

HUDCO/CS/52<sup>nd</sup> AGM/SE/2022

30<sup>th</sup> August, 2022

**Listing Department**  
**BSE Limited**  
**Phiroze Jeejeebhoy Towers**  
**Dalal Street**  
**Mumbai- 400001**  
**Scrip Code- 540530**

**Listing Department**  
**National Stock Exchange of India Ltd.**  
**Exchange Plaza, C-1, Block G,**  
**Bandra Kurla Complex, Bandra (E)**  
**Mumbai - 400051**  
**NSE Symbol- HUDCO**

**Sub: Notice of 52<sup>nd</sup> Annual General Meeting and Annual Report for the financial year 2021-22.**

Dear Sir/ Ma'am

This is to inform you that 52<sup>nd</sup> Annual General Meeting (AGM) of Housing and Urban Development Corporation Limited (HUDCO) is scheduled to be held on Monday, the 26<sup>th</sup> September, 2022 at 12 noon (IST) through Video Conferencing (VC)/Other Audio-Visual Means (OAVM), in accordance with the relevant circulars issued by the Ministry of Corporate Affairs and Securities and Exchange Board of India.

Pursuant to Regulation 30 and Regulation 34 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith the Notice of the 52<sup>nd</sup> AGM and Annual Report of the Company for the financial year 2021-22.

Further, in compliance of relevant circulars, the Annual Report for the financial year 2021-22 comprising of Notice of 52<sup>nd</sup> AGM is being sent to all the members of the Company electronically whose email addresses are registered with their Depository Participant/ RTA.

The copy of AGM Notice and the Annual Report are also available on the website of the Company at [www.hudco.org.in](http://www.hudco.org.in)

This is for information and dissemination.

धन्यवाद

भवदीय

फॉर हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड

*हरीश कुमार शर्मा*

हरीश कुमार शर्मा

कंपनी सेक्रेटरी एंड कंप्लायंस ऑफिसर



हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड ( भारत सरकार का उपक्रम )  
कोर 7ए, हडको भवन, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली-110003  
दूरभाष : 011-24649610-21 फ़ैक्स : (011) 24625308, आई.एस.ओ. 9001:2015 प्रमाणित कम्पनी  
वेबसाईट : [www.hudco.org](http://www.hudco.org), सी आई एन : L74899DL1970GOI005276, GST : 07AAACH0632A1ZF  
**Housing & Urban Development Corporation Ltd., (A Govt. of India Enterprise)**  
Core-7'A', HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110 003  
Tel : 011-24649610-21, Fax : 011-24625308 AN ISO 9001:2015 Certified Company  
website : [www.hudco.org](http://www.hudco.org) CIN : L74899DL1970GOI005276 GST : 07AAACH0632A1ZF



**Profitability with Social Justice**

# 52<sup>nd</sup> Annual Report 2021-22



Housing



Infrastructure



Consultancy Services



Research



Training



Corporate Social  
Responsibility



**Housing and Urban  
Development Corporation Limited**  
(A Government of India Enterprise)





Dhamangaon Interchange, Nagpur-Mumbai Super Communication Expressway, Maharashtra

# 52<sup>nd</sup> Annual Report 2021-22



**HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED**

**AN ISO 9001:2015 CERTIFIED COMPANY**

**CIN: L74899DL1970GOI005276**



## VISION

*To be a leading techno-financial institution promoting sustainable habitat development for transforming the lives of people.*

## MISSION

*To promote sustainable habitat development to enhance the quality of life.*

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### ANNUAL GENERAL MEETING

**Date:** 26<sup>th</sup> September, 2022 **Time:** 12 noon

### E-VOTING SCHEDULE

CUT OFF DATE	START DATE	END DATE
19.09.2022	22.09.2022 09:00 a.m. (IST)	25.09.2022 05:00 p.m. (IST)



## FINANCIAL HIGHLIGHTS

(₹ In Crore)

PARTICULARS	As per IGAAP			As per Ind AS			
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Revenue from Operations	3,204.81	3,498.85	4,171.36	5,547.64	7,532.12	7,234.58	6,954.08
Gross Income	3,302.20	3,584.84	4,234.14	5,591.22	7,571.64	7,277.73	6,997.66
Profit Before Tax (excluding Extraordinary and Exceptional Items)	975.19	1,039.77	1,345.85	1,819.63	2,174.53	2,228.64	2,345.94
Profit After Tax	783.79	841.81	1,010.18	1,180.15	1,708.42	1,578.58	1,716.60
Share Capital – Equity	2,001.90	2,001.90	2,001.90	2,001.90	2,001.90	2,001.90	2,001.90
Reserves & Surplus	6,443.91	7,165.35	7,941.09	8,953.87	10,341.59	11,187.15	12,466.42
Shareholder's Fund	8,445.81	9,167.25	9,942.99	10,955.77	12,343.49	13,189.05	14,468.32
Net Worth (Average)	8,113.49	8,806.53	9,555.12	10,449.38	11,649.63	12,766.27	13,828.69
Total Borrowings	25,608.96	28,432.43	37,492.89	59,847.96	61,436.61	60,977.96	61,503.04
Loan Outstanding	35,394.94	39,390.97	49,530.27	73,325.49	76,565.44	75,786.59	76,989.92
Total Borrowings/Net Worth (%)	315.63	322.86	392.39	572.74	497.72	462.34	425.09
PAT/Net Worth (%)	9.66	9.56	10.57	11.29	14.67	12.37	12.41
Dividend *	100.01	110.02	135.13	165.16	620.59	430.41	700.66
Dividend/PAT (%)	12.76	13.07	13.38	13.99	36.33	27.27	40.82
Dividend/Net Worth (%)	1.23	1.25	1.41	1.58	5.33	3.37	5.07
Earning per share (₹) (Face value of ₹ 10/- per share)**	3.92	4.21	5.05	5.90	8.53	7.89	8.57

\* Including final dividend of ₹ 10.01 crore approved by the shareholders in the Annual General Meeting thereby making the total dividend for the financial year 2016-17 to ₹ 110.02 crore. Interim dividend for the financial year 2017-18 was ₹ 110.10 crore which was approved by Board of Directors & there was no final dividend. Including final dividend of ₹ 30.03 crore approved by the shareholders in the Annual General Meeting thereby making the total dividend for the financial year 2018-2019 to ₹ 165.16 crore. Dividend for the year 2019-20, includes interim dividend of ₹ 150.14 crore and final dividend of ₹ 470.45 crore approved by the Shareholders at the AGM, thereby making total dividend for the financial year 2019-20 to ₹ 620.59 crore. Dividend for the year 2020-21, includes interim dividend of ₹ 150.14 crore and final dividend of ₹ 285.27 crore to be approved by the Shareholders at the AGM, thereby making total dividend for the financial year 2020-21 to ₹ 435.41 crore. Dividend for the year 2021-22, includes interim dividend of ₹ 150.14 crore and final dividend of ₹ 550.52 crore to be approved by the Shareholders at the AGM, thereby making total dividend for the financial year 2021-22 to ₹ 700.66 crore.

\*\* The Face value of Equity Shares of Company has been sub- divided from ₹ 1000/- to ₹ 10/- in the Extraordinary General Meeting held on 28<sup>th</sup> March, 2016. Accordingly, Paid up Equity Shares of the Company stands changed from 2,00,19,000 shares of ₹ 1000/- each to 2,00,19,000 shares of ₹10 each.

## OPERATIONAL HIGHLIGHTS

PARTICULARS	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
No. of Schemes Sanctioned	162	202	178	116	77	50	43	44
Loan Sanctioned (₹ In crore)	21096	30774	31861.97	38648	34452	19942	9202	20663.19
Amount Released (₹ In crore)	8101	8250	9145	16565	31009	10122	8323	8887
<b>Dwelling Units</b>								
- Total	484128	457879	271498	1548602	2068151	307277	12488	88523
- % of EWS & LIG	82.95	93.68	96	99.93	94.42	99.91	58.98**	99.74
Sanitation Units	0	0	0	0	0	0	0	0
Urban Infrastructure Projects	121	170	149	92	55	40	32	32
UI Loan Sanctioned (₹ In Crore)	13426	11984	24290.71	22878	7195.55	16123.89	8265.27	18903.82

\*\* Note:- Figures excluding niwas.

## BOARD OF DIRECTORS



**Shri Kamran Rizvi, IAS**  
Chairman & Managing Director (Addl. Charge)  
HUDCO and Additional Secretary, MoHUA



**Shri M Nagaraj**  
Director  
(Corporate Planning)



**Shri D Guhan**  
Director (Finance)



**Shri Shyam S. Dubey, ICAS**  
Govt. Nominee Director



**Shri Kuldip Narayan, IAS**  
Govt. Nominee Director and  
JS(HFA), MoHUA  
(w.e.f. 02.11.2021)



**Dr. Ravindra Kr. Ray**  
Non Official (Independent) Director  
(w.e.f. 22.11.2021)



**Dr. Siyaram Singh**  
Non Official (Independent) Director  
(w.e.f. 22.11.2021)



**Smt. Sabitha Bojan**  
Non Official (Independent) Director  
(w.e.f. 22.11.2021)



**Shri Banshi Lal Gujar**  
Non Official (Independent) Director  
(w.e.f. 09.01.2022)





## CHAIRMAN'S MESSAGE

**Dear Shareholders, Ladies & Gentlemen,**

Two years into the COVID-19 pandemic and the recent seemingly unending Russia-Ukraine war, with resurgent waves of mutant variants, supply-chain disruptions, and also return of inflation in both advanced and emerging economies has resulted in uncertainty for the global economy. The cyclical slowdown that set in the Indian economy before the outbreak of the pandemic, got aggravated during COVID-19 pandemic. The pandemic has caused a deep dent on livelihoods, production capacities and confidence levels with far-reaching economic and social costs. With serious health concerns, governments across the States, implemented measures like lockdown and reduced economic activity to curb the virus spread. During the year, State Govt. Agencies have taken up very few projects resulting in limited business opportunities for HUDCO. India's recovery from the pandemic, despite its innate strength of macroeconomic fundamentals, remains fragile and is yet to become broad-based. Despite all these hurdles, your Company has achieved a sanction of ₹ 20663 crore and disbursement of ₹ 8887 crore and earned a profit after tax of ₹ 1716 crore.

I would like to share the highlights of HUDCO's performance during 2021-22, vis-a-vis the economic environment, challenges faced and future outlook of the Company, which clearly depicts that your Company is on growth path.

### 1. Economic Environment

According to the data released by National statistical office (NSO) in its provisional estimates of GDP India's real GDP is estimated to have grown by 8.7% in 2021-22. The growth of 8.7% in GDP in 2021-22 came against the backdrop of a 6.6% contraction of GDP in the previous fiscal i.e. 2020-21. The data also showed that the Q1, Q2, Q3 & Q4 GDP had grown by 20.1%, 8.4%, 5.4% & 4.1% respectively in 2021-22 which were better than the corresponding quarterly growth rates achieved in the previous fiscal. (Source: press note dated 31.05.2022 on provisional estimates of Annual National Income 2021-22, NSO, MoSPI). Although the overall economic performance was better in 2021-22 compared to 2020-21, the negative impact and the uncertainties arising out of the pandemic was evident on the speed of recovery. Particularly, the Q4 growth was adversely affected by the spread of the Omicron variant of the coronavirus. Against this backdrop the Government ensured a soft interest rate regime, with ease in extended repayment mechanism and supportive policies for ensuring to maintain economic growth.

