Wealth Management Limited	12,156,000	-
Remuneration paid including accrual for compensated absences *		
Anil Sachidanand	26,614,074	20,482,681
Interest received		
Anil Sachidanand	465,833	492,769
Customer referral fees received		
Motilal Oswal Securities Limited	2,500,000	10,000,000

*The above figures do not include provision for gratuity to the managing director. Gratuity is actuarially determined for the Company as a whole and separate figure for the managing director is not available.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2017

(Currency : ₹)

26 Related parties

(B) Key managerial personnel (Continued)

Transactions with related parties are as enumerated below: (Continued)

Particulars	As at	As at
	31 March 2017	31 March 2016
Subscription of equity shares including premium		
Motilal Oswal Securities Limited	1,645,839,067	999,999,984
Motilal Oswal Financial Services Limited	280,000,339	499,999,984
Anil Sachidanand	17,115,000	70,584,990
Navin Agarwal	74,165,000	-
Security Deposit		
Motilal Oswal Securities Limited	34,735,050	-
Balance payable		
Motilal Oswal Securities Limited	94,699,880	2,779,489
Motilal Oswal Financial Services Limited	494,052	227,165
Motilal Oswal Wealth Management Limited	12,474,000	-
Balance Receivable		
Motilal Oswal Securities Limited	2,612,500	2,612,500
Anil Sachidanand	11,270,840	11,958,925

27 Earnings per share

In accordance with Accounting Standard 20 on Earnings per share, the computation of earnings per share is set out below:

Particulars	As at	As at
	31 March 2017	31 March 2016
Profit available for equity share holders	820,892,803	399,994,115
Weighted average number of equity shares	4,296,369,035	2,030,236,071
Basic earnings per share (Rs.)	0.19	0.20
Profit available for equity share holders	820,892,803	399,994,115
Weighted average number of shares for basic earning per share	4,296,369,035	2,030,236,071
Dilutive effect of outstanding stock options	11,274,966	24,631,753
Weighted average number of shares for diluted earning per share	4,307,644,002	2,054,867,824
Diluted earnings per share (Rs.)	0.19	0.19



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2017

(Currency : ₹)

28 Auditor's remuneration:

Particulars	As at	As at
	31 March 2017	31 March 2016
As auditor		
Statutory audit	2,000,000	1,500,000
Limited review of quarterly results	1,050,000	600,000
	<u>3,050,000</u>	<u>2,100,000</u>
For certification work	456,320	375,000
Out of pocket expenses	77,284	44,512
Service tax	346,842	68,250
Total	<u>3,930,446</u>	<u>2,587,762</u>

29 Contingent liabilities and commitments

a. Contingent liabilities: NIL

b. Commitments:

Particulars	As at	As at
	31 March 2017	31 March 2016
Commitments not provided for :		
- Commitments related to loans sanction but undrawn	2,643,618,485	2,789,530,925
- Commitments related to loans sanction but partially undrawn	2,608,056,331	1,318,211,869
Total	<u>5,251,717,641</u>	<u>4,107,785,254</u>

30 Disclosure pursuant to Accounting Standard 15 (Revised) - Employee Benefits

A) Defined contribution plan :

Particulars	As at	As at
	31 March 2017	31 March 2016
Employer's contribution to provident fund	11,197,346	4,195,470
Employer's contribution to ESIC	2,218,149	686,960
Total	<u>13,415,495</u>	<u>4,882,430</u>

B) Defined benefit plan :

The details of the Company's post-retirement benefit plans for its employees including whole time directors are given below which is as certified by the actuary and relied upon by the auditors.

Principal actuarial assumptions at the balance sheet date

Particulars	As at	As at
	31 March 2017	31 March 2016
Interest / Discount Rate	6.69%	7.49%
Rate of increase in compensation	13.00%	10.00%
Employee attrition rate (Past Service) (PS)	PS: 0 to 37 : 10.73%	PS: 0 to 37 : 10.73%
Expected average remaining service	7.53	7.48



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2017

(Currency : ₹)

30 Disclosure pursuant to Accounting Standard 15 (Revised) - Employee Benefits (Continued)

B) Defined benefit plan : (Continued)

Changes in the present value of the defined benefit obligation are as follows:

Particulars	As at	
	31 March 2017	31 March 2016
Present value of obligation at the beginning of the year	3,202,246	922,223
Current service cost	3,607,538	1,674,915
Past service cost	-	-
Interest cost	239,848	71,657
Benefit paid	-	-
Curtailement cost	-	-
Settlement cost	-	-
Net actuarial gain or loss recognized in the year	5,709,129	533,451
Present value of obligation at the end of the year	12,758,761	3,202,246

Fair value of plan assets

Particulars	As at	
	31 March 2017	31 March 2016
Present value of obligation at the beginning of the year	-	-
Actual return on plan assets	-	-
Contributions	-	-
Benefit paid	-	-
Fair value of plan assets at end of period	-	-
Funded status (including unrecognized past service cost)	(12,758,761)	(3,202,246)
Excess of actual over estimated return of plan assets	-	-

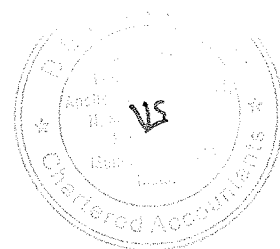
Note - The Company does not have any plan assets as at 31 March 2017 (31 March 2016: Rs. Nil)

Experience history

Particulars	As at	
	31 March 2017	31 March 2016
(Gain)/loss on obligation due to change in assumption	3,696,669	(706,105)
Experience (gain)/loss on obligation	2,012,460	1,239,556
Actuarial gain/(loss) on plan assets	-	-

Amounts to be recognized in the balance sheet

Particulars	As at	
	31 March 2017	31 March 2016
Present value of obligation at the beginning of the year	12,758,761	3,202,246
Fair value of plan assets at end of period	-	-
Funded status	(12,758,761)	(3,202,246)
Unrecognized actuarial gain/(loss)	-	-
Unrecognized past service cost - non vested benefits	-	-
Net assets/(liability) recognized in balance sheet	(12,758,761)	(3,202,246)



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2017

(Currency : ₹)

30 Disclosure pursuant to Accounting Standard 15 (Revised) - Employee Benefits (Continued)

B) Defined benefit plan : (Continued)

Changes in the present value of the defined benefit obligation are as follows: (Continued)

Expense recognized in the statement of profit and loss account

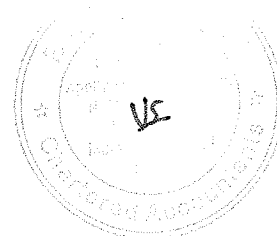
Particulars	As at	As at
	31 March 2017	31 March 2016
Current service cost	3,607,538	1,674,915
Interest cost	239,848	71,657
Past service cost (non vested benefits)	-	-
Past service cost (vested benefits)	-	-
Unrecognized past service cost - non vested benefits	-	-
Expected return on plan assets	-	-
Net actuarial gain/ (loss) recognized for the period	5,709,129	533,451
Expense recognized in the statement of profit and loss account	9,556,515	2,280,023

Movements in the liability recognized in balance sheet

Particulars	As at	As at
	31 March 2017	31 March 2016
Opening net liability	3,202,246	922,223
Expenses recognized	9,556,515	2,280,023
Employer's contributions	-	-
Closing net liability	12,758,761	3,202,246
Closing provisions at the end of the year	12,758,761	922,223

Defined benefit plans

Particulars	As at	As at
	31 March 2017	31 March 2016
Defined benefit obligation	12,758,761	3,202,246
Plan assets	(12,758,761)	(3,202,246)
Experience adjustments :		
On plan liabilities	5,709,129	533,451
On plan assets	-	-



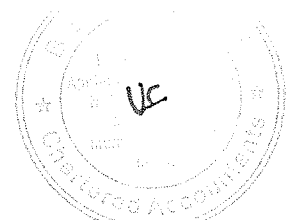
ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2017

(Currency : ₹)

31 Provision in respect of standard, sub-standard, doubtful and loss assets are recorded in accordance with Companies policy as stated in note 2.7 :

Particulars	Housing Loans	Non-Housing Loans
Current Year		
Standard Asset		
Principle outstanding	41,206,342,856	877,550
Provisions	164,830,055	3,510
Sub-standard assets		
Principle outstanding	164,107,188	-
Provisions	24,616,078	-
Doubtful asset		
Principle outstanding	76,209,329	-
Provisions	22,311,467	-
Total		
Principle outstanding	41,446,659,373	877,550
Provisions	211,757,600	3,510
Less:		
Total		
EMI Debtor/Pre EMI interest	(27,474,539)	-
Provision on the above	(114,582)	-
Net balance		
Principle outstanding	41,419,184,834	877,550
Provisions	211,643,018	3,510
Previous Year		
Standard Asset		
Principle outstanding	20,855,442,419	296,389
Provisions	83,421,770	1,186
Sub-standard assets		
Principle outstanding	38,824,970	-
Provisions	5,823,745	-
Doubtful asset		
Principle outstanding	-	-
Provisions	-	-
Total		
Principle outstanding	20,894,267,389	296,389
Provisions	89,245,515	1,186
Less:		
Total		
EMI Debtor/Pre EMI interest	(4,862,635)	(296,389)
Provision on the above	(19,451)	(1,186)
Net balance		
Principle outstanding	20,889,404,754	-
Provisions	89,226,064	-
Investments		
Current Year		
Standard Assets		
Principle outstanding	-	-
Provisions	-	-
Previous Year		
Principle outstanding	-	-
Total outstanding	-	-
Provisions	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

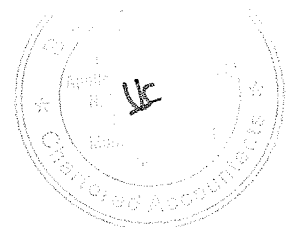
for the year ended 31st March 2017

(Currency : ₹)

32 Disclosure pursuant to circular no. NHB CND/DRS/Pol circular 61/2013-14 dated 7 April 2014 issued by NHB.

Statutory reserve

Particulars	As at	
	31 March 2017	31 March 2016
Balance at the beginning of the year		
a) Statutory reserve (As per Section 29C of The National Housing Bank Act, 1987)	-	-
b) Amount of special reserve u/s 36(1) (viii) of Income Tax Act, 1961 taken in to account for the purpose of statutory reserve under Section 29C of the NHB Act, 1987	84,346,422	4,347,599.00
Addition / appropriation / withdrawals during the year		
Add:		
a) Amount transferred as per Section 29C of The National Housing Bank Act, 1987.	69,634,252	-
b) Amount of special reserve u/s 36(1) (viii) of Income Tax Act, 1961 taken in to account for the purpose of statutory reserve under Section 29C of the NHB Act, 1987	94,544,309	79,998,823
Less:		
a) Amount appropriate as per Section 29C of The National Housing Bank Act, 1987.	-	-
b) Amount of withdrawn from special reserve u/s 36(1) (viii) of Income Tax Act, 1961 taken in to account for the purpose of statutory reserve under Section 29C of the NHB Act, 1987.	-	-
Balance at the end of the year		
a) Statutory reserve (As per Section 29C of The National Housing Bank Act, 1987)	69,634,252	-
b) Amount of special reserve u/s 36(1) (viii) of Income Tax Act, 1961 taken in to account for the purpose of statutory reserve under Section 29C of the NHB Act, 1987.	178,890,731	84,346,422
Total	248,524,983	84,346,422



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2017

(Currency : ₹)

33 Disclosure relating to Employee stock option scheme

The Company has two stock option schemes:

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2014 - (ESOS - 2014) - Grant I

The Scheme was approved by Board of Directors on 11 September 2014 and by the shareholders in EGM dated 16 October 2014 for issue of 27,150,000 options representing 27,150,000 Equity shares of Re. 1 each, and same was granted by the nomination and remuneration committee at its meeting held on 13 April 2015.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2014 (ESOS - 2014) - Grant II

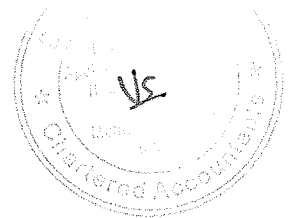
The Scheme was approved by Board of Directors on 11 September 2014 and by the shareholders in EGM dated 16 October 2014 for issue of 2,050,000 options representing 2,050,000 Equity shares of Re. 1 each and same was granted by the nomination and remuneration committee at its meeting held on 23 September 2015.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2016) - Grant I

The Scheme was approved by Board of Directors on 29 April 2016 and by the shareholders in AGM dated 07 July 2016 for issue of 36,200,000 options representing 36,200,000 Equity shares of Re. 1 each and same was granted by the nomination and remuneration committee at its meeting held on 27 December 2016.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2016) - Grant II

The Scheme was approved by Board of Directors on 29 April 2016 and by the shareholders in AGM dated 07 July 2016 for issue of 1,000,000 options representing 1,000,000 Equity shares of Re. 1 each same was granted by the nomination and remuneration committee through its circular resolution dated 17 February 2017.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2017

(Currency : ₹)

33 Disclosure relating to Employee stock option scheme (Continued)

The activity in the (ESOS 2014), (ESOS 2016) during the year ended 31 March 2017 and 31 March 2016 is set below:

Equity Shares	As at 31 March 2017 In Numbers	Weighted Average Exercise price	As at 31 March 2016 In Numbers	Weighted Average Exercise price
The AHFL (ESOS 2014) - Grant I: (Face value of Re. 1 each) *				
Option outstanding at the beginning of the year.	27,150,000	1.00	-	-
Add: Granted	-	-	27,150,000	1.00
Less: Exercised	-	-	-	-
Less: Lapsed	-	-	-	-
Option outstanding, end of the year	27,150,000	1.00	27,150,000	1.00
Exercisable at the end of the year	8,145,000	-	-	-
The AHFL (ESOS 2014) - Grant II: (Face value of Re. 1 each) *				
Option outstanding at the beginning of the year.	2,050,000	1.00	-	-
Add: Granted	-	-	2,050,000	1.00
Less: Exercised	-	-	-	-
Less: Lapsed	-	-	-	-
Option outstanding, end of the year	2,050,000	1.00	2,050,000	1.00
Exercisable at the end of the year	615,000	-	-	-
The AHFL (ESOS 2016) - Grant I: (Face value of Re. 1 each) *				
Option outstanding at the beginning of the year.	-	-	-	-
Add: Granted	36,200,000	1.60	-	-
Less: Exercised	-	-	-	-
Less: Lapsed	-	-	-	-
Option outstanding, end of the year	36,200,000	1.60	-	-
Exercisable at the end of the year	-	-	-	-
The AHFL (ESOS 2016) - Grant II: (Face value of Re. 1 each) *				
Option outstanding at the beginning of the year.	-	-	-	-
Add: Granted	1,000,000	1.60	-	-
Less: Exercised	-	-	-	-
Less: Lapsed	-	-	-	-
Option outstanding, end of the year	1,000,000	1.60	-	-
Exercisable at the end of the year	-	-	-	-

* Pursuant to the approval of members in the Extraordinary General Meeting of the Company held on 23 February 2017 the face value of the equity shares of the Company was changed from Rs. 10/- each to Re. 1/- each. Accordingly effect has been given to stock options outstanding as at 31 March 2017 and also exercise price of stock options granted under AHFL ESOS 2014 and AHFL ESOS 2016 has been adjusted accordingly.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2017

(Currency : ₹)

33 Disclosure relating to Employee stock option scheme (Continued)

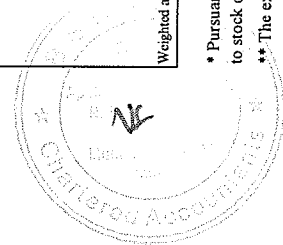
Employees' Stock Options Scheme (ESOS) :

The Company has adopted intrinsic value method of accounting employee compensation cost in respect of ESOS. The intrinsic value of shares is excess of market price of the shares under ESOS over the exercise price. Employee compensation cost is accounted for by amortizing the intrinsic value on the straight line basis over the vesting period. The total amount amortized as at 31 March 2017 is Rs 76,552/- (PY NIL).

Particulars	ESOS 2014 - Grant I	ESOS 2014 - Grant II	ESOS 2016 - Grant I	ESOS 2016 - Grant II	ESOS 2016 - Grant I	ESOS 2016 - Grant II
Date of grant	13 April 2015	23 September 2015	27 December 2016	27 December 2016	27 December 2016	17 February 2017
Date of board approval	11 September 2014	11 September 2014	29 April 2016	29 April 2016	29 April 2016	29 April 2016
Date of shareholders' approval	16 October 2014	16 October 2014	07 July 2016	07 July 2016	07 July 2016	07 July 2016
Number of options granted	271,50,000*	20,50,000*	1,53,00,000*	2,09,00,000*	1,53,00,000*	10,00,000*
Method of settlement	Equity shares	Equity shares	Equity shares	Equity shares	Equity shares	Equity shares
Vesting period	30 April 2016**, 30 April 2017**, 30 April 2018**	30 September 2016**, 30 September 2017**, 30 September 2018**	01 March 2018, 01 March 2019, 01 March 2020, 01 March 2021, 01 March 2022.	01 March 2018, 01 March 2019, 01 March 2020, 01 March 2021, 01 March 2022.	01 January 2018, 01 January 2019, 01 January 2020, 01 January 2021.	01 March 2018, 01 March 2019, 01 March 2020, 01 March 2021, 01 March 2022.
Vesting pattern	30:30:40	30:30:40	10:15:20:25:30	10:15:20:25:30	10:20:30:40	10:15:20:25:30
Weighted average remaining contractual life						
Granted but not vested	0.66 year (PY 1.18 years)	1.08 years (PY 1.60 years)	2.76 years (PY NIL)	3.26 years (PY NIL)	2.76 years (PY NIL)	3.42 years (PY NIL)
Vested but not exercised	0.08 year (PY NIL)	0.50 year (PY NIL)	NA (PY NA)	NA (PY NA)	NA (PY NA)	NA (PY NA)
Weighted average share price at the date of exercise for stock options exercised during the year*	₹. 1	₹. 1	₹. 1.60	₹. 1.60	₹. 1.60	₹. 1.60
Exercise period	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.
Vesting conditions	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Remuneration/Compensation Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Remuneration/Compensation Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Remuneration/Compensation Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Remuneration/Compensation Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Remuneration/Compensation Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Remuneration/Compensation Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.
Weighted average fair value of options as on grant date	₹. 0.20	₹. 0.20	₹. 0.43	₹. 0.43	₹. 0.38	₹. 0.41

* Pursuant to the approval of members in the Extraordinary General Meeting of the Company held on 23 February 2017 the face value of the equity shares of the Company was changed from Rs. 10/- each to Re. 1/- each. Accordingly effect has been given to stock options outstanding as at 31 March 2017 and also exercise price of stock options granted under AHFCL ESOS 2014 and AHFCL ESOS 2016 has been adjusted accordingly.

** The exercise period of the Grant I & II of AHFCL ESOS 2014 has been extended from 6 months to 1 year pursuant to the resolution passed by the nomination and remuneration committee at its meeting held on 25th October 2016.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2017

(Currency : ₹)

33 Disclosure relating to Employee stock option scheme (Continued)

Exercise pricing formula

The exercise pricing formula for AHFCL ESOS 2014 and AHFCL ESOS 2016 are as under:

The nomination and remuneration committee shall have the authority to determine the exercise price having regard to the valuation report of an independent practicing chartered accountant that may be based on such valuation method, as may be considered suitable by him, including but not restricted to the Net Asset Value Method, Discounted Cash Flow Method, Earnings Capitalisation Method, Dividend Yield Model, etc. and may also rely upon the future projections of the Company which would be prepared by the management from time to time having regard to the future potential and prospects of the Company.

The said committee shall in its absolute discretion, have the authority to grant the options at such discount as it may deem fit.

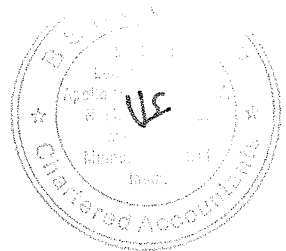
Fair Value Methodology:

The fair value of options have been estimated on the date of grant using Black-Scholes model as under:

The key assumptions used in Black-Scholes model for calculating fair value under ESOS 2014- Grant I, ESOS 2014-Grant II, ESOS 2016 -Grant I and ESOS 2016- Grant II as on the date of grant viz. April 14, 2015, September 23, 2015, December 27, 2016 February 17, 2017 are as follow :

Particulars	ESOS 2014 - Grant I	ESOS 2014 - Grant II	ESOS 2016 - Grant I	ESOS 2016 - Grant II
Risk-free interest rate	7.78%	7.71%	6.59%	6.85%
Expected volatility of share price	1%	1%	1%	1%
The weighted average price of equity share as on grant date	Re. 1	Re. 1	Rs. 1.60	Rs. 1.60

Particulars	As at 31 March 2017	As at 31 March 2016
Net Profit (as reported)	820,892,803	399,994,115
Add: Stock-based compensation expenses determined under intrinsic value method (Net of tax)	49,143	-
Less: Stock-based compensation expenses determined under fair value method (Net of tax)	2,222,376	2,023,045
Net Profit considered for computing EPS (pro-forma)	818,719,570	397,971,070
Basic earnings per share (as reported)	0.19	0.20
Basic earnings per share (pro-forma)	0.19	0.20
Diluted earnings per share (as reported)	0.19	0.19
Diluted earnings per share (pro-forma)	0.19	0.19



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2017

(Currency : ₹)

34 Operating leases

The Company has taken a car under operating leases. Gross rental expenses charged for the year ended 31 March 2017 aggregated Rs 862,984/- (PY Rs . 954,540/-) which has been included under the head other expenses - Rent in the Statement of Profit and Loss.

The Company has taken various offices on operating lease for the period which ranges from 12 months to 60 months with an option to renew the lease by mutual consent on mutually agreeable terms. Gross rental expenses charged for the year ended 31 March 2017 aggregated Rs. 67,767,357/-, (PY Rs.13,166,852/-) which has been included under the head other expenses - Rent in the Statement of Profit and Loss.

Expected future minimum commitments during the non-cancellable period under the lease arrangements are as follows:

Particulars	As at	
	31 March 2017	31 March 2016
Within one year	1,706,760	2,342,776
Later than one year but not later than five years	605,880	2,022,060
Later than five years	-	-

35 Details of dues to micro, small and medium enterprises

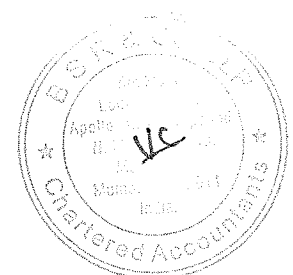
The company has sent letters to suppliers to confirm whether they are covered under Micro, Small and Medium Enterprises Development Act 2006 (MSMED Act, 2006) as well as they have filled required memorandum with prescribed authorities. Out of the letters sent to the parties, some confirmation have been received till date of finalisation of Balance Sheet. Based on the confirmations received, the outstanding amounts payable to vendors covered under Micro, Small and Medium Enterprises Development Act 2006 are given below.

Particulars	As at	
	31 March 2017	31 March 2016
1. The principal amount remaining unpaid at the end of the year.	5,005,697	1,222,624
2. The interest amount remaining unpaid at the end of the year.	-	-
3. The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
4. The amount of interest due and payable for the period (where the principal has been paid but interest under the MSMED Act, 2006 not paid)	-	-
5. The amount of interest accrued and remaining unpaid at the end of accounting year	-	-
6. The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	-	-
The balance of MSMED parties as at the end of the year	5,005,697	1,222,624

36 Disclosure pursuant to circular no. NHB/ND/DRS/POL-No.35/2010-11 dated October 11, 2010 and Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB.

I. Capital to Risk Asset Ratio (CRAR)

Particulars	As at	
	31 March 2017	31 March 2016
CRAR (%)	31.37%	33.74%
CRAR - Tier I Capital (%)	28.05%	28.68%
CRAR - Tier II Capital (%)	3.32%	5.06%
Amount of subordinated debt raised as Tier - II Capital	500,000,000	500,000,000
Amount raised by issue of perpetual debt Instruments	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

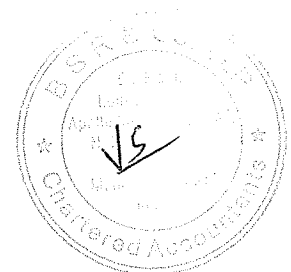
for the year ended 31st March 2017

(Currency : ₹)

36 Disclosure pursuant to circular no. NHB/ND/DRS/POL-No.35/2010-11 dated October 11, 2010 and Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB. (Continued)

II. Exposure to Real estate sector

Particulars	As at	
	31 March 2017	31 March 2016
Category		
a) Direct exposure		
(i) Residential mortgage:		
Lending fully secured by mortgage on residential property that is or will be occupied by the borrower or that is rented;		
Housing Loan up to Rs 15 Lacs	28,799,268,437	13,159,188,985
Housing Loan more than Rs 15 Lacs	12,619,916,395	7,730,215,768
(ii) Commercial real estate:		
Lending secured by mortgages on commercial real estates (office building, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenant commercial premises, industrial or ware house space, hotels, land acquisitions, development and construction, etc.) Exposure would also include non-fund based (NFB) limits;	-	-
(iii) Investment in mortgage backed securities (MBS) and other securitised exposures:		
(a) Residential	-	-
(b) Commercial real estate	-	-
b) Indirect exposure		
Fund based and non fund based exposures on National Housing bank (NHB) and Housing Finance Companies (HFCs)	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2017

(Currency : ₹)

36 Disclosure pursuant to circular no. NHB/ND/DRS/POL-No.35/2010-11 dated October 11, 2010 issued by NHB (Continued)

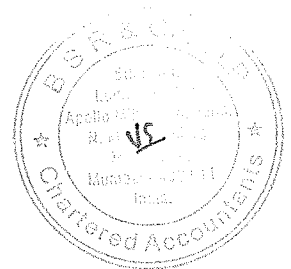
III. Asset liability management

Maturity pattern of certain items of asset and liabilities - As at 31 March 2017

Pattern	1 day to 30-31 days (one month)	Over one month to 2 months	Over 2 months upto 3 months	Over 3 to 6 months	Over 6 months to 1 year	Over 1 to 3 years	Over 3 to 5 years	Over 5 to 7 years	Over 7 to 10 years	Over 10 years	Total
Liabilities											
Borrowings from banks	7.27	7.56	27.68	57.47	120.42	500.21	419.19	241.10	140.04	57.97	1,578.90
Market Borrowings	-	100.00	-	-	-	1,295.20	400.00	349.70	50.00	-	2,194.90
Assets											
Advances	15.79	10.25	10.37	31.73	66.52	300.94	344.90	361.50	595.22	2,404.70	4,141.92
Investments	279.83	-	-	-	-	-	-	-	-	-	279.83

Maturity pattern of certain items of asset and liabilities - As at 31 March 2016

Pattern	1 day to 30-31 days (one month)	Over one month to 2 months	Over 2 months upto 3 months	Over 3 to 6 months	Over 6 months to 1 year	Over 1 to 3 years	Over 3 to 5 years	Over 5 to 7 years	Over 7 to 10 years	Over 10 years	Total
Liabilities											
Borrowings from banks	15.49	15.59	13.98	37.59	61.50	301.18	227.57	68.05	33.51	19.68	794.14
Market Borrowings	-	-	-	-	50.00	630.00	270.00	50.00	-	-	1,000.00
Assets											
Advances	4.48	4.55	4.60	14.08	30.25	134.16	156.90	171.23	281.05	1,287.64	2,088.94
Investments	173.91	-	-	-	-	-	-	-	-	-	173.91



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2017

(Currency : ₹)

37 Disclosure pursuant to Notification No. NHB.HFC.DIR.1/CMD/2010 dated June 10, 2010 issued by NHB.

I Penalty

Particulars	As at 31 March 2017	As at 31 March 2016
Penalty if any levied by National Housing Bank	-	-
Total	-	-

II Adverse remarks

Particulars	As at 31 March 2017	As at 31 March 2016
Adverse remarks if any given by National Housing Bank	-	-

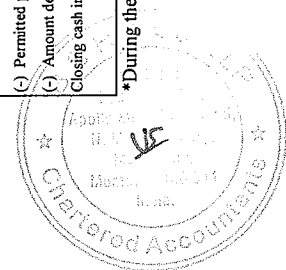
III % of outstanding loans granted against collateral gold jewellery to their outstanding total assets.

Particulars	As at 31 March 2017	As at 31 March 2016
Percentage of outstanding loans granted against the collateral gold jewellery to their outstanding total assets	-	-

38 Disclosure Pursuant to Notification No. 244/ 2017 dated March 30, 2017 issued by Central Government for Specified Bank Notes.

Particulars	Specified Bank Notes (SBNs)	Other denomination notes	Total
Closing cash in hand as on 08.11.2016	NIL	NIL	NIL
(+) Permitted receipts	NIL	NIL	NIL
(-) Permitted payments	NIL	NIL	NIL
(-) Amount deposited in Banks	NIL	NIL	NIL
Closing cash in hand as on 30.12.2016	NIL	NIL	NIL

*During the period from 8 November 2016 to 30 December 2016, there were 376 borrowers who had directly deposited cash amounting to Rs. 7,913,269 in the Company's collection accounts held with banks.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2017

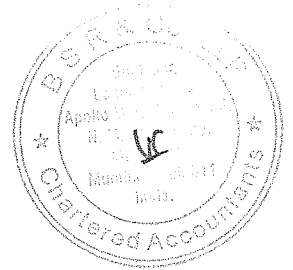
(Currency : ₹)

39 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Investments.

Particulars	As at 31 March 2017	As at 31 March 2016
(a) Value of Investments		
(I) Gross value of investments		
(a) In India	2,798,254,851	1,739,148,521
(a) Outside India	-	-
(II) Provisions for Depreciation		
(a) In India	-	-
(a) Outside India	-	-
(III) Net value of investments		
(a) In India	2,798,254,851	1,739,148,521
(a) Outside India	-	-
(b) Movements of provisions held towards depreciation in investments		
(I) Opening balance	-	-
(II) Add : Provisions made during the year	-	-
(III) Less : Write-off/ Written- back of excess provisions during the year	-	-
(IV) Closing balance	-	-

40 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Single borrower/ Group borrower limit exceeded by HFC.

Particulars	As at 31 March 2017	As at 31 March 2016
Amount outstanding for Single borrower limit	-	-
Amount outstanding for Group borrower limit	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2017

(Currency : ₹)

41 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Provisions and Contingencies.

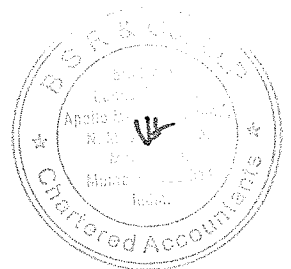
Particulars	As at 31 March 2017	As at 31 March 2016
1. Provisions for depreciation on investment	-	-
2. Provisions made towards income tax (net of reversal of tax of earlier year)	397,444,353	212,877,526
3. Provisions towards NPAs	41,110,243	5,823,746
3. Provisions for standard assets	81,404,167	69,077,781
4. Other provision and contingencies	-	-
Gratuity	9,556,515	2,280,023
Compensated absence	7,787,366	2,147,876
Provision for expenses	29,201,427	14,788,539

42 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for concentration of NPAs.

Particulars	As at 31 March 2017	As at 31 March 2016
Total Exposure to top ten NPA accounts	24,569,333	22,608,942

43 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for sector wise NPA's Provisions and Contingencies.

Particulars	As at 31 March 2017	As at 31 March 2016
A. Housing Loans:		
(I) Individuals (in %) (out of total advances in that sector)	0.58%	0.19%
B. Non - Housing Loans:		
(I) Individuals (in %) (out of total advances in that sector)	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2017

(Currency : ₹)

44 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for movement of NPAs.

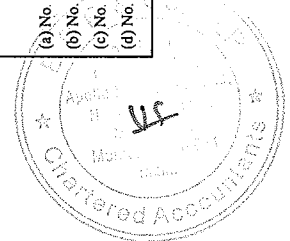
Particulars	As at 31 March 2017	As at 31 March 2016
(I) Net NPAs to Net Advances (%)	0.47%	0.16%
(II) Movement of Gross NPAs		
(a) Opening Balance	38,824,970	-
(b) Additions during the year	201,491,547	38,824,970
(c) Closing balance	240,316,517	38,824,970
(III) Movement of Net NPAs		
(a) Opening Balance	33,001,224	-
(b) Additions during the year	160,387,748	33,001,224
(c) Closing balance	193,388,972	33,001,224
(III) Movement of provisions for NPAs		
(a) Opening Balance	5,823,746	-
(b) Additions during the year	41,103,799	5,823,746
(c) Closing balance	46,927,545	5,823,746

45 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for overseas assets.

Particulars	As at 31 March 2017	As at 31 March 2016
Overseas assets	-	-

46 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for customer complaints.

Particulars	As at 31 March 2017	As at 31 March 2016
(a) No. of complaints pending at the beginning of the year	-	-
(b) No. of complaints received during the year	37	1
(c) No. of complaints redressed during the year	36	1
(d) No. of complaints pending at the end of the year	1	-



ASPIRE HOME FINANCE CORPORATION LIMITED

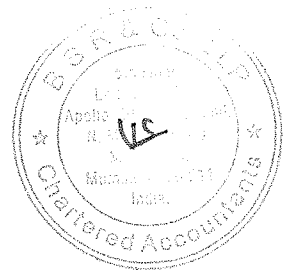
Notes to financial statements (Continued)

for the year ended 31st March 2017

(Currency : ₹)

47 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Exposure to Capital Market.

Particulars	As at 31 March 2017	As at 31 March 2016
(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;	-	-
(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;	-	-
(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;	-	-
(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;	-	-
(v) secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;	-	-
(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	-	-
(vii) bridge loans to companies against expected equity flows / issues;	-	-
(viii) All exposures to Venture Capital Funds (both registered and unregistered)	-	-
Total Exposure to Capital Market	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2017

(Currency : ₹)

48 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Securitisation.

Particulars	As at 31 March 2017	As at 31 March 2016
The amount of securitised assets as per books of the SPVs sponsored*	-	-

* During the year the Company has not entered into any securitisation deal. Accordingly no disclosure is required pursuant to Notification No. NHB/HFC.CG-DIR.1/MD&CEO/2016.

49 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Assignment transactions undertaken by HFCs.

Particulars	As at 31 March 2017	As at 31 March 2016
Aggregate value of accounts assigned*	-	-

* During the year the Company has not entered in any assignment deal, accordingly no disclosure is made pursuant to Notification No. NHB/HFC.CG-DIR.1/MD&CEO/2016.

50 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for purchase and sale of non performing financial assets.

Particulars	As at 31 March 2017	As at 31 March 2016
No. of accounts purchased/sold during the year*	-	-

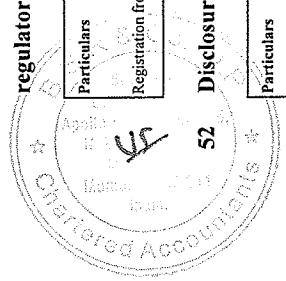
* During the year the Company has not entered in deal of purchase and sale of NPAs from/to other HFCs, accordingly no disclosure is made pursuant to Notification No. NHB/HFC.CG-DIR.1/MD&CEO/2016.

51 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for registration obtained from other financial regulators.

Particulars	As at 31 March 2017	As at 31 March 2016
Registration from other financial regulator if any	-	-

52 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for unsecured advances.

Particulars	As at 31 March 2017	As at 31 March 2016
Amount of unsecured advances given against rights, licenses, authorisations etc.	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2017

(Currency : ₹)

53 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for details of financing parent company products.

Particulars	As at 31 March 2017	As at 31 March 2016
Details of financing of parent company products if any	-	-

54 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Concentration of Public Deposits.

Particulars	As at 31 March 2017	As at 31 March 2016
Total Deposits of twenty largest depositors	-	-
Percentage of Deposits of twenty largest depositors to total deposits of the HFC	-	-

55 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Concentration of Loans & Advances.

Particulars	As at 31 March 2017	As at 31 March 2016
Total Loans & Advances to twenty largest borrowers	55,083,816	50,773,526
Percentage of Loans & Advances to twenty largest borrowers to total advances of the HFC	0.13%	0.24%

56 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Concentration of all Exposure (including off-balance sheet exposure).

Particulars	As at 31 March 2017	As at 31 March 2016
Total Exposure to twenty largest borrowers / customers	55,090,591	50,773,526
Percentage of exposure to twenty largest borrowers / customers to total exposure of the HFC on borrowers / customers.	0.12%	0.20%



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2017

(Currency : ₹)

57 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Forward rate agreement / Interest rate swap.

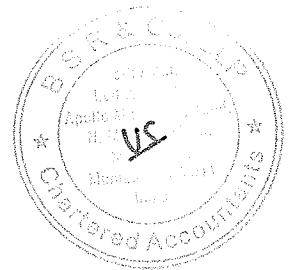
Particulars	As at 31 March 2017	As at 31 March 2016
(I) The notional principal of swap agreements	-	-
(II) Losses which would be incurred if counterparties failed to fulfill their obligations under the agreements	-	-
(III) Collateral required by the HFC upon entering into swaps	-	-
(IV) Concentration of credit risk arising from the swaps.	-	-
(V) The fair value of the swap book	-	-

58 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB
A) For Exchange traded interest rate derivative.

