

Piramal Housing Finance Private Limited

Financial Statements

together with the

Independent Auditor's Report

for the period ended 31 March 2017

Piramal Housing Finance Private Limited

Financial statements together with the Independent Auditor's Report *for the period ended 31 March 2017*

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B S R & Co. LLP

Chartered Accountants

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Independent Auditor's Report

To the Members of Piramal Housing Finance Private Limited

Report on the financial statements

We have audited the accompanying financial statements of Piramal Housing Finance Private 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 period from 10 February 2017 to 31 March 2017, 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 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 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.

Independent Auditor's Report (*Continued*)

Piramal Housing Finance Private 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 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 2017, and its profit and its cash flows for the period from 10 February 2017 to 31 March 2017.

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 paragraph 3 and 4 of the Order.

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 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 taken on record by the Board of Directors, none of the directors are disqualified as on 31 March 2017 from being appointed as a director in terms of Section 164 (2) of the Act;

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Independent Auditor's Report (*Continued*)
Piramal Housing Finance Private Limited

Report on other legal and regulatory requirements (*Continued*)

- 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
- 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. there are no pending litigations as at 31 March 2017;
 - 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 required to be transferred to the Investor Education and Protection Fund by the Company during the period 10 February 2017 to 31 March 2017.
 - iv. The disclosure required on holdings as well as dealings in Specified Bank Notes during the period from 8 November 2016 to 30 December 2016 as envisaged in notification GSR 308(E) dated 30 March 2017 issued by the Ministry of Corporate Affairs, is not applicable to the company. Refer note 13 to the financial statements.

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

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



Manoj Kumar Vijai
Partner

Membership No: 046882

Mumbai
17 April 2017

Piramal Housing Finance Private Limited

Annexure A to the Independent Auditor's Report of even date on financial statements of Piramal Housing Finance Private Limited

- i.
 - (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - (b) The Company has a programme of physical verification of its fixed assets by which all fixed assets are verified on yearly basis. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
 - (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has no immovable property.
- ii. The Company is a service company, accordingly, it does not hold any physical inventories. Thus, paragraph 3(ii) of the Order is not applicable.
- iii. According to 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, paragraph 3(iii) of the Order is not applicable.
- iv. According to information and explanations given to us, the Company has not granted any loans, made any investments, provided any guarantees and security as specified under provisions of section 185 and 186 of the Act, during the period under review. Accordingly, paragraph 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 to which directives issued by Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under apply. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.
- vi. The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act to the Company. Accordingly, paragraph 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 the records of the Company, the Company did not have any dues on account of provident fund, value added tax, sales tax, employees' state insurance, service tax, customs duty, excise duty and cess.

According to the information and explanations given to us, no undisputed amounts payable in respect of income tax and 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.
 - (b) According to the information and explanations given to us, there are no dues of income tax and other material statutory dues that have not been deposited on account of dispute.

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Piramal Housing Finance Private Limited

Annexure A to the Independent Auditor's Report of even date on financial statements of Piramal Housing Finance Private Limited (*Continued*)

- viii. In our opinion, and according to the information and explanations given to us, the Company did not have any dues to any financial institution, bank, government or debenture holders during the period 10 February 2017 to 31 March 2017. Accordingly, paragraph 3(viii) of the Order is not applicable to the Company.
- ix. In our opinion and according to the information and explanations given to us, the Company has not raised any money by way of initial public offer, further public offer and term loans during the period 10 February 2017 to 31 March 2017. Accordingly, paragraph 3(ix) of the Order is not applicable.
- x. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- xi. Since the Company is a private Company, provision of section 197 read with Schedule V of the Act is not applicable. Accordingly, paragraph 3(xi) of the Order is not applicable to the Company.
- xii. 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.
- xiii. Since the Company is a private company, Section 177 of the Act is not applicable. All transactions with the related parties are in compliance with the 188 of the Act where applicable and details have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv. According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the period under review. Accordingly, paragraph 3(xiv) of the Order is not applicable.
- xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- xvi. The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3(xiii) of the Order is not applicable.

For B S R & Co. LLP
Chartered Accountants

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



Manoj Kumar Vijai
Partner

Membership No: 046882

Mumbai
17 April 2017

Piramal Housing Finance Private Limited

Annexure B to the Independent Auditor's Report of even date on the financial statements of Piramal Housing Finance Private Limited

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 Piramal Housing Finance Private Limited (the "Company") as of 31 March 2017 in conjunction with our audit of the financial statements of the Company for the period from 10 February 2017 to 31 March 2017.