### 2. Sectoral Overview and Government Policy Initiatives

The Government has outlined its focus on orderly urban development in 2022-23 budget. The focus would be to nurture the megacities and their hinterlands to become current centres of economic growth and also to facilitate tier 2 and tier 3 cities to develop in future. It was announced in the Budget 2022-23 that a high-level committee of reputed urban planners, urban economists and institutions will be formed to make recommendations on urban sector policies, capacity building, planning, implementation and governance. The budget has also announced that 80 lakh houses shall be completed in 2022-23, for the identified eligible beneficiaries of PM Awas Yojana for both rural and urban areas and ₹ 48,000 crore was allocated for this purpose. The Central Government will work with the state governments for reduction of time required for land and construction related approvals, for promoting affordable housing for middle class and economically weaker sections in urban areas. Further effort would be there to work with the financial sector regulators to expand access to capital along with reduction in cost of intermediation. (Source: Union Budget speech 2022-23).

In the Union Budget 2022-23, the Government also focused on infrastructure development by outlining PM Gati Shakti, a transformative approach for economic growth and sustainable development. The approach is driven by seven engines, namely, Roads, Railways, Airports, Ports, Mass Transport, Waterways and Logistics Infrastructure. All seven engines will pull forward the economy in unison. These engines are supported by the complementary roles of Energy Transmission, IT Communication, Bulk Water & Sewerage and Social Infrastructure. The approach would be powered by Clean Energy and Sabka Prayas - the efforts of the Central Government, state governments and private sector together - leading to huge job skill development and entrepreneurial opportunities for all, especially the youth. (Source: Union Budget speech 2022-23).

### 3. Emerging Issues in Housing and Urban Infrastructure

The tense global geopolitical situation in the wake of Ukraine war has given rise to uncertainty about the global growth outlook. Inflationary pressures were also seen building up across global economies. According to the United Nation's latest World Economic Situation and Prospects (WESP) the Global economy is expected to grow only by 3.1% in 2022, down from 4% projected earlier in January 2022. Global inflation is also set to reach 6.7% this year with sharp rises in food and energy prices. US central bank Federal reserve raised interest rate recently to combat inflationary pressures. Domestically RBI too time and again had raised the repo rate recently in a manner to tame inflation. The long-term growth prospect of the Indian Economy however remains intact given its strong fundamentals. In order to achieve the goal of USD 5 trillion economy quantum jump in investment in infrastructure is required including affordable housing. Rapid urbanisation and demand supply gap in infrastructure and housing requires huge fund flow into these sectors.

### 4. Operational and Financial Performance

HUDCO since its inception in 1970, has cumulatively sanctioned a total of 17,326 housing and urban infrastructure projects with a total loan of ₹ 2,24,607 crore and disbursements of ₹1,88,404 crore. Further, your Company has sanctioned financial assistance to more than 193.17 lakh housing units both in rural and urban areas in the Country, of which 183.96 lakh (95.23%) pertains to EWS / LIG categories. In addition, under HUDCO Niwas, a retail lending window, your company has cumulatively sanctioned financial assistance of ₹ 6,858 crore to 3.86 lakh individuals and released an amount of ₹ 5,170 crore.

The Operational and Financial highlights during the year 2021-22 are as follows: -

- a) Under Housing sector during the year under report, HUDCO has sanctioned 12 number of projects with a loan assistance of ₹ 1,759 crore, inclusive of ₹ 13 crore under HUDCO Niwas, thereby facilitating construction of 88,523 dwelling units. Loan release for an amount of ₹ 1,279 crore (inclusive of ₹ 10 crore under HUDCO Niwas) crore has been made during current year.
- b) Under the Urban Infrastructure portfolio, HUDCO has sanctioned 32 projects with a loan assistance of ₹ 18,904 crore covering various sectors like Water Supply, Sewerage System, Social Infrastructure, Commercial Infrastructure, Road & Transport, Metro, Power, etc. Further, a release of ₹ 7,607 crore was made during the year in various schemes.
- c) HUDCO is actively participating in Government of India flagship program such as Smart City Mission, Atal Mission for Rejuvenation and Urban Transformation (AMRUT), Jal Jeevan Mission, etc. In the financial year 2021-22, HUDCO supported the flagship programmes by extending financial assistance of ₹ 600 crore to Rajasthan Urban Drinking Water Sewerage & Infrastructure Corporation (RUDSICO). The sanctioned amount will be utilized for benefitting Ajmer & Jaipur Smart Cities and AMRUT scheme in 20 ULBs of Rajasthan. HUDCO has also provided viability gap funding of ₹ 4,000 crore to Rajasthan Water Supply and Sewerage Corporation, towards state share for implementation of Jal Jeevan Mission in the State.
- d) Your Company has witnessed a growth of 8.74% in Profit after Tax (PAT) to ₹1716.60 crore in 2021-22 from ₹1578.58 crore in 2020-21. Your Company has also seen a growth of 9.70% in its Net worth that has reached ₹ 14,468.32 crore in financial year 2021-22 from ₹ 13,189.05 crore in financial year 2020-21.
- e) The Board of Directors of your Company had earlier approved payment of interim dividend @ 7.50 %, i.e., ₹ 0.75 per equity share having face value of ₹ 10/- each totalling to ₹150.14 crore on the paid-up equity share capital of the Company in March, 2022 and the same has been paid. The Board of Directors, have recommended payment of final Dividend @ 27.50 %, i.e., ₹ 2.75 per equity share having face value of ₹ 10/- each for the financial year 2021-22, subject to approval of the shareholders at the ensuing 52<sup>nd</sup> Annual General Meeting.
- f) At the end of the financial year ended 31<sup>st</sup> March, 2022, HUDCO reported gross NPA of ₹ 2,809.20 crore, which constitutes 3.58% of total loan portfolio. The net NPA as on 31<sup>st</sup> March 2022 is ₹ 387.79 crore which constitutes 0.51% to net loan outstanding. During the year 2021-22, an amount of ₹ 239.39 crore was recovered from NPA accounts.
- g) HUDCO has supported projects in the North-Eastern Region, and sanctioned 23 housing and urban infrastructure schemes with loan amount of ₹ 510.21 crore in the States of Arunachal Pradesh, Meghalaya, Manipur and Nagaland.

HUDCO has made concerted efforts to reach the unreached as well as support the flagship programmes of the Government of India. Further, your Company has cumulatively sanctioned financial assistance to more than 193.17 lakh housing units both in rural and urban areas in the Country, of which 183.96 lakh (95.23%) pertains to EWS / LIG categories.

### 5. Credit Rating of HUDCO

During the financial year 2021-22, your company continued to enjoy the highest long-term ratings of 'CARE AAA [Triple A]; Stable', '[ICRA] AAA (Stable)' and 'IND AAA/Stable' by IRRPL. The Company also got its short-term borrowing programme rated, obtaining the rating of 'CARE A1+ [A One Plus]', '[ICRA] A1+' and 'IND A1+', by IRRPL.

During the financial year 2020-21, two international credit rating agencies – Fitch and Moody's, have awarded 'BBB- with negative Outlook' and 'Baa3 with Stable Outlook' ratings, respectively, to your Company. Further, FITCH Ratings, vide its press release dated

20<sup>th</sup> June, 2022 has revised the outlook of HUDCO 'BBB'-rating to 'Stable' from 'Negative'. The rating action follows the change in the outlook on Government of India's rating to 'Stable' from 'Negative' on 10<sup>th</sup> June, 2022.

## **6. HUDCO's Role in Implementation of Government of India flagship programmes - for promoting "Pradhan Mantri Awas Yojana (Urban)- Housing for All"**

HUDCO plays a major role in Government of India scheme – for promoting "Housing for All" & Urban Development. As a Resource Institution for scrutiny and inspection of sample projects/ DPRs under Pradhan Mantri Awas Yojana (PMAY) (Urban), HUDCO during the year, carried out site and/or desk scrutiny of 66 projects for 1.52 lakh Dwelling Units (DUs) with project cost of ₹5475.84 crore & GoI assistance of ₹ 2260.94 crore covering 16 Affordable Housing in Partnership (AHP) projects, 49 Beneficiary Led Construction (BLC)- (New Construction/Enhancement), 1 In-situ Slum Redevelopment (ISSR) project at various locations in 62 towns/ cities under 16 States/UTs.

Cumulatively up to 31<sup>st</sup> March, 2022, HUDCO has carried out site and/or desk scrutiny of 555 projects for 11.37 lakh DUs with project cost of ₹ 52228.69 crore & GoI Assistance of ₹ 16767.62 Crore covering 61 AHP projects, 473 BLC (New Construction/Enhancement) & 21 ISSR projects (inclusive of 1 ISSR – AHP project) at 406 towns/ cities under 34 States/UTs.

HUDCO is also one of the nominated Central Nodal Agencies (CNA) for Government of India for disbursing the central subsidy to beneficiaries under credit-linked subsidy scheme (CLSS).

HUDCO, as Central Nodal Agency (CNA) has executed MoU with 91 Banks/ Prime Lending Institutions (PLIs) for EWS/LIG category which includes 2 Public Sector Banks, 5 Private Sector Banks, 1 NBFC-MFI, 1 Small Finance Bank, 13 Grameen Banks and 69 Cooperative Banks. Further, for MIG-I and MIG-II categories, HUDCO has also executed MoU with 79 Banks/PLIs which includes 2 Public Sector Bank, 5 Private Sector Bank, 1 NBFC, 13 Grameen Bank and 58 Co-Operative Banks.

During 2021-22, the total subsidy amount of ₹ 915.95 crore was disbursed to 37,229 households which includes ₹ 906.32 crore disbursed to 36,772 EWS/LIG households and ₹ 9.62 crore to 457 MIG households.

Since the launch of CLSS in 2015-16, HUDCO has (as on 31<sup>st</sup> March 2022) disbursed subsidy of ₹ 2006.95 crore to 86,358 households through 91 PLIs/Banks with whom, MoU has been executed for implementation of PMAU(U) - CLSS.

As stated above HUDCO has supported GoI mission programme since launch of PMAY(U) in a befitting manner.

## **7. Human Settlement Management Institute (HSMI)**

Human Settlement Management Institute (HSMI) is HUDCO's Research & Training wing and has established itself as an eminent institution to focus on contemporary issues of housing and urban development. HSMI has benefited about 53600 officials through 1789 training programmes from 1985 to 2022 and continues to provide training support for professionals and a forum for interaction of administrators, professionals, researchers and other engaged with the issue of human settlement development. It has provided training sponsored by Ministry of External Affairs to more than 1000 overseas Professionals through 47 ITEC training programmes. While strengthening the borrowing agencies through training, HUDCO's HSMI helps in generating viable projects to improve HUDCO's lending operations directly as well as indirectly. This gives the institute a rare twin character of a Research & Training wing for capacity building, while also operating as a sector specialist institute. During the year 2021-22, HSMI has conducted various online Webinars/ Training programmes covering 1450 professionals/ HUDCO officials.