Particulars	As at 31 March 2017	As at 31 March 2016
(I) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument wise)	-	-
(II) Notional principal amount of exchange traded IR derivatives outstanding (Instrument-wise)	-	-
(III) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	-	-
(IV) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	-	-

B) For Disclosure on Risk exposure in derivative.

Particulars	As at 31 March 2017	As at 31 March 2016
(I) Derivatives (Notional Principal Amount)	-	-
(II) Marked to Market Positions (I)	-	-
(a) Assets	-	-
(b) Liability	-	-
(III) Credit exposure	-	-
(IV) Unhedged exposure	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2017

(Currency : ₹)

59 Expenditure in foreign currency

Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
Other borrowing cost - processing fees paid on NCD	10,642,700	1,000,369

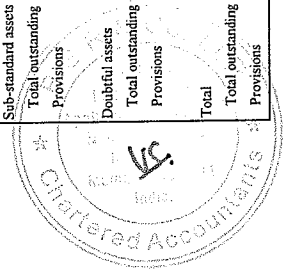
60 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for rating assigned by rating agency during the year.

Nature of borrowing	Rating / Outlook	
	ICRA	CRISIL
Short Term Commercial paper	ICRA A1+	-
Long Term Non-Convertible Debentures	"ICRA AA-" with Stable Outlook	CRISIL A+/Stable
Bank Borrowings	"ICRA AA-" with Stable Outlook	CRISIL A+/Stable

Note: ICRA has also assigned "ICRA|AA-" with Stable Outlook rating for the Sub-ordinate Debt Programme (Non-Convertible Debentures) and "PP-MLD [ICRA|AA-" with Stable Outlook rating for the Market Linked Debenture programme.

61 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for break up of loans and advances and provisions thereon.

Particulars	Housing Loans	Non-Housing Loans
Current Year Standard Asset	41,212,519,402	877,550
Total outstanding Provisions	164,830,055	3,510
Sub-standard assets	164,107,188	-
Total outstanding Provisions	24,616,078	-
Doubtful assets	76,209,329	-
Total outstanding Provisions	22,311,467	-
Total Total outstanding Provisions	41,452,835,919 211,757,601	877,550 3,510



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2017

(Currency : ₹)

61 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for break up of loans and advances and provisions thereon (Continued).

Previous Year			
Standard Asset			
Total outstanding	20,855,442,419		296,389
Provisions	83,421,770		1,186
Sub-standard assets			
Total outstanding	38,824,970		-
Provisions	5,823,745		-
Doubtful asset			
Total outstanding	-		-
Provisions	-		-
Total	20,894,267,389		296,389
Total outstanding	89,245,515		1,186
Provisions			

Note : For above disclosure interest accrued but no due has not been considered.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (*Continued*)

for the year ended 31st March 2017

(Currency : ₹)

62 The previous year figures have been regrouped, wherever necessary to confirm the current presentation.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No: 101248W/W100022

Vaibhav Shah

Partner

Membership No: 117377



Mumbai

25 April 2017

For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited



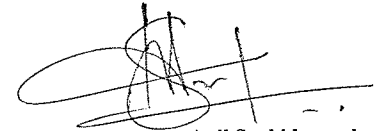
Motilal Oswal

Chairman



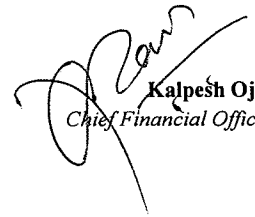
S. Y. Sankhe

Company Secretary



Anil Sachidanand

Managing Director & CEO



Kalpesh Ojha

Chief Financial Officer

B S R & Co. LLP

Chartered Accountants

5th Floor, Lodha Excelus,
Apollo Mills Compound
N. M. Joshi Marg, Mahalaxmi
Mumbai - 400 011
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Independent Auditor's Report

To the Members of Aspire Home Finance Corporation Limited

Report on the Financial Statements

We have audited the accompanying financial statements of Aspire Home Finance Corporation Limited (the 'Company'), which comprise the Balance Sheet as at 31 March 2018, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 (the 'Act') with respect to the preparation of these financial statements that give a true and fair view of the state of affairs, profit / loss and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with relevant rules issued thereunder.

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

In preparing the 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit of the financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements, and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

VS -

Independent Auditor's Report (Continued)

Aspire Home Finance Corporation Limited

Auditor's Responsibility (Continued)

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

We are also responsible to 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 the auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify the opinion. Our conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2018, its profit and its cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

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

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

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- (c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act read with relevant rules issued thereunder;
- (e) On the basis of the written representations received from the directors as on 31 March 2018 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2018 from being appointed as a director in terms of Section 164 (2) of the Act;

Independent Auditor's Report (*Continued*)

Aspire Home Finance Corporation Limited

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

- (f) With respect to the adequacy of the internal financial controls over financial reporting with reference to the financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in 'Annexure B'; and
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company did not have any pending litigations as on 31 March 2018 which would impact its financial position;
 - ii. The Company did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company; and
 - iv. The disclosures in the financial statements regarding holdings as well as dealings in specified bank notes during the period from 8 November 2016 to 30 December 2016 have not been made since they do not pertain to the financial year ended 31 March 2018. Corresponding amounts as appearing in the audited financial statements for the year ended 31 March 2017 have been disclosed.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No: 101248W/W-100022



Vaibhav Shah

Partner

Membership No: 117377

Mumbai
21 May 2018

Aspire Home Finance Corporation Limited

Annexure A to the Independent Auditor's Report of even date on financial statements

- (i)
 - a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - b. The Company has a regular program of physical verification of its fixed assets by which all the fixed assets are being verified in a phased manner over a period of three years. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No discrepancies were noticed upon such verification.
 - c. According to the information and explanations given to us and on the basis of our examination of the records of the Company, we have observed that there are no immovable properties in the name of the Company.
- (ii) The Company is a Housing Finance Company ('HFC'); accordingly, it does not hold any physical inventories. Thus, paragraph 3(ii) of the Order is 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 Act. Accordingly, the provision of clause 3(iii) of the Order is not applicable to the Company.
- (iv) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not granted any loans, made investments or provided guarantees during the year under section 185 and section 186 of the Act. Accordingly, the provision of clause 3(iv) of the Order is not applicable to the Company.
- (v) According to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of Sections 73, 74, 75 and 76 of the Act and the Rules framed there under to the extent notified. Therefore, paragraph 3(v) of the order is not applicable to the Company.
- (vi) The Central Government has not prescribed the maintenance of cost records under sub section (1) of section 148 of the Act for any of the services rendered by the Company. Accordingly, the provision of clause 3(vi) of the Order is not applicable to the Company.
- (vii) a) According to the information and explanations given to us and on the basis of our examination of records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including provident fund, employees' state insurance, income-tax, service tax, goods and service tax, cess and other material statutory dues have generally been regularly deposited by the Company with the appropriate authorities, though there has been slight delay during the year in depositing of dues relating to professional tax with the relevant authority. As explained to us the Company did not have any dues on account of sales tax, duty of customs, value added tax or duty of excise for the year ended 31 March 2018.

According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income tax, service tax, goods and service tax, cess and other material statutory dues were in arrears as at 31 March 2018 for a period of more than six months from the date they became payable.

Aspire Home Finance Corporation Limited

Annexure A to the Independent Auditor's Report of even date on financial statements (*Continued*)

- b) According to the information and explanations given to us, there are no dues of income tax, service tax, goods and service tax and other material statutory dues which have not been deposited by the Company on account of any dispute.
- (viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings to financial institutions, banks, or dues to debenture holders. The Company did not have any outstanding borrowings from Government.
- (ix) In our opinion and according to the information and explanations given to us, money raised by way of issuance of non-convertible debentures and term loans, by the Company have been applied for the purpose for which they were raised. The Company has not raised any money by way of initial public offer or further public offer during the year.
- (x) According to the information and explanation given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- (xi) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has paid or provided for managerial remuneration in accordance with the provisions of section 197 read with Schedule V to the Act.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, the provision of clause 3(xii) of the Order is not applicable to the Company.
- (xiii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, transactions with the related parties are in compliance with section 177 and section 188 of the Act where applicable and the details have been disclosed in the financial statements, as required by the applicable accounting standards.
- (xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has made private placement of equity shares during the year and requirements of section 42 of the Act have been complied with and the amount raised have been used for the purposes for which the funds were raised.
- (xv) According to the information and explanations given to us and based on our examination of the records, during the year the Company has not entered into any non-cash transactions with directors or persons connected with him and hence the provision of Section 192 of the Act is not applicable.
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the provision of clause 3(xvi) of the Order is not applicable.

For **B S R & Co. LLP**
Chartered Accountants

Firm's Registration No: 101248W/W-100022



Vaibhav Shah
Partner

Membership No: 117377

Aspire Home Finance Corporation Limited
Annexure B to the Independent Auditor's Report of even date on the financial statements

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 the Company as of 31 March 2018 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 (the 'Guidance Note') issued by the Institute of Chartered Accountants of India (the 'ICAI'). 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, safeguarding of its assets, prevention and detection of frauds and errors, accuracy and completeness of the accounting records, and timely preparation of reliable financial information, as required under the Act.

Auditor's responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI. 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 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 system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the 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 Company's internal financial controls system over financial reporting.

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Aspire Home Finance Corporation Limited
Annexure B to the Independent Auditor's Report of even date on the
financial statements (*Continued*)

Meaning of Internal Financial Controls over Financial Reporting

A Company's internal financial control over financial reporting 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 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 authorizations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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

Because of the inherent limitations of internal financial controls over financial reporting, 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 to future periods are subject to the risk that the internal financial control over financial reporting 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, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2018, 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 issued by the ICAI.

For B S R & Co. LLP
Chartered Accountants

Firm's Registration No: 101248W/W-100022



Vaibhav Shah
Partner

Membership No: 117377

Mumbai
21 May 2018

ASPIRE HOME FINANCE CORPORATION LIMITED

Balance Sheet as at 31st March 2018

(Currency : ₹)

Particulars	Note No.	As at 31 March 2018 ₹	As at 31 March 2017 ₹
<u>I. EQUITY AND LIABILITIES:</u>			
(1) Shareholders' funds:			
(a) Share capital	3	5,206,570,515	4,825,019,030
(b) Reserves and surplus	4	2,785,678,862	1,502,634,281
	(A)	<u>7,992,249,377</u>	<u>6,327,653,311</u>
(2) Non-current liabilities:			
(a) Long-term borrowings	5	30,329,188,338	34,534,082,913
(b) Long term provisions	7	770,809,695	214,725,772
	(B)	<u>31,099,998,033</u>	<u>34,748,808,685</u>
(3) Current liabilities:			
(a) Short-term borrowings	8	324,059,796	243,202,060
(b) Trade payables	9	-	-
(i) total outstanding dues of micro enterprises and small enterprises		-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		19,000,802	129,547,242
(c) Other current liabilities	10	11,350,509,668	5,086,527,998
(d) Short-term provisions	11	42,524,580	68,088,436
	(C)	<u>11,736,094,846</u>	<u>5,527,365,736</u>
TOTAL	(A+B+C)	<u><u>50,828,342,256</u></u>	<u><u>46,603,827,732</u></u>
<u>II. ASSETS:</u>			
(1) Non-current assets:			
(a) Fixed assets	12	-	-
(i) Tangible assets		110,402,942	98,851,493
(ii) Intangible assets		22,357,169	12,775,436
(b) Long term loans and advances	13	47,161,389,453	40,347,266,100
(c) Deferred tax assets (net)	6	125,066,284	(35,832,786)
	(A)	<u>47,419,215,848</u>	<u>40,423,060,243</u>
(2) Current assets:			
(a) Current investments	14	-	2,798,254,851
(b) Trade receivables	15	75,995,786	90,438,343
(c) Cash and bank balances	16	873,468,221	1,644,006,632
(d) Short-term loans and advances	17	1,744,047,871	1,433,092,834
(e) Other current assets	18	715,614,530	214,974,829
	(B)	<u>3,409,126,408</u>	<u>6,180,767,489</u>
TOTAL	(A+B)	<u><u>50,828,342,256</u></u>	<u><u>46,603,827,732</u></u>

Significant accounting policies and notes to financial statements

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

As per our report of even date attached.

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



Vaibhav Shah
Partner
Membership No: 117377

Mumbai
21 May 2018


For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited



Motilal Oswal
Chairman
DIN : 00024503



Anil Sachidanand
Managing Director & CEO
DIN : 02698182



Kapesh Ojha
Chief Financial Officer

Mumbai
21 May 2018

ASPIRE HOME FINANCE CORPORATION LIMITED

Statement of Profit and Loss

for the year ended 31st March 2018

(Currency : ₹)

Particulars	Note No.	For the year ended 31 March 2018	For the year ended 31 March 2017
		₹	₹
Income			
Revenue from operations	19	6,463,365,589	4,929,224,544
Other income	20	161,267,703	778,622,824
Total (A)		6,624,633,292	5,707,847,368
Expenses			
Employee benefits	21	544,606,955	404,956,410
Finance cost	22	3,776,289,376	3,498,452,923
Depreciation and amortization expenses	12	64,098,946	32,916,146
Provision for contingencies	23	564,535,326	122,514,410
Other expenses	24	1,189,369,924	392,313,959
Total (B)		6,138,900,527	4,451,153,848
Profit before tax (C) = (A) - (B)		485,732,765	1,256,693,520
Less: Tax expense :			
(1) Current year		331,776,505	397,444,353
(2) Deferred tax (Refer Note : 6)		(160,899,070)	38,356,364
Profit after tax		314,855,330	820,892,803
Earnings per share:	27		
Basic		0.06	0.19
Diluted		0.06	0.19
Face value per share		1	1

Significant accounting policies and notes to financial statements

1 - 61

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

As per our report of even date attached.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022



Vaibhav Shah

Partner

Membership No: 117377

For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited



Motilal Oswal

Chairman


DIN : 00024503



Anil Sachidanand

Managing Director & CEO

DIN : 02698182



Kalpesh Ojha

Chief Financial Officer

Mumbai

21 May 2018

Mumbai

21 May 2018

ASPIRE HOME FINANCE CORPORATION LIMITED

Cash Flow Statement

for the year ended 31 March 2018

(Currency : ₹)

Particulars	For the year ended 31 March 2018 ₹	For the year ended 31 March 2017 ₹
Cash flows from operating activities		
Net profit before tax	485,732,765	1,256,693,520
Adjustments for:		
Depreciation and amortization	64,098,946	32,916,146
Employee stock option expense	14,609,534	76,552
Utilization of security premium	(184,427,183)	-
Bad Debts written off	715,253,649	-
Provision for contingencies	564,535,326	122,514,410
Profit on sale of investments	(150,089,478)	(757,647,259)
Dividend income	(2,199,589)	(15,398,232)
Operating profit before working capital changes	1,507,513,970	639,155,137
Adjustment for working capital changes:		
Increase/(Decrease) in long-term provisions	1,891,281	10,024,806
Increase/(Decrease) in trade payables	(110,546,440)	12,446,712
Increase/(Decrease) in other current liabilities	989,389,283	2,080,991,983
Increase/(Decrease) in short-term provisions	(35,718,177)	37,167,884
(Increase)/Decrease in long-term loans and advances	(7,529,652,319)	(19,931,413,572)
(Increase)/Decrease in trade receivables	14,442,558	(46,434,096)
(Increase)/Decrease in short-term loans and advances	(310,955,037)	(796,691,579)
(Increase)/Decrease in other current assets	(500,639,701)	(196,091,648)
Cash generated from operations	(5,974,274,582)	(18,190,844,372)
Income taxes paid	(331,689,551)	(464,847,880)
Net cash used in operating activities (A)	(6,305,964,133)	(18,655,692,252)
Cash flows from investing activities		
Purchase of fixed assets	(85,232,128)	(107,719,440)
Sale of investments	118,089,960,103	154,255,262,297
Purchase of investments	(115,141,615,774)	(154,556,721,367)
Investment in fixed deposits	-	(25,000,000)
Dividend income	2,199,589	15,398,232
Net cash generated from / (used in) investing activities (B)	2,865,311,790	(418,780,279)
Cash flows from financing activities		
Proceeds from issue of equity shares including premium	1,519,558,385	2,017,119,406
Proceeds from borrowings (Net of payments)	1,150,555,548	18,482,320,005
Net cash generated from financing activities (C)	2,670,113,933	20,499,439,411
Net increase in cash and cash equivalents (A+B+C)	(770,538,410)	1,424,966,881
Cash and cash equivalents at the beginning of the year	1,619,006,632	194,039,751
Cash and cash equivalents as at end of the year	848,468,221	1,619,006,632
Components of cash and cash equivalents		
Cash in hand	37,149,991	-
Balance with banks in current accounts	811,318,230	1,569,006,632
Fixed Deposit (maturing within a period of three months)	-	50,000,000
Cash and cash equivalents as at end of the year	848,468,221	1,619,006,632

As per our report of even date attached

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited



Vaibhav Shah
Partner

Membership No: 117377



Motilal Oswal
Chairman
DIN : 00024503



Anil Sachidanand
Managing Director & CEO
DIN : 02698182

Mumbai
21 May 2018



Kalpesh Ojha
Chief Financial Officer

Mumbai
21 May 2018

ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements

for the year ended 31st March 2018

(Currency : ₹)

1 Overview

Aspire Home Finance Corporation Limited ("the Company") was incorporated in India on 01 October 2013. The Company is registered with the National Housing Bank under section 29A of the National Housing Bank Act, 1987 with effect from 19 May 2014. The Company is primarily engaged into providing loans for purchase or construction of residential houses.

2 Significant accounting policies

2.1 Basis of preparation

The financial statements have been prepared and presented under the historical cost convention and accrual basis of accounting, unless otherwise stated, and in accordance with the generally accepted accounting principles in India ("Indian GAAP"), and conform to the statutory requirements, circulars and guidelines issued by the National Housing Bank ("NHB") from time to time to the extent applicable. The financial statements have been prepared to comply in all material respects with the Accounting Standards ("AS") notified under section 133 of the Companies Act 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 to the extent applicable.

2.2 Use of estimates

The preparation of financial statements in conformity with Indian GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities including contingent liabilities as of the date of the financial statements and the reported amounts of revenues and expenses for the reporting period. The estimates and assumptions used in the accompanying financial statements are based upon management's evaluation of the relevant facts and circumstances as of the date of financial statements. Actual results could differ from these estimates. Any revisions to accounting estimates are recognized prospectively in the current and future periods.

2.3 Borrowings and borrowing costs

a. Borrowing costs

Borrowing costs include interest and other ancillary borrowing costs. Interest and other related financial charges are recognized as an expense in the period for which they relate as specified in Accounting Standard (AS 16) on "Borrowing Costs". Ancillary costs incurred for arrangement of borrowings such as loan processing fee, arranger fee, stamping expense and rating expense including annual surveillance fees are period costs and amortized over the tenure of the borrowing.

b. Zero coupon instrument

The difference between the discounted amount mobilized and redemption value of commercial papers/ zero coupon non - convertible debentures is apportioned on time proportion basis over the life of instruments and charged to the statement of profit and loss / utilised against balance under securities premium account to the extent available.

2.4 Fixed assets and depreciation

Tangible fixed assets

Fixed assets are stated at cost less accumulated depreciation and impairment, if any. The cost of fixed assets comprise purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure incurred on assets is capitalized only when it increases the future benefit / functioning capability from / of such assets.

Depreciation is charged over the estimated useful life of the fixed assets on a written down value basis in the manner prescribed in schedule II of the Companies Act, 2013.

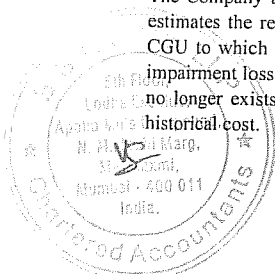
- Improvements to lease hold premises are charged off over the primary period of lease or its useful life, whichever is lower.
- Assets individually costing less than Rs 5,000/- are fully depreciated in the year of purchase.
- The Company has estimated 5% residual value at the end of the useful life for all block of assets.
- For assets purchased and sold during the year, depreciation is provided on a pro rata basis by the Company.

Intangible fixed assets

Software and system development expenditure are capitalized at cost of acquisition including cost attributable to bring the same in working condition and the useful life of the same is estimated of 5 years with zero residual value. Any expenses on such software for support and maintenance payable annually are charged to the statement of profit and loss.

2.5 Impairment of assets

The Company assesses at the balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset or the cash generating unit ("CGU"). If such recoverable amount of the asset or the recoverable amount of the CGU to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is 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 asset is reflected at the revised recoverable amount, subject to maximum of the depreciated historical cost.



2 Significant accounting policies (Continued)

2.6 Investments

In accordance with AS - 13 on "Accounting for Investments" and the Guidelines issued by the National Housing Bank ("NHB"), investments expected to mature after twelve months are taken as long-term investment and stated at cost. Provision is recognized only in case of diminution, which is other than temporary in nature. All other investment are recognized as current investments and are valued at lower of cost and fair value. In case of unquoted units of schemes of mutual fund, NAV declared by respective mutual fund is considered as fair value.

2.7 Loans and advances: Classification and provisioning

Housing loans are classified as per the NHB guidelines, into performing and non-performing assets. All loans and other credit exposures where the installments, including interest and other dues are overdue for a period of more than ninety days are classified as non-performing assets in accordance with the prudential norms prescribed by the NHB. The Company is classifying any non-performing assets as sub-standard and doubtful whose installments, including interest and other dues are overdue for a period of 4 to 15 months and more than 15 months respectively as stated by NHB guidelines. Additional provisions are made against specific non-performing assets over and above as stated in the NHB guidelines, if in the opinion of management, a higher provision is necessary. The Company maintains general provision for standard assets as per the prudential norms prescribed by the NHB.

2.8 Revenue recognition

a. Interest on housing loans

(i) Interest income on loans is recognized on accrual basis except in case of non-performing assets where interest is recognized upon realization as per the NHB guidelines. Repayment of housing loans is by way of Equated Monthly Installments (EMI) comprising principal and interest. Interest is calculated on monthly reducing balance in terms of financing scheme opted by the borrower. EMI commences once the entire loan is disbursed. Pending commencement of EMI, pre-EMI interest is charged every month and is accounted on accrual basis.

b. Fees and other charges.

- (i) Upfront processing fees are recovered and recognized at the time of disbursement of loan.
- (ii) Other charges such as cheque bounce charges, late payment charges, SOA charges, Foreclosure statement charges are recognized when there is no significant uncertainty as to determination and realization.
- (iii) In case of non-performing asset, fees and other charges are recognized upon realisation as per the NHB guidelines.

c. Income from investments

- (i) Dividend income on investments is recognized in the statement of profit and loss when the right to receive is established.
- (ii) Interest income on fixed deposits is recognized on a time proportion basis.

d. Other income

- (i) In other cases, income is recognized following accrual principles when there is no significant uncertainty as to determination and realization.

2.9 Employee benefits

Defined contribution plans

The Company makes specified monthly contributions towards employee provident fund to government administered provident fund scheme which is a defined contribution plan. The Company's contributions is recognized as an expense in the statement of profit and loss during the period in which the employee renders the related service.

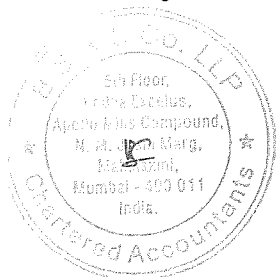
Gratuity

The Company's gratuity scheme is a defined benefit plan. The Company's net obligation in respect of the gratuity benefit 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 actuarial valuation using the Projected Unit Credit Method which recognizes each period of service that gives rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

The obligation is measured at present value of estimated future cash flows. The discounted rates used for determining the present value are based on the market yields on Government Securities as at the balance sheet date.

Actuarial gains and losses are recognized in the statement of profit and loss.



2 Significant accounting policies (Continued)

2 Significant accounting policies (Continued)

Compensated absences

The employees of the Company are entitled to carry forward their unavailed / unutilized leave for one year subject to a maximum limit as per the Company's policy. The employees are not entitled to encash unavailed / unutilized leave. Accumulating compensated absences are measured based on management estimates.

Employee Stock Option Expenses :

The Employees Stock Options Scheme ("the Scheme") has been established by the company. The Scheme provides that employees are granted an option to subscribe to equity share of the company that vest on the satisfaction of vesting conditions. The options may be exercised within specified period. Measurement and disclosure of Employee Share-based Payment Plan is done in accordance with the Guidance Note on Accounting for Employee Share-based Payments, issued by The Institute of Chartered Accountants of India. The company follows the fair value method to account for its stock based employee compensation plans, till last year company used to follow intrinsic value method.

2.10 Income tax

Income-tax expense comprises current tax (i.e. amount of tax for the period determined in accordance with the income-tax law) and deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the period).

Current tax

Provision for current income-tax is recognized in accordance with the provisions of Income-tax Act, 1961 and is made annually based on the tax liability after taking credit for tax allowances and exemptions.

Deferred tax

Deferred tax is recognized in respect of timing differences between taxable income and accounting income i.e. differences that originate in one period and are capable of reversal in one or more subsequent periods. The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognized using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets / liabilities are recognized only to the extent there is reasonable certainty that the assets / liabilities can be realised in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognized only if there is a virtual certainty supported by convincing evidence that sufficient future taxable income will be available against which such deferred tax assets can be realised. Deferred tax assets / liabilities are reviewed as at the each balance sheet date and written down or written-up to reflect the amount that is reasonably / virtually certain (as the case may be) to be realised.

2.11 Provisions and contingencies

The Company recognizes provision when there is present obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate of the amount of the obligation can be made. In cases where the available information indicates that the loss on the contingency is reasonably possible but the amount of loss cannot be reasonably estimated, a disclosure is made in the financial statements. Provisions are reviewed at the balance sheet date and adjusted to reflect the current management estimates. If it is no longer probable that the outflow of resources would be required to settle the obligation, the provision is reversed.

A disclosure of contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources.

When there is a possible obligation or a present obligation in respect of which likelihood of outflow of resource is remote, no provision or disclosure is made.

Contingent assets are not recognized in the financial statements.

2.12 Earnings per share (EPS)

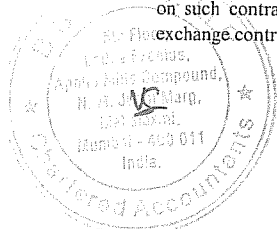
Basic earnings per equity share have been computed by dividing net profit / loss available to the equity share holders for the year by weighted average number of equity shares outstanding during the year. Diluted earnings per equity share have been computed by dividing the net profit available to the equity share holders after giving impact of dilutive potential equity shares for the year by weighted average number of equity shares and dilutive potential equity shares outstanding during the year, except where the results are anti-dilutive.

2.13 Operating leases

Payments under lease arrangement, where the risks and rewards incidental to ownership of an asset substantially vest with the lessor, are charged to the statement of profit and loss on an agreed term, unless another systematic basis is more appropriate.

2.15 Foreign Exchange Transactions :

Transactions in foreign currencies are recorded at the exchange rates prevailing on the date of transactions. Transactions remaining unsettled are translated at the exchange rates prevailing on the date of the Balance Sheet, except those covered by forward contract, currency swap contracts. Any gain or losses on account of exchange differences either on settlement or on translation are recognized in the Statement of Profit and Loss. In respect of Forward Exchange Contracts the premium or discount arising at the inception of forward exchange contracts is amortized as expense or income over the life of the contract. Exchange differences on such contracts on reporting dates are recognized in the Statement of Profit and Loss. Any profit or loss arising on cancellation or renewal of forward exchange contract is recognized as income or as an expense in that year.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2018

(Currency : ₹)

	As at 31 March 2018	As at 31 March 2017
3 Share capital		
3.1 Authorised :		
10,000,000,000 (previous year: 10,000,000,000) equity shares of Re. 1 each	10,000,000,000	10,000,000,000
	<u>10,000,000,000</u>	<u>10,000,000,000</u>
3.2 Issued, Subscribed and Paid up :		
5,206,570,515 (previous year: 4,825,019,030) equity shares of Re. 1 each , fully paid-up	5,206,570,515	4,825,019,030
	<u>5,206,570,515</u>	<u>4,825,019,030</u>

Notes:

- a) The Company has only one class of equity shares having a face value of Re. 1 each. Each holder of equity shares is entitled to one vote per share.
- b) 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, in proportion to their holding. However, there exists no preferential liability as on 31 March 2018.

3.3 Movement in share capital :

	As at 31 March 2018		As at 31 March 2017	
	No of shares	Amount	No of shares	Amount
<i>Equity shares</i>				
Outstanding at the beginning of the year	4,825,019,030	4,825,019,030	3,057,166,790	3,057,166,790
Issued during the year	381,551,485	381,551,485	1,767,852,240	1,767,852,240
Call money	-	-	-	-
Outstanding at the end of the year	<u>5,206,570,515</u>	<u>5,206,570,515</u>	<u>4,825,019,030</u>	<u>4,825,019,030</u>

3.4 Details of shares held by holding Company / shareholders holding more than 5% shares in the Company

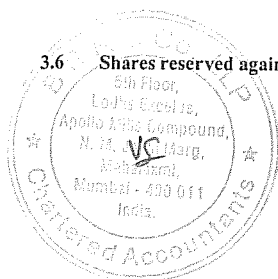
	As at 31 March 2018		As at 31 March 2017	
	No. of shares	% of holding	No. of shares	% of holding
Motilal Oswal Securities Limited				
Equity share of Re. 1 each fully paid-up	3,987,759,601	76.60%	3,936,035,460	81.58%
Motilal Oswal Financial Services Limited				
Equity share of Re. 1 each fully paid-up	788,508,296	15.14%	738,983,470	15.32%
	<u>4,776,267,897</u>	<u>91.74%</u>	<u>4,675,018,930</u>	<u>96.90%</u>

Note : Refer note No.33 for disclosure relating to employee stock option scheme.

3.5 Shares held by each of the following as at the balance sheet date (in aggregate for entities falling under each category)

Particulars	As at 31 March 2018	As at 31 March 2017
	i) Holding Company	3,987,759,601
ii) Ultimate Holding Company	-	-
iii) Subsidiaries of Holding Company	192,307,712	20
iv) Subsidiaries of Ultimate Holding Company (other than those included in (iii) above	848,853,152	738,983,500
	<u>5,028,920,465</u>	<u>4,675,018,980</u>

3.6 Shares reserved against the granted options to Employees are 8,89,45,000



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

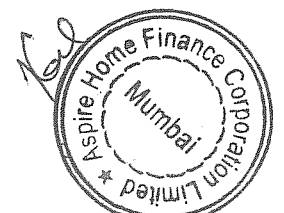
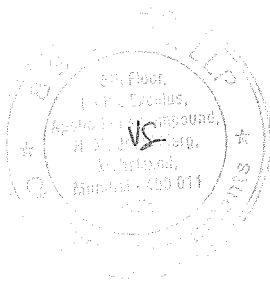
as at 31 March 2018

(Currency : ₹)

	As at 31 March 2018	As at 31 March 2017
4 Reserves and surplus		
Statutory reserve *		
Opening balance	248,524,983	84,346,422
Add: Additions during the year	128,542,247	164,178,561
Closing balance	<u>377,067,230</u>	<u>248,524,983</u>
Securities premium		
Opening balance	262,685,335	13,418,169
Add: Securities premium on shares issued during the year	1,138,006,900	249,267,166
Less: Utilised during the year**	(184,427,183)	-
Closing balance	<u>1,216,265,052</u>	<u>262,685,335</u>
Employee Stock Options Scheme Outstanding		
Opening balance	76,552	-
Add: Addition during the year	14,609,534	76,552
Closing balance	<u>14,686,086</u>	<u>76,552</u>
Surplus / (deficit) in statement of profit and loss		
Opening balance	991,347,411	334,633,169
Add: Profit for the year	314,855,330	820,892,803
Less: Transfer to statutory reserve	(128,542,248)	(164,178,561)
Closing balance	<u>1,177,660,494</u>	<u>991,347,411</u>
	<u><u>2,785,678,862</u></u>	<u><u>1,502,634,281</u></u>

*As per section 29C of the National Housing Bank Act, 1987 and Section 36(1)(viii) of Income Tax Act, 1961.