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 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 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 auditors' 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.

Piramal Housing Finance Private Limited

Annexure B to the Independent Auditors' Report of even date on the financial statements of Piramal Housing Finance Private Limited (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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent limitations of internal financial controls over financial reporting

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.

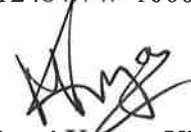
Opinion

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 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



Manoj Kumar Vijai

Partner

Membership No: 046882

Mumbai
17 April 2017

Piramal Housing Finance Private Limited

Balance sheet

as at 31 March 2017

(Currency: Indian Rupees)

	Note	As at 31 March 2017
EQUITY AND LIABILITIES		
Shareholders' funds		
Share capital	3	150,000,000
Reserves and surplus		53,925
		<u>150,053,925</u>
Current liabilities		
Short-term borrowings	4	10,000,000
Other liabilities	5	29,046,733
		<u>39,046,733</u>
Non current Liabilities		
Deferred tax liability		73,200
Total		<u><u>189,173,858</u></u>
ASSETS		
Fixed assets		
Tangible assets	6	752,247
Current assets		
Cash and bank balances	7	160,000,000
Interest accrued on fixed deposit		710,137
Advance Tax		78,904
Non current assets		
Preliminary Expenses		27,632,570
Total		<u><u>189,173,858</u></u>
Significant accounting policies	2	

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

As per our report of even date attached

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


Manoj Kumar Vijai
Partner
Membership No: 046882

Place: Mumbai
Date: 17 April 2017

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


Khushru Jijina
Managing Director


Sachin Deodhar
Director

Piramal Housing Finance Private Limited

Statement of profit and loss

for the period from 10 February to 31 March 2017

(Currency: Indian Rupees)

	<i>Note</i>	For the period from 10 February to 31 March 2017
INCOME		
Other income		789,041
Total revenue		789,041
EXPENSES		
Professional Fees		230,000
Audit Fees		345,000
Interest Expense		78,904
Depreciation		8,012
Total expenses		661,916
Profit before tax		127,125
Tax expense:		
- Deferred tax expense		(73,200)
Profit for the period		53,925

Significant accounting policies

2

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

As per our report of even date attached

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

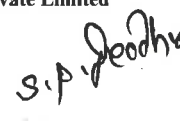


Manoj Kumar Vijai
Partner
Membership No: 046882

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



Khushru Jijina
Managing Director



Sachin Deodhar
Director

Place: Mumbai
Date: 17 April 2017

Piramal Housing Finance Private Limited

Cash flow statement

for the period ended 31 March 2017

(Currency: Indian Rupees)

	For the period from 10 February to 31 March 2017
A. Cash flows from operating activities	
Profit before tax	127,125
Adjustments:	
Depreciation	8,012
Operating cash flow before working capital changes	<u>135,137</u>
Adjustments for change in working capital	
(Increase) in other current assets	(150,710,137)
(Increase) In Preliminary expense	(27,632,570)
Increase in Sundry creditors	<u>28,207,570</u>
Net cash (used in) operating activities (a)	<u><u>(150,000,000)</u></u>
B. Cash flows from financing activities	
Issue of share capital	150,000,000
Borrowings during the year	<u>10,000,000</u>
Net cash flow from financing activities (b)	<u>160,000,000</u>
Net increase in cash and cash equivalents (a + b)	<u>10,000,000</u>
Cash and cash equivalents as at beginning of the period	-
Cash and cash equivalents as at end of the period (Refer note 7)	10,000,000

Significant accounting policies

2

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

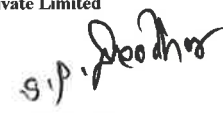
As per our report of even date attached.

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


Manoj Kumar Vijai
Partner
Membership No: 046882

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


Khushru Jijina
Managing Director


Sachin Deodhar
Director

Place: Mumbai
Date: 17 April 2017

Piramal Housing Finance Private Limited

Notes to the financial statements

for the period ended 31 March 2017

(Currency: Indian Rupees)

1. Background

Piramal Housing Finance Private Limited ('the Company') was incorporated under the Companies Act, 2013 on 10 February 2017 with its registered office in Mumbai. The Company has applied for registration to commence Housing Finance business with National Housing Bank on 28 February 2017.