HUDCO's HSMI publishes its magazine 'SHELTER' twice in a year, October, 2021 edition of the 'SHELTER' magazine was published with the theme 'Accelerating Urban Action for a Carbon Free World'. 'The Compendium of Award for Best Practices to improve the Living Environment' was also published during the year.

## **8. Human Resources Management**

The backbone of any organisation is its human resources. Your Company has a high performing and motivated workforce equipped to deliver the results. HUDCO has a workforce of professionals from various disciplines like Project, Finance, Law, IT, HR, etc., with a vision 'to be leading Techno-Financial Institution promoting sustainable Habitat Development for transforming the lives of people'. The focus is on the holistic growth of the employees and also enabling them with continuous learning and development of new skills.

Your Company has women in important and critical functional areas. Women representations have gone across hierarchical levels. To promote women empowerment, HUDCO instituted 'Nari Shakti Award' for women employees who have made notable contribution in taking HUDCO towards growth and development or have demonstrated any inherent talent. HUDCO also celebrates 'Women's Day every year' on 8<sup>th</sup> March, every year. HUDCO has been complying with all the directives and guidelines issued by the Government of India regarding reservation for SC/ST/OBC/PwD/ Ex-Servicemen/ EWS. As on 31<sup>st</sup> March, 2022, HUDCO has a workforce of 703 employees (comprising of 592 Executives and 111 Non-Executives). At present, there are 218 women employees working in HUDCO which constitute approx. 31% of its workforce.

## **9. Corporate Social Responsibility (CSR)**

During the year 2021-22, Your company has spent a total amount of ₹ 29.47 crore on CSR activities comprising of ₹ 25 crore towards the PM CARES Fund out of the CSR budget allocated for the year 2021-22, and ₹ 1.40 crore was spent for the ongoing CSR projects



during the financial year 2021-22. Further, an amount of ₹ 3.06 crore has been spent on CSR projects during the FY 2021-22, for the projects sanctioned prior to 31<sup>st</sup> March, 2021.

In compliance with the Ministry of Corporate Affairs, Government of India notification dated 22<sup>nd</sup> January, 2021, HUDCO has transferred an amount of ₹ 50 crore on 29.09.2021, being the unspent CSR amount other than earmarked for ongoing projects, out of total amount of ₹ 80.19 crore for the financial year 2020-21, to the PM CARES Fund, a fund specified in Schedule VII of the Companies Act, 2013.

The position with respect to Corporate Social Responsibility and Annual Report on CSR for the financial year 2021-22 has duly been explained/ annexed with the Directors Report.

## 10. Corporate Governance

HUDCO is fully committed to promote and establish a fair, transparent and ethical system of Corporate Governance. HUDCO ensures transparency in all its operations with special emphasis on financial prudence, accountability and ensuring customers/stakeholder's satisfaction. As per requirements of the SEBI (LODR) Regulations, 2015 and DPE guidelines on Corporate Governance, a report on Corporate Governance is made part of the Director's Report.

## 11. Future Outlook

It is estimated that India would need to spend \$4.5 trillion on infrastructure by 2030 to realise the vision of a \$5 trillion economy by 2025. The total capital expenditure in infrastructure sectors in India during fiscals 2020 to 2025 is projected at about ₹ 111 lakh crore, out of this, total capital expenditure on urban infrastructure is projected at ₹ 19.19 lakh crore. The projects under urban infrastructure would include Atal Mission for Rejuvenation and Urban Transformation, Smart Cities, MRTS, Affordable Housing, Jal Jeevan Mission. (Source: National Infrastructure Pipeline, Report of the Task Force vol 1, MoF). HUDCO would have business opportunity in these areas.

The spread of COVID-19 pandemic has decelerated the economy of the World at large, to which India is no exception. HUDCO operations have been impacted post COVID-19 pandemic due to this slowdown. In this context the future outlook and medium and long-term strategies are the following:

- i. Under Jal Jeevan Mission- 'Har Ghar, Nal Se Jal' allocation of ₹ 60,000 crore to cover 3.8 crore households in 2022-23, HUDCO will make all out efforts to tap potential business for viability gap funding;
- ii. The Government of India has launched 'Swacch Bharat Mission-2.0' (SBM-2) with an allocation of ₹ 1.41 lakh crore for five years from 2021 till 2026, to focus on safe sanitation, water harvesting and recycling. HUDCO would approach State Governments for financing such projects;
- iii. HUDCO will make all out efforts to tap potential business for viability gap funding in Atal Mission for Rejuvenation and Urban Transformation (AMRUT) and Smart City projects;
- iv. In the wake COVID it has been felt health infrastructure of the country needs a boost. Accordingly, HUDCO would continue to fund Social Infrastructure Projects like Health Centres, Government Hospitals, Medical Colleges, etc., as the State Governments would be requiring huge funds to expand their Health Care Infrastructure;
- v. HUDCO would also give priority for funding Urban Metro Rail projects of all major cities, as the Government is keen to expand the metro network in different cities and is looking for external participation for such projects.

## 12. Acknowledgements

On behalf of the Board of Directors, I am indeed grateful for the co-operation, guidance and support extended by the Government of India particularly Ministry of Housing and Urban Affairs, Ministry of Rural Development, Department of Public Enterprises, Reserve Bank of India, National Housing Bank, Securities and Exchange Board of India and Ministry of Corporate Affairs. I also thank the Comptroller & Auditor General of India and Statutory Auditors for their significant contribution.

I also wish to thank our investors, lenders and borrowers specially the State Governments, State Government Agencies, Municipal/ Local Bodies and other parastatal institutions for reposing their continued support. I also place on record my special thanks to all the stakeholders of the Company for extending their valuable support and cooperation.

I am also thankful to all the employees of the Company at all levels for their dedication and commitment to achieve excellent performance year after year and wish for their continued support in future as well.

Thank you for your kind support.

Sd/-  
Kamran Rizvi, IAS  
Chairman & Managing Director

## NOTICE

Notice is hereby given that the 52<sup>nd</sup> Annual General Meeting (AGM) of Housing and Urban Development Corporation Limited (HUDCO) will be held on Monday, the 26<sup>th</sup> September, 2022 at 12 noon (IST) at HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi – 110003 through Video Conferencing (VC)/ Other Audio-Visual Means (OAVM) facility to transact the following businesses:

### AS ORDINARY BUSINESS

1. To receive, consider and adopt the Audited Financial Statements (Standalone and Consolidated) of the Company for the financial year ended 31<sup>st</sup> March, 2022, along with Directors' Report, Independent Auditor's Report and comments thereupon of the Comptroller and Auditor General of India.
2. To declare final dividend @ 27.50% (₹ 2.75/- per equity share) on the paid-up equity share capital of the Company for the financial year ended 31<sup>st</sup> March, 2022 as recommended by the Board and to confirm the payment of interim dividend @ 7.50% (₹ 0.75/- per equity share) already paid in the month of March, 2022.
3. To appoint a Director in place of Shri Shyam Sunder Dubey (DIN: 06601151) who retires by rotation at this Annual General Meeting, on the same terms and conditions as earlier approved by the President of India and is eligible for reappointment.
4. To appoint a Director in place of Shri D. Guhan (DIN: 06757569) who retires by rotation at this Annual General Meeting, on the same terms and conditions as earlier approved by the President of India and is eligible for reappointment.
5. To authorize the Board of Directors of the Company to fix the remuneration of the Statutory Auditors of the Company for the financial year 2022-23.

### AS SPECIAL BUSINESS

6. To consider and if thought fit, to pass, with or without modification(s), the following resolution as a special resolution:

#### “RESOLVED THAT

- (i) In accordance with the provisions of Section 42 of the Companies Act, 2013 read together with Companies (Prospectus and Allotment of Securities) Rules, 2014 and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modification(s) or re-enactment thereof, for the time being in force), enabling notification(s), if any, NHB/RBI directions on Issuance of Non-convertible bonds/debentures on private placement basis and any other guidelines issued by any other regulatory authority, as may be amended from time to time, consent of the Company be and is hereby accorded to raise funds upto a maximum of ₹ 22,000 crore during a period of one year from the date of passing of this special resolution (subject to the outstanding borrowings at any given point of time not exceeding the overall borrowing limit approved by the shareholders u/s 180(1)(c) of the Companies Act, 2013 through a special resolution) by way of issue of unsecured/ secured non-convertible bonds/ debentures of the Company on private placement basis, in domestic and/or international markets, in one or more tranches/ combinations and including the exercise of a green-shoe option (within the overall limit of ₹ 22,000 crore, as stated above), if any, at such terms as may be determined under the guidelines as may be applicable, and on such terms and conditions as may be finalized by the Board or any duly constituted Committee of the Board or such other authority as may be approved by the Board.
- (ii) For the purpose of giving effect to any private placement of unsecured/ secured non-convertible bonds/debentures, the Board of Directors of the Company (the “Board”) or any duly constituted Committee of the Board or such other authority as may be approved by the Board be and is hereby authorized to do all such acts, deeds and things, as may be deemed necessary, including but not limited to determining the terms of the Issue, including the class of investors to whom the bonds/debentures are to be allotted, the number of bonds/debentures to be allotted in each tranche, issue price, tenor, interest rate, premium/ discount to the then prevailing market price, amount of issue, discount to issue price, listing, issuing any declaration/undertaking or any terms and conditions of issue of Bonds, etc., required to be included in the private placement offer letter/ offer document/offering circular and any other regulatory requirement for the time being in force.
- (iii) The consent of the Company be and is hereby accorded under the provisions of Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014, to the Board of Directors of HUDCO to issue any other securities (both long term and short term) from time to time upto the limits as may be approved under the annual borrowing program of the

company, subject to the outstanding borrowings at any given point of time not exceeding the overall borrowing limit approved by the shareholders u/s 180(1)(c) of the Companies Act, 2013 through a special resolution.”

By order of the Board of Directors

Place: New Delhi  
Dated: 26<sup>th</sup> August, 2022

Sd/-  
Harish Kumar Sharma  
Company Secretary

#### NOTES

1. An Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 relating to Special Business as set out at item no. 6 of the agenda to be transacted at the AGM is annexed hereto;
2. Pursuant to circular no. 2/2022 dated 5<sup>th</sup> May, 2022 read together with general circular(s) no. 14/2020 dated 8<sup>th</sup> April, 2020, 17/2020 dated 13<sup>th</sup> April, 2020, 20/2020 dated 5<sup>th</sup> May, 2020, read with other relevant circulars issued by the Ministry of Corporate Affairs, Government of India from time to time (collectively referred to as 'MCA circulars') and circular no. SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated 13<sup>th</sup> May, 2022 read with other relevant circulars issued by the Securities and Exchange Board of India (collectively referred to as 'SEBI circulars') from time to time and in compliance with the provisions of the Companies Act, 2013 and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, i.e., SEBI (LODR), this AGM will be held through Video Conferencing ('VC') or Other Audio Visual Means ('OAVM'), without the physical presence of the members at a common venue.