** In accordance with Section 52 of the Companies Act 2013 during the year the Company has utilised Securities Premium Account towards Premium on Redemption of Non-Convertible Debenture amounting to Rs 283,489,890 net of tax of Rs 99,062,707.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2018

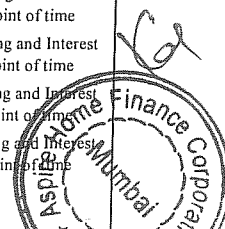
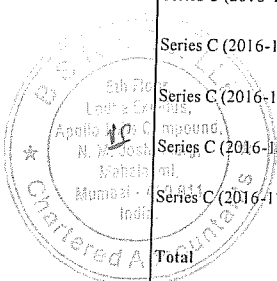
(Currency : ₹)

	As at 31 March 2018	As at 31 March 2017
5 Long term borrowings		
Secured		
Secured redeemable non-convertible debentures	10,749,000,000	11,749,000,000
Zero coupon debentures	1,300,000,000	1,300,000,000
Term loans from banks	17,858,703,068	15,789,005,256
Unsecured		
Unsecured redeemable non-convertible debentures	7,900,000,000	7,900,000,000
Zero coupon debentures	1,000,000,000	1,000,000,000
	<u>38,807,703,068</u>	<u>37,738,005,256</u>
Less : Current maturities of long term borrowings	(8,478,514,730)	(3,203,922,343)
	<u>30,329,188,338</u>	<u>34,534,082,913</u>

Security and other terms of debentures are as follows :

As at 31 March 2018

NCD Series	Units	Amount in ₹	Security provided	Charge %
Series A (2015-16)/2	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/3	500	500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/4	150	150,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/5	750	750,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/6	1,500	1,500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/7	1,000	1,000,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/8	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/9	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/10	1,500	1,500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/13	700	700,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2016-17)/4	1,250	1,250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2016-17)/7	997	997,000,000	Exclusive charge over specific receivables	1.10 Times of amount Outstanding
Series A (2016-17)/10	50	50,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series C (2016-17)/1	800	800,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/2	200	200,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/3	746	746,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/4	80	80,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/5 & 6	174	174,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/7	691	691,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/8	60	60,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/9	100	100,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/10	51	51,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Total	12049	12,049,000,000		



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2018

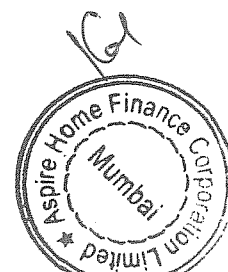
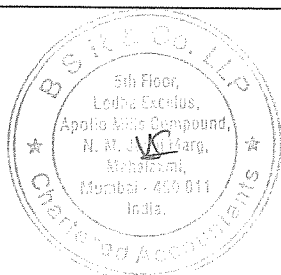
(Currency : ₹)

5 Long term borrowings (Continued)

Security and other terms of debentures are as follows : (Continued)

As at 31 March 2017

NCD Series	Units	Amount in ₹	Security provided	Charge %
Series A (2015-16)/1	1,000	1,000,000,000	Exclusive charge over specific receivables	1.10 Times of amount Outstanding
Series A (2015-16)/2	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/3	500	500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/4	150	150,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/5	750	750,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/6	1,500	1,500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/7	1,000	1,000,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/8	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/9	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/10	1,500	1,500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2015-16)/13	700	700,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2016-17)/4	1,250	1,250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series A (2016-17)/7	997	997,000,000	Exclusive charge over specific receivables	1.10 Times of amount Outstanding
Series A (2016-17)/10	50	50,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding
Series C (2016-17)/1	800	800,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/2	200	200,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/3	746	746,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/4	80	80,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/5 & 6	174	174,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/7	691	691,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/8	60	60,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/9	100	100,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Series C (2016-17)/10	51	51,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time
Total	13,049	13,049,000,000		



ASPIRE HOME FINANCE CORPORATION LIMITED

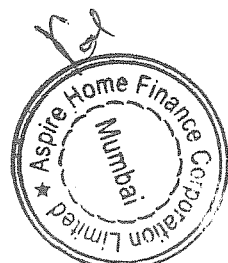
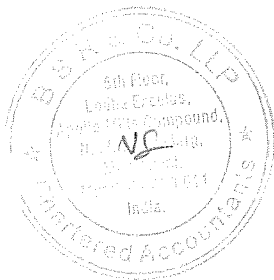
Notes to financial statements (Continued)
as at 31 March 2018

(Currency : ₹)

5 Long term borrowings (Continued)

Security and other terms of debentures are as follows : (Continued)

Terms of repayment of debentures				
As at 31 March 2018				
Debentures - secured				
Maturity	0-3 years	3-5 years	>5 years	Total
Rate of interest				
10.85%	150,000,000	-	-	150,000,000
10.84%	1,500,000,000	-	-	1,500,000,000
10.84%	1,000,000,000	-	-	1,000,000,000
10.84%	250,000,000	-	-	250,000,000
10.75%	500,000,000	-	-	500,000,000
10.70%	700,000,000	-	-	700,000,000
10.70%	1,250,000,000	-	-	1,250,000,000
10.25%	80,000,000	-	-	80,000,000
10.01%	174,000,000	-	-	174,000,000
10.00%	800,000,000	-	-	800,000,000
10.00%	200,000,000	-	-	200,000,000
10.00%	746,000,000	-	-	746,000,000
10.00%	691,000,000	-	-	691,000,000
9.85%	-	-	997,000,000	997,000,000
9.80%	60,000,000	-	-	60,000,000
9.80%	100,000,000	-	-	100,000,000
9.75%	1,500,000,000	-	-	1,500,000,000
9.55%	51,000,000	-	-	51,000,000
Zero coupon	1,300,000,000	-	-	1,300,000,000
Total	11,052,000,000	-	997,000,000	12,049,000,000



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

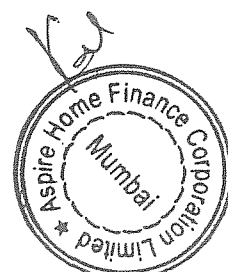
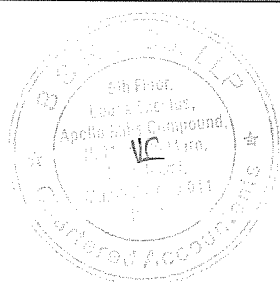
as at 31 March 2018

(Currency : ₹)

5 Long term borrowings (Continued)

Security and other terms of debentures are as follows : (Continued)

Terms of repayment of debentures				
As at 31 March 2017				
Debentures - secured				
Maturity	0-3 years	3-5 years	>5 years	Total
Rate of interest				
11.00%	1,000,000,000	-	-	1,000,000,000
10.75%	-	500,000,000	-	500,000,000
10.85%	150,000,000	-	-	150,000,000
10.84%	1,500,000,000	-	-	1,500,000,000
10.84%	1,000,000,000	-	-	1,000,000,000
10.84%	250,000,000	-	-	250,000,000
9.75%	-	1,500,000,000	-	1,500,000,000
10.70%	700,000,000	-	-	700,000,000
10.70%	1,250,000,000	-	-	1,250,000,000
9.85%	-	-	997,000,000	997,000,000
10.00%	800,000,000	-	-	800,000,000
10.00%	200,000,000	-	-	200,000,000
10.00%	746,000,000	-	-	746,000,000
10.25%	80,000,000	-	-	80,000,000
10.01%	174,000,000	-	-	174,000,000
10.00%	691,000,000	-	-	691,000,000
9.80%	60,000,000	-	-	60,000,000
9.80%	100,000,000	-	-	100,000,000
9.55%	51,000,000	-	-	51,000,000
Zero coupon	1,300,000,000	-	-	1,300,000,000
Total	10,052,000,000	2,000,000,000	997,000,000	13,049,000,000



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2018

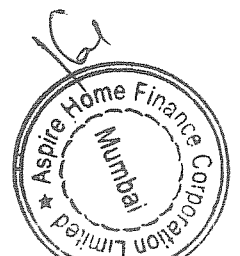
(Currency : ₹)

5 Long term borrowings (Continued)

Security and other terms of debentures are as follows : (Continued)

Terms of repayment of debentures				
As at 31 March 2018				
Debentures - unsecured				
Maturity	0-3 years	3-5 years	>5 years	Total
Rate of interest				
11.15%	-	500,000,000	-	500,000,000
11.00%	-	300,000,000	-	300,000,000
11.00%	-	200,000,000	-	200,000,000
11.00%	250,000,000	-	-	250,000,000
11.00%	1,000,000,000	-	-	1,000,000,000
11.00%	500,000,000	-	-	500,000,000
11.00%	500,000,000	-	-	500,000,000
11.00%	-	-	500,000,000	500,000,000
10.85%	1,000,000,000	-	-	1,000,000,000
10.82%	150,000,000	-	-	150,000,000
10.50%	500,000,000	-	-	500,000,000
8.65%	-	-	2,500,000,000	2,500,000,000
Zero coupon	1,000,000,000	-	-	1,000,000,000
Total	4,900,000,000	1,000,000,000	3,000,000,000	8,900,000,000

Terms of repayment of debentures				
As at 31 March 2017				
Debentures - unsecured				
Maturity	0-3 years	3-5 years	>5 years	Total
Rate of interest				
10.82%	150,000,000	-	-	150,000,000
11.00%	-	300,000,000	-	300,000,000
11.00%	-	200,000,000	-	200,000,000
11.15%	-	500,000,000	-	500,000,000
11.00%	250,000,000	-	-	250,000,000
11.00%	1,000,000,000	-	-	1,000,000,000
11.00%	500,000,000	-	-	500,000,000
11.00%	500,000,000	-	-	500,000,000
9.99%	-	-	2,500,000,000	2,500,000,000
10.85%	-	1,000,000,000	-	1,000,000,000
11.00%	-	-	500,000,000	500,000,000
10.50%	500,000,000	-	-	500,000,000
Zero coupon	1,000,000,000	-	-	1,000,000,000
Total	3,900,000,000	2,000,000,000	3,000,000,000	8,900,000,000



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2018

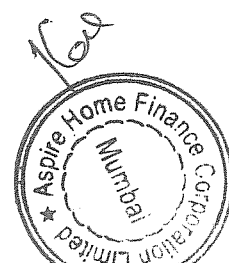
(Currency : ₹)

5 Long term borrowings (Continued)

Security and other terms of term loans are as follows : (Continued)

As at 31 March 2018				
Terms of repayment of terms loans				
Term loans from banks - secured by way of hypothecation of receivables i.e. loans and advances.				
Maturity	0-3 years	3-5 years	>5 years	Total
Rate of interest				
8.25 % to 10.25% annually	9,188,739,525	4,384,797,649	4,285,165,894	17,858,703,068
Total	9,188,739,525	4,384,797,649	4,285,165,894	17,858,703,068

As at 31 March 2017				
Terms of repayment of terms loans				
Term loans from banks - secured by way of hypothecation of receivables i.e. loans and advances.				
Maturity	0-3 years	3-5 years	>5 years	Total
Rate of interest				
8.50 % to 11% annually	7,602,544,889	3,802,987,045	4,383,473,323	15,789,005,256
Total	7,602,544,889	3,802,987,045	4,383,473,323	15,789,005,256



ASPIRE HOME FINANCE CORPORATION LIMITED

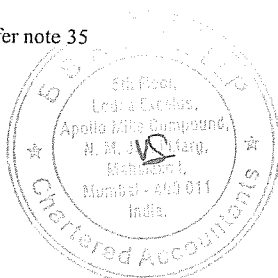
Notes to financial statements (Continued)

as at 31 March 2018

(Currency : ₹)

	As at 31 March 2018	As at 31 March 2017
6 Deferred tax asset / (liability) (net)		
Deferred tax assets		
Provision for gratuity	5,159,324	4,415,552
Provision for standard assets, sub-standard assets and doubtful assets	259,506,228	73,286,285
Provision for compensated absence	3,321,307	3,438,389
Difference between book depreciation and tax depreciation	15,053,246	-
Other employee benefits	187,949	224,046
Gross deferred tax assets	<u>283,228,054</u>	<u>81,364,272</u>
Deferred tax liabilities		
Difference between book depreciation and tax depreciation	-	340,337
Reserve Created u/s 36(1)(viii)	107,429,380	61,910,504
Unamortized borrowing cost	50,732,390	54,946,217
Gross deferred tax liabilities	<u>158,161,770</u>	<u>117,197,058</u>
Net Deferred tax asset / (liability)	<u>125,066,284</u>	<u>(35,832,786)</u>
7 Long-term provisions		
Provision for employee benefits		
Gratuity*	14,358,542	12,357,734
Other employee benefit	537,855	647,382
Other provisions		
(a) Provisions against standard assets**	179,385,195	159,471,360
(b) Provision for sub standard assets**	399,656,086	23,816,117
(c) Provision for doubtful assets**	176,872,017	18,433,179
	<u>770,809,695</u>	<u>214,725,772</u>
*Refer note 30		
**Refer note 31		
8 Short-term borrowings		
Secured		
Loans repayable on demand		
Short term loans from banks*	324,059,796	-
Unsecured		
Other loans and advances		
Commercial Papers (Net off unamortized cost)	-	243,202,060
	<u>324,059,796</u>	<u>243,202,060</u>
* Secured by way of hypothecation of housing loans given by the Company. These are repayable on demand and carry interest rate of 8.60% to 11.35% per annum.		
9 Trade payables		
Creditors		
Due to Micro, Small and Medium Enterprises*	-	-
Due to others	19,000,802	129,547,242
	<u>19,000,802</u>	<u>129,547,242</u>

*Refer note 35



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2018

(Currency : ₹)

	As at 31 March 2018	As at 31 March 2017
10 Other current liabilities		
Current maturities of long term borrowings	8,478,514,730	3,203,922,343
Interest accrued but not due on borrowings	2,112,015,485	1,638,000,971
Statutory liabilities	18,926,400	14,814,108
Book overdraft	618,715,582	1,503,664
Salary and bonus payable	34,015,517	70,387,406
Due to Micro, Small and Medium Enterprises*	5,319,028	5,005,697
Due to others	83,002,926	152,893,809
	<u>11,350,509,668</u>	<u>5,086,527,998</u>
*Refer note 35		
11 Short-term provisions		
Provision for employee benefits		
Gratuity*	406,007	401,027
Other employee benefits	428,775	-
Compensated absences	9,504,656	9,935,242
Other provisions		
Provision for expenses	11,659,834	47,381,180
Provision for taxes (Net of Advance Tax and Tax Deducted at Source CY Rs 235,596,374 (PY Rs. 394,397,238))	142,169	330,533
Contingent Provision against standard assets**	6,861,296	5,362,206
Provision for sub standard assets**	8,829,976	799,961
Provision for doubtful assets**	4,691,867	3,878,288
	<u>42,524,580</u>	<u>68,088,436</u>

*Refer note 30

**Refer note 31



ASPIRE HOME FINANCE CORPORATION LIMITED

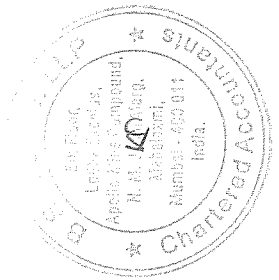
Notes to financial statements (Continued)

as at 31 March 2018

(Currency : ₹)

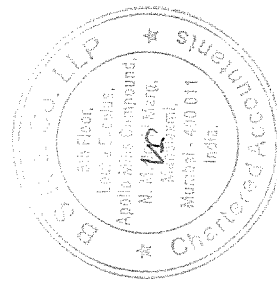
12 Fixed assets

Description of assets	Gross block				Depreciation		Net block	
	As at 1 April 2017	Additions during the year	Deductions during the year	As at 31 March 2018	For the year	Deductions during the year	As at 31 March 2018	As at 31 March 2017
Tangible assets:								
Computers and data processing units	48,002,416	19,735,082	-	67,737,498	22,918,350	-	45,774,747	21,962,751
Furniture and fixtures	29,402,872	9,582,582	-	38,985,454	7,912,771	-	13,738,136	25,247,318
Electric installations	10,402,040	9,182,070	-	19,584,110	6,259,286	-	7,526,169	23,577,507
Office equipment's	19,130,107	11,300,069	-	30,430,176	6,919,008	-	10,022,088	12,057,941
Motor car	-	1,139,596	-	1,139,596	253,410	-	253,410	886,185
Leasehold improvements	33,765,179	20,385,104	-	54,150,283	15,510,228	-	24,309,624	29,840,660
Total tangible assets (a)	140,702,614	71,324,503	-	212,027,117	59,773,054	-	101,624,175	110,402,942
Intangible assets:								
Computer software	16,459,535	13,907,625	-	30,367,160	4,325,892	-	8,009,991	22,357,169
Total intangible assets (b)	16,459,535	13,907,625	-	30,367,160	4,325,892	-	8,009,991	22,357,169
Total (a) + (b) = (c)	157,162,149	85,232,128	-	242,394,277	64,098,946	-	109,634,166	111,626,929



12 Fixed assets (Continued)

Previous Year Description of assets	Gross block			Depreciation			Net block	
	As at 1 April 2016	Additions during the year	Deductions during the year	As at 31 March 2017	For the year	Deductions during the year	As at 31 March 2017	As at 31 March 2016
Tangible assets:								
Computers and data processing units	20,097,758	28,522,658	618,000	48,002,416	15,669,045	100,624	22,856,397	12,809,782
Furniture and fixtures	9,815,986	19,586,886	-	29,402,872	4,414,587	-	5,825,365	8,405,209
Electric installations	161,741	10,240,299	-	10,402,040	1,252,540	-	1,266,883	147,398
Office equipment's	3,289,977	15,840,130	-	19,130,107	2,624,493	-	3,103,080	2,811,389
Leasehold improvements	10,791,662	22,973,517	-	33,765,179	6,847,730	-	8,799,397	8,839,996
Total tangible assets (a)	44,157,124	97,163,490	618,000	140,702,614	30,808,396	100,624	41,851,123	98,851,493
Intangible assets:								
Computer software	5,285,585	11,173,950	-	16,459,535	2,208,375	-	3,684,099	3,809,861
Total intangible assets (b)	5,285,585	11,173,950	-	16,459,535	2,208,375	-	3,684,099	3,809,861
Total (a) + (b) = (c)	49,442,709	108,337,440	618,000	157,162,149	33,016,770	100,624	45,535,221	36,823,635



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2018

(Currency : ₹)

	As at 31 March 2018	As at 31 March 2017
13 Long-term loans and advances		
<u>Secured, considered good</u>		
<u>Home Loans *</u>		
Loans to others		
Standard assets (considered good)	44,832,634,889	39,829,754,090
Sub standard assets	1,642,463,169	158,774,117
Doubtful assets	481,438,126	73,732,718
Loans to related parties		
Standard assets (considered good)	9,618,400	10,371,175
<u>Unsecured, considered good</u>		
Security deposit	54,616,562	51,267,220
Capital advances	5,240,302	32,514,024
Advance income tax (Net of provision CY Rs 611,821,879, PY Rs. 214,377,526)	1,192,567	1,467,884
Unamortized borrowing cost	134,185,438	189,384,872
	47,161,389,453	40,347,266,100

* Loans granted by the Company are secured by equitable mortgage/ registered mortgage of the property and/or undertaking to create security and/or personal guarantees.

14 Current investments

Current Investments (Unquoted - at lower of cost or market value)

Investments in Mutual Funds - 2,798,254,851

Current Maturity of Long Term Investment (at cost unless otherwise stated)

Investments in Mutual Funds - -
Total - 2,798,254,851

Aggregate book value of quoted investments - -
Aggregate book value of unquoted investments - 2,798,254,851
Aggregate market value of quoted investments - -
Aggregate provision made for diminution in value of investments - -

Details of Current Investments

No of Units

Reliance medium term fund - direct weekly dividend - 38,112,154
Reliance money manager fund - direct growth plan growth option - -
Motilal Oswal Most Ultra Short Term Bond Fund - Direct Plan-Growth option - 77,130,737
Franklin India Ultra Short Bond Fund Super Institutional Plan - Direct - 55,895,345
Invesco India Medium Term Bond Fund - Direct Plan Annual - 482,959

- 171,621,194

Details

No. of units - 171,621,194
Total market value of unquoted investment - 2,799,563,604
Total book value of unquoted investment - 2,798,254,851

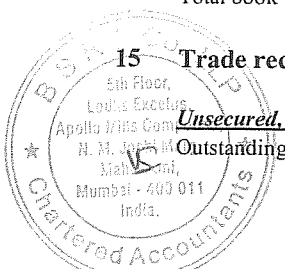
15 Trade receivables

Unsecured, considered good

Outstanding for a period less than six months

75,995,786 90,438,343

75,995,786 90,438,343



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

as at 31 March 2018

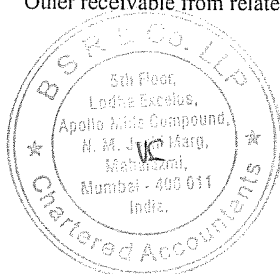
(Currency : ₹)

	As at 31 March 2018	As at 31 March 2017
16 Cash and bank balances		
Cash and cash equivalents		
Balances with banks (current accounts)	811,318,230	1,569,006,632
Deposits having maturity of less than 3 months	-	50,000,000
Cash in hand	37,149,991	-
	<u>848,468,221</u>	<u>1,619,006,632</u>
Other bank balances		
Deposits having maturity between 3 to 12 months	25,000,000	25,000,000
	<u>873,468,221</u>	<u>1,644,006,632</u>
17 Short-term loans and advances		
<u>Secured, considered good</u>		
<u>Home Loans *</u>		
Loans to others		
Standard assets (considered good)	1,587,225,724	1,337,843,386
Sub standard assets	58,138,007	5,333,071
Doubtful assets	17,055,226	2,476,612
Loans to related parties		
Standard assets (considered good)	936,318	899,665
<u>Unsecured, considered good</u>		
Advance to employees	3,807,092	4,455,845
Loans to staff	3,162,989	877,550
Advance payment of interest	303,372	421,678
Prepaid expenses	2,441,365	1,330,210
Unamortized borrowing cost	64,457,628	66,914,163
Service tax credit receivable	6,342,152	12,540,654
GST Credit receivable	69,960	-
Other advances	108,038	-
	<u>1,744,047,871</u>	<u>1,433,092,834</u>

* Loans granted by the Company are secured by equitable mortgage/ registered mortgage of the property and/or undertaking to create security and/or personal guarantees.

18 Other current assets

Interest accrued but not due on home loans	309,160,926	162,713,967
Interest accrued but not due on fixed deposits with banks	2,678,177	3,595,440
EMI /Pre EMI receivables on home loans	162,471,506	33,651,085
Insurance claim receivable	9,551,682	15,014,337
Stock of acquire properties (held for sale or disposal)	229,160,890	-
Other receivable from related parties	2,591,349	-
	<u>715,614,530</u>	<u>214,974,829</u>



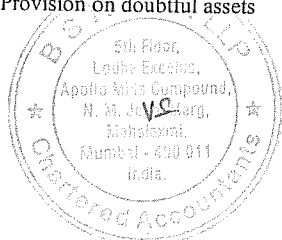
ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2018

(Currency : ₹)

	For the year ended 31 March 2018	For the year ended 31 March 2017
19 Revenue from operations		
Interest income on loans	5,912,229,773	3,978,614,084
Processing fees	331,373,484	551,861,781
Other operating income	219,762,332	398,748,679
	<u>6,463,365,589</u>	<u>4,929,224,544</u>
20 Other income		
Dividend income on mutual funds	2,199,589	15,398,232
Interest on fixed deposits with banks	8,978,636	5,577,333
Net gain on sale of investments	150,089,478	757,647,259
	<u>161,267,703</u>	<u>778,622,824</u>
21 Employee benefit expenses		
Salaries, wages and bonus	496,805,616	378,705,429
Contribution to provident and other funds	27,261,495	13,438,535
Staff welfare expenses	4,012,030	3,179,379
Gratuity*	2,005,788	9,556,515
Employees Stock Option expenses**	14,522,026	76,552
	<u>544,606,955</u>	<u>404,956,410</u>
*Refer note 30		
** Refer note 33		
22 Finance costs		
Interest on debentures*	1,942,315,754	2,005,381,881
Interest on term loans/ Cash credit	1,691,276,761	1,159,656,665
Discount on commercial papers	24,859,941	213,140,310
Other borrowing costs	117,836,920	120,274,067
	<u>3,776,289,376</u>	<u>3,498,452,923</u>
* Amount after adjustment of Premium on Redemption of Non-Convertible Debenture of Rs Rs 283,489,890 against securities premium account.		
23 Provision for contingencies		
Provision on standard assets	21,412,925	81,404,167
Provision on sub standard assets	383,869,984	18,798,776
Provision on doubtful assets	159,252,417	22,311,467
	<u>564,535,326</u>	<u>122,514,410</u>



ASPIRE HOME FINANCE CORPORATION LIMITED

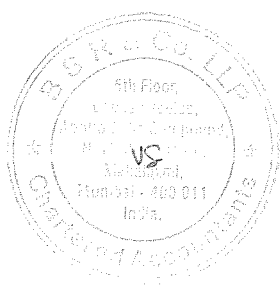
Notes to financial statements (Continued)

for the year ended 31st March 2018

(Currency : ₹)

	For the year ended 31 March 2018	For the year ended 31 March 2017
24 Other expenses		
Legal & professional charges	46,286,041	94,306,989
Commission and brokerage	9,028,909	21,341,636
Valuation charges	25,916,223	45,225,223
Rent	115,901,282	75,063,735
Business promotion expenses	11,179,496	17,684,210
Filing fees	24,335	1,690,600
Printing & stationery	12,731,856	11,665,154
Travelling and conveyance	26,524,838	15,458,859
Computer maintenance & software charges	1,423,960	799,521
Car running expenses	3,005,846	1,108,474
Data processing charges	42,771,691	16,229,769
Bad debts written-off	715,253,649	-
Communication and data charges	24,562,007	13,060,566
Auditor's remuneration (refer note no. 28)	3,877,078	3,930,446
Power and fuel	18,841,289	9,910,203
Insurance	4,441,087	1,943,474
Advertisement and marketing expenses	5,713,650	161,820
Membership & subscription fees	205,080	336,938
Rates & taxes	29,596,356	1,487,320
Corporate Social Responsibility Expense*	14,550,000	4,434,000
Miscellaneous expenses	77,535,252	56,475,022
	1,189,369,924	392,313,959

* Company is required to contribute to Corporate Social Responsibility (CSR) activity as per CSR Rules under the Companies Act, 2013. During the year Company has spent Rs. 14,550,000 out of required sum of Rs. 14,512,190.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2018

(Currency : ₹)

25 Segmental Reporting

The Company is primarily engaged into business of providing loans for purchase or construction of residential houses. Further the Company does not have any separate geographical segment in India. As such there are no separate reportable segment as per AS 17 "Segment Reporting".

26 Related parties

(A) Names of related parties by whom control is exercised

Passionate Investment Management Private Limited	-	Ultimate holding Company
Motilal Oswal Financial Services Limited	-	Intermediate Holding Company
Motilal Oswal Securities Limited	-	Holding Company
Motilal Oswal Investment Advisors Limited	-	Fellow Subsidiary Company
Motilal Oswal Wealth Management Private Limited	-	Fellow Subsidiary Company

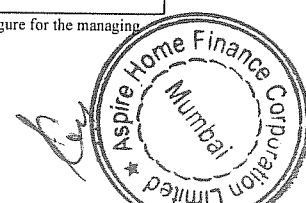
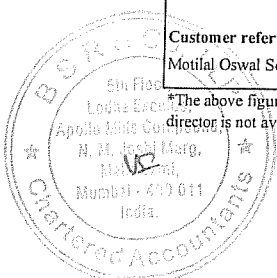
(B) Key managerial personnel

Motilal Oswal	-	Non Executive Director and Chairman
Raamdeo Agrawal	-	Non Executive Director
Anil Sachidanand	-	Managing Director and Chief Executive Officer
Navin Agarwal	-	Non Executive Director

Transactions with related parties are as enumerated below:

Particulars	As at	
	31 March 2018	31 March 2017
Transaction during the year		
Reimbursement of expenses by the Company		
Motilal Oswal Securities Limited		
- Sundry expenses	14,032,614	9,165,711
- Rent	69,470,100	44,645,220
Motilal Oswal Financial Services Limited		
- Electricity expense	-	236,184
Employee compensation expense by the Company		
Motilal Oswal Financial Services Limited	1,235,031	-
Employee compensation expense recovery by the Company		
Motilal Oswal Securities Limited	3,935,745	-
Motilal Oswal Financial Services Limited	115,179	-
Loan taken		
Motilal Oswal Securities Limited	27,500,000	-
Loan repaid		
Motilal Oswal Securities Limited	27,500,000	-
Loan repayment received		
Anil Sachidanand	716,121	688,087
Arranger fees paid		
Motilal Oswal Wealth Management Limited	-	12,156,000
Remuneration paid including accrual for compensated absences *		
Anil Sachidanand	32,902,270	26,614,074
Interest received		
Anil Sachidanand	438,119	465,833
Customer referral fees received		
Motilal Oswal Securities Limited	-	2,500,000

*The above figures do not include provision for gratuity to the managing director. Gratuity is actuarially determined for the Company as a whole and separate figure for the managing director is not available.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2018

(Currency : ₹)

26 Related parties

(B) Key managerial personnel (Continued)

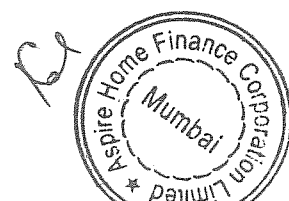
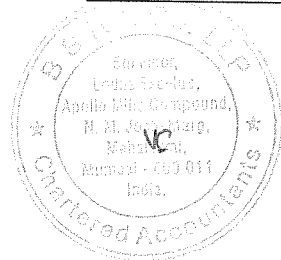
Transactions with related parties are as enumerated below: (Continued)

Particulars	As at	
	31 March 2018	31 March 2017
Subscription of equity shares including premium		
Motilal Oswal Securities Limited	300,000,018	1,645,839,067
Motilal Oswal Financial Services Limited	349,999,991	280,000,339
Motilal Oswal Investment Advisors Limited	349,999,991	-
Motilal Oswal Wealth Management Limited	500,000,000	-
Anil Sachidanand	-	17,115,000
Navin Agarwal	-	74,165,000
Closing balance		
Security Deposit		
Motilal Oswal Securities Limited	34,735,050	34,735,050
Balance payable		
Motilal Oswal Securities Limited	32,743,209	94,699,880
Motilal Oswal Financial Services Limited	371,997	494,052
Motilal Oswal Wealth Management Limited	-	12,474,000
Balance Receivable		
Motilal Oswal Securities Limited	2,525,721	2,612,500
Motilal Oswal Financial Services Limited	65,627	-
Anil Sachidanand	10,554,719	11,270,840

27 Earnings per share

In accordance with Accounting Standard 20 on Earnings per share, the computation of earnings per share is set out below:

Particulars	As at	
	31 March 2018	31 March 2017
Profit available for equity share holders	314,855,330	820,892,803
Weighted average number of equity shares	4,948,054,217	4,296,369,036
Basic earnings per share (Rs.)	0.06	0.19
Profit available for equity share holders	314,855,330	820,892,803
Weighted average number of shares for basic earning per share	4,948,054,217	4,296,369,036
Dilutive effect of outstanding stock options	26,586,514	11,274,966
Weighted average number of shares for diluted earning per share	4,974,640,731	4,307,644,002
Diluted earnings per share (Rs.)	0.06	0.19



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2018

(Currency : ₹)

28 Auditor's remuneration:

Particulars	As at	As at
	31 March 2018	31 March 2017
As auditor		
Statutory audit	2,050,000	2,000,000
Limited review of quarterly results	1,050,000	1,050,000
	3,100,000	3,050,000
For certification work	477,200	456,320
Out of pocket expenses	56,560	77,284
Service tax / GST*	486,636	693,684
Total	4,120,396	4,277,288

*Amount includes Service tax / Goods and service tax for which CENVAT credit availed.

29 Contingent liabilities and commitments

a. Contingent liabilities: NIL

b. Commitments:

Particulars	As at	As at
	31 March 2018	31 March 2017
Commitments not provided for :		
- Commitments related to loans sanction but undrawn	804,980,363	2,643,618,485
- Commitments related to loans sanction but partially undrawn	2,012,955,344	2,608,056,331
Total	2,817,935,707	5,251,674,816

30 Disclosure pursuant to Accounting Standard 15 (Revised) - Employee Benefits

A) Defined contribution plan :

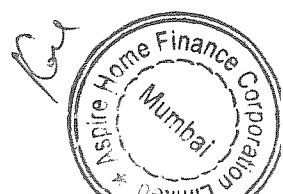
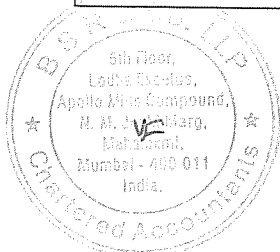
Particulars	As at	As at
	31 March 2018	31 March 2017
Employer's contribution to provident fund	21,008,072	11,197,346
Employer's contribution to ESIC	6,036,536	2,218,149
Employer's contribution to National Pension Scheme	139,895	-
Total	27,184,503	13,415,495

B) Defined benefit plan :

The details of the Company's post- retirement benefit plans for its employees including whole time directors are given below which is as certified by the actuary and relied upon by the auditors.

Principal actuarial assumptions at the balance sheet date

Particulars	As at	As at
	31 March 2018	31 March 2017
Interest / Discount Rate	6.85%	6.69%
Rate of increase in compensation	13.13%	13.00%
Employee attrition rate (Past Service) (PS)	PS: 0 to 37 : 15.65%	PS: 0 to 37 : 10.73%
Expected average remaining service	5.23	7.53



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2018

(Currency : ₹)

30 Disclosure pursuant to Accounting Standard 15 (Revised) - Employee Benefits (Continued)

B) Defined benefit plan : (Continued)

Changes in the present value of the defined benefit obligation are as follows:

Particulars	As at	As at
	31 March 2018	31 March 2017
Present value of obligation at the beginning of the year	12,758,761	3,202,246
Current service cost	14,593,619	3,607,538
Past service cost	710,975	-
Interest cost	853,561	239,848
Benefit paid	-	-
Curtailement cost	-	-
Settlement cost	-	-
Net actuarial gain or loss recognized in the year	(13,821,009)	5,709,129
Present value of obligation at the end of the year	15,095,907	12,758,761

Fair value of plan assets

Particulars	As at	As at
	31 March 2018	31 March 2017
Present value of obligation at the beginning of the year	-	-
Actual return on plan assets	-	-
Contributions	-	-
Benefit paid	-	-
Fair value of plan assets at end of period	-	-
Funded status (including unrecognized past service cost)	(15,095,907)	(12,758,761)
Excess of actual over estimated return of plan assets	-	-

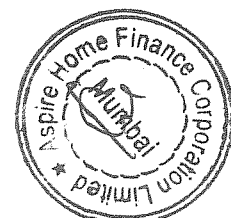
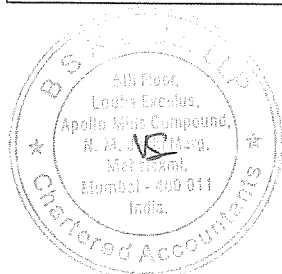
Note - The Company does not have any plan assets as at 31 March 2018 (31 March 2017: Rs. Nil)

Experience history

Particulars	As at	As at
	31 March 2018	31 March 2017
(Gain)/loss on obligation due to change in assumption	(4,846,002)	3,696,669
Experience (gain)/loss on obligation	(8,975,007)	2,012,460
Actuarial gain/(loss) on plan assets	-	-

Amounts to be recognized in the balance sheet

Particulars	As at	As at
	31 March 2018	31 March 2017
Present value of obligation at the end of the year	15,095,907	12,758,761
Fair value of plan assets at end of period	-	-
Funded status	(15,095,907)	(12,758,761)
Unrecognized actuarial gain/(loss)	-	-
Unrecognized Past Service Cost - non vested benefits	331,358	-
Net assets/(liability) recognized in balance sheet	(14,764,549)	(12,758,761)



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2018

(Currency : ₹)

30 Disclosure pursuant to Accounting Standard 15 (Revised) - Employee Benefits (Continued)

B) Defined benefit plan : (Continued)

Changes in the present value of the defined benefit obligation are as follows: (Continued)

Expense recognized in the statement of profit and loss account

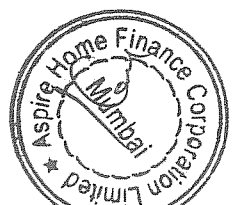
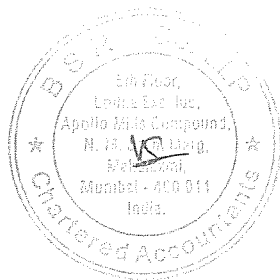
Particulars	As at	As at
	31 March 2018	31 March 2017
Current service cost	14,593,619	3,607,538
Interest cost	853,561	239,848
Past service cost (non vested benefits)	662,717	-
Past service cost (vested benefits)	48,258	-
Unrecognized past service cost - non vested benefits	(331,358)	-
Expected return on plan assets	-	-
Net actuarial gain/ (loss) recognized for the period	(13,821,009)	5,709,129
Expense recognized in the statement of profit and loss account	2,005,788	9,556,515

Movements in the liability recognized in balance sheet

Particulars	As at	As at
	31 March 2018	31 March 2017
Opening net liability	12,758,761	3,202,246
Expenses recognized	2,005,788	9,556,515
Employer's contributions	-	-
Closing net liability	14,764,549	12,758,761
Closing provisions at the end of the year	14,764,549	12,758,761
Current Liability	406,007	401,027
Non-Current Liability	14,358,542	12,357,734

Defined benefit plans

Particulars	As at	As at
	31 March 2018	31 March 2017
Defined benefit obligation	14,764,549	12,758,761
Plan assets	(14,764,549)	(12,758,761)
Experience adjustments :		
On plan liabilities	(13,821,009)	5,709,129
On plan assets	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

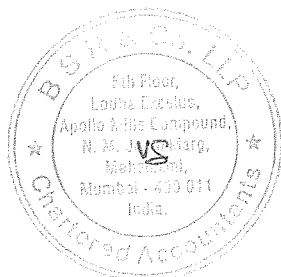
Notes to financial statements (Continued)

for the year ended 31st March 2018

(Currency : ₹)

31 Provision in respect of standard, sub-standard, doubtful and loss assets are recorded in accordance with Companies policy as stated in note 2.7 :

Particulars	Housing Loans	Non-Housing Loans
Current Year		
Standard Asset		
Principle outstanding	46,558,459,644	3,162,989
Provisions	186,233,839	12,652
Sub-standard assets		
Principle outstanding	1,718,870,382	-
Provisions	408,486,062	-
Doubtful asset		
Principle outstanding	514,651,339	-
Provisions	181,563,884	-
Total		
Principle outstanding	48,791,981,365	3,162,989
Provisions	776,283,784	12,652
Less:		
Total		
EMI Debtor/Pre EMI interest	162,471,506	-
Provision on the above	7,670,445	-
Net balance		
Principle outstanding	48,629,509,859	3,162,989
Provisions	768,613,339	12,652
Previous Year		
Standard Asset		
Principle outstanding	41,206,342,856	877,550
Provisions	164,830,055	3,510
Sub-standard assets		
Principle outstanding	164,107,188	-
Provisions	24,616,078	-
Doubtful asset		
Principle outstanding	76,209,329	-
Provisions	22,311,467	-
Total		
Principle outstanding	41,446,659,373	877,550
Provisions	211,757,600	3,510
Less:		
Total		
EMI Debtor/Pre EMI interest	(27,474,539)	-
Provision on the above	(114,582)	-
Net balance		
Principle outstanding	41,419,184,834	877,550
Provisions	211,643,018	3,510
Investments		
Current Year		
Standard Assets		
Principle outstanding	-	-
Provisions	-	-
Previous Year		
Principle outstanding	-	-
Total outstanding	-	-
Provisions	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

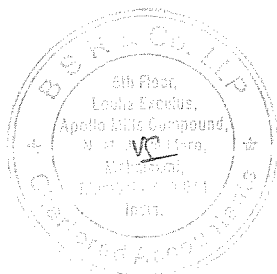
for the year ended 31st March 2018

(Currency : ₹)

32 Disclosure pursuant to circular no. NHB CND/DRS/Pol circular 61/2013-14 dated 7 April 2014 issued by NHB.

Statutory reserve

Particulars	As at	
	31 March 2018	31 March 2017
Balance at the beginning of the year		
a) Statutory reserve (As per Section 29C of The National Housing Bank Act, 1987)	69,634,252	-
b) Amount of special reserve u/s 36(1) (viii) of Income Tax Act, 1961 taken in to account for the purpose of statutory reserve under Section 29C of the NHB Act, 1987	178,890,731	84,346,422
Addition / appropriation / withdrawals during the year		
Add:		
a) Amount transferred as per Section 29C of The National Housing Bank Act, 1987.	-	69,634,252
b) Amount of special reserve u/s 36(1) (viii) of Income Tax Act, 1961 taken in to account for the purpose of statutory reserve under Section 29C of the NHB Act, 1987	128,542,247	94,544,309
Less:		
a) Amount appropriate as per Section 29C of The National Housing Bank Act, 1987.	-	-
b) Amount of withdrawn from special reserve u/s 36(1) (viii) of Income Tax Act, 1961 taken in to account for the purpose of statutory reserve under Section 29C of the NHB Act, 1987.	-	-
Balance at the end of the year		
a) Statutory reserve (As per Section 29C of The National Housing Bank Act, 1987)	69,634,252	69,634,252
b) Amount of special reserve u/s 36(1) (viii) of Income Tax Act, 1961 taken in to account for the purpose of statutory reserve under Section 29C of the NHB Act, 1987.	307,432,978	178,890,731
Total	377,067,230	248,524,983



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2018

(Currency : ₹)

33 Disclosure relating to Employee stock option scheme

The Company has two stock option schemes:

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2014 - (ESOS - 2014) - Grant I

The Scheme was approved by Board of Directors on 11 September 2014 and by the shareholders in EGM dated 16 October 2014 for issue of 27,150,000 options representing 27,150,000 Equity shares of Re. 1 each, and same was granted by the nomination and remuneration committee at its meeting held on 13 April 2015.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2014 (ESOS - 2014) - Grant II

The Scheme was approved by Board of Directors on 11 September 2014 and by the shareholders in EGM dated 16 October 2014 for issue of 2,050,000 options representing 2,050,000 Equity shares of Re. 1 each and same was granted by the nomination and remuneration committee at its meeting held on 23 September 2015.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2016) - Grant I