2. Significant accounting policies

2.1 Basis of preparation of financial statements

The accompanying financial statements have been prepared and presented on the accrual basis of accounting, and comply with the Accounting Standards specified under section 133 of the companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules 2014, the relevant provisions of the Companies Act, 2013.

2.2 Use of estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make judgments, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses and disclosure of contingent liabilities on the date of financial statement. Actual results could differ from those estimates and underlying assumptions are reviewed on an ongoing basis. Any revision to the accounting estimates is recognised prospectively in the current and future periods.

2.3 Current and non-current classification

All assets and liabilities are classified into current and non-current.

Assets

An asset is classified as current when it satisfies any of the following criteria:

- i. it is expected to be realised in, or is intended for sale or consumption in, the Company's normal operating cycle;
- ii. it is held primarily for the purpose of being traded;
- iii. it is expected to be realised within 12 months after the reporting date; or
- iv. it is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date.

Current assets include the current portion of non-current assets.

All other assets are classified as non-current.



Piramal Housing Finance Private Limited

Notes to the financial statements (*Continued*)

for the period ended 31 March 2017

(Currency: Indian Rupees)

2. Significant accounting policies (*Continued*)

Liabilities

A liability is classified as current when it satisfies any of the following criteria:

- i. it is expected to be settled in the Company's normal operating cycle;
- ii. it is held primarily for the purpose of being traded;
- iii. it is due to be settled within 12 months after the reporting date; or
- iv. the Company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Current liabilities include current portion of non-current liabilities.

All other liabilities are classified as non-current.

2.4 Taxation

Income tax expense comprises of current tax (i.e. amount of tax for the period, determined in accordance with the Income Tax Act, 1961 and the rules framed there under) and the deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the year).

Current tax

Current tax expense is recognised on an annual basis under the taxes payable method, based on the estimated tax liability computed after taking credit for allowances and exemption in accordance with the Income Tax Act, 1961. In case of matters under appeal due to disallowance or otherwise, full provision is made when the said liabilities are accepted by the Company.

Deferred tax

Deferred tax is recognised 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 recognised using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognised only to the extent there is reasonable certainty that the asset can be realised in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognised 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 are reviewed as at 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.

2.5 Revenue recognition

Interest income is recognised on a time proportion basis, taking into account the amount outstanding and the rate applicable.



Piramal Housing Finance Private Limited

Notes to the financial statements (Continued)

as at 31 March 2017

(Currency: Indian Rupees)

3 Share capital	Amount
Authorised	
300,000,000 equity shares of INR 10 each	3,000,000,000
Issued, subscribed and fully paid	
15,000,000 equity shares of INR 10 each	150,000,000
	150,000,000

Reconciliation of the equity shares outstanding at the beginning and at the end of the period

	31-Mar-17	
	Number	Amount
At the beginning of the period	-	-
Issued during the period	15,000,000	150,000,000
At the end of the period	15,000,000	150,000,000

Rights, preferences and restrictions attached to equity shares

The Company has only one class of equity shares having a par value of INR 10 per share. Each holder of equity shares is entitled to one vote per share. There are no restrictions on payments of dividends to equity shareholders.

On winding up of the company, the holders of equity shares will be entitled to receive the residual assets of the company, remaining after distribution of all preferential amounts in proportion to the number of equity shares held.

Shares held by holding company

	31-Mar-17	
	Number	Amount
Equity shares of INR 10 each fully paid up held by Piramal Finance Limited (holding company)	15,000,000	150,000,000
	15,000,000	150,000,000

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

	31-Mar-17	
	Number	Amount
Equity shares of INR 10 each fully paid up held by Piramal Finance Limited (holding company)	15,000,000	150,000,000
	15,000,000	150,000,000



Piramal Housing Finance Private Limited

Notes to the financial statements (Continued)

as at 31 March 2017

(Currency: Indian Rupees)