The proceedings of the AGM will be deemed to be conducted at the Registered Office of the Company, at HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi – 110003, which shall be deemed venue of the AGM. As the meeting will be held through VC/OAVM, hence, route map of the venue of the meeting is not annexed hereto;

3. **PURSUANT TO THE PROVISIONS OF THE COMPANIES ACT, 2013, A MEMBER ENTITLED TO ATTEND AND VOTE AT THE AGM IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF/HERSELF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. SINCE THE COMPANY IS CONDUCTING THE AGM THROUGH VC/OAVM, THE REQUIREMENT OF PHYSICAL ATTENDANCE OF MEMBERS HAS BEEN DISPENSED WITH. ACCORDINGLY, THE FACILITY FOR APPOINTMENT OF PROXIES BY THE MEMBERS WILL NOT BE AVAILABLE FOR THE AGM, HENCE, THE PROXY FORM AND ATTENDANCE SLIP ARE NOT ANNEXED TO THIS NOTICE;**
4. Pursuant to Section 112 and Section 113 of the Companies Act, 2013, representatives of the members such as the President of India and/or body corporate can attend the AGM through VC/OAVM and cast their votes through e-voting. Institutional/Corporate members of the Company are encouraged to attend the AGM through VC/OAVM. Institutional/Corporate members intending to appoint authorised representative to attend and vote on their behalf at the AGM are requested to send a scanned certified copy (PDF/JPG format) of its Board or Governing body resolution/ Authorization letter, etc., authorizing its representative to attend the AGM through VC/OAVM on their behalf and to vote through remote e-voting at least 48 hours before the AGM. The said resolution /authorization letter shall be sent to the scrutinizer by e-mail through its registered e-mail address to [hemantsinghcs@gmail.com](mailto:hemantsinghcs@gmail.com);
5. In case of joint holders attending the meeting, only such joint holder whose name appears first in the order of names in the Register of Members of the Company/ list of Beneficial Owners as provided by National Securities Depository Limited ('NSDL')/ Central Depository Services (India) Limited ('CDSL') (collectively referred to as 'Depositories') in respect of such joint holding, will be entitled to vote;
6. Pursuant to SEBI/MCA circular(s), copy of the 52<sup>nd</sup> Annual Report for the year 2021-22 along with notice of AGM containing the process and manner of remote e-voting, instruction for members for e-voting on the day of the AGM and for attending the AGM through VC/OAVM are being sent to all the members through electronic mode whose email addresses are registered with their Depository Participants (DP) and/or Registrar & Transfer Agents (RTA) for communication purposes. The company shall send the physical copy of the Annual Report for the financial year 2021-22 only to those member who specifically request for the same at [cswhudco@hudco.org](mailto:cswhudco@hudco.org). The Annual Report along with notice of the AGM has been uploaded on the website of the Company at [www.hudco.org.in](http://www.hudco.org.in) and may also be accessed from the websites of the Stock Exchanges, i.e., BSE Limited and National Stock Exchange of India Limited at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) respectively and from the website of CDSL (agency appointed for providing the Remote e-voting facility and e-voting system during the AGM), i.e., [www.evotingindia.com](http://www.evotingindia.com)
7. Members who would like to express their views/ask questions during the AGM, may register themselves as a speaker by sending their request from their registered email address mentioning their name, Demat Account / folio number, email id, mobile number at [investors.agm@hudco.org](mailto:investors.agm@hudco.org), not later than 5:00 p.m., 20<sup>th</sup> September, 2022.

Only those members who have registered themselves as Speaker will be allowed to express their views/ ask questions during the AGM, once the floor is open for shareholders queries. The Company reserves the right to limit the number of Speakers and number of questions depending on the availability of time at the AGM.

Further, the members desirous of seeking any information/ clarification on any item(s) of business to be transacted at the meeting are requested to send their queries at [investors.agm@hudco.org](mailto:investors.agm@hudco.org) at least ten days prior to the date of the AGM, so that the information required/ clarification sought can be made readily available at the time of AGM;

8. In terms of Dividend Distribution Policy and DPE Guidelines, the Board of Directors has recommended a final dividend @ ₹ 2.75/- (27.50 %) per equity share of the face value of ₹ 10/- each for approval of the shareholders in the AGM. On approval/ declaration at the AGM, payment of dividend will be made subject to deduction of tax at source, to the eligible members, whose names appear as beneficial owner/member as at the end of the business hours on the Friday, the 16<sup>th</sup> September, 2022, being the record date.

In addition to the final dividend as recommended above, the Board has already paid an interim dividend of ₹ 0.75/- (7.50%) per equity share having face value of ₹ 10/- each, in the month of March, 2022.

On approval by the shareholders, the total dividend for the financial year 2021-22 will be ₹ 3.50/- (35.00%) per equity share with total dividend payout of ₹ 700.66 crore;

9. Members may further note that the Income Tax Act, 1961, ('the IT Act') as amended by the Finance Act, 2020, mandates that dividends paid or distributed by a company after 1<sup>st</sup> April, 2020 shall be taxable in the hands of members. The Company shall therefore be required to deduct tax at source (TDS) at the time of making the payment of final dividend. The applicable Tax Deduction at Source (TDS) provisions under the Income Tax Act applicable for Resident and Non-Resident Shareholders are as under:

**A. For Resident Shareholders :** taxes shall be deducted at source under Section 194 of the IT Act as follows-

In case valid PAN is provided/ available/ registered	10% or as notified by the Government of India
In case valid PAN is not provided/ not available/ registered	20% or as notified by the Government of India
Shareholders who have been classified as 'Specified Person' under Section 206AB of the Income Tax Act, 1961	20%, i.e., twice the applicable rate on the amount of dividend payable or as notified by the Government of India
Members submitting lower/ NIL tax deduction certificate issued by Income Tax Department u/s 197 of Income Tax Act	Rate specified in the certificate

Shareholders who are yet to furnish their PAN to their respective Depository Participant/ RTA are therefore requested to do so immediately.

**Deduction of TDS for 'Specified person'**

TDS will be deducted @ 20%, i.e., at twice the applicable rate on the amount of dividend payable to the resident shareholders who has:

- not filed with the Income Tax Authorities his return of income for the previous two financial years, for which the time limit of filing of return of income under section 139(1) of the Income-tax Act, 1961 has expired; and
- been subject to tax deduction /collection at source aggregating to ₹ 50,000/- or more in the aforesaid previous years.

The Central Board of Direct Taxes (CBDT) has prescribed the functionality for determining whether a person fulfils the conditions of being a 'Specified Person' or not. Accordingly, the Company will verify from the above functionality provided by CBDT whether any shareholder of the Company qualifies as a 'Specified Person' prior to applying the relevant TDS rates.

**No tax shall be deducted on the dividend payable to:**

- Resident Individual Shareholder, if:
  - the amount of total dividend payable by the Company during financial year 2022-23 does not exceed, in the aggregate, ₹ 5,000/-; and



- (ii) In cases where the Shareholder provide Form 15G (Form 15H for individuals aged 60 years or more) subject to conditions specified in the IT Act. PAN is mandatory for members providing Form 15G / 15H or any other document as mentioned above.
- b) Insurance Companies, Mutual Funds, Alternative Investment Fund, New Pension System Trust, Corporation established by or under a Central Act and Other Non-individual shareholders, where documents complete in all respect are received by the company for them, brief of the document required are as under.

Category of shareholder	Documents required
Insurance companies	Self-declaration that they are beneficial owners of shares held along with self-attested copy of registration certificate and PAN.
Mutual Funds	Self-declaration that they are governed by the provisions of section 10(23D) of the Income Tax Act, 1961, along with self-attested copy of PAN and SEBI registration certificate.
Alternative Investment Fund (AIF) established/ incorporated in India	A self-declaration that its income is exempt under section 10(23FBA) of the Income Tax Act, 1961 and they are established and governed as category I or category II AIF under the SEBI regulations along with self-attested copy of the PAN and SEBI registration certificate.
New Pension System Trust	A self-declaration that they are governed by the provisions of section 10(44) [subsection 1E to section 197A] of the Act along with self-attested copy of the PAN and registration certificate
Corporation established by or under a Central Act	Documentary evidence that the Corporation is covered under section 196 of the Act and alongwith self-attested copy of the PAN and registration certificate
Other Non-individual resident shareholders	Documentary evidence along with an attested copy of the PAN of shareholders who are exempted from deduction of tax under section 194 of the IT Act and categories who are covered under section 196 of the Income Tax Act

- B. For Non-Resident Shareholders:** TDS shall be at the rate of 20% (plus applicable surcharge and cess) or the Tax Treaty Rate, whichever is lower or as notified by the Government of India, on the amount of dividend payable to Foreign Portfolio Investors, Foreign Institutional Investors and other Non- resident shareholders.

For availing the benefit of Tax Treaty Rate, non-resident shareholders will have to provide the following documents complete in all respect to the Company:

- Self-attested copy of the valid PAN card allotted by the Indian Income Tax authorities;
- Self-attested copy of the Tax Residency Certificate (TRC) covering the financial year 2022-23 issued by the tax authorities of the country of which the shareholder is resident;
- Self-declaration in prescribed Form 10F, for the financial year 2022-23, duly filled in and signed, if all the details required in this form are not mentioned in TRC;
- Self-declaration by the non-resident shareholder of having no permanent establishment in India in accordance with the applicable tax treaty of financial year 2022-23;
- Self-declaration of beneficial ownership of financial year 2022-23 by the non-resident shareholder;
- Self-declaration that the non- resident shareholder is eligible to claim the benefit of the respective Tax Treaty in the financial year 2022-23; and
- Any other documents as prescribed under the IT Act for lower withholding of taxes if applicable, duly attested by member.

The Company is not obligated to apply beneficial tax treaty rates at the time of tax deduction/ withholding on dividend amounts. Application of beneficial rate of tax treaty for the purpose of withholding taxes shall depend upon completeness and satisfactory review by the Company of the documents submitted by the non-resident shareholder.

The non-resident who does not have the permanent establishment is excluded from the scope of a specified person.

The Shareholders are requested to submit the requisite documents, for claiming exemption at nil/ concessional rate of tax, as mentioned above, to the company at [dividend.tax@hudco.org](mailto:dividend.tax@hudco.org) only, on or before, 18<sup>th</sup> September, 2022. No communication on tax determination/ deduction shall be entertained after 18<sup>th</sup> September, 2022.

Documents submitted for claiming deduction of tax at nil/ concessional rate of tax, for the interim dividend, 2021-22 will not be considered for final dividend. Fresh documents and forms will be required to be submitted for availing such benefits.

The Company reserves its right to recover any demand raised subsequently on the Company for providing wrong/ inadequate information for claiming exemption from deduction of tax at nil/concessional rates.

In the event the dividend income as on the record date, i.e., 16<sup>th</sup> September, 2022, is assessable to tax in the hands of a person other than the registered shareholder (viz., the shares are held by a clearing member, broker, etc., on behalf of the actual beneficial owner), such registered shareholder (i.e., the said clearing member, broker, etc.) is required to furnish to the Company on or before 18<sup>th</sup> September, 2022, a declaration containing the name, address, residential status and PAN of the actual beneficial owner to whom TDS credit is to be given, and reasons for giving credit to such person. No request in this regard will be considered by the Company after 18<sup>th</sup> September, 2022.

The TDS Certificate, if applicable, will be e-mailed to your registered e-mail address in due course of time, post payment of the aforesaid dividend.