The Scheme was approved by Board of Directors on 29 April 2016 and by the shareholders in AGM dated 07 July 2016 for issue of 36,200,000 options representing 36,200,000 Equity shares of Re. 1 each and same was granted by the nomination and remuneration committee at its meeting held on 27 December 2016.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2016) - Grant II

The Scheme was approved by Board of Directors on 29 April 2016 and by the shareholders in AGM dated 07 July 2016 for issue of 1,000,000 options representing 1,000,000 Equity shares of Re. 1 each same was granted by the nomination and remuneration committee through its circular resolution dated 17 February 2017.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2016) - Grant III

The Scheme was approved by Board of Directors on 29 April 2016 and by the shareholders in AGM dated 07 July 2016 for issue of 1,550,000 options representing 1,550,000 Equity shares of Re. 1 each same was granted by the nomination and remuneration committee through its circular resolution dated 25 April 2017.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2017) - Grant I

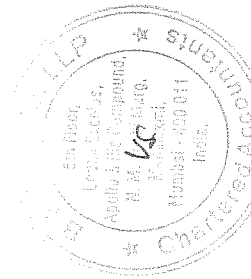
The Scheme was approved by Board of Directors on 25 April 2017 and by the shareholders in EGM dated 25 May 2017 for issue of 7,385,000 options representing 7,385,000 Equity shares of Re. 1 each same was granted by the nomination and remuneration committee through its circular resolution dated 23 June 2017.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2017) - Grant II

The Scheme was approved by Board of Directors on 25 April 2017 and by the shareholders in EGM dated 25 May 2017 for issue of 1,050,000 options representing 1,050,000 Equity shares of Re. 1 each same was granted by the nomination and remuneration committee through its circular resolution dated 22 January 2018.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2017) - Grant H-I (Issued to Holding Company and Group Company Employees)

The Scheme was approved by Board of Directors on 25 April 2017 and by the shareholders in EGM dated 25 May 2017 for issue of 29,390,000 options representing 29,390,000 Equity shares of Re. 1 each same was granted by the nomination and remuneration committee through its circular resolution dated 23 June 2017.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

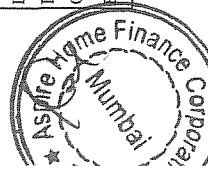
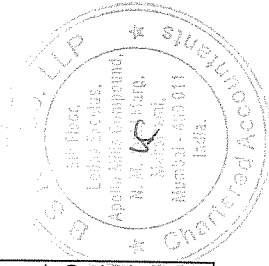
for the year ended 31st March 2018

(Currency : ₹)

33 Disclosure relating to Employee stock option scheme (Continued)

The activity in the (ESOS 2014), (ESOS 2016) (ESOS 2017) during the year ended 31 March 2018 and 31 March 2017 is set below:

Equity Shares	As at 31 March 2018 In Numbers	Weighted Average Exercise price	As at 31 March 2017 In Numbers	Weighted Average Exercise price
The AHFCL (ESOS 2014) - Grant I : (Face value of Re. 1 each) *				
Option outstanding at the beginning of the year.	27,150,000	1.00	27,150,000	1.00
Add: Granted	-	-	-	-
Less: Exercised	15,900,000	1.00	-	-
Less: Lapsed	-	-	-	-
Option outstanding, end of the year	11,250,000	1.00	27,150,000	1.00
Exercisable at the end of the year	150,000	-	8,145,000	-
The AHFCL (ESOS 2014) - Grant II : (Face value of Re. 1 each) *				
Option outstanding at the beginning of the year.	2,050,000	1.00	2,050,000	1.00
Add: Granted	-	-	-	-
Less: Exercised	930,000	-	-	-
Less: Lapsed	-	-	-	-
Option outstanding, end of the year	1,120,000	1.00	2,050,000	1.00
Exercisable at the end of the year	300,000	-	615,000	-
The AHFCL (ESOS 2016) - Grant I : (Face value of Re. 1 each) *				
Option outstanding at the beginning of the year.	36,200,000	1.60	-	-
Add: Granted	-	-	36,200,000	1.60
Less: Exercised	-	-	-	-
Less: Lapsed	-	-	-	-
Option outstanding, end of the year	36,200,000	1.60	36,200,000	1.60
Exercisable at the end of the year	-	-	-	-
The AHFCL (ESOS 2016) - Grant II : (Face value of Re. 1 each) *				
Option outstanding at the beginning of the year.	1,000,000	1.60	-	-
Add: Granted	-	-	1,000,000	1.60
Less: Exercised	-	-	-	-
Less: Lapsed	-	-	-	-
Option outstanding, end of the year	1,000,000	1.60	1,000,000	1.60
Exercisable at the end of the year	-	-	-	-



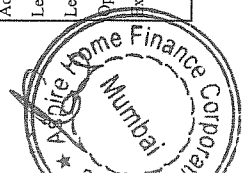
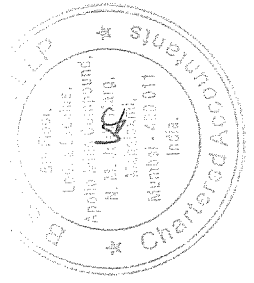
ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2018

(Currency: ₹)

33 Disclosure relating to Employee stock option scheme (Continued)

The AHFCL (ESOS 2016) - Grant III : (Face value of Re. 1 each) *			
Option outstanding at the beginning of the year.	-	-	-
Add: Granted	1,550,000	-	1.60
Less: Exercised	-	-	-
Less: Lapsed	-	-	-
Option outstanding, end of the year	1,550,000	-	1.60
Exercisable at the end of the year	-	-	-
The AHFCL (ESOS 2017) - Grant I : (Face value of Re. 1 each) *			
Option outstanding at the beginning of the year.	-	-	-
Add: Granted	7,385,000	-	1.60
Less: Exercised	-	-	-
Less: Lapsed	-	-	-
Option outstanding, end of the year	7,385,000	-	1.60
Exercisable at the end of the year	-	-	-
The AHFCL (ESOS 2017) - Grant II : (Face value of Re. 1 each) *			
Option outstanding at the beginning of the year.	-	-	-
Add: Granted	1,050,000	-	5.80
Less: Exercised	-	-	-
Less: Lapsed	-	-	-
Option outstanding, end of the year	1,050,000	-	5.80
Exercisable at the end of the year	-	-	-
The AHFCL (ESOS 2017) - Grant H-I : (Face value of Re. 1 each) *			
Option outstanding at the beginning of the year.	-	-	-
Add: Granted	29,390,000	-	1.60
Less: Exercised	-	-	-
Less: Lapsed	-	-	-
Option outstanding, end of the year	29,390,000	-	1.60
Exercisable at the end of the year	-	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2018

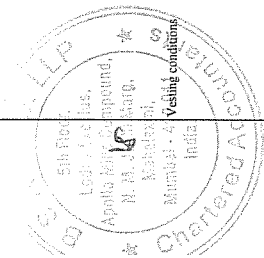
(Currency : ₹)

33 Disclosures relating to Employee stock option scheme(Continued)

Employees' Stock Options Scheme (ESOS) :

Effective 1 April 2017, the Company has changed its accounting policy for ESOPs valuation from intrinsic value method to fair value method for more appropriate presentation of financial statements. The change is applied retrospectively, accordingly accumulated expense of Rs. 14,333,271/- has been debited to the Statement of profit and loss of the year ended 31 March 2018. Had the Company continued to use the earlier method of accounting profit before tax would have been higher by Rs.12,713,577/- for the year ended 31st March 2018.

Particulars	ESOS 2014 - Grant I	ESOS 2014 - Grant H	ESOS 2016 - Grant I	ESOS 2016 - Grant II	ESOS 2016 - Grant III	ESOS 2017 - Grant I	ESOS 2017 - Grant II	ESOS 2017 - Grant H-I
Date of grant	13 April 2015	23 September 2015	27 December 2016	17 February 2017	25 April 2017	23 June 2017	22 January 2018	23 June 2017
Date of board approval	11 September 2014	11 September 2014	29 April 2016	29 April 2016	29 April 2016	25 April 2017	25 April 2017	25 April 2017
Date of Shareholders' approval	16 October 2014	16 October 2014	07 July 2016	07 July 2016	07 July 2016	25 May 2017	25 May 2017	25 May 2017
Number of options granted	27,150,000	2,650,000	36,200,000	1,000,000	1,530,000	7,385,000	1,050,000	29,390,000
Method of settlement	Equity shares	Equity shares	Equity shares	Equity shares	Equity shares	Equity shares	Equity shares	Equity shares
Vesting period	30 April 2016, 30 April 2017, 30 April 2019 *	30 September 2016, September 2017, 30 September 2019*	01 January 2019*, 01 January 2020*, 01 January 2021*, 01 January 2022*, 01 January 2023*	01 March 2019, March 2020, 01 March 2021, 01 March 2022,	01 March 2019, March 2020, 01 March 2021, 01 March 2022,	01 July 2019, 01 July 2020, 01 July 2021, 01 July 2022	01 January 2020, 01 January 2021, 01 January 2022, 01 January 2023	01 July 2018, 01 July 2019, 01 July 2020, 01 July 2021, 01 July 2022
Vesting pattern	30:30:40	30:30:40	10:20:30:40	10:20:30:40	10:20:30:40	10:20:30:40	10:20:30:40	10:17:25:32:15
Weighted average remaining contractual life								
Granted but not vested	1.08 year (FY 0.66 years)	1.50 years (FY 1.08 years)	2.76 years (FY 3.26 Years)	2.92 years (FY 3.42 years)	3.09 years (FY NA)	3.26 years (FY NA)	3.76 years (FY NA)	2.51 years (FY NA)
Vested but not exercised	-0.92 year (FY 0.08 year)	-0.50 year (FY 0.50 Year)	NA (FY NA)	NA (FY NA)	NA (FY NA)	NA (FY NA)	NA (FY NA)	NA (FY NA)
Weighted average share price at the date of exercise for stock options exercised during the year *	Re. 1.60	Re. 1.60	NA (FY NA)	NA (FY NA)	NA (FY NA)	NA (FY NA)	NA (FY NA)	NA (FY NA)
Exercise period	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.
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Weighted average fair value of options as on beginning of the current year / grant date

Re. 0.39

Re. 0.36

Re. 0.68

Re. 0.71

Re. 0.75

Re. 0.76

Re. 0.44

Re. 0.70

* The exercise period of the Grant I & II of ESOS 2016 has been extended from 6 months to 1 year pursuant to the resolution passed by the nomination and remuneration committee at its meeting held on 22 January 2018.

ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March, 2018

(Currency : ₹)

33 Disclosure relating to Employee stock option scheme(C

Exercise pricing formula

The exercise pricing formula for AHFCL ESOS 2014, AHFCL ESOS 2016 and AHFCL ESOS 2017 are as under:

The nomination and remuneration committee shall have the authority to determine the exercise price having regard to the valuation report of an independent practicing chartered accountant that may be based on such valuation method, as may be considered suitable by him, including but not restricted to the Net Asset Value Method, Discounted Cash Flow Method, Earnings Capitalisation Method, Dividend Yield Model, etc. and may also rely upon the future projections of the Company which would be prepared by the management from time to time having regard to the future potential and prospects of the Company.

The said committee shall in its absolute discretion, have the authority to grant the options at such discount / premium as it may deem fit.

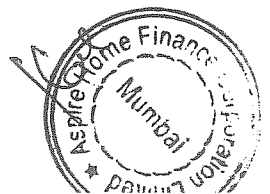
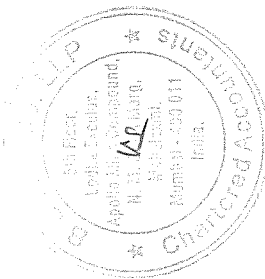
Fair Value Methodology:

The fair value of options have been estimated on the date of grant using Black-Scholes model as under:

The key assumptions used in Black-Scholes model for calculating fair value under ESOS 2014- Grant I, ESOS 2014-Grant II, ESOS 2016 -Grant I, ESOS 2016- Grant II, ESOS 2016- Grant III, ESOS 2017- Grant I, ESOS 2017- Grant II and ESOS 2017- Grant H-I as on the date of grant viz. April 13, 2015, September 23, 2015, December 27, 2016 February 17,2017, April 25,2017, June 23, 2017, January 22, 2018 are as follow :

Particulars	ESOS 2014 - Grant I	ESOS 2014 - Grant II	ESOS 2016 - Grant I	ESOS 2016 - Grant II	ESOS 2016 - Grant III	ESOS 2017 - Grant I	ESOS 2017 - Grant II	ESOS 2017 - Grant H-I
Risk-free interest rate	8.40%	7.72%	6.97%	6.97%	6.79%	6.79%	6.79%	6.79%
Expected volatility of share price *	40%	40%	40%	40%	40%	40%	40%	40%
The weighted average price of equity share as on grant date	Rs. 1	Rs. 1	Rs. 1.60	Rs. 1.60	Rs. 1.60	Rs. 1.60	Rs. 5.80	Rs. 1.60

* Holding company share price volatility has been considered since shares of AHFCL are not listed.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2018

(Currency : ₹)

34 Operating leases

The Company has taken a car under operating leases. Gross rental expenses charged for the year ended 31 March 2018 aggregated Rs 316,998/- (PY Rs. 862,984/-) which has been included under the head other expenses - Rent in the Statement of Profit and Loss.

The Company has taken various offices on operating lease for the period which ranges from 12 months to 60 months with an option to renew the lease by mutual consent on mutually agreeable terms. Gross rental expenses charged for the year ended 31 March 2018 aggregated Rs.111,163,794 /- (PY Rs. 67,767,357/-) which has been included under the head other expenses - Rent in the Statement of Profit and Loss.

Expected future minimum commitments during the non-cancellable period under the lease arrangements are as follows:

Particulars	As at	As at
	31 March 2018	31 March 2017
Within one year	2,112,171	1,706,760
Later than one year but not later than five years	3,372,401	605,880
Later than five years	-	-

35 Details of dues to micro, small and medium enterprises

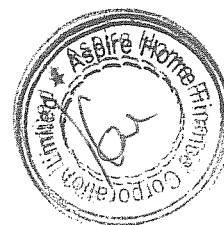
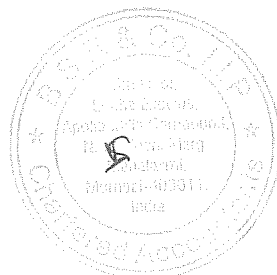
The company has sent letters to suppliers to confirm whether they are covered under Micro, Small and Medium Enterprises Development Act 2006 (MSMED Act, 2006) as well as they have filled required memorandum with prescribed authorities. Out of the letters sent to the parties, some confirmation have been received till date of finalisation of Balance Sheet. Based on the confirmations received, the outstanding amounts payable to vendors covered under Micro, Small and Medium Enterprises Development Act 2006 are given below.

Particulars	As at	As at
	31 March 2018	31 March 2017
1. The principal amount remaining unpaid at the end of the year.	5,319,028	5,005,697
2. The interest amount remaining unpaid at the end of the year.	-	-
3. The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
4. The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006.	-	-
5. The amount of interest due and payable for the period (where the principal has been paid but interest under the MSMED Act, 2006 not paid)	-	-
6. The amount of interest accrued and remaining unpaid at the end of accounting year	-	-
7. The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	-	-
The balance of MSMED parties as at the end of the year	5,319,028	5,005,697

36 Disclosure pursuant to circular no. NHB/ND/DRS/POL-No.35/2010-11 dated October 11, 2010 and Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB.

I. Capital to Risk Asset Ratio (CRAR)

Particulars	As at	As at
	31 March 2018	31 March 2017
CRAR (%)	37.78%	31.37%
CRAR - Tier I Capital (%)	35.52%	28.05%
CRAR - Tier II Capital (%)	2.26%	3.32%
Amount of subordinated debt raised as Tier - II Capital (Considered for Tier II capital - Rs. 3,000 Lakhs)	500,000,000	500,000,000
Amount raised by issue of perpetual debt Instruments	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

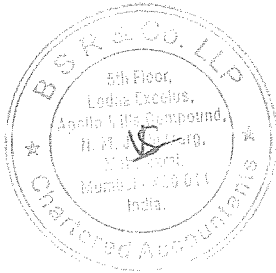
for the year ended 31st March 2018

(Currency : ₹)

36 Disclosure pursuant to circular no. NHB/ND/DRS/POL-No.35/2010-11 dated October 11, 2010 and Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB. (Continued)

II. Exposure to Real estate sector

Particulars	As at	
	31 March 2018	31 March 2017
Category		
a) Direct exposure		
(i) Residential mortgage:		
Lending fully secured by mortgage on residential property that is or will be occupied by the borrower or that is rented;		
Housing Loan up to Rs 15 Lacs	35,929,916,908	28,799,268,437
Housing Loan more than Rs 15 Lacs	12,689,038,233	12,619,916,395
(ii) Commercial real estate:		
Lending secured by mortgages on commercial real estates (office building, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or ware house space, hotels, land acquisitions, development and construction, etc.) Exposure would also include non-fund based (NFB) limits;	-	-
(iii) Investment in mortgage backed securities (MBS) and other securitised exposures:		
(a) Residential	-	-
(b) Commercial real estate	-	-
b) Indirect exposure		
Fund based and non fund based exposures on National Housing bank (NHB) and Housing Finance Companies (HFCs)	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2018

(Currency : ₹)

36 Disclosure pursuant to circular no. NHB/ND/DRS/POL-No.35/2010-11 dated October 11, 2010 issued by NHB(Continued)

III. Asset liability management

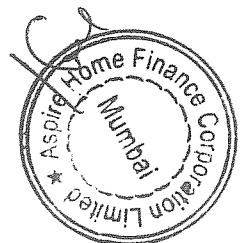
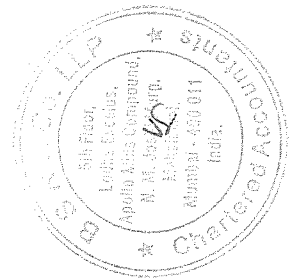
Maturity pattern of certain items of asset and liabilities - As at 31 March 2018

Pattern	1 day to 30-31 days (one month)	Over one month to 2 months	Over 2 months upto 3 months	Over 3 to 6 months	Over 6 months to 1 year	Over 1 to 3 years	Over 3 to 5 years	Over 5 to 7 years	Over 7 to 10 years	Over 10 years	Total
Liabilities											
Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from banks	51.85	7.69	53.28	69.79	162.65	606.02	438.48	260.36	106.72	61.43	1,818.28
Market Borrowings	-	25.00	90.00	305.00	115.00	1,060.20	100.00	349.70	50.00	-	2,094.90
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Advances*	19.38	12.71	12.84	39.23	82.15	376.37	443.36	498.42	800.24	2,604.66	4,889.36
Investments	-	-	-	-	-	-	-	-	-	-	-
Foreign Currency Asset	-	-	-	-	-	-	-	-	-	-	-

Maturity pattern of certain items of asset and liabilities - As at 31 March 2017

Pattern	1 day to 30-31 days (one month)	Over one month to 2 months	Over 2 months upto 3 months	Over 3 to 6 months	Over 6 months to 1 year	Over 1 to 3 years	Over 3 to 5 years	Over 5 to 7 years	Over 7 to 10 years	Over 10 years	Total
Liabilities											
Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from banks	7.27	7.56	27.68	57.47	120.42	500.21	419.19	241.10	140.04	57.97	1,578.90
Market Borrowings	-	100.00	-	-	-	1,295.20	400.00	349.70	50.00	-	2,194.90
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Advances*	15.79	10.25	10.37	31.73	66.52	300.94	344.90	361.50	595.22	2,404.70	4,141.92
Investments	279.83	-	-	-	-	-	-	-	-	-	279.83

* Advances does not include personal loan given to employees.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2018

(Currency : ₹)

37 Disclosure pursuant to Notification No. NHB.HFC.DIR.1/CMD/2010 dated June 10, 2010 issued by NHB.

I Penalty

Particulars	As at 31 March 2018	As at 31 March 2017
Penalty if any levied by National Housing Bank	-	-
Total	-	-

II Adverse remarks

Particulars	As at 31 March 2018	As at 31 March 2017
Adverse remarks if any given by National Housing Bank	-	-

III % of outstanding loans granted against collateral gold jewellery to their outstanding total assets.

Particulars	As at 31 March 2018	As at 31 March 2017
Percentage of outstanding loans granted against the collateral gold jewellery, to their outstanding total assets	-	-

38 Disclosure Pursuant to Notification No. 244/ 2017 dated March 30, 2017 issued by Central Government for Specified Bank Notes.

Current year:

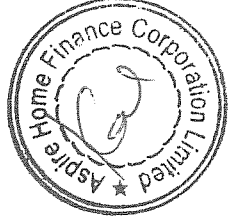
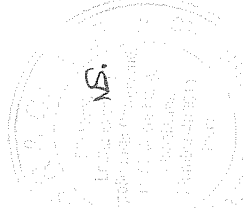
The disclosures in the financial statements regarding holdings as well as dealings in specified bank notes during the period from 8th November 2016 to 30th December 2016 have not been made since they do not pertain to the financial year ended 31 March 2018.

Previous year:

The details of the Specified Bank Notes (SBN) held and transacted during the period 08/11/2016 to 30/12/2016 are as below (as per MCA Notification G.S.R. 307 (E) dated 30th March 2017 :

Particulars	Specified Bank Notes (SBNs)	Other denomination notes	Total
Closing cash in hand as on 08.11.2016	NIL	NIL	NIL
(+) Permitted receipts	NIL	NIL	NIL
(-) Permitted payments	NIL	NIL	NIL
(-) Amount deposited in Banks	NIL	NIL	NIL
Closing cash in hand as on 30.12.2016	NIL	NIL	NIL

*During the period from 8 November 2016 to 30 December 2016, there were 376 borrowers who had directly deposited cash amounting to Rs. 7,913,269 in the Company's collection accounts held with banks.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2018

(Currency : ₹)

39 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Investments.

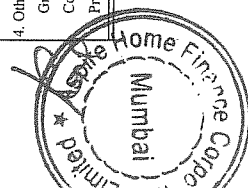
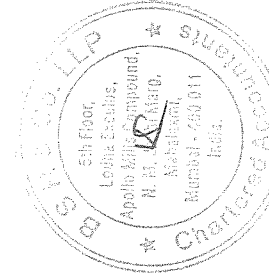
Particulars	As at 31 March 2018	As at 31 March 2017
(a) Value of Investments	-	171,621,194
(f) Gross value of investments	-	-
(a) In India	-	-
(a) Outside India	-	-
(II) Provisions for Depreciation	-	-
(a) In India	-	-
(a) Outside India	-	-
(III) Net value of investments	-	171,621,194
(a) In India	-	-
(a) Outside India	-	-
(b) Movements of provisions held towards depreciation in investments	-	-
(i) Opening balance	-	-
(II) Add : Provisions made during the year	-	-
(III) Less : Write-off/ Written- back of excess provisions during the year	-	-
(IV) Closing balance	-	-

40 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Single borrower/ Group borrower limit exceeded by HFC.

Particulars	As at 31 March 2018	As at 31 March 2017
Amount outstanding for Single borrower limit	-	-
Amount outstanding for Group borrower limit	-	-

41 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Provisions and Contingencies.

Particulars	As at 31 March 2018	As at 31 March 2017
1. Provisions for depreciation on investment	-	397,444,353
2. Provisions made towards income tax (net of reversal of tax of earlier year)	331,776,505	41,110,243
3. Provisions towards NPAs	543,122,401	81,404,167
3. Provisions for standard assets	21,412,925	-
4. Other provision and contingencies	-	-
Gratuity	2,005,788	9,556,515
Compensated absence	(430,586)	7,787,366
Provision for expenses	11,659,834	47,381,180



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2018

(Currency : ₹)

42 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for concentration of NPAs.

Particulars	As at 31 March 2018	As at 31 March 2017
Total Exposure to top ten NPA accounts	24,501,028	24,569,333

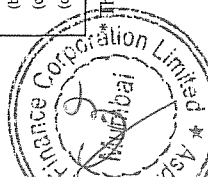
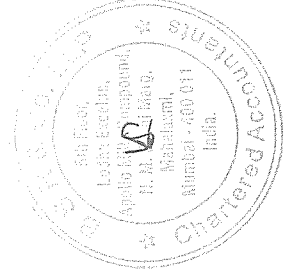
43 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for sector wise NPA's Provisions and Contingencies.

Particulars	As at 31 March 2018	As at 31 March 2017
A. Housing Loans: (in %) (out of total advances in that sector)		
(I) Individuals		
(II) Builders / Project Loans	4.57%	0.58%
(III) Corporates		
B. Non - Housing Loans: (in %) (out of total advances in that sector)		
(I) Individuals		
(II) Builders / Project Loans		
(III) Corporates		

44 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for movement of NPAs.

Particulars	As at 31 March 2018	As at 31 March 2017
(I) Net NPAs to Net Advances (%)		
(II) Movement of Gross NPAs	3.37%	0.47%
(a) Opening Balance	240,316,517	38,824,970
(b) Additions during the year *	2,075,986,571	211,447,271
(c) Reduction during the year	117,208,560	9,955,724
(d) Closing balance	2,199,094,528	240,316,517
(III) Movement of Net NPAs		
(a) Opening Balance	193,388,972	33,001,224
(b) Additions during the year*	1,519,068,556	168,850,113
(c) Reduction during the year	96,254,677	8,462,365
(d) Closing balance	1,616,202,851	193,388,972
(III) Movement of provisions for NPAs		
(a) Opening Balance	46,927,545	5,823,746
(b) Additions during the year*	535,964,132	41,103,799
(c) Write-off / write back of excess provision		
(d) Closing balance	582,891,677	46,927,545

The above balances shown net of recovery/write back during the year.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2018

(Currency : ₹)

45 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for overseas assets.

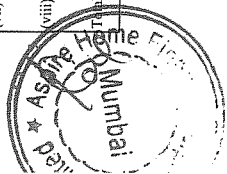
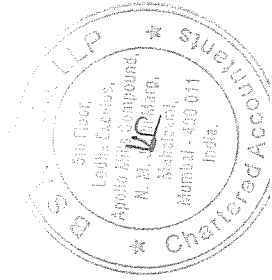
Particulars	As at 31 March 2018	As at 31 March 2017
Overseas assets	-	-

46 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for customer complaints.

Particulars	As at 31 March 2018	As at 31 March 2017
(a) No. of complaints pending at the beginning of the year	1	-
(b) No. of complaints received during the year	33	37
(c) No. of complaints redressed during the year	33	36
(d) No. of complaints pending at the end of the year	1	1

47 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Exposure to Capital Market.

Particulars	As at 31 March 2018	As at 31 March 2017
(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;	-	-
(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;	-	-
(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;	-	-
(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;	-	-
(v) secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;	-	-
(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	-	-
(vii) bridge loans to companies against expected equity flows / issues;	-	-
(viii) All exposures to Venture Capital Funds (both registered and unregistered)	-	-
(ix) Total Exposure to Capital Market	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2018

(Currency : ₹)

48 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Assignment transactions undertaken by HFCs.

Particulars	As at 31 March 2018	As at 31 March 2017
No. of accounts	-	-
Aggregate value (net of provision) of accounts assigned	-	-
Aggregate consideration	-	-
Additional consideration realized in respect of accounts transferred in earlier years	-	-
Aggregate gain/loss over net book value	-	-

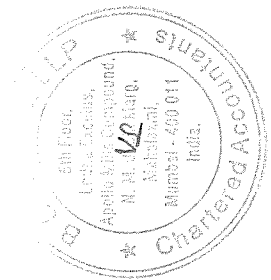
49 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB

A) Securitisation

Particulars	No. / Amount
(I) No of SPVs sponsored by the HFC for securitisation transactions	-
(II) Total amount of securitised assets as per books of the SPVs sponsored	-
(III) Total amount of exposure retained by the HFC towards the MRR as on date of balance sheet	-
(a) Off-balance sheet exposure towards credit enhancements	-
(b) On balance sheet exposures towards credit enhancements	-
(IV) Amount of exposures to securitisation transactions other than MRR	-
(a) Off-balance sheet exposure towards credit enhancements	-
(i) Exposure to own securitisations	-
(ii) Exposure to third party securitisations	-
(b) On balance sheet exposures towards credit enhancements	-
(i) Exposure to own securitisations	-
(ii) Exposure to third party securitisations	-

B) Details of financial assets sold to securitisation / reconstruction company for asset reconstruction.

Particulars	As at 31 March 2018	As at 31 March 2017
(I) No. of accounts	-	-
(II) Aggregate value (net of provisions) of accounts sold to SC / RC	-	-
(III) Aggregate consideration	-	-
(IV) Additional consideration realized in respect of accounts transferred in earlier years	-	-
(V) Aggregate gain/loss over net book value	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued) for the year ended 31st March 2018

(Currency : ₹)

C) Details of assignment transactions undertaken by HFCs.

Particulars	As at 31 March 2018	As at 31 March 2017
(I) No. of accounts	-	-
(II) Aggregate value (net of provisions) of accounts sold to SC / RC	-	-
(III) Aggregate consideration	-	-
(IV) Additional consideration realized in respect of accounts transferred in earlier years	-	-
(V) Aggregate gain/loss over net book value	-	-

D) Details of non-performing financial assets purchased / sold

(i) Details of non-performing financial assets purchased:

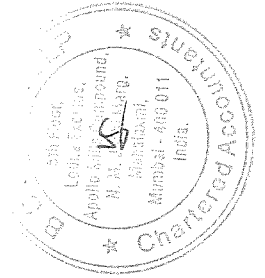
Particulars	As at 31 March 2018	As at 31 March 2017
(I) No. of accounts purchased during the year	-	-
(II) Aggregate outstanding	-	-
(III) Of these, number of accounts restructured during the year	-	-
(IV) Aggregate outstanding	-	-

(ii) Details of non-performing financial assets purchased:

Particulars	As at 31 March 2018	As at 31 March 2017
(I) No. of accounts sold	-	-
(II) Aggregate outstanding	-	-
(III) Aggregate consideration received	-	-

50 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.II/MD&CEO/2016 dated February 9, 2017 issued by NHB for registration obtained from other financial regulators.

Particulars	As at 31 March 2018	As at 31 March 2017
Registration from other financial regulator if any	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2018

(Currency : ₹)

51 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for unsecured advances.

Particulars	As at 31 March 2018	As at 31 March 2017
Amount of unsecured advances given against rights, licenses, authorisations etc.	-	-

52 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for details of financing parent company products.

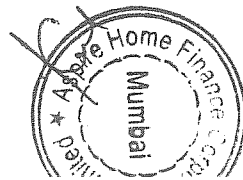
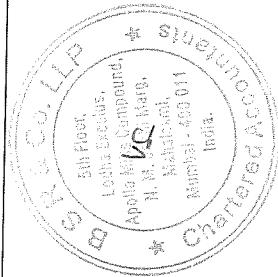
Particulars	As at 31 March 2018	As at 31 March 2017
Details of financing of parent company products if any	-	-

53 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Concentration of Public Deposits.

Particulars	As at 31 March 2018	As at 31 March 2017
Total Deposits of twenty largest depositors	-	-
Percentage of Deposits of twenty largest depositors to total deposits of the HFC	-	-

54 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Concentration of Loans & Advances.

Particulars	As at 31 March 2018	As at 31 March 2017
Total Loans & Advances to twenty largest borrowers	54,700,430	55,083,816
Percentage of Loans & Advances to twenty largest borrowers to total advances of the HFC	0.11%	0.13%



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2018

(Currency : ₹)

55 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Concentration of all Exposure (including off-balance sheet exposure).

Particulars	As at 31 March 2018	As at 31 March 2017
Total Exposure to twenty largest borrowers / customers	54,898,964	55,090,591
Percentage of exposure to twenty largest borrowers / customers to total exposure of the HFC on borrowers / customers.	0.11%	0.12%

56 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for Forward rate agreement / Interest rate swap.

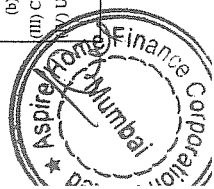
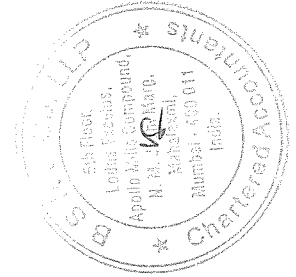
Particulars	As at 31 March 2018	As at 31 March 2017
(I) The notional principal of swap agreements	-	-
(II) Losses which would be incurred if counterparties failed to fulfill their obligations under the agreements	-	-
(III) Collateral required by the HFC upon entering into swaps	-	-
(IV) Concentration of credit risk arising from the swaps.	-	-
(V) The fair value of the swap book	-	-

57 A) Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB For Exchange traded interest rate derivative.

Particulars	As at 31 March 2018	As at 31 March 2017
(I) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument wise)	-	-
(II) Notional principal amount of exchange traded IR derivatives outstanding (Instrument-wise)	-	-
(III) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	-	-
(IV) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	-	-

B) For Disclosure on Risk exposure in derivative.

Particulars	As at 31 March 2018	As at 31 March 2017
(I) Derivatives (Notional Principal Amount)	-	-
(II) Marked to Market Positions (I)	-	-
(a) Assets	-	-
(b) Liability	-	-
(III) Credit exposure	-	-
(IV) Unhedged exposure	-	-



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2018

(Currency : ₹)

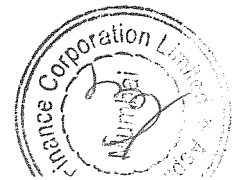
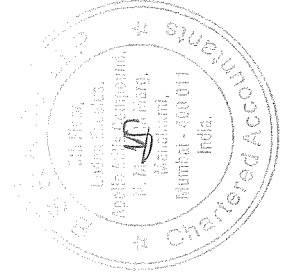
58 Expenditure in foreign currency

Particulars	For the year ended	
	31 March 2018	31 March 2017
Other borrowing cost - processing fees paid on NCD	-	10,642,700

59 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD.&CEO/2016 dated February 9, 2017 issued by NHB for rating assigned by rating agency during the year.

Nature of borrowing	Rating / Outlook	
	ICRA	CRISIL
Short Term Commercial paper	ICRA]A1+	CRISIL A1+
Long Term Non-Convertible Debentures	"ICRA]AA-" with Negative Outlook "ICRA]AA-" with Negative Outlook	CRISIL A+/Stable CRISIL A+/Stable
Bank Borrowings		CRISIL A+/Stable

Note: ICRA has also assigned "ICRA]AA-" with Negative Outlook rating for the Sub-ordinate Debt Programme (Non-Convertible Debentures) and "PP-MLD [ICRA]AA-" with Negative Outlook rating for the Market Linked Debenture programme.



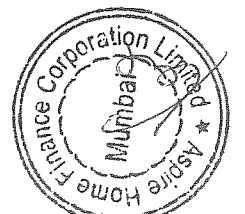
ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)
for the year ended 31st March 2018

(Currency : ₹)

60 Disclosure Pursuant to Notification No. NHB/HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for break up of loans and advances and provisions thereon.

Particulars	Housing Loans	Non-Housing Loans
Current Year		
Standard Asset		
Total outstanding	46,430,415,331	3,162,989
Provisions	185,721,661	12,652
Sub-standard assets		
Total outstanding	1,700,601,176	-
Provisions	405,745,681	-
Doubtful assets - Category I		
Total outstanding	434,392,245	-
Provisions	108,560,711	-
Doubtful assets - Category II		
Total outstanding	64,101,107	-
Provisions	68,585,286	-
Doubtful assets - Category III		
Total outstanding	-	-
Provisions	-	-
Less assets		
Total outstanding	-	-
Provisions	-	-
Total	48,629,509,859	3,162,989
Total outstanding	768,613,339	12,652
Provisions		



ASPIRE HOME FINANCE CORPORATION LIMITED

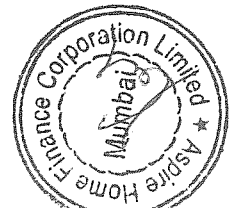
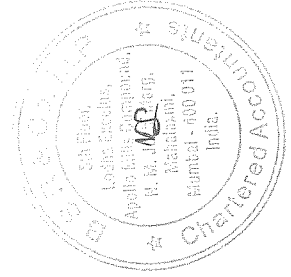
Notes to financial statements (Continued)
for the year ended 31st March 2018

(Currency : ₹)

60 Disclosure Pursuant to Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 issued by NHB for break up of loans and advances and provisions thereon (Continued).