4	Short term borrowings	31-Mar-17
	Loans and advances from related party	
	Unsecured	
	Piramal Finance Limited	10,000,000
		<u>10,000,000</u>
5	Other liabilities	31-Mar-17
	Payable to Related Party	
	Piramal Finance Limited	28,392,829
	Audit Fees Payable	315,000
	Professional Fees Payable	210,000
	Interest Accrued but not due	71,014
	TDS on Interest	7,890
	TDS on Professional Fees	50,000
		<u>29,046,733</u>
7	Cash and bank balances	31-Mar-17
	Balances with banks:	
	on current accounts	10,000,000
	Other Bank balances	
	Deposit with banks (maturity within 12 months)	150,000,000
		<u>160,000,000</u>



Piramal Housing Finance Private Limited

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

(Currency: Indian Rupees)

6. Fixed Assets

Particulars	COST			DEPRECIATION			NET BLOCK As at March 31, 2017 (A-B)	
	Opening	Additions	Deductions	As at March 31, 2017 (A)	Opening	Charge for the period		Deductions
Tangible Assets								
Computer	-	722,236	-	722,236	-	7,720	-	7,720
Office Equipment	-	38,023	-	38,023	-	292	-	292
Total	-	760,259	-	760,259	-	8,012	-	8,012
								714,516
								37,731
								752,247



Piramal Housing Finance Private Limited

Notes to the financial statements (Continued)

for the period ended 31 March 2017

(Currency: Indian Rupees)

8. Segment reporting

Since the Company's business activity falls under one business segment (i.e. lending) and business operations are concentrated in India, no further disclosures as required by Accounting Standard 17 'Segment Reporting' specified under section 133 of the Companies Act 2013 have been made.

9. Contingent Liabilities

The Company do not have any contingent liability as on the reporting date.

10. Capital Commitment

The Company do not have any capital commitment as on the reporting date.

11. Foreign currency transactions

There are no foreign currency transactions during the period.

12. Related party disclosure

Related party disclosures as required by Accounting Standard 18 - 'Related Party Disclosures' specified under section 133 of the Companies Act 2013 are given below:-

(i) Piramal Finance Limited- Holding Company

(ii) Piramal Enterprises Limited – Ultimate Holding Company

Transactions with related parties

Details of Transactions	For the period ended 31 March 2017
Equity Infusion	
Piramal Finance Limited	15,00,00,000
Loans & Advances taken	
Piramal Finance Limited	1,00,00,000
Reimbursement of Expenses	
Piramal Finance Limited	2,76,32,570
Purchase of Fixed Assets	
Piramal Finance Limited	7,60,259
Interest Expenses	
Piramal Finance Limited	78,904
Outstanding Amount	
Piramal Finance Limited	3,84,63,843

13. Specified Bank Notes

Since the Company was not in existence during the period 8 November 2016 to 30 December 2016, disclosure as required on holdings as well as dealings in Specified Bank Notes in notification GSR 308(E) dated 30 March 2017 issued by the Ministry of Corporate Affairs, is not applicable to the Company.



Piramal Housing Finance Private Limited

Notes to the financial statements (*Continued*)

for the period ended 31 March 2017

(Currency: Indian Rupees)

14. Disclosure under Micro, Small and Medium Enterprises Development Act, 2006

Under the Micro, Small and Medium Enterprises Development Act, 2006, ('MSMED') which came into force from 2 October 2006, certain disclosures are required to be made relating to Micro, Small and Medium enterprises. On the basis of the information and records including confirmations sought from suppliers on registration with specified authority under MSMED; no amounts relating to principal and interest were due or remained outstanding as at 31 March 2017. There have been no reported cases of delay in payments in excess of 45 days to micro, small and medium enterprises or of interest payments due to delay in such payments.

15. Earnings Per Share

Basic and diluted EPS is computed in accordance with Accounting Standard 20 'Earnings Per Share' specified under section 133 of the Companies Act 2013.

The computation of earnings per share is set out below:

Description	For the period ended 31 March 2017
Net profit attributable to equity shareholders	53,925
Weighted average number of equity shares outstanding during the period for calculation of EPS	15,000,000
Basic and Diluted EPS of face value of INR 10	0.00

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

16. The Company has not entered into any lease contract during the period.
17. Since the Company is in the first year of operation comparative figures are not given.

As per our report of even date attached

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

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



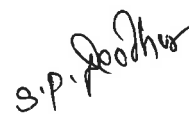
Manoj Kumar Vijai
Partner

Membership No: 046882

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



Khushru Jijina
Managing Director



Sachin Deodhar
Director