10. In terms of Section 152 of the Companies Act, 2013, Shri Shyam Sunder Dubey (DIN: 06601151), Non-official (Government) Director and Shri D. Guhan (DIN: 06757569), Director (Finance) retires by rotation at this AGM and being eligible, offers themselves for re-appointment.

Detail of Director(s) seeking re-appointment as required to be provided pursuant to Regulation 36(3) of SEBI (LODR) Regulations, 2015 and Secretarial Standard on General Meetings (SS-2), issued by the Institute of Company Secretaries of India, is given under 'Brief profile of Directors' under the Chapter 'Corporate Governance Report' in Annual Report;

11. Pursuant to Section 139(5) of the Companies Act, 2013, the Auditors of a Government Company are appointed/ re-appointed by the Comptroller and Auditor General of India (CAG) and in terms of Section 142 of the Companies Act, 2013, remuneration of the Statutory Auditors shall be fixed by the Company in a General Meeting or in such manner as the Company in a General Meeting may determine. Accordingly, it is proposed that the members may authorize the Board of Directors of the Company to fix the remuneration and reimbursement of travelling and out of pocket expenses of the Statutory Auditors.
12. As per SEBI Guidelines, it has been made mandatory for all Companies to use the bank account details furnished by the depositories for distributing dividends and other cash benefits, etc., through Electronic Clearing Service to the investors wherever ECS and bank details are available.

Members may note that their Bank Account details, as available with the records of the DP/ RTA shall be used for the purpose of remittance of dividend and other cash benefits, etc., through National Electronic Clearing Service (NECS), wherever applicable. Members should ensure that correct bank details are noted in the records of the DPs/ RTA, so that no ECS rejection takes place;

13. Members are requested to intimate changes, if any, pertaining to their name, postal address, email address, telephone/mobile numbers, PAN, registering of nomination and power of attorney, Bank mandate as on date details such as name of the bank and branch details, bank account number, MICR code, IFSC code, etc., to their DP in case shares are held in electronic form and to the RTA, in case shares are held in physical form;
14. SEBI vide its circular dated 3<sup>rd</sup> November, 2021, has reiterated that it is mandatory for all holders of physical securities to furnish their PAN as well as KYC to the RTA (Registrar and Share transfer Agent) of the Company in respect of all concerned folios and the folios wherein even any one of the PAN, Address with PIN Code, Email address, Mobile Number, Bank Account details, Specimen Signature and Nomination by holders of physical securities are not available on or after 1<sup>st</sup> April, 2023, shall be frozen by the RTA. SEBI has introduced Form ISR-1 alongwith other relevant forms to lodge any request for registering PAN, KYC details or any change/updation thereof.

In terms of the aforesaid SEBI circular, effective from 1<sup>st</sup> January 2022, any service requests or complaints received from the member shall not processed by RTA till the aforesaid details/ documents are provided to RTA.

Members may also note that SEBI vide its circular dated 25<sup>th</sup> January, 2022 has mandated listed companies to issue securities in dematerialized form only while processing service requests viz. Issue of duplicate securities certificate; claim from unclaimed suspense account; renewal/exchange of securities certificate; endorsement; sub-division/splitting of securities certificate; consolidation of securities certificates/folios; transmission and transposition. In view of the same and to eliminate all risks

associated with physical shares and avail various benefits of dematerialisation, members are advised to dematerialize the shares held by them in physical form. Accordingly, members are requested to make service requests by submitting a duly filled and signed Form ISR-4.

Relevant details and forms prescribed by SEBI in this regard including the mode of dispatch are available on the website of Company at <https://www.hudco.org.in> for information and use by the Shareholders. You are requested to update your particulars timely.

15. Members are requested to note:

- a) Non-Resident Indian shareholder(s) are requested to inform their DP/RTA, immediately in respect of change in their residential status on return to India for permanent settlement and particulars of their bank account maintained in India with complete name, branch, account type & number and address of the Bank with PIN Code, if not furnished earlier;
- b) As per Section 72 of the Companies Act, 2013, Members, holding shares in physical form, may avail the facility of nomination by making nomination in Form No. SH-13 as prescribed in the Companies (Central Government's) General Rules and Forms, 2013. For cancellation or variation of Nomination Form SH-14 can be used. The Form SH-13/ SH-14 duly filled in and completed in all respect is required to be submitted to the RTA. Blank nomination form(s) are available on the company's website, i.e., <https://www.hudco.org.in>. In case of shares held in dematerialized form, the nomination/change of address has to be lodged with the respective DP's; and
- c) To prevent fraudulent transactions, Members are advised to exercise due diligence and notify the Company of any change in address or demise of any Member as soon as possible. Members are also advised to not leave their demat account(s) dormant for long. Periodic statement of holdings should be obtained from the concerned DP and holdings should be verified from time to time.

16. The Register of Directors, Key Managerial Personnel & their shareholding, Register of Contracts or Arrangements in which Directors are interested and other documents referred in the accompanying notice and explanatory statement thereto are available for inspection electronically by members, during the time of AGM;

17. M/s Alankit Assignments Limited, RTA, is looking after the entire share related activities, like - transmission/ transposition/ dematerialization/ consolidation of shares, change of address, bank mandate, filing of nomination, dividend payment, etc. Members are requested to make all future correspondence related to share and allied matters relating thereto with RTA at the following address:

**M/s Alankit Assignments Limited**  
**Registrar and Share Transfer Agents (RTA),**  
Alankit Height,  
4E/2, Jhandewalan Extension,  
New Delhi-110055,  
Email-id- rta@alankit.com,  
Contact No. 011-4254-1234/2354-1234,  
Fax No. 011-2355-2001  
Website: [www.alankit.com](http://www.alankit.com)

18. **Instruction for remote e-voting and attending the AGM through VC/OAVM.**

1. Pursuant to Section 108 and other applicable provisions, if any, of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended and Regulation 44 of the SEBI (LODR) Regulations, 2015, the Company is pleased to provide members, facility to exercise their right to vote on resolution(s) proposed to be considered at the 52<sup>nd</sup> AGM by electronic means to be held on Monday, 26<sup>th</sup> September, 2022 through VC/OAVM facility. The facility of casting the votes by the members using an electronic voting system from a place other than venue of the AGM ('remote e-voting') will be provided by Central Depository Services (India) Limited (CDSL);
2. The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the AGM by following the procedure mentioned in the notice. The facility of participation at the AGM through VC/OAVM will be made available to atleast 1000 members on first come first serve basis as per MCA



circulars. This will not include large shareholders (i.e., shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors, etc., who may be allowed to attend the AGM without restriction on account of first come first served basis; and

3. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining/ reckoning the quorum under Section 103 of the Companies Act, 2013.

**A. Instructions for shareholders attending the AGM through VC/OAVM**

1. Shareholder will be provided with a facility to attend the AGM through VC/OAVM through CDSL e-voting system. Shareholders may access at <https://www.evotingindia.com> under shareholders/members login by using the remote e-voting credentials. The link for VC/OAVM will be available in shareholder/members login where EVSN of Company, i.e., Housing and Urban Development Corporation Limited will be displayed;
2. Shareholders are encouraged to join the meeting through laptops/iPads for better experience. Further shareholders are requested to join the AGM with high-speed wired internet connectivity. This will prevent Wi-Fi dropouts and speed issues; further, Shareholders will be required to allow camera and use internet with good speed to avoid any disturbance during the meeting and;
3. Please note that participants connecting from mobile devices or tablets or through laptop connecting via mobile hotspot may experience audio/video loss due to fluctuation in their respective network. It is therefore, recommended to use stable Wi-Fi or LAN connection to mitigate any kind of aforesaid glitches.

**B. Instructions for shareholders for remote e-voting and e-voting during AGM**

- i. The remote e-voting period commences on, Thursday, the 22<sup>nd</sup> September, 2022 (9:00 a.m. IST) ends on Sunday, the 25<sup>th</sup> September, 2022 (5:00 p.m. IST). During this period shareholders of the Company, holding shares either in physical form or in dematerialized form, as on Monday, the 19<sup>th</sup> September, 2022 ('cut-off date') may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter. Once the vote on a resolution is cast by the member, the member is not be allowed to change it subsequently;
- ii. The voting rights of members shall be in proportion to the paid up value of their shares in the equity capital of the Company as on the cut-off date, i.e., 19<sup>th</sup> September, 2022 and a person who is not a member on the cut-off date should treat this notice of AGM for information purpose only;
- iii. The facility of e-voting will also be made available during the AGM and the Shareholders attending the AGM who have not casted their vote by remote e-voting and are not otherwise barred from doing so, shall be eligible to vote through e-voting system during the AGM. The shareholders who have voted/ casted their vote by remote e-voting may also attend the AGM but will not be allowed/entitled to cast their vote again.

Further, if any votes cast by the shareholders through e-voting available during the AGM and if the same shareholders have not participated in the meeting through VC/OAVM facility, then the votes cast by such shareholders shall be considered invalid as the facility of e-voting during the meeting is available only to the shareholders attending the meeting;

- iv. Pursuant to SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 9<sup>th</sup> December, 2020, on e-voting facility provided by listed companies, Individual Shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-voting facility.

In order to increase the efficiency of the voting process, all the demat account holders, by way of a single login credential, through their demat accounts/websites of Depositories/ Depository Participants, are able to cast their vote without having to register again with e-voting service providers (ESPs), thereby, not only facilitating seamless authentication but also enhancing ease and convenience of participating in e-voting process.

**Step 1:** Access through Depositories CDSL/NSDL e-voting system in case of individual shareholders holding share in demat mode.