Previous Year			
Standard Asset			877,550
Total outstanding	41,212,519,402		3,510
Provisions	164,830,055		
Sub-standard assets			
Total outstanding	164,107,188		-
Provisions	24,616,078		-
Doubtful assets - Category I			
Total outstanding	76,209,329		-
Provisions	22,311,467		-
Doubtful assets - Category II			
Total outstanding	-		-
Provisions	-		-
Doubtful assets - Category III			
Total outstanding	-		-
Provisions	-		-
Loss assets			
Total outstanding	-		-
Provisions	-		-
Total	41,452,835,919	877,550	
Total outstanding	211,757,601	3,510	
Provisions			

Note : For above disclosure interest accrued but no due has not been considered.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements (Continued)

for the year ended 31st March 2018

(Currency : ₹)

61 The previous year figures have been regrouped / re-classified, wherever necessary to confirm the current presentation.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No: 101248W/W-100022

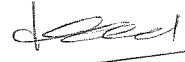
For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited



Vaibhav Shah

Partner

Membership No: 117377



Motilal Oswal

Chairman

DIN : 00024503



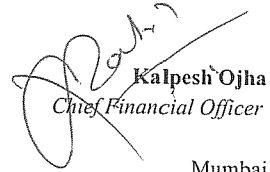
Anil Sachidanand

Managing Director & CEO

DIN : 02698182

Mumbai

21 May 2018



Kalpesh Ojha
Chief Financial Officer

Mumbai

21 May 2018

B S R & Co. LLP

Chartered Accountants

5th Floor, Lodha Excelus,
Apollo Mills Compound
N. M. Joshi Marg, Mahalaxmi
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India

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Independent Auditor's Report

To the Members of Aspire Home Finance Corporation Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Aspire Home Finance Corporation Limited (the "Company"), which comprise the balance sheet as at 31 March 2019, and the statement of profit and loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of the 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 financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2019, the loss and other comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

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Independent Auditor's Report (Continued)**Aspire Home Finance Corporation Limited****Key Audit Matters (Continued)**

Description of Key Audit Matter

Key audit matter	How the matter was addressed in our audit
Transition date accounting policies	
Refer to the accounting policies in the Financial Statements: Significant Accounting Policies- "Basis of preparation" and "Note 2 (i) to the Financial Statements: Transition date choices and application"	
<p>Adoption of new accounting framework (Ind AS)</p> <p>Effective 1 April 2018, the Company adopted the Indian Accounting Standards ("Ind AS") notified by the Ministry of Corporate Affairs with the transition date of 1 April 2017.</p> <p>The following are the major impact areas for the Company upon transition:</p> <ul style="list-style-type: none"> - Classification and measurement of financial assets and financial liabilities - Measurement of loan losses (expected credit losses) - Accounting for loan fees and costs <p>The migration to the new accounting framework (Ind AS) is a complicated process involving multiple decision points upon transition. Ind AS 101, First Time Adoption prescribes choices and exemptions for first time application of Ind AS principles at the transition date.</p> <p>We identified transition date accounting as a key audit matter because of significant degree of management judgment and application on the areas noted above.</p>	<p>Our key audit procedures included:</p> <p>Design / controls</p> <ul style="list-style-type: none"> • Assessed the design, implementation and operating effectiveness of key internal controls over management's evaluation of transition date choices and exemptions availed in line with the principles under Ind AS 101. <p>Substantive tests</p> <ul style="list-style-type: none"> • Evaluated management's transition date choices and exemptions for compliance/acceptability under Ind AS 101. • Understood the methodology implemented by management to give impact on the transition. • Assessed the accuracy of the computations. • Assessed areas of significant estimates and management judgment in line with principles under Ind AS. • Compared the industry practice for various assumptions used by management in areas such as expected credit loss model, classification of financial instruments, etc.

18.

Independent Auditor's Report (Continued)

Aspire Home Finance Corporation Limited

Key Audit Matters (Continued)

Key audit matter	How the matter was addressed in our audit
<p>Impairment of loans and advances to customers</p> <p>Charge: INR 62,47,84,646 for year ended 31 March 2019</p> <p>Provision: INR 1,75,00,81,082 at 31 March 2019</p>	
<p>Refer to the accounting policies in "Note 3.1 (iii) to the Financial Statements: Impairment", "Note 2(iv)(b) to the Financial Statements: Significant Accounting Policies- use of estimates" and "Note 7 to the Financial Statements: Loans"</p>	
<p>Subjective estimate</p> <p>Recognition and measurement of impairment of loans and advances involve significant management judgement.</p> <p>With the applicability of Ind AS 109, credit loss assessment is now based on expected credit loss (ECL) model. The Company's impairment allowance is derived from estimates including the historical default and loss ratios. Management exercises judgement in determining the quantum of loss based on a range of factors.</p> <p>The most significant areas are:</p> <ul style="list-style-type: none"> - Loan staging criteria - Calculation of probability of default / loss given default - Consideration of probability weighted scenarios and forward looking macro-economic factors <p>There is a large increase in the data inputs required by the ECL model. This increases the risk of completeness and accuracy of the data that has been used to create assumptions in the model. In some cases, data is unavailable and reasonable alternatives have been applied to allow calculations to be performed.</p>	<p>Our audit procedures included:</p> <p>Design / controls</p> <ul style="list-style-type: none"> • Evaluated the appropriateness of the impairment principles based on the requirements of Ind AS 109, our business understanding and industry practice. • Understood management's new / revised processes, systems and controls implemented in relation to impairment allowance process. • Assessed the design and implementation of key internal financial controls over loan impairment process used to calculate the impairment charge. • We used our modelling specialist to test the model methodology and reasonableness of assumptions used. • Tested management review controls over measurement of impairment allowances and disclosures in financial statements. <p>Substantives tests</p> <ul style="list-style-type: none"> • We focused on appropriate application of accounting principles, validating completeness and accuracy of the data and reasonableness of assumptions used in the model. • Test of details over of calculation of impairment allowance for assessing the completeness, accuracy and relevance of data. • Model calculations were tested through re-performance where possible. • The appropriateness of management's judgments was also independently reconsidered in respect of calculation methodologies, economic factors, the period of historical loss rates used, loss emergence periods and the valuation of recovery assets and collateral.

Independent Auditor's Report (Continued)

Aspire Home Finance Corporation Limited

Key Audit Matters (Continued)

Key audit matter	How the matter was addressed in our audit
Information technology	
<p>Information Technology (IT) systems and controls</p> <p>The Company's key financial accounting and reporting processes are highly dependent on the automated controls in 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. The Company uses one system for its overall financial reporting.</p> <p>During the previous year, we had identified that certain controls over the Company's user access rights management and change management processes required improvements.</p> <p>We have focused on user access management, change management, segregation of duties, system reconciliation controls and system application controls over key financial accounting and reporting systems.</p>	<p>Our audit procedures to assess the IT system access management included the following:</p> <p>General IT controls / user access management</p> <ul style="list-style-type: none"> • We tested a sample of 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. • We tested the design and operating effectiveness of key controls over user access management which includes granting access right, new user creation, removal of user rights and preventative controls designed to enforce segregation of duties. • For a selected group of key controls over financial and reporting system, we independently performed procedures to determine that these control remained unchanged during the year or were changed following the standard change management process. • Evaluating the design, implementation and operating effectiveness of the significant accounts related IT automated controls which are relevant to the accuracy of system calculation, and the consistency of data transmission. • Other areas that were independently assessed included password policies, security configurations, system interface controls, controls over changes to applications and databases and that <u>business users, developers and production support</u> did not have access to change applications, the operating system or databases in the production environment. <p>Based on the procedures performed above, we continue to identify areas where the Company's general IT controls need improvement, particularly in relation to user access rights change management. As a consequence, a range of other procedures were performed as follows:</p> <ul style="list-style-type: none"> • where inappropriate access was identified, we understood the nature of the access, and, where possible, obtained additional evidence on the appropriateness of the activities performed. • additional substantive testing was performed on specific year-end reconciliations (i.e. bank account reconciliations). • a list of users' access permissions was obtained and manually compared to other access lists where segregation of duties was deemed to be of higher risk, for example users having access to core systems.

Independent Auditor's Report (Continued)

Aspire Home Finance Corporation Limited

Other Information

The Company's management and the Board of Directors are responsible for the other information. The other information comprises management's discussion & analysis, the Board of Directors' report and additional disclosures as required under various directions issued by the National Housing Bank included in the Company's annual report, but does not include the financial statements and our auditor's report thereon. These other information are expected to be made available to us after the date of this auditor's report.

Our opinion on the 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 financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Management's responsibility for the Financial Statements

The Company's management and the Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the state of affairs, profit/loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 financial statements.

Independent Auditor's Report (*Continued*)

Aspire Home Finance Corporation Limited

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

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 financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements 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 financial statements, including the disclosures, and whether the 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 financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Independent Auditor's Report (*Continued*)

Aspire Home Finance Corporation Limited

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 in terms of section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

(A) 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 books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c) The balance sheet, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under section 133 of the Act.
- e) On the basis of the written representations received from the directors as on 31 March 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2019 from being appointed as a director in terms of section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

(B) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company has disclosed the impact of pending litigation as at 31 March 2019 on its financial position in its financial statements - Refer Note 36 to the financial statements;
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.



Independent Auditor's Report (Continued)

Aspire Home Finance Corporation Limited

Report on other legal and regulatory requirements (Continued)

(C) With respect to the matter to be included in the Auditor's Report under section 197(16):

In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) which are required to be commented upon by us.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022



Vaibhav Shah

Partner

Membership No: 117377

Mumbai
10 May 2019

Aspire Home Finance Corporation Limited

Annexure A to the Independent Auditor's Report of even date on financial statements

- (i)
 - a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - b. The Company has a regular program of physical verification of its fixed assets by which all the fixed assets are being verified in a phased manner over a period of three years. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No discrepancies were noticed upon such verification.
 - c. According to the information and explanations given to us and on the basis of our examination of the records of the Company, we have observed that there are no immovable properties in the name of the Company.
- (ii) The Company is a Housing Finance Company ('HFC'); accordingly, it does not hold any physical inventories. Thus, paragraph 3(ii) of the Order is 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 Act. Accordingly, the provision of clause 3(iii) of the Order is not applicable to the Company.
- (iv) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not granted any loans, made investments or provided guarantees during the year under section 185 and section 186 of the Act. Accordingly, the provision of clause 3(iv) of the Order is not applicable to the Company.
- (v) According to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of sections 73, 74, 75 and 76 of the Act and the Rules framed there under to the extent notified. Therefore, paragraph 3(v) of the order is not applicable to the Company.
- (vi) The Central Government has not prescribed the maintenance of cost records under sub section (1) of section 148 of the Act for any of the services rendered by the Company. Accordingly, the provision of clause 3(vi) of the Order is not applicable to the Company.
- (vii)
 - a) According to the information and explanations given to us and on the basis of our examination of records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including provident fund, employees' state insurance, income-tax, goods and service tax, cess and other material statutory dues have generally been regularly deposited by the Company with the appropriate authorities, though there has been slight delay during the year in depositing of dues relating to professional tax with the relevant authority. As explained to us the Company did not have any dues on account of sales tax, duty of customs, value added tax or duty of excise for the year ended 31 March 2019.

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

Aspire Home Finance Corporation Limited

Annexure A to the Independent Auditor's Report of even date on financial statements (*Continued*)

- b) According to the information and explanations given to us, there are no dues of income tax, service tax, and other material statutory dues which have not been deposited with the appropriate authorities on account of any dispute, by the Company except as mentioned below:

Name of Statute	Nature of Dues	Amount	Relevant period	Forum
Income Tax Act, 1961	Income Tax	Rs.626,160	Assessment Year 2016-17	CIT Appeal

- (viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings to financial institutions, banks, or dues to debenture holders. The Company did not have any outstanding borrowings from Government.
- (ix) In our opinion and according to the information and explanations given to us, money raised by way of issuance of non-convertible debentures and term loans, by the Company have been applied for the purpose for which they were raised. The Company has not raised any money by way of initial public offer or further public offer during the year.
- (x) According to the information and explanation given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- (xi) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has paid or provided for managerial remuneration in accordance with the provisions of section 197 read with Schedule V to the Act.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, the provision of clause 3(xii) of the Order is not applicable to the Company.
- (xiii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, transactions with the related parties are in compliance with section 177 and section 188 of the Act where applicable and the details have been disclosed in the financial statements, as required by the applicable accounting standards.
- (xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has complied with provisions of section 42 of the Act with regard to issuance of equity shares and non-convertible debenture on private placement basis during the year and the amount raised have been used for the purposes for which the funds were raised.
- (xv) According to the information and explanations given to us and based on our examination of the records, during the year the Company has not entered into any non-cash transactions with directors or persons connected with him and hence the provision of Section 192 of the Act is not applicable.

Aspire Home Finance Corporation Limited

Annexure A to the Independent Auditor's Report of even date on financial statements (*Continued*)

- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the provision of clause 3(xvi) of the Order is not applicable.

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


Vaibhav Shah
Partner

Mumbai
10 May 2019

Membership No: 117377

Annexure B to the Independent Auditor's Report of even date on the financial statements of Aspire Home Finance Corporation Limited for the year ended 31 March 2019

Report on the internal financial controls with reference to the aforesaid financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013

Opinion

We have audited the internal financial controls with reference to financial statements of Aspire Home Finance Corporation Limited (the "Company") as of 31 March 2019 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2019, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management's Responsibility for Internal Financial Controls

The Company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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 (the "Act").

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and whether such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's 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 Company's internal financial controls with reference to financial statements.

Annexure B to the Independent Auditor's Report of even date on the financial statements of Aspire Home Finance Corporation Limited for the year ended 31 March 2019 (Continued)

Meaning of Internal Financial controls with reference to Financial Statements


A company's internal financial controls with reference to 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 controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of 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 with reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

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

Mumbai
10 May 2019



Vaibhav Shah
Partner

Membership No: 117377

(Currency : ₹)

Balance Sheet as at 31 March 2019

Particulars	Note	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
I. ASSETS				
(I) Financial Assets				
(a) Cash and cash equivalents	4	79,96,62,881	84,84,68,220	1,56,90,06,631
(b) Bank balances other than (a) above	5	2,58,84,255	2,76,78,177	7,85,95,440
(c) Receivables	6			
(i) Trade receivables		2,44,85,264	7,59,95,786	9,04,38,343
(d) Loans	7	42,13,10,00,807	47,29,01,62,536	40,60,22,02,838
(e) Investments	8	50,63,81,148	-	2,79,95,63,604
(f) Other Financial assets	9	57,21,03,731	46,12,51,200	12,46,78,882
Total Financial assets (A)		44,05,95,18,086	48,70,35,55,919	45,26,44,85,738
(II) Non-financial Assets				
(a) Current tax assets (Net)	10	2,20,83,110	11,92,567	14,67,884
(b) Deferred tax assets (Net)	11	1,19,87,20,187	46,58,52,238	29,35,95,896
(c) Property, Plant and Equipment	12	10,98,44,774	11,04,02,942	9,88,51,493
(d) Other Intangible assets	13	3,20,46,419	2,23,57,169	1,27,75,436
(e) Other Non-financial assets	14	25,86,09,201	24,36,66,080	4,68,06,566
Total Non- Financial Assets (B)		1,62,13,03,691	84,34,70,996	45,34,97,275
Total Assets (C) = (A) +(B)		45,68,08,21,777	49,54,70,26,915	45,71,79,83,013
II. LIABILITIES AND EQUITY				
(I) Financial liabilities				
(a) Payables	15			
(I) Trade Payables				
(i) total outstanding dues of micro enterprises and small enterprises		-	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		3,46,04,477	1,90,00,798	12,95,47,242
(II) Other Payables				
(i) total outstanding dues of micro enterprises and small enterprises		-	-	50,05,697
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		-	-	-
(b) Debt Securities	16	20,36,11,00,798	20,85,15,72,120	21,80,66,46,231
(c) Borrowings (Other than Debt Securities)	17	15,50,55,41,789	18,71,40,38,084	15,92,97,21,769
(d) Other Financial liabilities	18	1,45,70,11,450	2,29,28,60,754	1,88,17,90,832
Total Financial liabilities (D)		37,35,82,58,514	41,87,74,71,756	39,75,27,11,771
(II) Non-Financial Liabilities				
(a) Current tax liabilities (Net)	19	-	1,42,169	3,30,533
(b) Provisions	20	2,75,61,373	3,68,95,669	7,07,22,565
(c) Other Non-financial liabilities	21	2,89,48,170	2,57,91,338	1,61,90,686
Total Non-Financial Liabilities (E)		5,65,09,543	6,28,29,176	8,72,43,784
(III) EQUITY				
(a) Equity Share capital	22	6,00,86,92,515	5,20,65,70,515	4,82,50,19,030
(b) Other Equity	23	2,25,73,61,205	2,40,01,55,468	1,05,30,08,428
Total Equity (F)		8,26,60,53,720	7,60,67,25,983	5,87,80,27,458
TOTAL LIABILITIES AND EQUITY (G)= (D)+(E)+(F)		45,68,08,21,777	49,54,70,26,915	45,71,79,83,013

Significant accounting policies

3

Notes to Financial statements

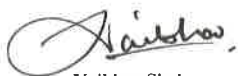
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As per our report of even date attached

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022


Vaibhav Shah
Partner

Membership No: 117377

Mumbai
10 May 2019For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited

CIN: U65923MH2013PLC248741



Sanjay Athalye
Managing Director & CEO
DIN: 07650678



Shivani Chouhan
Company Secretary
Mumbai
10 May 2019


Navin Agarwal
Director
DIN: 00024561



Shalibhadra Shah
Chief Financial Officer

ASPIRE HOME FINANCE CORPORATION LIMITED

(Currency : ₹)

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

Particulars	Note No.	For the year ended 31 March 2019	For the year ended 31 March 2018
Revenue from operations	24		
Interest Income		6,28,57,69,691	6,33,28,12,700
Net gains on fair value changes (Realised/Unrealised)		6,26,41,190	14,87,80,725
Fees and commission Income		13,57,26,090	22,37,27,587
Total Revenue from operations (I)		6,48,41,36,971	6,70,53,21,012
Other income	25		
Dividend		-	21,99,590
Total Other Income (II)		-	21,99,590
Total Income III= (I+II)		6,48,41,36,971	6,70,75,20,602
Expenses			
Finance cost	26	4,04,06,45,741	4,10,20,19,134
Employee benefits expenses	27	63,72,48,930	50,33,81,151
Depreciation and amortization expenses	12	4,49,00,619	6,40,98,946
Impairment on financial instruments	28	62,47,84,646	65,65,35,326
Other expenses	29	3,25,21,19,349	1,13,37,24,277
Total Expenses (IV)		8,59,96,99,285	6,45,97,58,834
Profit/(Loss) before tax (III-IV)		(2,11,55,62,314)	24,77,61,768
Less: Tax expense :	30		
(1) Current tax		(75,29,715)	23,27,13,798
(2) Deferred tax		(73,92,06,993)	(17,70,85,955)
Profit/(Loss) for the year		(1,36,88,25,606)	19,21,33,925
Other comprehensive income	31		
(A) Items that will not be reclassified to profit & loss			
(i) Actuarial gain/(loss) on post retirement benefit plans		1,81,11,556	1,38,21,009
Tax impact on the above		(63,39,044)	(48,29,613)
Other comprehensive income		1,17,72,512	89,91,396
Total comprehensive income for the year		(1,35,70,53,094)	20,11,25,321
Earnings per share:	32		
Basic		(0.25)	0.04
Diluted		(0.25)	0.04
Face value per share		1	1
Significant accounting policies	3		
Notes to Financial statements	4-50		
As per our report of even date attached			

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



Vaibhav Shah
Partner

Membership No: 117377

Mumbai
10 May 2019

For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited
CIN: U65923MH2013PLC248741



Sanjay Athalye
Managing Director &
CEO
DIN: 07650678



Navin Agarwal
Director
DIN: 00024561



Shivani Chouhan
Company Secretary



Shalibhadra Shah
Chief Financial Officer

Mumbai
10 May 2019

(Currency : ₹)

Statement of cash flows for the year ended 31 March 2019

Particulars	As at 31 March 2019	As at 31 March 2018
CASH FLOW FROM OPERATING ACTIVITIES :		
Profit/(Loss) before tax:	(2,11,55,62,314)	24,77,61,768
Adjustments :		
Depreciation and amortisation	4,49,00,619	6,40,98,946
Net (gain) / loss on sale of property, plant and equipments	5,43,510	
Employee share option Scheme	1,29,85,632	80,14,818
Net (gain) / loss on financial asset measured at FVTPL	(6,26,41,190)	(14,87,80,725)
Impairment for financial instruments	62,47,84,646	65,65,35,326
Bad Debts written off	2,89,83,81,374	71,52,53,649
Operating profit before working capital changes	1,40,33,92,276	1,54,28,83,782
Adjustments for (increase)/ decrease in operating assets:		
(Increase)/Decrease in Other Bank Balances	17,93,922	5,09,17,263
(Increase)/Decrease in Trade receivables	5,15,10,522	1,44,42,558
(Increase)/Decrease in Loans	1,63,59,95,709	(8,05,97,48,673)
(Increase)/Decrease in Other financial assets	(11,08,52,531)	(33,65,72,318)
(Increase)/Decrease in Other non financial assets	(1,49,43,122)	(19,68,59,513)
Increase/(Decrease) in Debt securities issued	(49,04,71,322)	(95,50,74,110)
Increase/(Decrease) in Borrowings other than debt securities	(3,20,84,96,294)	2,78,43,16,314
Increase/(Decrease) in Non financial liabilities	31,56,832	96,00,652
Increase/(Decrease) in Other Financial Liability - Interest accrued but not due on borrowings and Book Overdraft	(83,58,49,304)	41,10,69,922
Increase/(Decrease) in Provision for expenses	87,77,260	(2,00,05,887)
Increase/(Decrease) in Trade payables	1,56,03,678	(11,55,52,137)
Cash generated from operations	(2,94,37,74,650)	(6,41,34,65,930)
Less : Income taxes paid (net of refunds)	1,35,02,997	23,26,26,845
Net cash inflow / (outflow) from operating activities	(1,55,38,85,371)	(5,10,32,08,993)
CASH FLOW FROM INVESTING ACTIVITIES :		
Sale of property, plant and equipments	4,46,220	
Sale of investment measured at FVTPL		13,08,753
Purchase of property, plant and equipments	(5,50,21,430)	(8,52,32,128)
(Purchase)/Sale of mutual funds and bonds	(44,37,39,958)	2,94,70,35,572
Net cash inflow / (outflow) from investing activities	(49,83,15,168)	2,86,31,12,197
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from issue of share capital	80,21,22,000	38,15,51,485
Share Premium on issue of share capital	1,20,12,73,200	1,13,80,06,900
Net cash inflow / (outflow) from financing activities	2,00,33,95,200	1,51,95,58,385
NET INCREASE/(DECREASE) IN CASH AND BANK BALANCES	(4,88,05,339)	(72,05,38,411)
Add : Cash and cash equivalents at beginning of the year	84,84,68,220	1,56,90,06,631
Cash and cash equivalents at end of the year	79,96,62,881	84,84,68,220

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



Vaibhav Shah
Partner

Membership No: 117377

Mumbai
10 May 2019

For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited
CIN: U65923MH2013PLC248741



Sanjay Athalye
Managing Director &
CEO
DIN: 07650678



Navin Agarwal
Director
DIN: 00024561



Shivani Chouhan
Company Secretary



Shalibhadra Shah
Chief Financial Officer

Mumbai
10 May 2019

(Currency : ₹)

Statement of Changes in Equity

A. Equity share capital

	Number	Amount
Balance as at 1 April 2017	4,825,019,030	4,825,019,030
Changes in equity share capital during 2017-18	381,551,485	381,551,485
Balance as at 31 March 2018	5,206,570,515	5,206,570,515
Balance as at 1 April 2018	5,206,570,515	5,206,570,515
Changes in equity share capital during 2018-19	802,122,000	802,122,000
Balance as at 31 March 2019	6,008,692,515	6,008,692,515

B. Other equity

Particulars	Other Equity					Total equity attributable to equity holders of the Company
	Reserves & Surplus					
	Securities Premium	Statutory reserve	ESOS Outstanding Account	Other comprehensive income	Retained earnings	
Balance as at April 1, 2018	1,403,412,321	377,067,230	11,966,000	5,277,265	602,432,652	2,400,155,468
Profit for the period	-	-	-	-	(1,368,825,606)	(1,368,825,606)
Actuarial gain/Loss during the year (Net of Taxes)	-	-	-	11,772,511	-	11,772,511
Total comprehensive income for the period	1,403,412,321	377,067,230	11,966,000	17,049,776	(766,392,954)	1,043,102,373
Transfer to general reserve	-	-	-	-	-	-
Exercise of stock options (refer note no. 2.9)	-	-	12,985,632	-	-	12,985,632
Securities Premium issued during the year	1,202,018,721	-	-	-	-	1,202,018,721
Transfer of Share Premium on account of issue of shares	-	-	(745,521)	-	-	(745,521)
Balance as at 31 March 2019	2,605,431,042	377,067,230	24,206,111	17,049,776	(766,392,954)	2,257,361,205




(Currency : ₹)

Particulars	Other Equity					Total equity attributable to equity holders of the Company
	Reserves & Surplus			Other comprehensive income	Retained Earnings	
	Securities Premium	Statutory reserve	ESOS Outstanding Account			
Balance as at April 1, 2017	26,26,85,335	24,85,24,983	66,71,267	(37,14,131)	53,88,40,974	1,05,30,08,428
Profit for the period	-	-	-	-	19,21,33,925	19,21,33,925
Actuarial Gain/Loss during the year (Net of Taxes)	-	-	-	89,91,396	-	89,91,396
Total comprehensive income for the period	26,26,85,335	24,85,24,983	66,71,267	52,77,265	73,09,74,899	1,25,41,33,749
Transfer to general reserve	-	-	-	-	-	-
Add: Trf. to Special Reserve u/s 29c of the NHB Act, 1987	-	12,85,42,247	-	-	(12,85,42,247)	-
ESOS excersied	-	-	80,14,819	-	-	80,14,819
Securities Premium issued during the year	1,14,07,26,986	-	-	-	-	1,14,07,26,986
Transfer of Share Premium on account of issue of shares	-	-	(27,20,086)	-	-	(27,20,086)
Balance as at March 31, 2018	1,40,34,12,321	37,70,67,230	1,19,66,000	52,77,265	60,24,32,652	2,40,01,55,468

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

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

Vaibhav Shah
Partner
Membership No: 117377


Sanjay Athalye
Managing Director & CEO
DIN: 07650678


Navin Agarwal
Director
DIN: 00024561

Mumbai
10 May 2019


Shivani Chouhan
Company Secretary


Shalibhadra Shah
Chief Financial Officer

Mumbai
10 May 2019

Aspire Home Finance Corporation Limited

Summary of significant accounting policies and other explanatory information

1. Corporate information

Aspire Home Finance Corporation Limited ("AHFCL" or "the Company") was incorporated in India on 01 October 2013. The Company is registered with the National Housing Bank under section 29A of the National Housing Bank Act, 1987 with effect from 19 May 2014.

AHFCL is primarily engaged into providing loans for purchase or construction of residential houses.

2. Basis of Preparation

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

(i) Compliance with Ind AS

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 by the Companies (Indian Accounting Standards) Rules 2016. The Company has adopted Ind AS from April 01, 2018 with effective transition date of April 01, 2017 and accordingly, these financial statements together with the comparative reporting periods have been prepared in accordance with the recognition and measurement principles as laid down in Ind AS prescribed under section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder and the other accounting principles generally accepted in India.

The transition to Ind AS has been carried out from the erstwhile Accounting standards notified under the Act read with Rule 7 of the Companies (Accounts) Rule 2014 (as amended), guidelines issued by the National Housing Board ('the NHB') and other generally accepted accounting principles in India (collectively referred to as 'the Previous GAAP'). Accordingly, the impact of transition has been recorded in the opening reserves as at April 01, 2017 and corresponding adjustments pertaining to comparative periods as presented in these financial statements have been restated / reclassified in order to conform to the current year presentation.

The financial statements have been drawn up on the basis of Ind AS that are applicable to the Company as at March 31, 2019 based on the 'Press Release' issued by the Ministry of Company Affairs on January 18, 2016. Any application guidance/ clarifications/ directions issued by the NHB or other regulators are implemented as and when they are issued / applicable.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

- Certain financial assets and financial liabilities are measured at fair value(refer accounting policy regarding financial instruments).
- Assets held for sale - measured at fair value less cost to sell;
- Defined benefit plans - plan assets measured at fair value; and



- Share based payment determined on fair value of options.

(iii) **Functional and presentation currency**

The financial statements are presented in Indian rupee (INR), which is AHFCL's functional and presentation currency.

(iv) **Use of estimates and judgments.**

The preparation of financial statements requires management to make judgements, estimates and assumptions in the application of accounting policies that affect the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Continuous evaluation is done on the estimation and judgements based on historical experience and other factors, including expectations of future events that are believed to be reasonable. Revisions to accounting estimates are recognised prospectively. Information about critical judgments in applying accounting policies, as well as estimates and assumptions that have the most significant effect to the carrying amounts of assets and liabilities within the next financial year, are included in the following notes:

(a) **Provision and contingent liability:** On an ongoing basis, Company reviews pending cases, claims by third parties and other contingencies. For contingent losses that are considered probable, an estimated loss is provided in financial statements. Loss Contingencies that are considered possible are not provided for but disclosed as Contingent liabilities in the financial statements. Contingencies the likelihood of which is remote are neither provided nor disclosed in the financial statements. Gain contingencies are not recognized until the contingency has been resolved and amounts are received or receivable.

(b) **Allowance for impairment of financial asset:** The Company recognizes loss allowances for expected credit losses on its financial assets measured at amortized cost. At each reporting date, the Company assesses whether financial assets carried at amortized cost are credit impaired. A financial asset is 'credit impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

(c) **Recognition of deferred tax assets:** Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences could be utilized. Further details are disclosed in note 11.

(d) **Share based payment:** The Company accounts for share based payments by measuring and recognizing as compensation expense the fair value of all share-based payment awards made to employees based on grant date fair values. The determination of fair value involves a number of significant estimates. The Company uses the Black Scholes option pricing model to estimate the fair value of employee stock options which requires a number of assumptions to determine the model inputs. These include the expected volatility of Company's stock and employee exercise behavior which are based on historical data as well as expectations of future developments over the term of the option. As share based payment expense is based on awards ultimately expected to vest. Management's estimate of exercise is based on historical experience but actual exercise could differ materially as a result of



Aspire Home Finance Corporation Limited

Summary of significant accounting policies and other explanatory information

voluntary employee actions and involuntary actions which would result in significant change in share based payment expense amounts in the future.

(e) **Determination of the estimated useful lives of tangible assets** : Useful lives of property, plant and equipment are taken as prescribed in Schedule II of the Act. In cases, where the useful lives are different from that prescribed in Schedule II and in case of intangible assets, they are estimated by management based on technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support.

(f) **Recognition and measurement of defined benefit obligations**: The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation, actuarial rates and life expectancy. The discount rate is determined by reference to market yields at the end of the reporting period on government bonds. The period to maturity of the underlying bonds correspond to the probable maturity of the post-employment benefit obligations. Due to complexities involved in the valuation and its long term nature, defined benefit obligation is sensitive to changes in these assumptions. Further details are disclosed in note 40 .

(g) **Determining whether an arrangement contains a lease**: In determining whether an arrangement is, or contains a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease date if fulfillment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset, even if that right is not explicitly specified in the arrangement.

(h) **Effective interest rate**: The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected behavioural life of the financial asset to the gross carrying amount of the financial asset. This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments, 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) as well expected changes to the base rate and other transaction costs and fees paid or received that are integral parts of the instrument.

(i) **Business model assessment**: Classification and measurement of financial assets depends on the results of the business model test. The Company determines the business model at a level that reflects how groups of 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. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

(v) **Measurement of fair values:**



The Company's accounting policies and disclosures require the measurement of fair values for, both financial and non-financial assets and liabilities.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

3. Summary of significant accounting policies

3.1. Financial instrument

(i) Initial recognition and measurement

Financial assets and financial liabilities are recognized when the entity becomes a party to the contractual provisions of the instrument. Regular way purchases and sales of financial assets are recognized on trade-date.

At initial recognition, the Company measures a financial asset or financial liability at its fair value plus or minus, in the case of a financial asset or financial liability not at fair value through profit or loss, transaction costs that are incremental and directly attributable to the acquisition or issue of the financial asset or financial liability, such as fees, commissions etc. Transaction costs of financial assets and financial liabilities carried at fair value through profit or loss are expensed in profit or loss. Immediately after initial recognition, an expected credit loss allowance (ECL) is recognized for financial assets measured at amortized cost.

When the fair value of financial assets and liabilities differs from the transaction price on initial recognition, the entity recognizes the difference as follows:

- a) When the fair value is evidenced by a quoted price in an active market for an identical asset or liability (i.e. a Level 1 input) or based on a valuation technique that uses only data from observable markets, the difference is recognized as a gain or loss.
- b) In all other cases, the difference is deferred and the timing of recognition of deferred day one profit or loss is determined individually. It is either amortized over the life of the instrument, deferred until the instrument's fair value can be determined using market observable inputs, or realized through settlement.

When the Company revises the estimates of future cash flows, the carrying amount of the respective financial assets or financial liability is adjusted to reflect the new estimate



Aspire Home Finance Corporation Limited

Summary of significant accounting policies and other explanatory information

discounted using the original effective interest rate. Any changes are recognized in profit or loss.

(ii) Classification and subsequent measurement

(a) Financial Assets

As per principles given under Ind AS 109, the Company classifies its financial assets in the following measurement categories:

- Fair value through profit or loss (FVPL);
- Fair value through other comprehensive income (FVOCI); or
- Amortised cost.

Classification and subsequent measurement of financial assets depend on:

- (i) the Company's business model for managing the asset; and
- (ii) the cash flow characteristics of the asset.

Based on these factors, the Company classifies its financial assets into one of the following three measurement categories:

Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest ('SPPI'), and that are not designated at FVPL, are subsequently measured at amortized cost using effective interest rate ('EIR') method less impairment, if any. The amortisation of EIR and loss arising from impairment, if any is recognised in the Statement of Profit and Loss.

Fair value through other comprehensive income: Financial assets that are held within a business model whose objective is achieved by both, selling financial assets and collecting contractual cash flows that are solely payments of principal and interest, are subsequently measured at fair value through other comprehensive income. Fair value movements are recognized in the other comprehensive income (OCI). Interest income measured using the EIR method and impairment losses, if any are recognised in the Statement of Profit and Loss. On derecognition, cumulative gain or loss previously recognised in OCI is reclassified from the equity to 'other income' in the Statement of Profit and Loss.

Fair value through profit or loss: A financial asset not classified as either amortised cost or FVOCI, is classified as FVTPL. Such financial assets are measured at fair value with all changes in fair value, including interest income and dividend income if any, recognised as 'other income' in the Statement of Profit and Loss.

Equity securities held by AHFCL are classified as FVTPL unless conditions to classify as FVOCI are met.

(b) Financial liability and equity instruments

(i) Equity instruments:



Aspire Home Finance Corporation Limited

Summary of significant accounting policies and other explanatory information

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company is recognised at the proceeds received, net of directly attributable transaction costs.

(ii) Financial liability:

Financial liabilities are classified at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held for-trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

(iii) Impairment

The Company applies the ECL model in accordance with Ind AS 109 for recognising impairment loss on financial assets. The ECL allowance is based on the credit losses expected to arise from all possible default events over the expected life of the financial asset ('lifetime ECL'), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12-month ECL. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

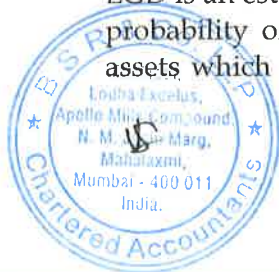
ECL is calculated on a collective basis, considering the retail nature of the underlying portfolio of financial assets.

The impairment methodology applied depends on whether there has been a significant increase in credit risk. When determining whether the risk of default on a financial asset has increased significantly since initial recognition, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on a provision matrix which takes into account the Company's historical credit loss experience, current economic conditions, forward looking information and scenario analysis.

The expected credit loss is a product of exposure at default ('EAD'), probability of default ('PD') and loss given default ('LGD'). The Company has devised an internal model to evaluate the PD and LGD based on the parameters set out in Ind AS 109. Accordingly, the financial assets have been segmented into three stages based on the risk profiles. The three stages reflect the general pattern of credit deterioration of a financial asset. The company categorises financial assets at the reporting date into stages based on the days past due ('DPD') status as under:

- Stage 1: Low credit risk, i.e. 0 to 30 days past due
- Stage 2: Significant increase in credit risk, i.e. 31 to 90 days past due
- Stage 3: Impaired assets, i.e. more than 90 days past due

LGD is an estimate of loss from a transaction given that a default occurs. PD is defined as the probability of whether the borrowers will default on their obligations in the future. For assets which are in Stage 1, a 12-month PD is required. For Stage 2 assets a lifetime PD is



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required while Stage 3 assets are considered to have a 100% PD. EAD represents the expected exposure in the event of a default and is the gross carrying amount in case of the financial assets held by the Company.

The Company incorporates forward looking information into both assessments of whether the credit risk of an instrument has increased significantly since its initial recognition and its measurement of ECL. Based on the consideration of external actual and forecast information, the Company forms a 'base case' view of the future direction of relevant economic variables. This process involves developing two or more additional economic scenarios and considering the relative probabilities of each outcome. The base case represents a most likely outcome while the other scenarios represent more optimistic and more pessimistic outcomes.

The measurement of impairment losses across all categories of financial assets requires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances. The Company's ECL calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. The inputs and models used for calculating ECLs may not always capture all characteristics of the market at the date of the financial statements. The Company regularly reviews its models in the context of actual loss experience and makes adjustments when such differences are significantly material.

The amount of ECL (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognised as an impairment gain or loss in profit or loss.

After initial recognition, trade receivables are subsequently measured at amortised cost using the effective interest method, less provision for impairment. The Company follows the simplified approach required by Ind AS 109 for recognition of impairment loss allowance on trade receivables, which requires lifetime ECL to be recognised at each reporting date, right from initial recognition of the receivables.

(iv) Derecognition

(a) Financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when:

- The contractual rights to receive cash flows from the financial asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset and 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



If the Company neither transfers nor retains substantially all of the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for the amount it may have to pay.

If the Company enters into transactions whereby it transfers assets recognised on its balance sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not de-recognised and the proceeds received are recognised as a collateralised borrowing.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognised) and the sum of (i) the consideration received (including any new asset obtained less any new liability assumed) and (ii) any cumulative gain or loss that had been recognised in OCI is recognised in profit or loss.

(b) 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. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying value of the original financial liability and the new financial liability with modified terms is recognised in profit or loss.

(v) Offsetting

Financial assets and financial liabilities are generally reported gross in the balance sheet. They are only offset and reported net when, the Company has a legally enforceable right to offset the recognised amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

(vi) Write-offs

The gross carrying amount of a financial asset is written-off (either partially or in full) to the extent that there is no reasonable expectation of recovering the asset in its entirety or a portion thereof. This is generally the case when the Company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written-off could still be subject to enforcement activities under the Company's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognised in profit or loss.

3.2 Repossessed collateral



Reposessed collateral represents non-financial assets acquired by the Company in settlement of overdue loans. Any collateral obtained as a result of foreclosure is not recognized as a separate asset unless it is acquired by the Company in settlement of overdue loans.

3.3 Revenue Recognition

(i) Revenue from contract with customers:

Revenue (other than for those items to which Ind AS 109 Financial Instruments is applicable) is measured at fair value of the consideration received or receivable. Amounts disclosed as revenue are net of goods and services tax ('GST') and amounts collected on behalf of third parties. Ind AS 115 Revenue from Contracts with Customers outlines a single comprehensive model of accounting for revenue arising from contracts with customers and supersedes previous revenue recognition guidance found within Ind AS.

The Company recognises revenue from contracts with customers based on a five-step model as set out in Ind 115:

Step 1: Identify contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.

Step 2: Identify performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.

Step 3: Determine the transaction price: The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4: Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Company allocates the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Company expects to be entitled in exchange for satisfying each performance obligation.

Step 5: Recognise revenue when (or as) the Company satisfies a performance obligation

Specific policies for the Company's different sources of revenue are explained below:

(ii) Recognition of Interest income and other charges

(a) Interest income



Interest income on a financial asset at amortised cost is recognised on a time proportion basis taking into account the amount outstanding and the effective interest rate ('EIR'). The EIR is the rate that exactly discounts estimated future cash flows of the financial asset through the expected life of the financial asset or, where appropriate, a shorter period, to the net carrying amount of the financial instrument. The internal rate of return on financial asset after netting off the fees received and cost incurred approximates the effective interest rate method of return for the financial asset. The future cash flows are estimated taking into account all the contractual terms of the instrument.

The interest income is calculated by applying the EIR to the gross carrying amount of non-credit impaired financial assets (i.e. at the amortised cost of the financial asset before adjusting for any expected credit loss allowance). For credit-impaired financial assets the interest income is calculated by applying the EIR to the amortised cost of the credit-impaired financial assets (i.e. the gross carrying amount less the allowance for ECLs).

(b) Other financial charges

Cheque bouncing charges, late payment charges, foreclosure charges and application money are recognised on a point-in-time basis, and are recorded when realised since the probability of collecting such monies is established when the customer pays.

(iii) Dividend income

Dividend income is recognized in the statement of profit or loss on the date that the Company's right to receive payment is established, it is probable that the economic benefits associated with the dividend will flow to the entity and the amount of dividend can be reliably measured. This is generally when the shareholders approve the dividend.

(iv) Other income

In other cases, income is recognized following accrual principles when there is no significant uncertainty as to determination and realization.

3.4 Income Tax

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

Current Taxes

Current tax is measured at the amount of tax payable to tax authorities on the taxable income for the year determined in accordance with the provision of Income Tax Act, 1961.



Deferred Taxes

Deferred tax is recognised for all the temporary differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets and liabilities are measured

using the tax rates and tax laws that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets are recognised and carried forward only to the extent it is probable that sufficient future taxable income will be available against which such deferred tax assets can be realised. The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

Current and deferred tax is recognized in profit or loss, except to the extent that it relates to items recognized in other comprehensive income or directly in equity. In this case, the tax is also recognized in other comprehensive income or directly in equity, respectively.

3.5 Leases

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the Company as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to profit or loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.

3.6 Cash and cash equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, balances with banks, deposits with original maturities of three months or less that are readily convertible to known amounts of cash, which are subject to insignificant risk of change in value.

3.7 Property, plant and equipment

(i) Recognition & measurement



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Items of property, plant and equipment are stated at historical cost less depreciation. Historical cost less accumulated depreciation and accumulated impairment loss, if any, includes expenditure that is directly attributable to the acquisition of the items.

(ii) Subsequent cost

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

(iii) Transition to IndAS

On transition to IndAS, the Company has elected to continue with the carrying value of all of its property, plant and equipment recognized as at 01 April 2017 measured as per the previous GAAP and use that carrying value as the deemed cost of the property, plant and equipment.

(iv) Depreciation methods, estimated useful lives and residual value

Depreciation is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful life prescribed under Schedule II to the Companies Act, 2013 as mentioned below

Assets	Estimated Useful life
Computers	3 Years
Furniture & Fixtures	10 Years
Motor car	8 Years
Office equipments	10 years

(v) Gain or Loss on disposal

Gains and losses on disposals are determined by comparing proceeds with carrying amount and are recognized in the statement of profit or loss.

3.8 Intangible assets

(i) Recognition and measurement

Intangible assets are recognized where it is probable that the future economic benefit attributable to the assets will flow to the Company and its cost can be reliably measured. Intangible assets are stated at cost of acquisition less accumulated amortization and impairment, if any.

(ii) Subsequent cost

Expenditure incurred on acquisition/development of intangible assets which are not put/ready to use at the reporting date is disclosed under intangible assets under development.



(iii) Amortisation

The Company amortizes intangible assets on a straight-line basis over the useful life commencing from the month in which the asset is first put to use. The Company provides pro-rata depreciation from the day the asset is put to use.

(iv) Transition to Ind AS

On transition to Ind AS, the Company has elected to continue with the carrying value of all of intangible assets recognized as at 01 April 2017 measured as per the previous GAAP and use that carrying value as the deemed cost of intangible assets.

3.9 Employee benefits

(i) Short-term employee benefit

Short-term employee benefits are recognized as an expense at the undiscounted amount in the Statement of Profit and Loss for the year in which the related services are rendered. The Company recognises the costs of bonus payments when it has a present obligation to make such payments as a result of past events and a reliable estimate of the obligation can be made.

(ii) Post-employment benefit

Defined contribution plan:

Contribution payable to the recognised provident fund, which is a defined contribution scheme, is charged to the Statement of Profit and Loss in the period in which they occur.

Defined benefits plan:

Gratuity is post-employment benefit and is in the nature of defined benefit plan. The liability recognised in the Balance Sheet in respect of gratuity is the present value of defined benefit obligation at the Balance Sheet date together with the adjustments for unrecognised actuarial gain or losses and the past service costs. The defined benefit obligation is calculated at or near the Balance Sheet date by an independent actuary using the projected unit credit method. Actuarial gains and losses comprise experience adjustment and the effects of changes in actuarial assumptions are recognized in the period in which they occur, directly in other comprehensive income.

(iii) Other long-term employee benefit

(a) Heritage club benefit

Heritage club benefits are recognised as liability at the present value of defined benefits obligation as at the Balance Sheet date. The defined obligation benefit is calculated at the Balance Sheet date by an independent actuary using the projected unit credit method.

(b) Compensated absences



Aspire Home Finance Corporation Limited

Summary of significant accounting policies and other explanatory information

An employee can carry forward leave to next financial year as per the policy of Company. No leave is allowed to be encashed. An obligation arises as employees render service that increases their entitlement to future compensated absences. Provision is made for expected cost of accumulating compensated absences as a result of unused leave entitlement which has accumulated as at the balance sheet date.

(iv) Share-based payments

Employee Stock Option Scheme (ESOS)

The Employees Stock Options Scheme (the "Scheme") has been established by the Company. The Scheme provides that employees of Aspire Home Finance Corporation Limited and group companies as well, are granted an option to subscribe to equity share of the Company that vest on the satisfaction of vesting conditions. The fair value of options granted under ESOS is recognized as an employee benefits expense with a corresponding increase in share based payment reserve. The total amount to be expensed is determined reference to the fair value of the options granted excluding the impact of any service conditions.

The total expense is recognized over the vesting period, which is the period over which all of the specified vesting conditions are to be satisfied. At the end of each period, the entity revises its estimates of the number of options that are expected to vest based on the service conditions. It recognizes the impact of the revision to original estimates, if any, in profit or loss, with a corresponding adjustment to equity.

When the terms of an equity-settled award are modified, the minimum expense recognized is the expense had the terms had not been modified, if the original terms of the award are met. An additional expense is recognized for any modification that increases the total fair value of the share-based payment transaction, or is otherwise beneficial to the employee as measured at the date of modification. Where an award is cancelled by the entity or by the counterparty, any remaining element of the fair value of the award is expensed immediately through the statement of profit and loss.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

Grants provided by parent company to the employees at deputation to the company are also accounted for inline with accounting treatment described above. The corresponding impact of the expense recorded on account of such grants are recorded as payable to parent.

3.10 Earnings per share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of equity shares outstanding during the financial year, adjusted for bonus element in equity shares issued during the year.

(b) Diluted earnings per share



Diluted earnings per share is computed by dividing the net profit for the period attributable to equity shareholders by the weighted average number of shares outstanding during the period as adjusted for the effects of all diluted potential equity shares except where the results are anti-dilutive.

3.11 Provisions and 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 an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet date.

Contingent liabilities are 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 or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

3.12 Impairment of Non-financial assets

Assessment is done at each reporting date as to whether there is any indication that an asset (tangible and intangible) may be impaired. For the purpose of assessing impairment, the smallest identifiable group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows from other assets or groups of assets, is considered as a cash generating unit. If any such indication exists, an estimate of the recoverable amount of the asset/cash generating unit is made. Assets whose carrying value exceeds their recoverable amount are written down to the recoverable amount. Recoverable amount is higher of an asset's or cash generating unit's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. Assessment is also done at each reporting date as to whether there is any indication that an impairment loss recognised for an asset in prior accounting periods may no longer exist or may have decreased. After impairment (if any), depreciation/ amortisation is provided on the revised carrying amount of the assets over its remaining life.

3.13 Foreign currency

Transactions in foreign currencies are translated into the functional currency of the Company at the exchange rates at the dates of the transactions or an average rate if the average rate approximates the actual rate at the date of the transaction. Foreign currency transactions are recorded on initial recognition in the functional currency, using the exchange rate at the date of the transaction. At each balance sheet date, foreign currency monetary items are reported using the closing exchange rate. Exchange differences that arise on settlement of monetary items or on reporting at each closing date of the Company's monetary items at the closing rate are recognized as income and expenses in the period in which they arise. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the date of transactions. Non-monetary items that are measured at fair value in a foreign currency shall be translated into



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Summary of significant accounting policies and other explanatory information

functional currency using the exchange rates at the date when the fair value was determined. Exchange differences are recognised in the statement of profit and loss.

3.14 First time adoption of Ind AS

The Company has prepared opening Balance Sheet as per Ind AS as of 01 April 2017 (transition date) by recognising all assets and liabilities whose recognition is required by Ind AS, derecognising items of assets or liabilities which are not permitted to be recognised by Ind AS, reclassifying items from previous GAAP to Ind AS as required, and applying Ind AS to measure the recognised assets and liabilities.

Ind AS 101 allows first time adopters certain exemptions from the retrospective application of certain requirements under Ind AS. The Company has accordingly availed of the following optional exemptions while preparing its financial statements

- (i) The Company has adopted the carrying value determined in accordance with previous GAAP for all of its property plant & equipment and investment property as deemed cost of such assets at the transition date.
- (ii) Ind AS 102 Share-based Payment has not been applied to equity instruments in share-based payment transactions that vested before 01 April 2017.
- (iii) The estimates as at 01 April 2017 and at 31 March 2018 are consistent with those made for the same dates in accordance with previous GAAP.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements as at 31 March 2019

(Currency : ₹)

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Note 4			
Cash and cash equivalents			
Cash on hand	19,585,192	37,149,990	-
Balance with banks :			
In current account	780,077,689	811,318,230	1,569,006,631
	<u>799,662,881</u>	<u>848,468,220</u>	<u>1,569,006,631</u>

1. There are no Earmarked balances with banks .
2. There are no balances with banks held as margin money or security against the borrowings, guarantees, other commitments.
3. There are no repatriation restrictions with regard to cash and cash equivalents as at the end of the reporting period and prior periods.

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Note 5			
Bank balances other than (4) above			
Deposit	25,884,255	27,678,177	78,595,440
	<u>25,884,255</u>	<u>27,678,177</u>	<u>78,595,440</u>

Note- The above deposit is lien with State Bank of Mauritius, against term loan.

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Note 6			
Trade and other receivables			
Trade Receivables			
Considered good - unsecured	24,485,264	75,995,786	90,438,343
	<u>24,485,264</u>	<u>75,995,786</u>	<u>90,438,343</u>

1. There are no trade receivable which have significant increase in credit risk or which are credit impaired.
2. There are no debts due by directors or other officers of the NBFC or any of them either severally or jointly with any other person or debts due by firms including limited liability partnerships (LLPs), private companies respectively in which any director is a partner or a director or a member.



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(Currency : ₹)

Note 7	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Loans - At amortised cost			
(A) Home Loans	43,881,081,889	48,415,458,973	41,070,963,949
Less : Impairment loss allowance	1,750,081,082	1,125,296,437	468,761,111
	42,131,000,807	47,290,162,536	40,602,202,838
(B) (i) Secured by tangible assets	43,881,081,889	48,415,458,973	41,070,963,949
(ii) unsecured	-	-	-
Less : Impairment loss allowance	1,750,081,082	1,125,296,437	468,761,111
Total (B)	42,131,000,807	47,290,162,536	40,602,202,838
C) (I) Loans in India			
(i) Public sector	-	-	-
(ii) Others	43,881,081,889	48,415,458,973	41,070,963,949
Less : Impairment loss allowance	1,750,081,082	1,125,296,437	468,761,111
Total (C) (I) Gross	42,131,000,807	47,290,162,536	40,602,202,838
C) (II) Loans Outside India	-	-	-
Less : Impairment loss allowance	-	-	-
Total (C) (II) Gross	-	-	-
Total (C) (I) and (C) (II)	42,131,000,807	47,290,162,536	40,602,202,838
Stage wise break up of loans,			
(i) Low credit risk (Stage 1)	36,703,210,286	43,057,267,027	38,981,001,319
(ii) Significant increase in credit risk (Stage 2)	2,457,166,134	2,516,918,063	1,424,862,924
(iii) Credit impaired (Stage 3)	2,970,624,387	1,715,977,446	196,338,594
Total	42,131,000,807	47,290,162,536	40,602,202,838
Loan assets pledged as security for borrowings	32,650,141,920	35,896,430,026	32,232,899,568



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements as at 31 March 2019

(Currency : ₹)

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Note 8			
Investments			
Investments in mutual funds (Unquoted) - At FVTPL (In India)	506,381,148	-	2,799,563,604
	<u>506,381,148</u>	<u>-</u>	<u>2,799,563,604</u>
Kotak Saving Fund Direct Plan- Growth	253,318,984	-	-
Kotak Saving Fund Direct Plan- Growth 2	253,062,164	-	-
Reliance medium term fund - direct weekly dividend	-	-	652,544,859
Motilal Oswal Most Ultra Short Term Bond Fund - Direct Plan-Growth option	-	-	1,000,000,000
Franklin India Ultra Short Bond Fund Super Institutional Plan - Direct	-	-	565,001,329
Invesco India Medium Term Bond Fund - Direct Plan Annual	-	-	582,017,416
	<u>506,381,148</u>	<u>-</u>	<u>2,799,563,604</u>
Investments in India	506,381,148	-	2,799,563,604
Investments outside India	-	-	-

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Note 9			
Other Financial assets			
EMI /Pre EMI receivables on home loans	547,022,801	382,517,750	53,469,799
Insurance claim receivable	-	9,551,682	15,014,337
Other receivable from related parties	424,533	2,591,349	-
Security deposit	17,170,051	59,620,338	50,861,351
Loan to Employees	7,486,346	6,970,081	5,333,395
	<u>572,103,731</u>	<u>461,251,200</u>	<u>124,678,882</u>

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Note 10			
Current tax assets (Net)			
Advance income tax and TDS	22,083,110	1,192,567	1,467,884
	<u>22,083,110</u>	<u>1,192,567</u>	<u>1,467,884</u>

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Note 11			
Deferred tax assets (net) (Refer note 30)			
	1,198,720,187	465,852,238	293,595,896
	<u>1,198,720,187</u>	<u>465,852,238</u>	<u>293,595,896</u>



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements

as at 31 March 2019

(Currency : ₹)

Note 12 : Property, Plant and Equipment

	Computers and data processing units	Furniture and fixtures	Electric installations	Office equipment's	Motor car	Leasehold improvements	Total
Reconciliation of carrying amount							
Cost or deemed cost (gross carrying amount)							
Balance at 1 April 2017	48,002,416	29,402,872	10,402,040	19,130,107	-	33,765,179	140,702,614
Additions	19,735,082	9,582,582	9,182,070	11,300,069	1,139,596	20,385,104	71,324,503
Disposals							
Balance at 31 March 2018	67,737,498	38,985,454	19,584,110	30,430,176	1,139,596	54,150,283	212,027,117
Balance at 1 April 2018	67,737,498	38,985,454	19,584,110	30,430,176	1,139,596	54,150,283	212,027,117
Other additions	14,472,158	1,553,258	245,749	2,760,783	1,197,541	17,504,191	37,733,680
Disposals		980,230		9,500			989,730
Balance at 31 March 2019	82,209,656	39,558,482	19,829,859	33,181,459	2,337,137	71,654,474	248,771,067
Accumulated depreciation and impairment losses							
Balance at 1 April 2017	22,856,397	5,825,365	1,266,883	3,103,080		8,799,396	41,851,121
Depreciation for the year	22,918,350	7,912,771	6,259,286	6,919,008	253,410	15,510,228	59,773,054
Disposals							
Balance at 31 March 2018	45,774,747	13,738,136	7,526,169	10,022,088	253,410	24,309,624	101,624,175
Balance at 1 April 2018	45,774,747	13,738,136	7,526,169	10,022,088	253,410	24,309,624	101,624,175
Depreciation for the year	10,684,051	2,585,878	4,930,528	2,294,062	181,110	16,429,240	37,104,869
Disposals		196,592		657			197,249
Balance at 31 March 2019	56,458,798	16,520,606	12,456,697	12,316,807	434,520	40,738,864	138,926,293
Carrying amounts (net)							
At 1 April 2017	25,146,019	23,577,507	9,135,157	16,027,027		24,965,783	98,851,493
At 31 March 2018/ 1 April 2018	21,962,751	25,247,318	12,057,941	20,408,088	886,186	29,840,659	110,402,942
At 31 March 2019	25,750,858	23,037,876	7,373,162	20,864,652	1,902,617	30,915,610	109,844,774

Note 13 : Other Intangible assets

	Computer software
Reconciliation of carrying amount	
Cost or deemed cost	
Balance at 1 April 2017	16,459,535.00
Additions – internally developed	13,907,625.00
Balance at 31 March 2018	30,367,160.00
Balance at 1 April 2018	30,367,160.00
Other additions – internally developed	17,287,750.00
Balance at 31 March 2019	47,654,910.00
Accumulated amortisation and impairment losses	
Balance at 1 April 2017	3,684,098.96
Amortisation for the year	4,325,892.43
Balance at 31 March 2018	8,009,991.39
Balance at 1 April 2018	8,009,991.39
Amortisation for the year	7,598,500.00
Balance at 31 March 2019	15,608,491.39
Carrying amounts (net)	
At 1 April 2017	12,775,436.04
At 31 March 2018/ 1 April 2018	22,357,168.61
At 31 March 2019	32,046,418.61



ASPIRE HOME FINANCE CORPORATION LIMITED

**Notes to financial statements
as at 31 March 2019**

(Currency : ₹)

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Note 14			
Other non-financial assets			
Prepaid expenses	4,342,380	2,441,365	1,330,210
Advance payment of interest	-	303,372	421,679
Capital advances	8,660,568	5,240,302	32,514,024
Other advances	4,075,098	108,038	-
Asset held for sale or disposal	228,464,113	229,160,890	-
Indirect tax credit receivable	13,067,040	6,412,112	12,540,653
	258,609,201	243,666,080	46,806,566

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Note 15			
Payables			
(i) Trade payables			
total outstanding dues of Micro small & medium enterprises*	-	-	-
total outstanding dues of creditors other than Micro small & medium enterprises	34,604,480	19,000,798	129,547,242
(ii) Other payables			
total outstanding dues of Micro small & medium enterprises*	-	-	5,005,697
total outstanding dues of creditors other than Micro small & medium enterprises	-	-	-
	34,604,480	19,000,798	134,552,939

* Refer note 49



(Currency : ₹)

Note 16
Debt Securities At Amortised cost

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Secured redeemable non-Secured Zero coupon debentures	12,910,980,501	10,699,009,438	11,672,799,971
	-	1,293,954,067	1,291,568,641
Unsecured redeemable non-convertible debentures	7,450,120,297	7,863,259,332	7,848,763,280
Unsecured Zero coupon debentures	-	995,349,283	993,514,339
	20,361,100,798	20,851,572,120	21,806,646,231
Debt Securities in India	20,361,100,798	20,851,572,120	21,806,646,231
Debt Securities Outside India	-	-	-



Security and other terms of Debt securities

1. Terms of repayment as below (Repayment schedule mentioned below excludes Unamortised borrowing cost):

As at 31 March 2019

NCD Series	Units	Amount	Security provided	Charge %	Rate of Interest	Maturity date
SERIES A-3/FY19/FY25	250	250,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.00%	19-Oct-24
SERIES A-4/FY19/FY25	3000	3,000,000,000	Exclusive charge over specific receivables	1.05 Time of amount Outstanding and Interest amount outstanding at any point of time	10.25%	27-Jan-24
SERIES A-1/FY19/FY25	2500	2,500,000,000	Exclusive charge over specific receivables	1.05 Time of amount Outstanding and Interest amount outstanding at any point of time	10.55%	24-Aug-23
SERIES A (2016-17)/07	997	997,000,000	Exclusive charge over specific receivables	1.11 Time of amount Outstanding and Interest amount outstanding at any point of time	9.85%	15-May-23
SERIES M-1/FY19/FY22	825	913,761,713	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.25%	30-Apr-21
SERIES A (2015-16)/3	450	450,000,000	Exclusive charge over specific receivables	1.11 Time of amount Outstanding and Interest amount outstanding at any point of time	10.75%	8-Jun-20
SERIES C(2016-17)/10	51	51,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	9.55%	18-Mar-20
SERIES C(2016-17)/9	100	100,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	9.80%	27-Feb-20
SERIES C(2016-17)/B	60	60,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	9.80%	25-Feb-20
SERIES C(2016-17)/7	691	691,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.00%	6-Feb-20
SERIES C(2016-17)/5 & 6	174	174,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.01%	2-Jan-20
SERIES C (2016-17)/4	80	80,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.25%	1-Jan-20
SERIES C (2016-17)/3	746	746,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.00%	1-Jan-20
SERIES C(2016-17)/2	200	200,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.00%	23-Dec-19
SERIES C (2016-17)/1	800	800,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.00%	9-Dec-19
SERIES A (2016-17)/04	1250	1,250,000,000	Exclusive charge over specific receivables	1.05 Time of amount Outstanding and Interest amount outstanding at any point of time	10.70%	5-Jun-19
SERIES A (2015-16)/13	700	700,000,000	Exclusive charge over specific receivables	1.05 Time of amount Outstanding and Interest amount outstanding at any point of time	10.70%	8-Apr-19
Total	12874	12,962,761,713				



(Currency : ₹)

As at 31 March 2018

NCD Series	Units	Amount	Security provided	Charge %	Rate of Interest	Maturity date
Series A (2016-17)/7	997	997,000,000	Exclusive charge over specific receivables	1.10 Times of amount Outstanding	9.85%	15-May-23
Series A (2015-16)/10	1,500	1,500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	9.75%	10-Nov-20
Series A (2015-16)/3	500	500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.75%	8-Jun-20
Series C (2016-17)/10	51	51,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	9.55%	18-Mar-20
Series C (2016-17)/9	100	100,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	9.80%	27-Feb-20
Series C (2016-17)/8	60	60,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	9.80%	25-Feb-20
Series C (2016-17)/7	691	691,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.00%	6-Feb-20
Series C (2016-17)/5 & 6	174	174,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.01%	2-Jan-20
Series C (2016-17)/3	746	746,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.00%	1-Jan-20
Series C (2016-17)/4	80	80,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.25%	1-Jan-20
Series C (2016-17)/2	200	200,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.00%	23-Dec-19
Series C (2016-17)/1	800	800,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.00%	9-Dec-19
Series A (2016-17)/4	1,250	1,250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.70%	5-Jun-19
Series A (2015-16)/13	700	700,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.70%	8-Apr-19
Series A (2015-16)/8	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.84%	17-Aug-18
Series A (2015-16)/7	1,000	1,000,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.84%	18-Aug-18
Series A (2016-17)/10	50	50,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	0.00%	27-Jul-18
Series A (2015-16)/9	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	0.00%	16-Jul-18
Series A (2015-16)/6	1,500	1,500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.84%	6-Jul-18
Series A (2015-16)/5	750	750,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	0.00%	29-Jun-18
Series A (2015-16)/4	150	150,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.85%	8-Jun-18
Series A (2015-16)/2	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	0.00%	28-May-18
Total	12049	12,049,000,000				



Notes to financial statements
as at 31 March 2019

(Currency : ₹)

As at 31 March 2017

NCD Series	Units	Amount	Security provided	Charge %	Rate of Interest	Maturity date
Series A (2016-17)/7	997	997,000,000	Exclusive charge over specific receivables	1.10 Times of amount Outstanding	9.85%	15-May-23
Series A (2015-16)/10	1,500	1,500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	9.75%	10-Nov-20
Series A (2015-16)/3	500	500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.75%	8-Jun-20
Series C (2016-17)/10	51	51,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest	9.55%	18-Mar-20
Series C (2016-17)/9	100	100,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest	9.80%	27-Feb-20
Series C (2016-17)/8	60	60,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest	9.80%	25-Feb-20
Series C (2016-17)/7	691	691,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest	10.00%	6-Feb-20
Series C (2016-17)/5 & 6	174	174,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest	10.01%	2-Jan-20
Series C (2016-17)/3	746	746,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest	10.00%	1-Jan-20
Series C (2016-17)/4	80	80,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest	10.25%	1-Jan-20
Series C (2016-17)/2	200	200,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest	10.00%	23-Dec-19
Series C (2016-17)/1	800	800,000,000	Exclusive charge over specific receivables	1.00 Time of amount Outstanding and Interest amount outstanding at any point of time	10.00%	9-Dec-19
Series A (2016-17)/4	1,250	1,250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.70%	5-Jun-19
Series A (2015-16)/13	700	700,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.70%	8-Apr-19
Series A (2015-16)/8	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.84%	17-Aug-18
Series A (2015-16)/7	1,000	1,000,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.84%	16-Aug-18
Series A (2016-17)/10	50	50,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	0.00%	27-Jul-18
Series A (2015-16)/9	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	0.00%	16-Jul-18
Series A (2015-16)/6	1,500	1,500,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.84%	6-Jul-18
Series A (2015-16)/5	750	750,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	0.00%	29-Jun-18
Series A (2015-16)/4	150	150,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	10.85%	8-Jun-18
Series A (2015-16)/2	250	250,000,000	Exclusive charge over specific receivables	1.05 Times of amount Outstanding	0.00%	28-May-18
Series A (2015-16)/1	1,000	1,000,000,000	Exclusive charge over specific receivables	1.10 Times of amount Outstanding	11.00%	6-May-17
Total	13,049	13,049,000,000				



Notes to financial statements
as at 31 March 2019

(Currency : ₹)

Unsecured Debt securities As at 31 March 2019

Interest Rate	Amount
10.50%	2,500,000,000
10.60%	2,000,000,000
11.00%	1,000,000,000
11.25%	480,000,000
11.40%	500,000,000
11.50%	500,000,000
11.75%	500,000,000
Total	7,480,000,000

Unsecured Debt securities As at 31 March 2018

Interest Rate	Amount
8.65%	2,500,000,000
10.50%	500,000,000
10.82%	150,000,000
10.85%	1,000,000,000
11.00%	3,250,000,000
11.15%	500,000,000
Zero coupon	1,000,000,000
Grand Total	8,900,000,000

Unsecured Debt securities As at 1 April 2017

Interest Rate	Amount
9.99%	2,500,000,000
10.50%	500,000,000
10.82%	150,000,000
10.85%	1,000,000,000
11.00%	3,250,000,000
11.15%	500,000,000
Zero coupon	1,000,000,000
Total	8,900,000,000



(Currency : ₹)

Note 17	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Borrowings at Amortised cost			
Secured			
Term loans from banks	15,012,394,852	17,858,703,068	15,789,005,256
Cash credit from banks	230,835,855	324,059,797	-
Commercial Papers (Net off unamortized cost)	-	-	243,202,060
Book overdraft	262,311,082	531,275,219	(102,485,547)
	<u>15,505,541,789</u>	<u>18,714,038,084</u>	<u>15,929,721,769</u>
Borrowings in India	15,505,541,789	18,714,038,084	15,929,721,769
Borrowings outside India	-	-	-

Security and other terms of loans are as follows :

a) Rate of interest of cash credit is 3M MCLR + 2% and is secured by way of hypothecation of receivables.

As at 31 March 2019

b) Terms of repayment of terms loans

Term loans from banks - secured by way of hypothecation of receivables i.e. loans and advances.

Maturity	0-1 years	1-3 years	3-5 years	>5 years	Total
Rate of interest					
8.25 % to 10.25% annually	3,288,033,697	5,947,171,608	4,069,123,453	1,708,066,093	15,012,394,852
Total	<u>3,288,033,697</u>	<u>5,947,171,608</u>	<u>4,069,123,453</u>	<u>1,708,066,093</u>	<u>15,012,394,852</u>

As at 31 March 2018

Terms of repayment of terms loans

Term loans from banks - secured by way of hypothecation of receivables i.e. loans and advances.

Maturity	0-1 years	1-3 years	3-5 years	>5 years	Total
Rate of interest					
8.25 % to 10.25% annually	3,128,514,730	5,710,917,477	4,734,104,967	4,285,165,894	17,858,703,068
Total	<u>3,128,514,730</u>	<u>5,710,917,477</u>	<u>4,734,104,967</u>	<u>4,285,165,894</u>	<u>17,858,703,068</u>

As at 31 March 2017

Terms of repayment of terms loans

Term loans from banks - secured by way of hypothecation of receivables i.e. loans and advances.

Maturity	0-1 years	1-3 years	3-5 years	>5 years	Total
Rate of interest					
8.50 % to 11% annually	2,243,742,111	5,358,802,774	3,802,987,045	4,383,473,326	15,789,005,256
Total	<u>2,243,742,111</u>	<u>5,358,802,774</u>	<u>3,802,987,045</u>	<u>4,383,473,326</u>	<u>15,789,005,256</u>



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements as at 31 March 2019

(Currency : ₹)

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Note 18			
Other Financial liabilities			
Interest accrued but not due on borrowings	1,375,459,151	2,170,523,283	1,658,087,670
Salary and bonus payable	31,630,220	34,015,517	70,387,406
Other Miscellaneous liabilities	49,922,079	88,321,954	153,315,756
	<u>1,457,011,450</u>	<u>2,292,860,754</u>	<u>1,881,790,832</u>
Note 19			
Current tax liabilities (Net)			
Provision for taxes	-	142,169	330,533
	<u>-</u>	<u>142,169</u>	<u>330,533</u>
Note 20			
Provisions			
(a) Provision for employee benefits			
Gratuity (Refer note 40)	10,613,678	14,764,549	12,758,761
Other employee benefit	747,715	966,630	647,382
Compensated absences	10,350,401	9,504,656	9,935,242
(b) Provision for expenses	5,849,579	11,659,834	47,381,180
	<u>27,561,373</u>	<u>36,895,669</u>	<u>70,722,565</u>
Note 21			
Other Non- financial liabilities			
Lease equalisation	12,942,882	6,864,938	1,376,581
Statutory Liabilities	16,005,288	18,926,400	14,814,105
	<u>28,948,170</u>	<u>25,791,338</u>	<u>16,190,686</u>



Particulars	As at 31 Mar 2019		As at 31 March 2018		As at 1 April 2017	
	Number	Amount	Number	Amount	Number	Amount
Note 22						
(I) Equity Share capital						
(a) Authorised Share Capital						
Equity shares of Rs. 1/- each	10,000,000,000	10,000,000,000	10,000,000,000	10,000,000,000	10,000,000,000	10,000,000,000
(b) Equity shares of Rs 1/- each issued, subscribed and fully paid up						
Equity share capital of Rs. 1/- each	6,008,692,515	6,008,692,515	5,206,570,515	5,206,570,515	4,825,019,030	4,825,019,030
	6,008,692,515	6,008,692,515	5,206,570,515	5,206,570,515	4,825,019,030	4,825,019,030

a) The Company has only one class of equity shares having a face value of Re. 1 each. Each holder of equity shares is entitled to one vote per share.

b) 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, in proportion to their holding. However, there exists no preferential liability as on 31 March 2019.

(c) Reconciliation of share capital :

Equity shares

Outstanding at the beginning of the year	5,206,570,515	5,206,570,515	4,825,019,030	4,825,019,030	4,825,019,030	4,825,019,030
Issued during the year	802,122,000	802,122,000	381,551,485	381,551,485	-	-
Outstanding at the end of the year	6,008,692,515	6,008,692,515	5,206,570,515	5,206,570,515	4,825,019,030	4,825,019,030

(d) Details of shares held by holding Company and subsidiaries of holding company / shareholders holding more than 5% shares in the Company

	No. of shares	% of holding	No. of shares	% of holding	No. of shares	% of holding
<u>Motilal Oswal Financial Services Limited</u>						
Equity share of Re. 1 each fully paid-up	4,836,267,897	80.49%	4,776,267,897	91.74%	4,675,018,930	96.90%
<u>Motilal Oswal Finvest Limited</u>						
Equity share of Re. 1 each fully paid-up	600,000,000	9.99%	-	-	-	-
<u>Motilal Oswal Investment Advisors Limited</u>						
Equity share of Re. 1 each fully paid-up	260,344,836	4.33%	60,344,836	1.16%	10	0.00%
<u>Motilal Oswal Wealth Management Limited</u>						
Equity share of Re. 1 each fully paid-up	192,307,702	3.20%	192,307,702	3.69%	10	0.00%
	5,436,267,897	90.48%	4,776,267,897	91.74%	4,675,018,930	96.90%

Pursuant to receipt of Order dated July 30, 2018 from the Hon'ble National Company Law Tribunal, Mumbai Bench ("NCLT") approving the Scheme of Amalgamation of Motilal Oswal Securities Limited ("Transferor Company") with Motilal Oswal Financial Services Limited ("Transferee Company" or "Company") and their respective shareholders ("Scheme"), the Board of Directors ("Board") of the Company at its Meeting held on August 21, 2018, inter-alia, has made the Scheme effective from August 21, 2018. The Appointed date is April 1, 2017. The Company has transferred the lending business by way of a slump sale on a going concern basis, to its wholly owned subsidiary, Motilal Oswal Finvest Limited ("MOFL") (formerly known as "Motilal Oswal Capital Markets Limited") as contemplated in the Business Transfer Agreement ("BTA") dated August 20, 2018 at a consideration of Rs. 5,000 lakhs (subject to the post completion adjustments).

Note : Refer note No.45 for disclosure relating to employee stock option scheme.

(e) Shares reserved against the granted options to Employees are 21,22,000



Note 23: Other Equity

As at 31 March 2019 As at 31 March 2018 As at 1 April 2017

(I) Other Reserves

(a) Share option outstanding account

Opening Balance	11,966,000	6,671,267	6,671,267
Add: Addition during the year	12,985,632	8,014,819	
Transfer of Share Premium on account of issue of shares	(745,521)	(2,720,086)	-
	24,206,111	11,966,000	6,671,267

(b) Statutory reserve u/s 29C of NHB Act

Opening Balance	377,067,230	248,524,983	248,524,983
Transfer during the year		128,542,247	
	377,067,230	377,067,230	248,524,983

(c) Securities Premium account

Opening Balance	1,403,412,321	262,685,335	262,685,335
Securities Premium on shares issued during the year	1,202,018,721	1,140,726,986	
Closing Balance	2,605,431,042	1,403,412,321	262,685,335

(II) Retained Earnings

(a) Surplus/ Deficit in profit or loss account

Opening Balance	602,432,652	538,840,974	538,840,974
(Loss) / Profit for the year	(1,368,825,606)	192,133,925	
Transfer to Statutory Reserve	-	(128,542,248)	
Closing Balance	(766,392,954)	602,432,652	538,840,974

(b) Other comprehensive income

Opening Balance	5,277,265	(3,714,131)	
Other Comprehensive Income (net of Tax)	11,772,511	8,991,396	(3,714,131)
	17,049,776	5,277,265	(3,714,131)

23.1 Nature and purpose of Other Reserve

Share option outstanding account

Share option outstanding account is used to recognise the grant date fair value of equity settle instruments issued to employees under the stock option scheme of the company.