Pursuant to abovesaid SEBI circular, login method for e-voting and joining virtual meetings for Individual shareholders holding securities in Demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with <b>CDSL</b>	<ol style="list-style-type: none"> <li>1) Users who have opted for CDSL's Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-voting page without any further authentication. The URLs for users to login to Easi / Easiest are <a href="https://web.cdslindia.com/myeasi/home/login">https://web.cdslindia.com/myeasi/home/login</a> or <a href="http://www.cdslindia.com">www.cdslindia.com</a> and click on login icon and select New System Myeasi.</li> <li>2) After successful login the Easi/ Easiest user will be able to see the e-voting option for eligible companies where the e-voting is in progress as per the information provided by company. On clicking the e-voting option, the user will be able to see e-voting page of the e-voting service provider for casting their vote during the remote e-voting period or joining virtual meeting &amp; voting during the meeting. Additionally, there is also links provided to access the system of all e-voting service providers ,i.e., CDSL/NSDL/KARVY/LINKINTIME, so that the user can visit the e-voting service providers wesite directly.</li> <li>3) If the user is not registered for Easi/Easiest, option to register is available at <a href="https://web.cdslindia.com/myeasi/Registration/EasiRegistration">https://web.cdslindia.com/myeasi/Registration/ EasiRegistration</a></li> <li>4) Alternatively, the user can directly access e-voting page by providing Demat Account Number and PAN No. from e-voting link available on <a href="http://www.cdslindia.com">www.cdslindia.com</a> home page.The system will authenticate the user by sending OTP on registered Mobile &amp; Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-voting option where the evoting is in progress and also able to directly access the system of all e-voting Service Providers.</li> </ol>
Individual Shareholders holding securities in demat mode with <b>NSDL</b>	<ol style="list-style-type: none"> <li>1) If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL and open web browser by typing the following URL: <a href="https://eservices.nsdl.com">https://eservices.nsdl.com</a> either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the "Beneficial Owner" icon under "Login" which is available under 'IDeAS' section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-voting services. Click on "Access to e-voting" under e-voting services and you will be able to see e-voting page. Click on company name or e-voting service provider name and you will be re-directed to e-voting service provider website for casting your vote during the remote e-voting period or joining virtual meeting &amp; voting during the meeting.</li> <li>2) If the user is not registered for IDeAS e-Services, option to register is available at <a href="https://eservices.nsdl.com">https://eservices.nsdl.com</a>. Select "Register Online for IDeAS Portal or click at <a href="https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp">https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp</a></li> <li>3) Visit the e-voting website of NSDL. Open web browser by typing the following URL: <a href="https://www.evoting.nsdl.com/">https://www.evoting.nsdl.com/</a>either on a Personal Computer or on a mobile. Once the home page of e-voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section. A new screen will open. User will have to enter his/her User ID (i.e. your sixteen digit demat account number holding with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, user will be redirected to NSDL Depository site wherein he/she can see e-voting page. Click on company name or e-voting service provider name and he/she will be redirected to e-voting service provider website for casting his/her vote during the remote e-voting period or joining virtual meeting &amp; voting during the meeting.</li> </ol>
Individual Shareholders (holding securities in demat mode) login through their <b>Depository Participants</b>	<p>User can also login using the login credentials of his/her demat account through his/her Depository Participant registered with NSDL/CDSL for e-voting facility. After successful login, he/she will be able to see e-voting option. Once you click on e-voting option, user will be redirected to NSDL/CDSL Depository site after successful authentication, wherein he/she can see e-voting feature. Click on company name or e-voting service provider name and he/she will be redirected to e-voting service provider's website for casting his/her vote during the remote e-voting period or joining virtual meeting &amp; voting during the meeting.</p>

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk details for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository, i.e., CDSL and NSDL

Login type	Helpdesk details
Individual Shareholders holding securities in Demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at <a href="mailto:helpdesk.evoting@cdslindia.com">helpdesk.evoting@cdslindia.com</a> or contact at 022-23058738 and 022-23058542
Individual Shareholders holding securities in Demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at <a href="mailto:evoting@nsdl.co.in">evoting@nsdl.co.in</a> or call at toll free no: 1800 1020 990 and 1800 22 44 30 582

**Step 2:** Access to throughh CDSL e-voting system in case of Shareholders holding shares in physical mode and non-individual Shareholders in demat mode.

- (v) Login method for e-voting and joining virtual meeting for shareholders other than individual shareholders holding shares in demat form & physical form
- (1) The shareholders should log on to the e-voting website [www.evotingindia.com](http://www.evotingindia.com).
  - (2) Click on 'Shareholders' module
  - (3) Now enter your User ID
    - a. For CDSL: 16 digits beneficiary ID,
    - b. For NSDL: 8 character DP ID followed by 8 digits client ID,
    - c. Shareholders holding shares in physical form should enter folio number registered with the Company.
  - (4) Enter the Image Verification as displayed and Click on Login.
  - (5) If you are holding shares in demat form and had logged on to [www.evotingindia.com](http://www.evotingindia.com) and voted on an earlier e-voting of any company, then your existing password is to be used.
  - (6) If you are a first-time user follow the steps given below:

For Shareholders holding shares in Demat Form and Physical Form other than Individual	
PAN	Enter your 10-digit alpha-numeric PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) <ul style="list-style-type: none"> <li>• Shareholders who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number sent by Company/RTA or contact Company/RTA.</li> </ul>
Dividend Bank Details OR Date of Birth (DOB)	<ul style="list-style-type: none"> <li>• Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login.</li> <li>• If both the details are not recorded with the depository or company, please enter the member id / folio number in the Dividend Bank details field.</li> </ul>

- (vi) After entering these details appropriately, click on "SUBMIT" tab.
- (vii) Shareholders holding shares in physical form will then directly reach the Company selection screen. However, shareholders holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is also to be used by the demat holders for voting on resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- (viii) For shareholders holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- (ix) Click on the EVSN for 'Housing and Urban Development Corporation Limited' on which you choose to vote.



- (x) On the voting page, you will see “RESOLUTION DESCRIPTION” and against the same the option “YES/NO” for voting. Select the option YES or NO as desired. The option ‘YES’ implies that you assent to the Resolution and option ‘NO’ implies that you dissent to the Resolution.
- (xi) Click on the “RESOLUTIONS FILE LINK” if you wish to view the entire Resolution details.
- (xii) After selecting the resolution, you have decided to vote on, click on “SUBMIT”. A confirmation box will be displayed. If you wish to confirm your vote, click on “OK”, else to change your vote, click on “CANCEL” and accordingly modify your vote.
- (xiii) Once you “CONFIRM” your vote on the resolution, you will not be allowed to modify your vote.
- (xiv) You can also take out a print of the votes cast by clicking on “Click here to print” option on the Voting page.
- (xv) If a demat account holder has forgotten the login password then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- (xvi) There is also an optional provision to upload BR/POA if any uploaded, which will be made available to scrutinizer for verification.
- (xvii) **Additional Facility for Non – Individual Shareholders and Custodians – Remote Voting Only.**
  - Non-Individual shareholders (i.e., other than Individuals, HUF, NRI, etc.,) and Custodians are required to log on to [www.evotingindia.com](http://www.evotingindia.com) and register themselves in the ‘Corporates’ module.
  - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com).
  - After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
  - The list of accounts linked in the login will be mapped automatically & can delink in case of any wrong mapping.
  - It is mandatory that, a scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favor of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
  - Alternatively, Non-Individual shareholders are required to send the relevant Board Resolution/ Authority letter, etc., together with attested specimen signature of the duly authorized signatory who are authorized to vote, to the Scrutinizer at [hemantsinghcs@gmail.com](mailto:hemantsinghcs@gmail.com) and to the Company at the email address viz; [investors.agm@hudco.org](mailto:investors.agm@hudco.org), if they have voted from individual tab & not uploaded same in the CDSL e-voting system for the scrutinizer to verify the same.

### **C. Instructions for Shareholders attending the AGM through VC/OAVM & e-voting during the meeting**

1. The procedure for attending meeting and e-voting on the day of the AGM is same as the instructions mentioned above for remote e-voting;
2. Any person who acquires shares of the Company and become member of the Company after dispatch of the Notice and holding shares as of the cut-off date, i.e., on 19<sup>th</sup> September, 2022 may follow the process as stated above;
3. Mr. Hemant Kumar Singh, Company Secretary (Membership No. FCS: 6033) failing him Mr.Pankaj Kantha (Membership No. FCS: 10257), Partner(s) M/s. Hemant Singh & Associates, Company Secretaries in practice has been appointed as the Scrutinizer to scrutinize the remote e-voting process and e-voting during the AGM in a fair and transparent manner; and
4. The Chairman, at the AGM, at the end of discussion on the resolutions on which voting is to be held, allow voting with the assistance of scrutinizer, by use of e-voting for all those members who are present at the AGM through VC/OAVM but have not casted their votes by availing the remote e-voting facility.

**D. Declaration of Result**

1. The Scrutinizer shall within the stipulated period of the conclusion of the AGM as provided under the applicable laws, provide a consolidated scrutinizer's report of the total votes cast in favour or against, if any, to the Chairman or a person authorized by him in writing, who shall countersign the same and declare the result of the voting forthwith;
2. The results declared alongwith the report of the Scrutinizer shall be placed on the website of the Company, i.e., [www.hudco.org.in](http://www.hudco.org.in) and on the website of CDSL immediately after the declaration of result by the Chairman or a person authorized by him in writing. The results shall also be immediately communicated to the BSE Limited and National Stock Exchange of India Limited, where the shares of the company are listed; and
3. The resolutions listed in the Notice of the 52<sup>nd</sup> AGM shall be deemed to be passed on the date of the AGM, subject to the receipt of the requisite number of votes in favour of the respective resolutions.
4. If you have any queries or issues regarding attending AGM and e-voting from the CDSL e-voting System, you can write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or toll free no. 1800 22 5533.
5. All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Sr. Manager, Central Depository Services (India) Limited, A Wing, 25<sup>th</sup> Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or Contact at toll free no. 1800 22 5533

**E. Process for those Shareholders whose e-mail/mobile no. are not registered with the Company/Depositories.**

1. **For Physical Shareholders** - Please provide necessary details like Folio No., Name of Shareholders, Scanned Copy of the Share Certificate (front and back), PAN (Self Attested Scanned copy of PAN card), AADHAR (Self Attested Scanned Copy of Aadhar Card) by e-mail to Company/RTA e-mail id.
2. **For Demat shareholders** - Please update your e-mail id and mobile no. with your respective Depository participant (DP).
3. **For Individual Demat Shareholders** - Please update your email ID & Mobile No. with your respective Depository participant (DP) which is mandatory while e-voting & joining virtual meetings through Depository.

## EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013

### Item No.6

In order to meet the resource/funds requirements during one year from the date of passing of this special resolution, the Board of Directors have proposed issue of unsecured/ secured non-convertible bonds/ debentures on private placement basis upto a maximum of ₹ 22,000 crore in accordance with the enabling notification(s), provisions of section 42 of the Companies Act, 2013 read together with Companies (Prospectus and Allotment of Securities) Rules, 2014, other applicable provisions/ sections, if any of the Companies Act, 2013 (including any statutory modification(s) or re-enactment thereof, for the time being in force), NHB/ RBI Directions on Issuance of Non-Convertible Bonds/Debentures on private placement basis and guidelines issued by any other regulatory authority, as may be amended from time to time.

As per Section 42 of the Companies Act, 2013 read with Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 and Rule 18 of the Companies (Share Capital and Debentures) Rules, 2014, a company shall not make a private placement of its securities unless the proposed offer of securities or invitation to subscribe to securities has been previously approved by the Shareholders of the Company by way of Special Resolution for each of the offers or invitations. However, in case of offer or invitation for 'non-convertible debentures/bonds', it shall be sufficient, if the company passes a special resolution only once in a year for all the offers or invitations for such debentures/bonds during the year.

Accordingly, it is proposed to pass a special resolution to enable the company to raise funds upto a maximum of ₹ 22,000 crore during a period of one year from the date of passing of this resolution, by way of issue of unsecured/ secured non-convertible bonds/ debentures on private placement basis in domestic and/or international markets, in one or more tranches/ combinations and including the exercise of a green-shoe option within the overall limit of ₹ 22,000 crore as may be approved by the Board of Directors of the Company, from time to time and subject to the outstanding borrowings at any given point of time not exceeding the overall borrowing limit approved by the shareholders under section 180(1)(c) of the Companies Act, 2013.

Further, the Board of Directors of the Company (the "Board") or any duly constituted Committee of the Board or such other authority as may be approved by the Board shall be authorized to do all such acts, deeds and things, as may be deemed necessary, including but not limited to determining the terms of the Issue, including the class of investors to whom the bonds/debentures are to be allotted, the number of bonds/debentures to be allotted in each tranche, issue price, tenor, interest rate, premium/ discount to the then prevailing market price, amount of issue, discount to issue price, listing, issuing any declaration/undertaking or any terms and conditions of issue of Bonds, etc., required to be included in the private placement offer letter/ offer document/offering circular and any other regulatory requirement for the time being in force.