Statutory Reserve

Statutory reserve is created u/s 29C of NHB Act.

Securities Premium

The security premium account is used to record the premium received on issue of shares. The reserve will be utilised in accordance with the provisions of the Act.

Retained earnings

Retained earnings represents accumulated deficit of the company.

Other comprehensive income

Other comprehensive income consists of remeasurement gains/loss on defined benefit plan.



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NOTE 24: REVENUE FROM OPERATIONS	For the year ended 31 March 2019	For the year ended 31 March 2018
(i) Interest Income on Loan at amortised cost	6,283,620,719	6,323,834,064
(ii) Interest Income on Fixed Deposit at amortised cost	2,148,972	8,978,636
(iii) Net gains on fair value changes on financial instruments at FVTPL	62,641,190	148,780,725
(iv) Fees and commission income	135,726,090	223,727,587
TOTAL	6,484,136,971	6,705,321,012
NOTE 25: OTHER INCOME	For the year ended 31 March 2019	For the year ended 31 March 2018
(i) Dividend Income	-	2,199,590
TOTAL	-	2,199,590
NOTE 26: FINANCE COST	For the year ended 31 March 2019	For the year ended 31 March 2018
(i) Interest cost	3,924,300,107	3,980,363,445
(ii) Other borrowing cost	116,345,634	121,655,689
TOTAL	4,040,645,741	4,102,019,134
NOTE 27: EMPLOYEE BENEFITS EXPENSES	For the year ended 31 March 2019	For the year ended 31 March 2018
(i) Salary, Bonus and Allowances	582,204,268	448,775,466
(ii) Share based payments	8,790,223	7,505,363
(iii) Contribution to provident & other funds	28,210,861	27,261,495
(iv) Staff welfare expenses	3,780,008	4,012,030
(v) Gratuity obligation (Refer note 40)	14,263,570	15,826,797
TOTAL	637,248,930	503,381,151
NOTE 28: Impairment on financial instruments	For the year ended 31 March 2019	For the year ended 31 March 2018
Impairment on loans (Loans measured at amortised cost)	624,784,646	656,535,326
TOTAL	624,784,646	656,535,326



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NOTE 29: OTHER EXPENSES

	For the year ended 31 March 2019	For the year ended 31 March 2018
(i) Repair and Maintenance	3,547,001	8,177,879
(ii) Rates & Taxes	29,226,170	29,596,356
(iii) Rent	110,900,016	119,848,580
(iv) Insurance	8,920,222	4,441,087
(v) Computer Maintenance & Software Charges	3,183,792	1,423,960
(vi) Legal & Professional Charges	17,112,692	21,101,228
(vii) Remuneration to auditors (Refer note 34)	3,475,520	3,877,078
(viii) Data processing charges	24,208,711	42,771,691
(ix) Bad debts written off	2,898,381,374	715,253,649
(x) Marketing & brand promotion expenses	998,225	11,179,496
(xi) Advertisement expenses	9,234,913	5,713,650
(xii) Printing & Stationary	4,001,150	12,731,856
(xiii) Power and fuel	14,696,660	18,841,289
(xiv) Communication and data charges	24,531,850	24,562,007
(xv) Travelling, lodging and boarding expenses	25,474,059	26,524,838
(xvi) Membership & Subscription Fees	190,700	205,080
(xvii) Filing Fees	324,510	24,335
(xviii) Miscellaneous expenses	32,965,384	69,357,373
(xix) CSR Expense (Refer note 35)	17,578,000	14,550,000
(xx) Business Support Service	22,500,000	-
(xxi) Car Running Expenses	45,400	3,005,845
(xxii) Director sitting fees	623,000	537,000
TOTAL	3,252,119,349	1,133,724,277

NOTE 30: Income Tax Expense

A. Amounts recognised in statement of profit or loss

	For the year ended 31 March 2019	For the year ended 31 March 2018
Current tax		
Current year (a)	-	232,713,797
Changes in estimates related to prior years (b)	-	-
Deferred tax (c)		
Origination and reversal of temporary differences	(739,206,993)	(177,085,955)
Tax expense of continuing operations (a)+(b)+(c)	(739,206,993)	55,627,843

B. Amount recognised in other comprehensive income

Remeasurements of defined benefit liability	(6,339,044)	(4,829,613)
	(6,339,044)	(4,829,613)

C. Reconciliation of effective tax

	For the year ended 31 March 2019	For the year ended 31 March 2018
Profit/(Loss) before tax	(2,115,562,314)	247,761,768
Tax at the rate of 34.944% (for March 18 - 34.608%)	(739,262,095)	85,745,393
Effect of:		
Expenses not deductible for tax purpose	-	15,814,506
Reversal of Deferred tax liability on Special Reserve	-	(45,518,876)
Recognition of tax on unamortised borrowings	(7,529,715)	-
Miscellaneous disallowance	55,101	(413,181)
Effective tax	(746,736,709)	55,627,842
Effective Tax Rate	35.30%	22.45%



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D. Recognised deferred tax assets and liabilities

Deferred tax assets and liabilities are attributable to the following:

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Difference between book depreciation and tax depreciation	16,612,981	15,053,246	-340,337
Provision for Gratuity	3,708,844	5,159,324	4,415,552
Other Employee Benefits			
Heritage Club	261,282	187,949	224,046
Unamortized borrowing cost	(28,443,305)	(45,918,916)	-51,467,173
Deposit and rent Equalization	8,123,354	2,667,264	1,287,920
Fair Valuation on ESOP		(0)	2,451,903
Provision for compensated absence	3,616,844	3,321,307	3,438,389
Provision for Standard asset	359,272,120	259,506,228	73,286,285
Reserve created u/s 36(1)(viii)	(871,340)	-	-
Business loss	593,080,774.58	-	-
Effective Interest Rate	(6,687,753)	103,921,276	170,950,563
Expected Credit Loss	252,276,213	121,954,560	89,806,080
Unrealised gain on Mutual Fund	(2,229,828)	-	-457,331
	1,198,720,186	465,852,239	293,595,896



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NOTE 31: Other comprehensive income

	For the year ended 31 March 2019	For the year ended 31 March 2018
(i) Items that will not be reclassified to profit or loss		
Actuarial gain/(loss) on post retirement benefit plans	18,111,556	13,821,009
Deferred tax impact on the above	(6,339,044)	(4,829,613)
Total other comprehensive income, net of tax	11,772,512	8,991,396

Note 32: Earnings per share

	For the year ended 31 March 2019	For the year ended 31 March 2018
Basic earnings per share		
Profit attributable to equity shareholders (Rupees) [A]	(1,368,825,606)	192,133,925
Nominal value per share (in Rupees)	1	1
Weighted average number of equity shares outstanding during the year [B] (Face value Rs 1)	5,440,532,608	4,948,054,217
Basic earnings per share [A] / [B] (Rupees)	(0.25)	0.04

Diluted earnings per share

(Loss)/Profit attributable to equity shareholders (Rupees)	(1,368,825,606)	192,133,925
Less : Impact on profit due to exercise of diluted potential equity shares	-	-
Net profit attributable to equity shareholders for calculation of diluted earnings per share [A]	(1,368,825,606)	192,133,925
Weighted average number of equity shares used in computing basic earnings per share	5,440,532,608	4,948,054,217
Effect of potential equity shares for stock options outstanding	25,783,089	26,586,514
Weighted number of equity shares used in computing diluted earnings per share [B]	5,466,315,697	4,974,640,731
Diluted earnings per share (Rupees) [A] / [B]	(0.25)	0.04



Note 33: Loan book & ECL Movement Notes

1 Loan book movement-During the year ended 31 March 2018	
Particulars	Total
Opening	41,070,963,949
Origination of new loan	12,499,053,117
Write-offs during the year	(715,253,649)
Repayments received during the year	(4,439,304,444)
Closing	48,415,458,973

2 Loan book movement-During the year ended 31 March 2019	
Particulars	Total
Opening	48,415,458,973
Origination of new loan	2,071,906,078
Write-offs during the year	(2,898,381,374)
Repayments received during the year	(3,707,901,788)
Closing	43,881,081,889

Break - up of loans under

Particulars	31 March 2019	31 March 2018
Low credit risk (Stage1)	37,035,134,061	43,363,621,643
Significant increase in credit risk (Stage2)	2,886,070,874	2,852,823,486
Credit impaired (Stage3)	3,959,876,954	2,199,013,844
Closing	43,881,081,889	48,415,458,973



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For the year ended 31 March 2018

Particulars	Amount
Opening	468,761,111
ECL impact due to Write-offs	(39,229,821)
Addition during the year	695,765,147
Closing	1,125,296,436

For the year ended 31 March 2019

Particulars	Amount
Opening	1,125,296,436
ECL impact due to W/off	(192,830,678)
Addition during the year	817,615,324
Closing	1,750,081,082

Break - up of ECL under

Particulars	31 March 2019	31 March 2018
Low credit risk (Stage1)	331,923,775	306,354,615
Significant increase in credit risk (Stage2)	428,904,739	335,905,423
Credit impaired (Stage3)	989,252,568	483,036,398
Closing	1,750,081,082	1,125,296,436

Note: The above ECL calculation is inclusive of impairment calculated on overdue principal



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Note 34: Auditor's remuneration

	For the year ended As at 31 March 2019	For the year ended As at 31 March 2018
Payment to Auditor		
As Auditor	3,390,000	3,577,200
Reimbursement of expenses	85,520	56,560
GST	625,594	486,636
Total	4,101,114	4,120,396

*Amount includes Service tax / Goods and service tax for which CENVAT credit availed and disallowed



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Note 35: Corporate Social Responsibility

1. During the year, your Company has spent Rs. 1,75,78,000/- (previous year Rs 1,45,50,000/-) on CSR activities.
2. Average net profit of the Company for last three Financial Years: Rs. 51,19,14,083/-
3. Prescribed CSR Expenditure (two per cent. of the amount as in item 3 above): Rs. 1,02,38,282/-
4. Details of CSR spent during the Financial Year:
 - (a) Total amount to be spent for the Financial Year: Rs. 1,02,38,282/-.
 - (b) Amount unspent, if any: NA
 - (c) Manner in which the amount spent during the Financial Year is detailed below:

F.Y.2018-19

CSR Project or Activity identified	Sector in which the project is covered (As in Schedule VII)	Address	Amount Outlay (Budget) or Project or program wise	Amount spent on the project or program Subheads:	Cumulative Expenditure upto (the reporting period)	Amount spent: directly or through implementing agency
Donation for Kalinga School at Odissa	Promoting Education	Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi, Mumbai-400025	17,500,000	17,578,000	17,578,000	Through implementing agency – Motilal Oswal Foundation

F.Y.2017-18

CSR Project or Activity identified	Sector in which the project is covered (As in Schedule VII)	Address	Amount Outlay (Budget) or Project or program wise	Amount spent on the project or program Subheads:	Cumulative Expenditure upto (the reporting period)	Amount spent: directly or through implementing agency
Donation for Kalinga School at Odissa	Promoting Education	Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi, Mumbai-400025	14,512,190	14,550,000	14,550,000	Through implementing agency – Motilal Oswal Foundation



Note 36: Contingent liabilities and commitments

Contingent liabilities:

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
(a) Claims against the company not acknowledge as debt			
Income tax matter	626,160	-	-
(b) Estimated amount of contracts remaining to be executed on capital account and not provided for	3,260,874	-	-
(c) Undrawn committed sanctions to borrowers	1,499,181,163	2,817,935,707	5,251,674,816
	<u>1,503,068,197</u>	<u>2,817,935,707</u>	<u>5,251,674,816</u>

Note 37: Operating leases

The Company has taken various offices on operating lease for the period which ranges from 12 months to 60 months with an option to renew the lease by mutual consent on mutually agreeable terms. Gross rental expenses charged for the year ended 31 March 2019 aggregated RS. 11,09,00,016/- (PY RS. 11,98,48,580/-) which has been included under the head Other Expenses - Rent in the Statement of Profit or loss.

Expected future minimum commitments during the non- cancellable period under the lease arrangements are as follows:

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Within one year	2,171,292	2,112,171	1,706,760
Later than one year but not later than five years	5,519,165	3,372,401	605,880
Later than five years	1,689,860	-	-
	<u>9,380,317</u>	<u>5,484,572</u>	<u>2,312,640</u>

Note38: Credit Rating

For the year under review, following Credit Ratings have been assigned to various borrowing programs of the Company by "ICRA" and " CRISIL" :

Nature of borrowing	As at 31 March 2019		As at 31 March 2018	
	Rating / Outlook		Rating / Outlook	
	ICRA	CRISIL	ICRA	CRISIL
Short Term Commercial paper	[ICRA]A1+	CRISIL A1+	[ICRA]A1+	CRISIL A1+
Long Term Non-Convertible Debentures	ICRA]A+ (Stable)	CRISIL A+/Stable	ICRA]AA- (Negative outlook)	CRISIL A+/Stable
Bank Borrowings	ICRA]A+ (Stable)	CRISIL A+/Stable	ICRA]AA- (Negative outlook)	CRISIL A+/Stable

Note:ICRA has also assigned [ICRA]A+ (Stable) rating for the Sub-ordinate Debt Programme (Non-Convertible Debentures) and PP-MLD [ICRA]A+ (Stable) rating for the Market Linked Debenture programme.



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Note 39: Capital management

The primary objectives of the Company's capital management policy are to ensure that the Company complies with externally imposed capital requirements and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximise shareholder value. No changes have been made to the objectives, policies and processes from the previous years. However, they are under constant review by the Board.

The Company manages its capital structure and makes adjustments to it according to changes in economic conditions and the risk characteristics of its activities. No changes have been made to the objectives, policies and processes from the previous years. However, they are under constant review by the Board.



Note 40: Disclosure pursuant to Ind AS 19 - Employee Benefits

A) Defined contribution plan :

Aspire Home Finance Corporation Limited, incurs expenditure like common senior management compensation cost, advertisement cost, rent expenditure, etc. which is for the common benefit of itself and certain fellow subsidiary companies. This cost so expended is reimbursed by the Company on the basis of number of employees, area occupied, time spent by employees for other companies, actual identifications etc. Accordingly, and as identified by the management, the expenditure heads include reimbursements paid based on the management's best estimate.

Particulars	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Employer's contribution to provident fund	21,655,299	21,008,072	11,197,346
Employer's contribution to ESIC	5,911,215	6,036,536	2,218,149
Employer's contribution to National Pension Scheme	576,000	139,895	-
Total	28,142,514	27,184,503	13,415,495

B) Defined benefit plan :

The details of the Company's post- retirement benefit plans for its employees including whole time directors are given below which is as certified by the actuary and relied upon by the auditors.

Principal actuarial assumptions at the balance sheet date

Particulars	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Interest / Discount Rate	7.12%	6.85%	6.69%
Rate of increase in compensation	15.00%	13.13%	13.00%
Employee attrition rate (Past Service) (PS)	PS: 0 to 37 : 31.25%	PS: 0 to 37 : 15.65%	PS: 0 to 37 : 10.73%
Expected average remaining service	2.18	5.23	7.53

B) Defined benefit plan : (Continued)

Changes in the present value of the defined benefit obligation are as follows:

Particulars	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
Present value of obligation at the beginning of the year	15,095,907	12,758,761	3,202,246
Current service cost	12,908,516	14,593,619	3,607,538
Past service cost	-	710,975	-
Interest cost	1,023,696	853,561	239,848
Benefit paid	(302,885)	-	-
Curtailment cost	-	-	-
Settlement cost	-	-	-
Net actuarial gain or loss recognized in the year	(18,111,556)	(13,821,009)	5,709,129
Present value of obligation at the end of the year	10,613,678	15,095,907	12,758,761



Employee Benefits (Continued)

Fair value of plan assets

Particulars	As at 31 March 2019	As at 31 March 2018	As at 31 March 2017
Present value of obligation at the beginning of the year	-	-	-
Actual return on plan assets	-	-	-
Contributions	-	-	-
Benefit paid	-	-	-
Fair value of plan assets at end of period	-	-	-
Funded status (including unrecognized past service cost)	(10,613,678)	(15,095,907)	(12,758,761)
Excess of actual over estimated return of plan assets	-	-	-

Experience history

Particulars	As at 31 March 2019	As at 31 March 2018	As at 31 March 2017
(Gain)/loss on obligation due to change in assumption	(7,655,761)	(4,846,002)	3,696,669
Experience (gain)/loss on obligation	(10,455,795)	(8,975,007)	2,012,460
Actuarial gain/(loss) on plan assets	(18,111,556)	(13,821,009)	5,709,129

Amounts to be recognized in the balance sheet

Particulars	As at 31 March 2019	As at 31 March 2018	As at 31 March 2017
Present value of obligation at the beginning of the year	10,613,678	15,095,907	12,758,761
Fair value of plan assets at end of period	(10,613,678)	(15,095,907)	(12,758,761)
Funded status	-	-	-
Unrecognized actuarial gain/(loss)	-	331,358	-
Unrecognized past service cost - non vested benefits	-	331,358	-
Net assets/(liability) recognized in balance sheet	(10,613,678)	(14,764,549)	(12,758,761)



Employee Benefits (Continued)

B) Defined benefit plan

Changes in the present value of the defined benefit obligation are as follows

Expense recognized in the statement of profit and loss account

Particulars	As at 31 March 2019	As at 31 March 2018	As at 31 March 2017
Current service cost	12,908,516	14,593,619	3,607,538
Interest cost	1,023,696	853,561	239,848
Past service cost (non vested benefits)	331,358	662,717	-
Past service cost (vested benefits)	-	48,258	-
Unrecognized past service cost - non vested benefits	-	(331,358)	-
Expected return on plan assets	-	-	-
Net actuarial gain/ (loss) recognized for the period	-	(13,821,009)	5,709,129
Expense recognized in the statement of profit and loss account	14,263,570	2,005,788	9,556,515

Movements in the liability recognized in balance sheet

Particulars	As at 31 March 2019	As at 31 March 2018	As at 31 March 2017
Opening net liability	14,764,549	12,758,761	3,202,246
Expenses recognized	14,263,570	2,005,788	9,556,515
Employer's contributions	(302,885)	-	-
Other Comprehensive Income(OCI)	(18,111,556)	-	-
Closing net liability	10,613,678	14,764,549	12,758,761
Closing provisions at the end of the year	10,613,678	14,764,549	12,758,761

Defined benefit plans

Particulars	As at 31 March 2019	As at 31 March 2018	As at 31 March 2017
Defined benefit obligation	10,613,678	14,764,549	12,758,761
Plan assets	(10,613,678)	(14,764,549)	(12,758,761)
Experience adjustments :			
On plan liabilities	-	(13,821,009)	5,709,129
On plan assets	-	-	-

Sensitivity analysis

	DR: Discount Rate		ER Salary Escalation Rate	
	PVO DR +1%	PVO DR -1%	PVO ER + 1%	PVO ER - 1%
PVO	10,177,288	11,084,136	10,984,627	10,259,964

Expected Payout

Year	Expected Outgo First	Expected Outgo Second	Expected Outgo Third	Expected Outgo Fourth	Expected Outgo Fifth	Expected Outgo Six to Ten years
Payoffs	1,263,714	1,474,886	1,603,684	1,738,737	1,978,499	5,053,463

Asset Liability Comparisons

Year	3/31/2015	3/31/2016	3/31/2017	3/31/2018	3/31/2019
PVO at the end of period	922,223	3,202,246	12,758,761	15,095,907	10,613,678
Plan Assets	-	-	-	-	-
Surplus / (Deficit)	(922,223)	(3,202,246)	(12,758,761)	(15,095,907)	(10,613,678)
Experience adjustments on plan assets	-	-	-	-	-



Note 42: Segmental Reporting

The Company is primarily engaged into business of providing loans for purchase or construction of residential houses. Further the Company does not have any separate geographical segment in India. As such there are no separate reportable segment as per Ind AS 108 "Operating Segments".

Note 43: Related parties

(A) Names of related parties by whom control is exercised

Passionate Investment Management Private Limited	=	Ultimate holding Company
Motilal Oswal Financial Services Limited	=	Holding Company
Motilal Oswal Investment Advisors Limited	=	Fellow Subsidiary Company
Motilal Oswal Wealth Management Private Limited	=	Fellow Subsidiary Company
Motilal Oswal Finvest Limited	=	Fellow Subsidiary Company

(B) Key managerial personnel

Motilal Oswal	-	Non Executive Director and Chairman
Raamdeo Agrawal	-	Non Executive Director
Navin Agarwal	-	Non Executive Director
Sanjay Athalye	-	Managing Director and CEO
Sanjaya Kulkarni	-	Independent Director
Smita Gune	-	Independent Director
Rekha Shah	-	Independent Director

Transactions with related parties are as enumerated below:

Particulars	As at 31 March 2019	As at 31 March 2018
Reimbursement of expenses by the Company		
Motilal Oswal Financial Services Limited		
- Sundry expenses	3,134,097	14,032,614
- Rent	47,080,158	69,470,100
- Electricity expense	4,479,210	-
Share based payment cost incurred by the Company		
Motilal Oswal Financial Services Limited	676,911	1,235,031
Share based payment cost incurred by parent Company		
Motilal Oswal Financial Services Limited	4,856,320	4,050,924
Loan Received		
Motilal Oswal Financial Services Limited	2,150,000,000	27,500,000
Motilal Oswal Finvest Limited	1,000,000,000	-
Loan repaid		
Motilal Oswal Financial Services Limited	2,150,000,000	27,500,000
Motilal Oswal Finvest Limited	1,000,000,000	-
Loan repayment received		
Anil Sachidanand	9,676,087	716,121
Interest paid		
Motilal Oswal Financial Services Limited	5,684,383	-
Motilal Oswal Finvest Limited	4,372,603	-
Arranger fees paid		
Motilal Oswal Wealth Management Limited	4,186,837	-



Business Support Charges paid		
Motilal Oswal Financial Services Limited	22,500,000	-
Commission Exps Bank Guarantee		
Motilal Oswal Financial Services Limited	4,593,171	-
Corporate Guarantee received		
Motilal Oswal Financial Services Limited	7,420,000,000	-
Remuneration paid including accrual for compensated absences *		
Anil Sachidanand - resigned on 17.08.2018	8,768,215	32,902,270
Mr. Sanjay Athalye	8,915,534	-
Mr. Sanjaya Kulkarni	113,000	160,000
Mrs. Smita Gune	245,000	227,000
Mr. Hemant Kaul - resigned on 15.02.2019	157,000	110,000
Mr. Gautam Bhagat	108,000	40,000
Interest received		
Anil Sachidanand - resigned on 17.08.2018	-	438,119
Customer referral fees received		
Motilal Oswal Securities Limited	-	-

*The above figures do not include provision for gratuity to the managing director. Gratuity is actuarially determined for the Company as a whole and separate figure for the managing director is not available.

Facility outstanding as on 31.03.2019.

Transactions with related parties are as enumerated below: (Continued)

Particulars	As at 31 March 2019	As at 31 March 2018
Subscription of equity shares including premium		
Motilal Oswal Financial Services Limited	-	650,000,009
Motilal Oswal Investment Advisors Limited	500,000,000	349,999,991
Motilal Oswal Wealth Management Limited	-	500,000,000
Motilal Oswal Finvest Limited	1,500,000,000	-
Mr. Anil Sachidanand	-	-
Mr. Navin Agarwal	-	-
Security Deposit		
Motilal Oswal Financial Services Limited	-	-
Balance payable		
Motilal Oswal Financial Services Limited	4,444,413	33,115,206
Motilal Oswal Wealth Management Limited	155,776	-
Balance Receivable		
Motilal Oswal Financial Services Limited	424,534	2,591,348
Anil Sachidanand	-	10,554,719
Key Management personnel compensation		
Short term employee benefit	18,306,749	33,439,270
Share based payments	388,536	-

As the liabilities for defined benefit plans are provided on actuarial basis for the Company as a whole, the amounts pertaining to Key Management Personnel are not included.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements
as at 31 March 2019

(Currency : ₹)

Note 44: Unhedged Foreign currency Exposure

In terms of RBI Circular No. DBOD.No. BP.BC.85/21.06.200/2013-14 dt. 15.01.2014, there is no unhedged foreign currency exposure applicable on the company.



Notes to the financial statement for the year ended 31 March 2019

Note 45: Disclosure relating to Employee stock option scheme

The Company has two stock option schemes:

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2014 - (ESOS - 2014) - Grant I

The Scheme was approved by Board of Directors on 11 September 2014 and by the shareholders in EGM dated 16 October 2014 for issue of 27,150,000 options representing 27,150,000 Equity shares of Re. 1 each, and same was granted by the nomination and remuneration committee at its meeting held on 13 April 2015.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2014 (ESOS - 2014) - Grant II

The Scheme was approved by Board of Directors on 11 September 2014 and by the shareholders in EGM dated 16 October 2014 for issue of 2,050,000 options representing 2,050,000 Equity shares of Re. 1 each and same was granted by the nomination and remuneration committee at its meeting held on 23 September 2015.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2016) - Grant I

The Scheme was approved by Board of Directors on 29 April 2016 and by the shareholders in AGM dated 07 July 2016 for issue of 36,200,000 options representing 36,200,000 Equity shares of Re. 1 each and same was granted by the nomination and remuneration committee at its meeting held on 27 December 2016.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2016) - Grant II

The Scheme was approved by Board of Directors on 29 April 2016 and by the shareholders in AGM dated 07 July 2016 for issue of 10,00,000 options representing 10,00,000 Equity shares of Re. 1 each same was granted by the nomination and remuneration committee through its circular resolution dated 17 February 2017.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2016) - Grant III

The Scheme was approved by Board of Directors on 29 April 2016 and by the shareholders in AGM dated 07 July 2016 for issue of 1,550,000 options representing 1,550,000 Equity shares of Re. 1 each same was granted by the nomination and remuneration committee through its circular resolution dated 25 April 2017.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2016) - Grant IV

The Scheme was approved by Board of Directors on 29 April 2016 and by the shareholders in AGM dated 07 July 2016 for issue of 2,41,00,000 options representing 2,41,00,000 Equity shares of Re. 1 each same was granted by the nomination and remuneration committee through its circular resolution dated 15 January 2019.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2017) - Grant I

The Scheme was approved by Board of Directors on 25 April 2017 and by the shareholders in EGM dated 25 May 2017 for issue of 7,385,000 options representing 7,385,000 Equity shares of Re. 1 each same was granted by the nomination and remuneration committee through its circular resolution dated 23 June 2017.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2017) - Grant II

The Scheme was approved by Board of Directors on 25 April 2017 and by the shareholders in EGM dated 25 May 2017 for issue of 1,050,000 options representing 1,050,000 Equity shares of Re. 1 each same was granted by the nomination and remuneration committee through its circular resolution dated 22 January 2018.

Aspire Home Finance Corporation Limited - Employees' Stock Option Scheme 2016 (ESOS-2017) - Grant H-I (Issued to Holding Company Employees)

The Scheme was approved by Board of Directors on 25 April 2017 and by the shareholders in EGM dated 25 May 2017 for issue of 27,268,000 options representing 27,268,000 Equity shares of Re. 1 each same was granted by the nomination and remuneration committee through its circular resolution dated 23 June 2017.



Notes to the financial statement for the year ended 31 March 2019

45 Disclosure relating to Employee stock option scheme (Continued)

The activity in the (ESOS 2014), (ESOS 2016) (ESOS 2017) during the year ended 31 March 2019 and 31 March 2018 is set below:

Equity Shares	As at 31 March 2019	Weighted Average Exercise price	As at 31 March 2018	Weighted Average Exercise price	31 March 2017 In Numbers	Weighted Average Exercise price
The AHFCL (ESOS 2014) - Grant I : (Face value of Re 1 each) *						
Option outstanding at the beginning of the year	11,250,000	1.00	27,150,000	1.00	27,150,000	1.00
Add: Granted	-	-	-	-	-	-
Less: Exercised	-	-	15,900,000	1.00	-	-
Less: Lapsed	-	-	-	-	-	-
Option outstanding, end of the year	11,250,000	1.00	11,250,000	1.00	27,150,000	1.00
Exercisable at the end of the year	390,000	1.00	390,000	1.00	8,145,000	1.00
The AHFCL (ESOS 2014) - Grant II : (Face value of Re 1 each) *						
Option outstanding at the beginning of the year	1,120,000	1.00	2,050,000	1.00	2,050,000	1.00
Add: Granted	-	-	-	-	-	-
Less: Exercised	-	-	930,000	-	-	-
Less: Lapsed	-	-	-	-	-	-
Option outstanding, end of the year	1,120,000	1.00	1,120,000	1.00	2,050,000	1.00
Exercisable at the end of the year	300,000	1.00	300,000	-	615,000	-
The AHFCL (ESOS 2016) - Grant I : (Face value of Re 1 each) *						
Option outstanding at the beginning of the year	36,200,000	1.60	36,200,000	1.60	-	-
Add: Granted	-	-	-	-	36,200,000	1.60
Less: Exercised	-	-	-	-	-	-
Less: Lapsed	-	-	-	-	-	-
Option outstanding, end of the year	36,200,000	1.60	36,200,000	1.60	36,200,000	1.60
Exercisable at the end of the year	3,620,000	1.60	-	-	-	-
The AHFCL (ESOS 2016) - Grant II : (Face value of Re 1 each) *						
Option outstanding at the beginning of the year	1,000,000	1.60	1,000,000	1.60	-	-
Add: Granted	-	-	-	-	1,000,000	1.60
Less: Exercised	-	-	-	-	-	-
Less: Lapsed	-	-	-	-	-	-
Option outstanding, end of the year	1,000,000	1.60	1,000,000	1.60	1,000,000	1.60
Exercisable at the end of the year	100,000	1.60	-	-	-	-
The AHFCL (ESOS 2016) - Grant III : (Face value of Re 1 each) *						
Option outstanding at the beginning of the year	1,550,000	1.60	-	-	-	-
Add: Granted	-	-	1,550,000	1.60	-	-
Less: Exercised	-	-	-	-	-	-
Less: Lapsed	-	-	-	-	-	-
Option outstanding, end of the year	1,550,000	1.60	1,550,000	1.60	-	-
Exercisable at the end of the year	-	-	-	-	-	-
The AHFCL (ESOS 2016) - Grant IV : (Face value of Re 1 each) *						
Option outstanding at the beginning of the year	-	-	-	-	-	-
Add: Granted	24,100,000	3.00	-	-	-	-
Less: Exercised	-	-	-	-	-	-
Less: Lapsed	-	-	-	-	-	-
Option outstanding, end of the year	24,100,000	3.00	-	-	-	-
Exercisable at the end of the year	-	-	-	-	-	-



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Notes to the financial statement for the year ended 31 March 2019

The AHFCL (ESOS 2017) - Grant I : (Face value of Re. 1 each) *						
Option outstanding at the beginning of the year		7,385,000				
Add: Granted			1,60			1,60
Less: Exercised						
Less: Lapsed						
Option outstanding, end of the year		7,385,000				7,385,000
Exercisable at the end of the year						1,60
The AHFCL (ESOS 2017) - Grant II : (Face value of Re. 1 each) *						
Option outstanding at the beginning of the year		1,050,000				
Add: Granted			5,80			5,80
Less: Exercised						
Less: Lapsed						
Option outstanding, end of the year		1,050,000				1,050,000
Exercisable at the end of the year						5,80
The AHFCL (ESOS 2017) - Grant H-I : (Face value of Re. 1 each) *						
Option outstanding at the beginning of the year		29,390,000				
Add: Granted			1,60			1,60
Less: Exercised		2,122,000				
Less: Lapsed						
Option outstanding, end of the year		27,268,000				29,390,000
Exercisable at the end of the year		817,000				1,60



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Notes to the financial statement for the year ended 31 March 2019

45 Disclosure relating to Employee stock option scheme (Continued)

Employees' Stock Options Scheme (ESOS) :

The Company has its accounting policy for ESOPs valuation at fair value method for appropriate presentation of financial statements.

Particulars	ESOS 2014 - Grant I	ESOS 2014 - Grant II	ESOS 2016 - Grant I	ESOS 2016 - Grant II	ESOS 2016 - Grant III	ESOS 2016 - Grant IV	ESOS 2017 - Grant I	ESOS 2017 - Grant II	ESOS 2017 - Grant III	
Date of Grant	13 April 2015	23 September 2015	27 December 2016	17 February 2017	25 April 2017	15 January 2019	23 June 2017	22 January 2018	23 June 2017	
Date of board approval	11 September 2014	11 September 2014	29 April 2016	29 April 2016	29 April 2016	29 April 2016	25 April 2017	25 April 2017	25 April 2017	
Date of shareholders' approval	16 October 2014	16 October 2014	07 July 2016	07 July 2016	07 July 2016	24 April 2016	25 May 2017	25 May 2017	25 May 2017	
Number of options granted	27,15,000 *	20,50,000 *	36,20,000 *	1,00,000 *	1,50,000 *	24,10,000 *	73,85,000 *	10,50,000 *	29,90,000 *	
Method of settlement	Equity shares	Equity shares	Equity shares	Equity shares	Equity shares	Equity shares	Equity shares	Equity shares	Equity shares	
Vesting period	30 April 2019 **	30 September 2017, 30 September 2019 **	01 January 2019 **, 01 January 2020 **, 01 January 2021 **, 01 January 2022 **, 01 January 2023 **, 01 January 2024 **, 01 January 2025 **	01 March 2019, 01 March 2020, 01 March 2021, 01 March 2022	01 March 2019, 01 March 2020, 01 March 2021, 01 March 2022	01 April 2020, 01 April 2021, 01 April 2022, 01 April 2023	01 July 2019, 01 July 2020, 01 July 2021, 01 July 2022	01 January 2020, 01 January 2021, 01 January 2022, 01 January 2023	01 July 2018, 01 July 2019, 01 July 2020, 01 July 2021, 01 July 2022	
Vesting pattern	30:50:40	30:50:40	10:20:50:40	10:20:50:40	10:20:50:40	10:20:50:40	10:20:30:40	10:20:30:40	10:17:25:31:15	
Weighted average remaining contractual life	1.08 year (PY 1.08 years)	1.50 years (PY 1.50 years)	2.48 years (PY 2.76 Years)	2.64 years (PY 2.92 years)	2.59 years (PY 3.09)	3.51 years (PY NA)	2.71 years (PY 3.26)	3.26 years (PY 3.76)	2.17 years (PY 2.51)	
Granted but not vested	NIL (PY NIL)	NIL (PY 0.50 Year)	0.26 Years (PY NA)	0.42 Years (PY NA)	NA (PY NA)	NA (PY NA)	NA (PY NA)	NA (PY NA)	NIL (PY NA)	
Weighted average share price at the date of exercise for stock options exercised during the year *	₹ 1.00	₹ 1.00	₹ 1.00	₹ 1.00	₹ 1.00	₹ 1.00	₹ 1.00	₹ 1.00	₹ 1.00	
Exercise period	Within a period of 12 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 12 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.	Within a period of 6 months from the date of vesting or in case of resignation, the options shall be exercised within 6 months from the date of resignation or such extended period as may be decided by the Nomination and Remuneration Committee.
Vesting conditions	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.	Vesting of Options would be subject to continued employment with the Company and/or its holding/subsidiary, and thus the Options would vest on passage of time. In addition to this, the Committee may also specify certain performance parameters subject to which the options would vest. In case of performance based vesting, the options would vest on achievement of performance parameters irrespective of the time horizon.
Weighted average fair value of options as on grant date	₹ 0.19	₹ 0.36	₹ 0.68	₹ 0.71	₹ 0.75	₹ 0.75	₹ 0.79	₹ 0.44	₹ 0.70	

** The vesting period of the Grant I & II of AHFCL ESOS 2014 and Grant I of ESOS 2016 has been extended from 6 months to 1 year pursuant to the resolution passed by the nomination and remuneration committee at its meeting held on 22 January 2018.



Notes to the financial statement for the year ended 31 March 2019

45 Disclosure relating to Employee stock option scheme (Continued)

Exercise pricing formula

The exercise pricing formula for AHFC ESOS 2014, AHFC ESOS 2016 and AHFC ESOS 2017 are as under:

The nomination and remuneration committee shall have the authority to determine the exercise price having regard to the valuation report of an independent practicing chartered accountant that may be based on such valuation method, as may be considered suitable by him, including but not restricted to the Net Asset Value Method, Discounted Cash Flow Method, Earnings Capitalisation Method, Dividend Yield Model, etc. and may also rely upon the future projections of the Company which would be prepared by the management from time to time having regard to the future potential and prospects of the Company

The said committee shall in its absolute discretion, have the authority to grant the options at such discount as it may deem fit.