None of the Directors/ Key Managerial Personnel of the Company/ their relative are in any way concerned or interested financially or otherwise in the proposed resolution.

Your Directors recommend the special resolution as set out at item no. 6 of the notice for approval of the members.

By Order of the Board of Directors

Place : New Delhi  
Date : 26<sup>th</sup> August, 2022

Sd/-  
Harish Kumar Sharma  
Company Secretary

## DIRECTORS' REPORT

Dear Members,

The Board of Directors are pleased to present to you the 52<sup>nd</sup> Directors Report on the business and operations of your company along with Audited Financial Statements (both standalone and consolidated) for the financial year ended on 31<sup>st</sup> March, 2022.

### 1. FINANCIAL PERFORMANCE AND HIGHLIGHTS

The important financial highlights on standalone basis for the year ended 31<sup>st</sup> March, 2022 are as under:

	(₹ in crore)	
Particulars	2021-22	2020-21
Revenue from Operations	6,954.08	7,234.58
Other Income	43.58	43.15
<b>Total Income</b>	<b>6,997.66</b>	<b>7,277.73</b>
Finance cost	4,532.53	4,764.82
Impairment on Financial instruments	(245.66)	(73.63)
Other Expenses including Employee Benefit Exp.	364.85	357.90
<b>Total expenditure</b>	<b>4,651.72</b>	<b>5,049.09</b>
<b>Profit before tax</b>	<b>2,345.94</b>	<b>2,228.64</b>
Less:		
Current Tax	419.00	427.50
Deferred tax	210.58	226.64
Adjustment of tax of earlier years (Net)	(0.24)	(4.08)
<b>Profit after tax</b>	<b>1,716.60</b>	<b>1,578.58</b>
Other Comprehensive Income	(1.92)	(19.37)
<b>Total Comprehensive Income</b>	<b>1,714.68</b>	<b>1,559.21</b>
Balance Surplus of previous year	0.63	7.46
<b>Amount available for Appropriation</b>	<b>1,715.31</b>	<b>1,566.67</b>
<b>Less: Appropriation</b>		
Transfer to Special Reserve u/s 36(1)(viii) of Income Tax Act, 1961 and u/s 29C of NHB Act, 1987	500.00	440.00
Transfer to Debenture Redemption Reserve	331.51	439.83
Transfer to Reserve for Bad & Doubtful Debt	120.00	89.00
Interim Dividend	150.14	150.14
Transfer to Impairment Reserve	60.18	161.81
<b>Net surplus after appropriations</b>	<b>553.48</b>	<b>285.90</b>
Proposed final dividend	550.52	285.27
Surplus available after final dividend	2.96	0.63
EPS (Basic/Diluted) (in ₹)	8.57	7.89

During the period, your Company has performed very well by witnessing a growth of 5.26% in Profit Before Tax (PBT). Your Company has seen a growth of 9.70% in its Net worth that has reached ₹ 14,468.32 crore in financial year 2021-22 from ₹ 13,189.05 crore in financial year 2020-21.

Our Country has experienced waves of COVID-19 pandemic following the discovery of new mutant variants. Temporary localised regional lockdowns were imposed, which were subsequently lifted. Improved coverage of vaccination programme



and growing immunity against the disease has resulted in witnessing recovery of demand. As HUDCO operates in the space of providing financial assistance for Housing and Urban development projects of Government and Government agencies, the Company has strong credit profile with stable assets class, smooth liquidity access and availability of contingency buffers. The Company has no reason to believe that COVID-19 crisis will have any significant impact on its operations including the going concern assessment. However, the impact will continue to depend on uncertain future developments of further variants and their severity.

### Consolidated Financial Statements

Pursuant to Section 129(3) of the Companies Act, 2013, the Company has prepared Consolidated Financial Statement (CFS) in respect of only one Joint Venture Company namely M/s Shristi Urban Infrastructure Development Limited and an appropriate disclosure stating the reasons relating to non-consolidation of accounts of other three companies have been given in the CFS.

A Statement containing salient features of financial statements of Joint Venture and Associate Companies, has been given in the prescribed format AOC - 1 and is annexed as part of the financial statements.

There are no material changes and commitments, occurred subsequent to the close of financial year of the Company and the date of this Board's report, affecting the financial position of the company and its state of affairs.

Pursuant to Section 136 of the Companies Act, 2013, the Audited Financial Statements and all other documents required to be attached with the financial statements are available on the company's website at [www.hudco.org.in](http://www.hudco.org.in) and are also be available for inspection till the date of the ensuing Annual General Meeting during business hours on all working days at the Registered Office of the Company.

## 2. DIVIDEND

Your Company is consistently rewarding its shareholders by way of dividend payment. The Board of Directors of your Company had earlier approved payment of interim dividend @ 7.50 %, i.e., ₹ 0.75 per equity share having face value of ₹ 10/- each totalling to ₹ 150.14 crore on the paid-up equity share capital of the Company in March, 2022 and the same has been paid.

Further, the Board of Directors, have also recommended payment of Final Dividend @ 27.50 %, i.e., ₹ 2.75 per equity share having face value of ₹ 10/- each for the financial year 2021-22, subject to approval of the shareholders at the ensuing 52<sup>nd</sup> Annual General Meeting.

In compliance with regulation 43-A of Securities and Exchange Board of India (Listing Obligations and Disclosures Requirement) Regulations, 2015, your Company has formulated 'Dividend Distribution Policy' and the same is available on Company's website at <https://www.hudco.org.in/writereaddata/DDP.pdf>

As per guidelines issued by Department of Investment and Public Asset Management (DIPAM), Government of India, Company is required to pay a minimum annual dividend of 30% of Profit after Tax (PAT) or 5% of the net-worth, whichever is higher. After analysis various financial parameters, cash flow position and available distributable profits, the Board of Directors have paid/recommended lower dividend for the financial year than as prescribed under DIPAM guidelines.

## 3. SHARE CAPITAL

During the year under report, President of India, being the promoter has further divested 8% of its equity shareholding in HUDCO comprising of 16,01,63,774 equity shares of face value of ₹ 10/- each through Ministry of Housing and Urban Affairs (MoHUA), Government of India in the month of July/August, 2021.

As on 31<sup>st</sup> March, 2022, the authorized share capital of the Company was ₹ 2,500 crore with issued, subscribed and paid-up equity share capital of ₹ 2,001.90 crore, comprises of Promoters Shareholding of 81.81% held by the President of India, [through the Ministry of Housing and Urban Affairs (MoHUA) - 61.08% and Ministry of Rural Development (MoRD) - 20.73% respectively] and the balance of 18.19% with the Public.

There is no change in the authorized, issued, subscribed and paid-up equity share capital of the Company during the year. Further, the Company has not issued any shares with differential voting right/ Sweat Equity Shares during the year under report.

### Listing of shares and payment of listing fee

The Company has paid annual listing fee for the financial year 2022-23 in respect of its equity shares listed at BSE Limited (BSE) and National Stock Exchange of India Limited (NSE).

#### Transfer of unclaimed Dividend and Shares to Investor Education & Protection Fund

As equity shares of the Company were got listed in May, 2017, therefore, in compliance of the provisions of Section 124 and 125 of the Companies Act, 2013, Company is not required to transfer any amount of dividend remained unpaid or unclaimed to Investor Education & Protection Fund (IEPF), as a period of 7 years has not elapsed from the date it became due for payment. Accordingly, no shares were required to be transferred to IEPF account.

#### 4. MEMORANDUM OF UNDERSTANDING (MoU)

Your Company was rated 'Very Good' by the Department of Public Enterprises for its performance in terms of Memorandum of Understanding (MoU) parameters for the financial year 2020-21.

Further, your Company had entered into MoU with its Administrative Ministry, i.e., Ministry of Housing and Urban Affairs for the financial year 2021-22, containing the targets to be achieved for the key performance parameters. The year that passed by, witnessed the devastating second COVID wave, whereby human lives were at threat and business across the economy took a backseat as India was battling to save lives. However, despite the impediments posed by COVID, your Company ensured that its performance was optimal by putting in timely and consistent efforts to trouble-shoot the problems in hand and navigate through the tough conditions in the economy. The Company once again emerged as a contributor to the nation building efforts.

#### 5. LENDING ACTIVITIES

Financial year 2021-22 was an unprecedented year with COVID-19 pandemic. COVID -19 took the entire world by surprise. With serious health concerns, governments across the States, implemented measures like lockdown and reduced economic activity to curb the virus spread. During the year, State Govt. Agencies have taken up very few projects resulting in limited business opportunity for HUDCO.

In spite of all these challenges and tremendous pressure, HUDCO with its prudent business policies and proactive management approach, could register sanctions of ₹ 20,663 crore and disbursement of ₹ 8,887 crore against the previous year sanctions and release of ₹ 9,202 crore and ₹ 8,323 crore respectively.

HUDCO in its glorious journey of 52 years, since its inception in 1970, has cumulatively sanctioned a total of 17,326 housing and urban infrastructure projects with a total loan of ₹ 2,24,607 crore and disbursements of ₹1,88,404 crore. Further, your Company has sanctioned financial assistance to more than 193.17 lakh housing units both in rural and urban areas in the Country, of which 183.96 lakh (95.23%) pertains to EWS / LIG categories. In addition, under HUDCO Niwas, a retail lending window, your company has cumulatively sanctioned financial assistance of ₹ 6,858 crore to 3.86 lakh individuals and released an amount of ₹ 5,170 crore.

##### Housing Operations

Under Housing sector during the year under report, HUDCO has sanctioned projects with a loan assistance of ₹ 1,759 crore, inclusive of ₹ 13 crore under HUDCO Niwas, thereby facilitating construction of 88,523 dwelling units. Loan release for an amount of ₹ 1,279 crore (inclusive of ₹ 10 crore under HUDCO Niwas) has been made during current year.

##### Urban Infrastructure Lending

Under the Urban Infrastructure portfolio, HUDCO has sanctioned 32 projects with a loan assistance of ₹ 18,904 crore covering various sectors like Water Supply, Sewerage System, Social Infrastructure, Commercial Infrastructure, Road & Transport, Metro, Power, etc. Further, a release of ₹ 7,607 crore was made during the year in various schemes.

HUDCO is actively participating in Government of India flagship programs such as Smart City Mission, Atal Mission for Rejuvenation and Urban Transformation (AMRUT), Jal Jeevan Mission, etc. In the financial year 2021-22, HUDCO supported the flagship programs by extending financial assistance of ₹ 600 crore to Rajasthan Urban Drinking Water Sewerage & Infrastructure Corporation (RUDSICO). The sanctioned amount will be utilized for benefitting Ajmer & Jaipur Smart Cities and AMRUT scheme in 20 ULBs of Rajasthan. HUDCO has also provided viability gap funding of ₹ 4,000 crore to Rajasthan Water Supply and Sewerage Corporation, towards state share for implementation of Jal Jeevan Mission in the State.

Besides the aforementioned schemes, HUDCO also sanctioned, financial assistance to mega projects of Public Health Department, Government of Maharashtra, Bihar State Road Development Corporation Limited and Maharashtra State Road Development Corporation Limited, Bihar Rajya Pul Nirman Nigam Limited, Tamil Nadu Water Supply and Drainage Board, Kerala Infrastructure Investment Fund Board (KIIFB), etc.