Fair Value Methodology:

The fair value of options have been estimated on the date of grant using Black-Scholes model as under:

The key assumptions used in Black-Scholes model for calculating fair value under ESOS 2014 - Grant I, ESOS 2014-Grant II, ESOS 2016 - Grant I, ESOS 2016-Grant II, ESOS 2016-Grant III, ESOS 2017-Grant I, ESOS 2017-Grant II and ESOS 2017-Grant H-I as on the date of grant viz. April 13, 2015, September 23, 2015, December 27, 2016 February 17, 2017, April 25, 2017, June 23, 2017, January 22, 2018, January 15, 2019 are as follow:

Particulars	ESOS 2014 - Grant I	ESOS 2014 - Grant II	ESOS 2016 - Grant I	ESOS 2016 - Grant II	ESOS 2016 - Grant III	ESOS 2016 - Grant IV	ESOS 2017 - Grant I	ESOS 2017 - Grant II	ESOS 2017 - Grant H-I
Risk-free interest rate	8.40%	7.72%	6.97%	6.97%	6.79%	7.37%	6.79%	6.79%	6.79%
Expected dividend yield	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	40%	40%	40%
Expected volatility of share price*	40%	40%	40%	40%	40%	40%	40%	40%	40%
The weighted average price of equity share as on grant date	Rs. 1	Rs. 1	Rs. 1.60	Rs. 1.60	Rs. 1.60	Rs. 3.00	Rs. 1.60	Rs. 5.80	Rs. 1.60

*Expected volatility has been calculated of listed holding company shares of Maital Oswal Financial Services Limited long term average since listing.



ASPIRE HOME FINANCE CORPORATION LIMITED

Notes to financial statements
as at 31 March 2019

(Currency : ₹)

Note 46: Fair value measurement

a) Financial instruments by category

	As at 31 Mar 2019			As at 31 Mar 2018			As at 1 April 2017		
	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
Financial assets									
Cash and cash equivalents	-	-	799,662,881	-	-	848,468,220	-	-	1,569,006,631
Bank balance other than cash and cash equivalents above	-	-	25,884,255	-	-	27,678,177	-	-	78,595,440
Derivative financial instruments	-	-	-	-	-	-	-	-	-
Receivables	-	-	-	-	-	-	-	-	-
(I) Trade receivables	-	-	24,485,264	-	-	75,995,786	-	-	90,438,343
(II) Other receivables	-	-	-	-	-	-	-	-	-
Loans	-	-	42,131,000,807	-	-	47,290,162,536	-	-	40,602,202,838
Investments	506,381,148	-	572,103,731	-	-	461,251,200	2,799,563,604	-	124,678,882
Other financial assets	-	-	-	-	-	-	-	-	-
Total financial assets	506,381,148	-	43,553,136,939	-	-	48,703,555,919	2,799,563,604	-	42,464,922,134
Financial liabilities									
Derivative financial instruments	-	-	-	-	-	-	-	-	-
Payables	-	-	-	-	-	-	-	-	-
(I) Trade payables	-	-	-	-	-	-	-	-	-
(i) total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-	-	-	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-	-	-	-
(II) Other payables	-	-	34,604,477	-	-	19,000,798	-	-	129,547,242
(i) total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-	-	-	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-	-	-	-
Debt securities	-	-	20,361,100,798	-	-	20,851,572,120	-	-	21,806,646,231
Borrowings (Other than debt securities)	-	-	15,505,541,789	-	-	18,714,038,084	-	-	15,929,721,769
Deposits	-	-	-	-	-	-	-	-	-
Subordinated liabilities	-	-	-	-	-	-	-	-	-
Other financial liabilities	-	-	1,457,011,450	-	-	2,292,860,754	-	-	1,881,790,832
Total financial liabilities	-	-	37,558,258,514	-	-	41,877,471,756	-	-	39,747,706,074



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Note 46: Fair value measurement (continued)

As at 31 March 2019

Assets and liabilities measured at fair value - recurring fair value measurements	Level 1	Level 2	Level 3	Total
Financial assets				
Financial investments at FVTPL				
- Mutual funds	506,381,148	-	-	506,381,148
Total financial assets	506,381,148	-	-	506,381,148

As at 31 March 2018

Assets and liabilities measured at fair value - recurring fair value measurements	Level 1	Level 2	Level 3	Total
Financial assets				
Financial investments at FVTPL				
- Mutual funds	-	-	-	-
Total financial assets	-	-	-	-

As at 1 April 2017

Assets and liabilities measured at fair value - recurring fair value measurements	Level 1	Level 2	Level 3	Total
Financial assets				
Financial investments at FVTPL				
- Mutual funds	2,799,563,604	-	-	2,799,563,604
Total financial assets	2,799,563,604	-	-	2,799,563,604

Fair value of financial assets and liabilities measured at amortised cost

The fair values for security deposits is calculated based on cash flows discounted using a current lending rate, however the change in current rate does not have any significant impact on fair values as at the current year end. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs, including counter party credit risk.

For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.



Note 47: Financial risk management

The company is exposed primarily to market risk, liquidity risk and credit risk. The Company has a risk management policy which covers risk associated with the financial assets and liabilities. The focus of the risk management is to assess the unpredictability of the financial environment and to mitigate potential adverse effect on the financial performance of the company. The Company's principal financial liabilities comprises of Bank Borrowings & Non Convertible debentures. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans, cash and cash equivalents & other receivables from customers that derive directly from its operations.

This note explains the sources of risk which the entity is exposed to and how the entity manages the risk:

Risk	Exposure arising from	Measurement
Credit risk	Cash and cash equivalents, loans, bank balance, trade and other receivables, Investments and other financial assets	<ul style="list-style-type: none"> • measured as the amount that could be lost if a customer or counterparty fails to make repayments; • monitored using various internal risk management measures and within limits approved by individuals within a framework of delegated authorities; and • managed through a robust risk control framework, which outlines clear and consistent policies, principles and guidance for risk managers.
Liquidity risk	Debt securities, Borrowings (other than debts), trade and other payable and other financial liabilities.	<ul style="list-style-type: none"> • measured using a range of metrics, including liquidity coverage ratio and net stable funding ratio; • monitored against the Company's liquidity and funding risk framework.
Market risk	Long term borrowings at variable rate and loans	<ul style="list-style-type: none"> • measured using sensitivities, value at risk and stress testing, giving a detailed picture of potential gains and losses for a range of market movements and scenarios, as well as tail risks over specified time horizons; • managed using risk limits approved by the RMM and the risk management meeting in various global businesses.

A 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 advances to customers. For risk management reporting purposes, the Company considers and consolidates all elements of credit risk exposure.

Management of credit risk

The Board of Directors has delegated responsibility for the oversight of credit risk to the Risk Management Committee, which in turn has appointed the Interest Rate Reset Committee (IRRC) which is the Internal committee and the meeting of the said committee (IRRC) is conducted on a monthly basis, the objective of which is to determine the Retail prime lending rates (RPLR) based on Market Scenarios such as borrowing costs of the company, repo rates by Reserve Bank of India (RBI), the Interest Rate Reset Committee recommends the Asset Liability Management Committee for the changes in the prevailing RPLR for their further approval.

The Risk Management Committee develops the credit risk management framework, policies, procedures, reviews the same on periodic basis which is further noted and approved by the Board of Directors. The Risk Management Committee also reviews delinquent accounts and makes decisions on recovery actions. Credit reviews are conducted regularly to monitor the health of the loan portfolio and to detect early signs of weaknesses and deviations.

The Risk Management Committee manages risk on a portfolio-wide basis and recommends alternative portfolio strategies, analyses results of portfolio management actions and develops portfolio limits for each portfolio segment for approval of the Board of Directors. Credit risk concentration is addressed by setting a credit portfolio mix limit and monitoring the limits on a regular basis. Credit stress tests are also conducted periodically to determine the impact of security values and other stress parameters on the loan portfolio. The Company also conducts annual valuation of delinquent accounts, to determine the actual value and marketability of the collateral which is adequately factored in Capital Adequacy Ratio. This allows the Company to assess the potential financial impact of losses arising from plausible adverse scenarios on the Company's loan portfolio.



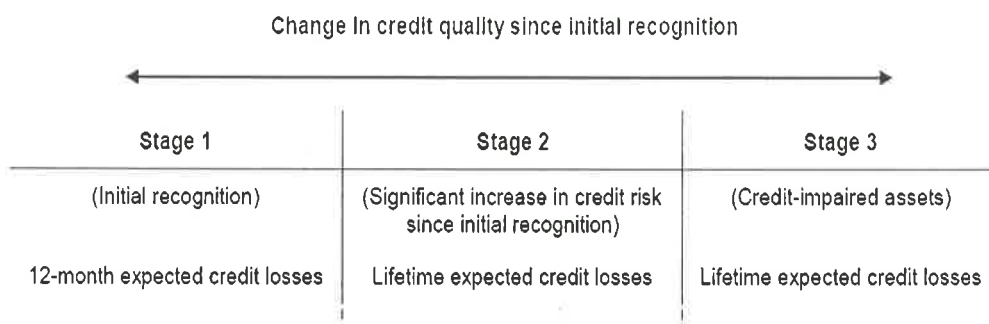
Expected credit loss measurement

Ind AS 109 outlines a 'three-stage' model for impairment based on changes in credit quality since initial recognition as summarised below:

1. A financial instrument that is not credit-impaired on initial recognition is classified in 'Stage 1' and has its credit risk continuously monitored by the Company.
2. If a significant increase in credit risk ('SICR') since initial recognition is identified, the financial instrument is moved to 'Stage 2' but is not yet deemed to be credit-impaired.
3. If the financial instrument is credit-impaired, the financial instrument is then moved to 'Stage 3'.

Financial instruments in Stage 1 have their ECL measured at an amount equal to the portion of lifetime expected credit losses that result from default events possible within the next 12 months. Instruments in Stages 2 or 3 have their ECL measured based on expected credit losses on a lifetime basis.

The following diagram summarises the impairment requirements under Ind AS 109 (other than purchased or originated credit-impaired financial assets):



The key judgements and assumptions adopted by the Company in addressing the requirements of the standard are discussed below:

Significant increase in credit risk (SICR)

The Company considers a financial instrument to have experienced a significant increase in credit risk when one or more of the following quantitative, qualitative or backstop criteria have been met:

a. Quantitative criteria:

When days passed dues from the borrower is more than 30 days but less than 90 days

b. Qualitative criteria:

If the borrower meets one or more of the following criteria:

- a. In short-term forbearance
- b. Direct debit cancellation
- c. Extension to the terms granted
- d. Previous arrears within the last [12] months



Default and credit-impaired assets

The Company defines a financial instrument as in default, which is fully aligned with the definition of credit impaired, when it meets one or more of the following criteria:

a. Quantitative criteria

The borrower is more than 90 days past due on its contractual payments.

b. Qualitative criteria

The borrower meets unlikeliness to pay criteria, which indicates the borrower is in significant financial difficulty. These are instances where:

- a. The borrower is in long-term forbearance
- b. The borrower is deceased
- c. The borrower is insolvent
- d. Concessions have been made by the lender relating to the borrower's financial difficulty
- e. It is becoming probable that the borrower will enter bankruptcy

The criteria above have been applied to all financial instruments held by the Company and are consistent with the definition of default used for internal credit risk management purposes. The default definition has been applied consistently to model the Probability of Default (PD), Exposure at Default (EAD) and Loss given Default (LGD) throughout the Company's expected loss calculations.

Measuring ECL - Explanation of inputs, assumptions and estimation techniques

The Expected Credit Loss (ECL) is measured on either a 12-month basis (12M) or Lifetime basis depending on whether a significant increase in credit risk has occurred since initial recognition or whether an asset is considered to be credit-impaired. Expected credit losses are the discounted product of the Probability of Default (PD), Exposure at Default (EAD), and Loss Given Default (LGD), defined as follows:

- The PD represents the likelihood of a borrower defaulting on its financial obligation (as per "Definition of default and credit-impaired" above), either over the next 12 months (12M PD), or over the remaining lifetime (Lifetime PD) of the obligation.

client's ability to increase its exposure while approaching default and potential early repayments too.

To calculate the EAD for a Stage 1 loan, the Group assesses the possible default events within 12 months for the calculation of the 12mECL. For stage 2, Stage 3 Financial Assets, the exposure at default is considered for events over the lifetime of the instruments.

- Loss Given Default (LGD) represents the Company's expectation of the extent of loss on a defaulted exposure. LGD varies by type of counterparty, type and seniority of claim and availability of collateral or other credit support. LGD is expressed as a percentage loss per unit of exposure at the time of default. LGD is calculated on a 12-month or lifetime basis, where 12-month LGD is the percentage of loss expected to be made if the default occurs in the next 12 months and Lifetime LGD is the percentage of loss expected to be made if the default occurs over the remaining expected lifetime of the loan.

The ECL is determined by projecting the PD, LGD and EAD for each three bucket explained above and for each individual exposure or collective segment. These three components are multiplied together and adjusted for the likelihood of survival (i.e. the exposure has not prepaid or defaulted in an earlier month). This effectively calculates an ECL for each three buckets, which is then discounted back to the reporting date and summed. The discount rate used in the ECL calculation is the original effective interest rate or an approximation thereof.

The Lifetime PD is developed by applying a maturity profile to the current 12M PD. The maturity profile looks at how defaults develop on a portfolio from the point of initial recognition throughout the lifetime of the loans. The maturity profile is based on historical observed data and is assumed to be the same across all assets within a portfolio and credit grade band. This is supported by historical analysis.

The 12-month and lifetime EADs are determined based on the expected payment profile. Estimate of an exposure at a future default date – expected changes in exposure after the reporting date, including repayment of principal and interest, and expected drawdowns on committed facilities. This is based on the contractual repayments owed by the borrower over a 12month or lifetime basis. This will also be adjusted for any expected overpayments made by a borrower. Early repayment/refinance assumptions are also incorporated into the calculation.

The 12-month and lifetime LGDs are determined based on the factors which impact the recoveries made post default. These vary by collateral type.

Forward-looking economic variable/assumptions used are – such as how the maturity profile of the PDs and how collateral values change etc. – are monitored and reviewed on a quarterly basis. There have been no significant changes in estimation techniques or significant assumptions made during the reporting period.



Loss allowance

The loss allowance recognised in the period is impacted by a variety of factors, as described below:

- a. Transfers between Stage 1 and Stages 2 or 3 due to financial instruments experiencing significant increases (or decreases) of credit risk or becoming credit-impaired in the period, and the consequent “step up” between 12-month and Lifetime ECL;
- b. Additional allowances for financial instruments de-recognised in the period;
- c. Impact on the measurement of ECL due to changes in PDs, EADs and LGDs in the period, arising from regular refreshing of inputs to models;
- d. Financial assets derecognised during the period and write-offs of allowances related to assets that were written off during the period. The write-off of loans with a total gross carrying amount of INR xx resulted in the reduction of the Stage 3 loss allowance by the same amount.

Write-off policy

The Company writes off financial assets, in whole or in part, when it has exhausted all practical recovery efforts and has concluded there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include

- (i) ceasing enforcement activity and
- (ii) where the Company’s recovery method is foreclosing on collateral and the value of the collateral is such that there is no reasonable expectation of recovering in full.

The Company may write-off financial assets that are still subject to enforcement activity. The Company still seeks to recover amounts it is legally receivable in full, but which have been full / partially written off due to no reasonable expectation of full recovery.

Modification of financial assets

The Company sometimes modifies the terms of loans provided to customers due to commercial renegotiations, or for distressed loans, with a view to maximising recovery.

Such restructuring activities include extended payment term arrangements, payment holidays and payment forgiveness. Restructuring policies and practices are based on indicators or criteria which, in the judgement of management, indicate that payment will most likely continue. These policies are kept under continuous review.

The risk of default of such assets after modification is assessed at the reporting date and compared with the risk under the original terms at initial recognition, when the modification is not substantial and so does not result in derecognition of the original asset. The Company monitors the subsequent performance of modified assets. The Company may determine that the credit risk has significantly improved after restructuring, so that the assets are moved from Stage 3 or Stage 2 (Lifetime ECL) to Stage 1 (12-month ECL). This is only the case for assets which have performed in accordance with the new terms for a year or more. Currently there hasnt been any case.



Note 48: Liquidity risk and funding management

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and to close out market positions. Due to the dynamic nature of the underlying businesses, the Company treasury maintains flexibility in funding by maintaining availability under committed credit lines.

Management monitors rolling forecasts of the Company's liquidity position (comprising the undrawn borrowing facilities below) and cash and cash equivalents on the basis of expected cash flows. In addition, the Company's liquidity management policy involves projecting cash flows and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

a) Analysis of financial assets and liabilities by remaining contractual maturities

The table below summarises the maturity profile of the Company's financial assets and liabilities.

As at March 31, 2019

Contractual maturities of assets and liabilities	Less than 3 months	3 to 12 months	1 to 5 years	5-10 years	above 10 Years	Total
Financial assets						
Cash and cash equivalents	799,662,881	-	-	-	-	799,662,881
Bank balance other than cash and cash equivalents above	25,884,255	-	-	-	-	25,884,255
Receivables						
(I) Trade receivables	14,691,158	9,794,105	-	-	-	24,485,264
Loans	842,569,126	1,799,857,832	7,298,947,410	8,146,624,151	24,043,002,288	42,131,000,807
Investments	506,381,148	-	-	-	-	506,381,148
Other financial assets	343,262,239	228,841,492	-	-	-	572,103,731
Total financial assets	2,786,000,911	2,207,526,832	8,497,667,597	8,146,624,151	24,043,002,288	44,059,518,086
Financial liabilities						
Payables						
(I) Trade payables						
(i) total outstanding dues of creditors other than micro en	20,762,687	13,841,790	-	-	-	34,604,477
Debt securities	2,420,288,558	3,886,405,742	13,307,403,856	747,002,641	-	20,361,100,798
Borrowings (Other than debt securities)	938,336,365	2,889,643,722	9,976,285,462	1,659,742,829	41,533,411	15,505,541,789
Other financial liabilities	874,206,870	582,804,580	-	-	-	1,457,011,450
Total financial liabilities	4,287,500,207	7,395,299,654	23,283,689,318	2,406,745,470	41,533,411	37,358,258,514

As at 31 March 2018

Contractual maturities of assets and liabilities	Less than 3 months	3 to 12 months	1 to 5 years	5-10 years	above 10 Years	Total
Financial assets						
Cash and cash equivalents	848,468,220	-	-	-	-	848,468,220
Bank balance other than cash and cash equivalents above	-	-	27,678,177	-	-	27,678,177
Receivables						
(I) Trade receivables	45,597,471	30,398,314	-	-	-	75,995,786
Loans	436,439,300	1,179,786,450	7,968,323,586	12,624,065,104	25,081,548,096	47,290,162,536
Investments	-	-	-	-	-	-
Other financial assets	276,750,720	184,500,480	-	-	-	461,251,200
Total financial assets	1,607,255,712	1,394,685,245	7,996,001,763	12,624,065,104	25,081,548,096	48,703,555,919
Financial liabilities						
Payables						
(I) Trade payables						
(i) total outstanding dues of creditors other than micro enterprises and small enterprises	11,400,481	7,600,318	-	-	-	19,000,799
Debt securities	1,144,651,675	4,180,466,987	11,548,042,376	3,978,411,082	-	20,851,572,121
Borrowings (Other than debt securities)	1,161,071,924	2,392,337,186	10,750,284,766	3,778,089,547	632,254,661	18,714,038,084
Deposits						
Subordinated liabilities						
Other financial liabilities	1,375,716,452	917,144,302	-	-	-	2,292,860,754
Total financial liabilities	3,692,840,532	7,497,548,792	22,298,327,142	7,756,500,630	632,254,661	41,877,471,758



As at April 1, 2017

Contractual maturities of assets and liabilities	Less than 3 months	3 to 12months	1 to 5 years	5-10 years	above 10 Years	Total
Financial assets						
Cash and cash equivalents	1,569,006,631	-	-	-	-	1,569,006,631
Bank balance other than cash and cash equivalents above	78,595,440	-	-	-	-	78,595,440
Derivative financial instruments	-	-	-	-	-	-
Receivables						
(I) Trade receivables	54,263,006	36,175,337	-	-	-	90,438,343
(II) Other receivables	-	-	-	-	-	-
Loans	356,951,688	963,040,665	6,331,015,994	9,378,526,589	23,572,667,902	40,602,202,838
Investments	2,799,563,604	-	-	-	-	2,799,563,604
Other financial assets	74,807,329	49,871,553	-	-	-	124,678,882
Total financial assets	5,029,128,526	1,113,048,106	6,624,611,890	9,378,526,589	23,572,667,902	45,264,485,738
Financial liabilities						
Derivative financial instruments						
Payables						
(I) Trade payables						
(i) total outstanding dues of creditors other than micro enterprises and small enterprises	80,731,763	53,821,176	-	-	-	134,552,939
Debt securities	993,514,339	-	16,842,055,078	3,971,076,814	-	21,806,646,231
Borrowings (Other than debt securities)	461,925,466	2,009,162,153	9,103,180,760	3,786,914,453	568,538,937	15,929,721,769
Other financial liabilities	1,129,074,499	752,716,333	-	-	-	1,881,790,832
Total financial liabilities	2,717,592,340	2,850,597,176	25,945,235,838	7,757,991,266	568,538,937	39,752,711,771

Market Risk

Company's exposure to market risk i.e. risk that fair value for future cash flow of financial instruments will be effected due to change in market variable such as interest rate.

(i) Foreign currency risk

The Company is not exposed to such risk as it doesnot have any foreign currency exposure.

(ii) Cash flow and fair value interest rate risk

The company's main interest rate risk arises from long-term borrowings and loans with variable rates, which expose the company to cash flow interest rate risk. The company is exposed to interest rate risk as it is involved in lending business. Interest rate risk can arise from either macro events in economy or due to company's financial position. Company tries to mitigate this risk by taking all positive measures which can boost profitability and streghens company's balance sheet. Company takes continous efforts to reduce its cost of funds by diversifying its liability mix and deepening its relationship with lenders. Moreover, strong parental support also provides cushion to company in adverse interest rate scenario.

The Company's fixed rate borrowings are not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

(a) Interest rate risk exposure

Out of the total Assets & Liabilities, exposure to the interest rate risk of the Company in mainly towards borrowings and loan assets.

(b) Sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates. Other components of equity change as a result of an increase/decrease in the fair value of the cash flow hedges related to borrowings.

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

Particulars	Impact on profit after tax	
	As at 31 March 2019	As at 31 March 2018
Loans		
Interest rates – increase by 100 basis points	304,849,390	308,603,102
Interest rates – decrease by 100 basis points	304,849,390	308,603,102
Borrowings		
Interest rates – increase by 100 basis points	97,820,765	116,367,309
Interest rates – decrease by 100 basis points	97,820,765	116,367,309

(iii) Exposure of price risk

The Company is not exposed to price risk as it does not have any significant exposure to financial instruments suscptable to changes in market price.



Note: 49

Details of dues to micro, small and medium enterprises

The company has sent letters to suppliers to confirm whether they are covered under Micro, Small and Medium Enterprises

	As at 31 March 2019	As at 31 March 2018	As at 1 April 2017
1. The principal amount remaining unpaid at the end of the year.	-	-	5,005,697
2. The interest amount remaining unpaid at the end of the year.	-	-	-
3. The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-	-
4. The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006.	-	-	-
5. The amount of interest due and payable for the period (where the principal has been paid but interest under the MSMED Act, 2006 not paid)	-	-	-
6. The amount of interest accrued and remaining unpaid at the end of accounting year	-	-	-
7. The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	-	-	-
The balance of MSMED parties as at the end of the year	-	-	5,005,697



(Handwritten signature)

(Currency ₹)

Note: 50 Effect of Ind AS adoption on the Statement of Balance Sheet for the year ended 31 March 2018 and 1 April 2017

a) Reconciliations between previous GAAP and Ind AS

Ind AS 101 requires a first time adopter to reconcile equity, total comprehensive income and cash flows for prior periods. The following tables represent the reconciliations from previous GAAP to Ind AS.

i) Reconciliation of total equity between previous GAAP and Ind AS:

	Note	As at 31 March 2018	As at 1 April 2017
Total equity as per previous GAAP		7,992,249,377	6,327,653,312
Adjustments:			
Fair valuation of investment in mutual funds	i	-	1,308,753
Fair valuation of derivative financial instrument	i	-	-
Impact of Effective Interest Rate (EIR)	ii	(303,165,568)	(491,116,138)
Amortisation of front end fees (net) on loan assets	iii	-	-
Impact of Expected Credit Loss (ECL)	ii	(349,000,000)	(257,000,000)
Fair Valuation of security deposits	i	5,771,805	1,903,218
Reversal of lease equalisation liability	viii	(768,029)	(2,309,087)
Rent Equalisation Reserve	viii	(13,729,876)	(2,753,162)
Amortisation of transaction fees on borrowings	iii	(72,282,621)	(30,042,753)
ESOP reserve on recognition of expense at fair value	v	-	-
ESOP expense recognised at fair value through retained earnings	v	-	-
Reversal of DTL on special reserve	iv	107,429,380	61,910,504
Deffered tax Impact of Ind AS Adjustments	iv	240,221,512	268,472,811
Total adjustments		(385,523,396)	(449,625,854)
Total equity as per Ind AS		7,606,725,981	5,878,027,458

ii) Reconciliation of profit as per Ind AS with profit reported under previous GAAP:

	Note	Year ended 31 March 2018
Net profit after tax as per previous GAAP		314,855,331
Adjustments:		
Fair valuation of investment in mutual funds/venture capital fund	i	(1,308,753)
Impact of Effective Interest Rate (EIR)	ii	191,819,158
Impact of Expected Credit Loss (ECL)	iii	(92,000,000)
Amortisation of front end fees on loan assets	iii	-
Adjustment for unamortized upfront cost on borrowing	iii	(325,729,758)
Fair valuation of derivative financial instruments	i	-
ESOP expense recognised at fair value	v	7,016,663
Reversal of lease equalisation liability	viii	(3,947,299)
Remeasurements of post employment benefit obligations	vi	(13,821,009)
Tax impact on above items	iv	115,249,593
Profit after tax as per Ind AS		(122,721,405)
Other Comprehensive Income:		
Remeasurements of post employment benefit obligations		13,821,009
Tax impact on above items		(4,829,613)
Total comprehensive income as per Ind AS		201,125,321

iii) Impact of Ind AS adoption on the statement of cash flow for the year ended March 31, 2018

	Previous GAAP	Adjustments	Ind AS
Net cash flow from operating activities	(6,305,964,133)	1,202,755,140	(5,103,208,993)
Net cash flow from investing activities	2,865,311,790	(2,199,593)	2,863,112,197
Net cash flow from financing activities	2,670,113,933	(1,150,555,538)	1,519,558,395
Net increase/(decrease) in cash and cash equivalents	(770,538,410)	50,000,010	(720,538,401)
Cash and cash equivalents as at April 01, 2017	1,619,006,632		1,569,006,631
Cash and cash equivalents as at March 31, 2018	848,468,222		848,468,230



b) Notes to first-time adoption:

i) Fair valuation of investments

Under the previous GAAP, investments in equity instruments, debentures, preference shares, mutual funds, venture capital funds were classified as long-term investments or current investments based on the intended holding period and realisability. Long-term investments were carried at cost less provision for other than temporary decline in the value of such investments. Current investments were carried at lower of cost and fair value. Under Ind AS, these investments are required to be measured at fair value. The resulting fair value changes of these investments (other than equity instruments designated as at FVOCI) have been recognised in retained earnings as at the date of transition and subsequently in the profit or loss for the year ended March 31, 2019. This reduced the retained earnings by Rs.13,08,753 as at March 31, 2018. Profit for the year ended March 31, 2018 decreased by Rs 13,08,753 (increased by Rs 63,81,148 in year ended March 31, 2019)

ii) Provision for impairment as per the expected credit loss method

Under the previous GAAP, the Company had recognised provisions against trade receivables, investments and loans and advances as per the RBI/NHB norms. However, in order to comply with Ind AS 109, the Company has reversed the provisions created under the previous GAAP and recognised provisions by applying the effective credit loss method. This adjustment has resulted in a decrease in total equity amounting to Rs 34,90,000,00 as at March 31, 2018. Profit for the year ended March 31, 2018 decreased by Rs, 9,20,00,000 (Rs. 37,29,44,292 in the year ended March 31, 2019)

iii) Amortisation of transaction costs

Under the previous GAAP, transaction costs incurred on the purchase/origination of financial assets or financial liabilities was recognised upfront in the statement of profit and loss. Under Ind AS, such costs are added to/deducted from the financial asset/liability and are amortised over the tenure of the instrument by applying the effective interest rate method. Consequent to the this adjustment, the total equity decreased Rs 7,22,82,621 as at March 31, 2018. Profit for the year ended March 31, 2018 decreased by Rs. 32,57,29,758 (Rs 1,22,38,162 in the year ended March 31, 2019).

iv) Deferred tax

Indian GAAP requires deferred tax accounting using the profit and loss approach, which focuses on differences between taxable profits and accounting profits for the period. Ind AS 12 requires entities to account for deferred taxes using the balance sheet approach, which focuses on temporary differences between the carrying amount of an asset or liability in the balance sheet and its tax base. The application of Ind AS 12 approach has resulted in recognition of deferred tax on new temporary differences which was not required under Indian GAAP.

In addition, the various transitional adjustments have lead to temporary differences. Deferred tax adjustments are recognised in correlation to the underlying transaction either in retained earnings or a separate component of equity.



(Currency : ₹)

v) **Employee stock option expense**

Under the previous GAAP, the Company has used the intrinsic value method to account for the compensation cost of stock to the employees. Intrinsic value is the amount by which the quoted market price of the underlying share on the date, prior to the date of the grant, exceeds the exercise price of the option. Under Ind AS 102, the grant date fair value of the employee stock options should be recognised over the vesting period by debiting the 'Employee benefit expense' in the statement of profit and loss and crediting 'Share option outstanding account' under other equity. Profit for the year ended March 31, 2018 has been increased by Rs.70,16,633 due to the reduced employee benefit expense.

vi) **Remeasurement 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 instead of profit or loss under the previous GAAP. As a result of this change, the profit for the year ended March 31, 2018 decreased by Rs. 1,38,21,009 (Rs. 1,81,11,556 in the year ended March 31, 2019)

vii) **Other comprehensive income**

Under Ind AS, all items of income and expense recognised in a period should be included in profit or loss for the period, unless a standard requires or permits otherwise. Items of income and expense that are not recognised in profit or loss but are shown in the statement of profit and loss as 'other comprehensive income' includes remeasurements of defined benefit plans. The concept of other comprehensive income did not exist under previous GAAP.

viii) **Fair Valuation of Rent Deposits and Rent Equalisation**

Except for trade receivables, at initial recognition, an entity shall measure a financial asset or financial liability at its fair value plus or minus, in the case of a financial asset or financial liability not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability.

In case of Rent Deposits: We are recording the rent deposits given to the landlords of the branches at the discounted value at the time of initial recognition. The rate of discounting has been kept at 10% (average borrowing rate). These present value of the deposit mentioned above will be treated as fair values of the securities deposits and it will be recognized as financial asset accordingly (as the requirement is to recognize at fair value initially). The Difference between carrying amount of the deposits and fair value will be transferred as prepaid expense in case of financial assets (deposits given) and Deferred Income is being accounted through the statement of profit and loss as at the Balance sheet date.

In Case of Rent Expense : Wherever there is escalation to calculate the effect of straight-line rent, we have added the rent amounts for the entire lease term, and then divided the sum by the number of months in the lease term. The then difference between the actual rent and the straight-lined rent is the amount of the accrual or deferral that must be recorded in the statement of Profit and loss. A positive difference is an accrual and the negative difference is a deferral.

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



Vaibhav Shah
Partner
Membership No: 117377

Mumbai
10 May 2019

For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited
CIN: U65923MH2013PLC248741



Sanjay Athalye
Managing Director & CEO
DIN: 07650678



Shivani Chouhan
Company Secretary

Mumbai
10 May 2019



Navin Agarwal
Director
DIN: 00024561



Shalibhadra Shah
Chief Financial Officer

119/BTL/CL/18-19/DEB

Date: October 26, 2018

Aspire Home Finance Corporation Limited

Motilal Oswal Tower, Level 11,
Junction of Gokhale & Sayani Road,
Prabhadevi, Mumbai - 400025

Kind Attn: - Mr. Sanjay Chaturvedi (Sr. VP & Head – Treasury)

Dear Sir,

Consent to act as Debenture Trustee for the Secured/Unsecured, Redeemable, Rated, Principal Protected Non-Convertible Market Linked Debentures aggregating upto Rs. 250 Crores

This is with reference to your email dated 26th October, 2018 and the discussion we had with you regarding appointment of Beacon Trusteeship Ltd. as Debenture Trustee for Secured/Unsecured, Redeemable, Rated, Principal Protected Non-Convertible Market Linked Debentures aggregating upto Rs. 250 Crore to be raised by your company.

In this regards it would indeed be our pleasure to be associated with your esteemed organization as Debenture Trustee. In this connection, we confirm our acceptance to act as Debenture Trustee for the same.

We are also agreeable for inclusion of our name as trustees in the Company's offer document/disclosure document/ listing application/any other document to be filed with the Stock Exchange(s) or any other authority as required.

Looking forward to a long and fruitful association with your esteemed organization.

Yours faithfully,

For Beacon Trusteeship Limited



Authorised Signatory

BEACON TRUSTEESHIP LTD.

Corporate Office : 4C & D , Siddhivinayak Chambers, Gandhi Nagar, Opp MIG Cricket Club, Bandra East (E), Mumbai 400051
Regd Office: F/201, Jai Balaji CHS Ltd, Plot no. 23, Sector 6, Nerul, Thane, Maharashtra -400706. | CIN: U74999MH2015PLC271288
Phone : 022-26558759 | Email : contact @beacontrustee.co.in | Website : www.beacontrustee.co.in

Mr. Sanjay Chaturvedi
Head - Treasury
Aspire Home Finance Corporation Limited
Motilal Oswal Tower, Gokhale Road
Prabhadevi
Mumbai – 400 025

Dear Sir,

Re: ICRA Credit Rating for the Rs. 100 crore Market Linked Debenture Programme of Aspire Home Finance Corporation Limited

Please refer to the Rating Agreement for carrying out the rating of the aforesaid Market Linked Debenture Programme. The Rating Committee of ICRA, after due consideration, has assigned a **PP-MLD[ICRA]A+** (pronounced as Principal Protected Market Linked Debenture ICRA A plus) rating to the captioned programme. Instruments with this rating are considered to have adequate degree of safety regarding timely servicing of financial obligations. Such instruments carry low credit risk. The Outlook on the long-term rating is **Stable**.

This rating is in line with ICRA's policy of distinguishing long term market linked debentures from normal long term debentures by assigning a prefix 'PP-MLD' to the rating symbol. According to the terms of the rated instrument, the amount invested, that is the principal, is protected against erosion while the returns on the investment could vary, being linked to movements in one or more variables, such as equity indices, commodity prices, and/or foreign exchange rates. The rating assigned expresses ICRA's current opinion on the credit risk associated with the issuer concerned. The rating does not address the risks associated with variability in returns resulting from adverse movements in the variable(s) concerned. Company has to ensure that it has necessary regulatory approvals for the issuance of such debentures.

In any of your publicity material or other document wherever you are using our above rating, it should be stated as **PP-MLD[ICRA]A+(Stable)**.

We would request if you can sign the acknowledgement and send it to us latest by **April 25, 2019** as acceptance on the assigned rating. In case you do not communicate your acceptance/non acceptance of the assigned credit rating, or do not appeal against the assigned credit rating by the aforesaid date, the credit rating will be treated by us as non accepted and shall be disclosed on ICRA's website accordingly. This is in accordance with requirements prescribed in the circular dated June 30, 2017 on '**Monitoring and Review of Ratings by Credit Rating Agencies(CRAs)**' issued by the Securities and Exchange Board of India.

Any intimation by you about the above rating to any Banker/Lending Agency/Government Authorities/Stock Exchange would constitute use of this rating by you and shall be deemed acceptance of the rating. This rating is specific to the terms and conditions of the proposed issue as was indicated to us by you and any change in the terms or size of the issue would require the rating to be reviewed by us. If there is any change in the terms and conditions or size of the instrument rated, as above, the same must be brought to our notice before the issue of the instrument. If there is any such change after the rating is assigned by us and accepted by you, it would be subject to our review and may result in change in the rating assigned. ICRA reserves the right to review and/or, revise the above at any time on the basis of new information or unavailability of information or such other circumstances, which ICRA believes, may have an impact on the rating assigned to you.

The rating, as aforesaid, however, should not be treated as a recommendation to buy, sell or hold the bonds, debentures and/ or other instruments of like nature to be issued by you.

As mentioned above and in accordance with the aforesaid circular issued by SEBI, you are requested to furnish a monthly '**No Default Statement (NDS)**' (in the format enclosed) on the first working day of every month, confirming the timeliness of payment of all obligations against the rated debt programme. You are also requested to forthwith inform us about any default or delay in repayment of interest or principal amount of the instrument rated, as above, or any other debt instruments/ borrowing and keep us informed of any other developments which may have a direct or indirect impact on the debt servicing capability of the company including any proposal for re-schedulement or postponement of the repayment programmes of the dues/ debts of the company with any lender(s) / investor(s). Further, you are requested to inform us immediately as and when the borrowing limit for the instrument rated, as above, or as prescribed by the regulatory authority(ies) is exceeded.

We thank you for your kind cooperation extended during the course of the rating exercise. Should you require any clarification, please do not hesitate to get in touch with us. We look forward to your communication and assure you of our best services.

With kind regards,
For ICRA Limited



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