The Ganga Driveway project, popularly known as JP Ganga Path (Digha to Didarganj) at Patna, Bihar is a landmark project of the Government of Bihar to reshape the local transport network and improve its efficiency in the capital city. HUDCO has partnered in this project by sanctioning a loan of ₹ 2000 crore.

## **HUDCO'S role in Government of India scheme(s) – for promoting Housing for All & Urban Development**

HUDCO plays a major role in Government of India scheme – for promoting Housing for All & Urban Development. As a Resource Institution for scrutiny and inspection of sample projects/ DPRs under Pradhan Mantri Awas Yojana (PMAY) (Urban)-Housing for All Mission, before consideration of sanction of central assistance for the projects by the Ministry, HUDCO during the year, carried out site and/or desk scrutiny of 66 projects for 1.52 lakh Dwelling Units (DUs) with project cost of ₹ 5475.84 crore & Gol assistance of ₹ 2260.94 crore covering 16 Affordable Housing in Partnership (AHP) projects, 49 Beneficiary Led Construction (BLC)- (New Construction/Enhancement), 1 In-situ Slum Redevelopment (ISSR) project at various locations in 62 towns/ cities under 16 States/UTs.

Cumulatively up to 31<sup>st</sup> March, 2022, HUDCO has carried out site and/or desk scrutiny of 555 projects for 11.37 lakh DUs with project cost of ₹ 52,228.69 crore & Gol Assistance of ₹ 16,767.62 crore Covering 61 AHP projects, 473 BLC (New Construction/Enhancement) & 21 ISSR projects (inclusive of 1 ISSR – AHP project) at 406 towns/ cities under 34 States/UTs.

HUDCO is also one of the nominated Central Nodal Agencies (CNA) for Government of India for disbursing the central subsidy to beneficiaries under credit-linked subsidy scheme (CLSS).

HUDCO, as Central Nodal Agency (CNA) has executed MoU with 91 Banks/ Prime Lending Institutions (PLIs) for EWS/LIG category which includes 2 Public Sector Banks, 5 Private Sector Banks, 1 NBFC-MFI, 1 Small Finance Bank, 13 Grameen Banks and 69 Cooperative Banks. Further, for MIG-I and MIG-II categories, HUDCO has also executed MoU with 79 Banks/ PLIs which includes 2 Public Sector Bank, 5 Private Sector Bank, 1 NBFC, 13 Grameen Bank and 58 Co-Operative Banks.

Since the launch of CLSS in 2015-16 (as on 31<sup>st</sup> March 2022), HUDCO has disbursed subsidy of ₹ 2006.95 crore to 86,358 households through 91 PLIs/Banks with whom, MoU has been executed for implementation of PMAU(U) - CLSS.

During 2021-22, the total subsidy amount of ₹ 915.95 crore was disbursed to 37,229 households which includes ₹ 906.32 crore disbursed to 36,772 EWS/LIG households and ₹ 9.62 crore to 457 MIG households.

## **Sectorial overview and government initiative**

**Support to Economically Weaker Sections –** HUDCO has made concerted efforts to reach the unreached as well as support the flagship programmes of the Government of India. HUDCO continues to address the housing requirements of weaker sections of the society by offering financial assistance/ loan to the Economically Weaker Sections (EWS) and Low-Income groups (LIG) segment of the society at a comparatively lower rate of interest. Further, your Company has cumulatively sanctioned financial assistance to more than 193.16 lakh housing units both in rural and urban areas in the Country, of which 183.96 lakh (95.23%) pertains to EWS / LIG categories.

**HUDCO's Support for projects in the North-Eastern Region –** During the year, HUDCO has supported projects in the North-Eastern Region, and sanctioned 23 housing and urban infrastructure schemes with loan amount of ₹ 510.21 crore in the States of Arunachal Pradesh, Meghalaya, Manipur and Nagaland.

## **Consultancy Initiatives**

HUDCO provides consultancy services in the area(s) of Architectural Design & Development, Urban & Regional Planning, Appraisal Scrutiny & Monitoring of Government Projects, and, Environmental Engineering Projects pertaining to the housing and urban development sector.

During 2021-22, despite the pandemic COVID -19 putting a spanner in the works, HUDCO's Construction and Consultancy Wing worked on design concepts remaining responsive to clients' diverse requirements. Some new assignments, while continuing work on other ongoing prestigious assignments, include providing consultancy services for the construction of Housing Complex for Tripura Tribal Areas Autonomous District Council at Tripura. HUDCO completed the preparation of the Housing for All plan of action under PMAY (U) of 61 towns for the State of Karnataka, and, the Design Consultancy services for Construction of Officers' Quarters with Allied Services (Phase-III) for M/s Hindustan Aeronautics Limited, Bangalore, designed for GRIHA rating is on the verge of completion. Besides, HUDCO is engaged in extending technical support to the Local Bodies in the State of Kerala, and is participating as an advisory to AIILSG in Master Plan Consultancy project in Karnataka pertaining to Environmental aspects for ecologically sensitive Karwar region.

The projects having long gestation period carried forth during the year, includes Urban and Regional Plans being prepared on the GIS platform, namely; the Integrated Master Plan for Rajgir Regional Planning Area and Nalanda Mahavihara World Heritage site in the State of Bihar, and, Development Plans for Khargone and Jhabua in Madhya Pradesh. Under Architectural Design services projects include Phase II of 'Vertical Housing Colony: Shehjar Apartments at Bemina, Srinagar', preparation of DPR for 'Comprehensive EWS Housing Layout at Kumaragurupallam-Puducherry', Master Plan of Thirunallar Town Development Plan Ph-II, Development of Queue Complex for Arulmighu Mariammam Temple Samayapuram, Spiritual Circuit

in the UT of Puducherry, and, DPRs for i) Identified 3 lakes at various locations in Puducherry ii) Development of Arikamedu as Tourism Destination in Puducherry, and, iii) Residential School and Marriage Hall.

As part of environmental engineering consultancy, during 2021-22, HUDCO undertook appraisal of 8 Integrated Management Plans under National Plan of Conservation of Aquatic Eco-systems (NPCA) namely 2 each in Mizoram, Chandotal Wetland in Basti- U.P, East Kolkata Wetlands- WB, and, Jagatpur Gam Talav Wetland-Bihar.

#### **Awards: Hudco Consultancy's Other Promotional Works**

HUDCO as in previous years continued to promote and encourage excellence in design, sustainable housing and urban development engaging the young upcoming professionals/students of Architecture and Planning, supporting activities of the National Association of Students of Architecture (NASA) and National Organisation of Students of Planning (NoS Plan).

As part of the HUDCO-NASA Design Trophy, HUDCO in the wake of the climate change crisis, recognising that vernacular architecture has a lot to say with respect to use of materials in sustainable development, and that the green building is not limited to the products of modern society, floated the theme "Vernacular Habitats: Rethinking Vernacular to Combat Climate Change" for HUDCO NASA DESIGN TROPHY 2022.

The HUDCO DESIGN AWARDS -2022 aimed at encouraging and appreciating the creative and innovative thinking put in by the professionals to make our cities sustainable and more liveable, and invited entries under five categories, viz; Cost Effective Rural / Urban Housing deploying Innovative / Emerging and Disaster Resistant technologies, New and Innovative Town Design Solutions / Eco-cities, Conservation of Heritage, Green Buildings, and, Landscape Planning and Design. All the winning entries for these two Awards are further compiled as e-publications.

## **6. FINANCIAL REVIEW**

### **(i) Accounting Policies**

During the year under report, your Company has not made any modification/ additions in the existing accounting policies.

### **(ii) Income from Operations and Profitability**

Your Company has reported total income for the financial year 2021-22 at ₹ 6,997.66 crore (previous year ₹ 7,277.73 crore) inclusive of other income of ₹ 43.58 crore (previous year ₹ 43.15 crore), while the Profit before Tax (PBT) for the year was ₹ 2,345.94 crore (previous year ₹ 2,228.64 crore) and Profit after Tax (PAT) was ₹ 1,716.60 crore (previous year ₹ 1,578.58 crore). Total comprehensive income for the year was reported at ₹ 1,714.68 crore (previous year ₹ 1,559.21 crore).

### **(iii) Non-Performing Assets**

The Default and NPA position of your Company is regularly monitored to keep a check on any fresh addition to NPAs and for resolution of old and chronic defaults and in compliance with the prudential guidelines for Non-Performing Assets (NPAs) under the Housing Finance Companies (NHB) Directions, 2010, as amended from time to time. The Default and NPA position of all Regional Offices is regularly monitored by the regional level Default Monitoring & Review Committee and Default Monitoring & Default Resolution (DMDR) Wing at Head Office. DMDR Wing at Head Office also undertakes joint review of Regional Offices alongwith Operations & Law Wing through video conferences. In addition, the overall default & NPA position is reviewed by Default Monitoring & Resolution Committee (DMRC), Committee for Review of NPAs (a Board level Committee) and Board of Directors.

At the end of the financial year ended 31<sup>st</sup> March, 2022, HUDCO reported gross NPA of ₹ 2,809.20 crore, which constitutes 3.58% of total loan portfolio. The net NPA as on 31<sup>st</sup> March, 2022 is ₹ 387.79 crore which constitutes 0.51% to net loan outstanding against MoU target of 0.35%. During the year 2021-22, an amount of ₹ 239.39 crore was recovered from NPA accounts. As on 31<sup>st</sup> March, 2022, Loan Overdue amounts to ₹ 8,250.04 crore and percentage of loan overdue to Net Loan Assets is 10.84% against MoU target of 6.50%.

The Company has made a total provision on loans (Impairment) as per ECL approach of ₹ 2,504.23 crore. Out of the above, the provision on account of loans (Impairment) against NPA (Stage - III) loans is ₹ 2421.40 crore.

As on 31<sup>st</sup> March, 2022, out of HUDCO's total loan book pertaining to project loans of ₹ 78,256.33 crore, government agencies constitute 96.82% of the above loan while private sector constitutes 3.18%. In the case of loans to government sector (project loans), the gross NPA is ₹ 597.23 crore against loan portfolio of ₹ 75,770.39 crore and provision of ₹ 226.16 crore has been made towards NPA. Whereas, in private sector (project loans), the gross NPA is ₹ 2,194.29 crore against loan portfolio of ₹ 2,485.94 crore and a provision of ₹ 2,177.56 crore has been made towards NPA. Further, HUDCO is not making any fresh sanctions to the private sector, since March 2013.



**(iv) Resource Mobilization**

During the year, the Company constantly diversified its borrowing portfolio to meet its operational requirements, at the most competitive rates and terms. During the financial year 2021-22, the Company mobilized resources aggregating to ₹ 7,082.50 crore from domestic markets, which included ₹ 2,500 crore mobilized through issue of unsecured, Taxable, Non-Convertible Debentures (NCDs) on private placement basis, ₹ 2,000 crore by way of rupee term loans from banks and ₹ 2,582.50 crore by way of short-term loan from banks. The Company's borrowing is planned taking into consideration ALM gaps, interest mismatches and the prevailing market conditions.

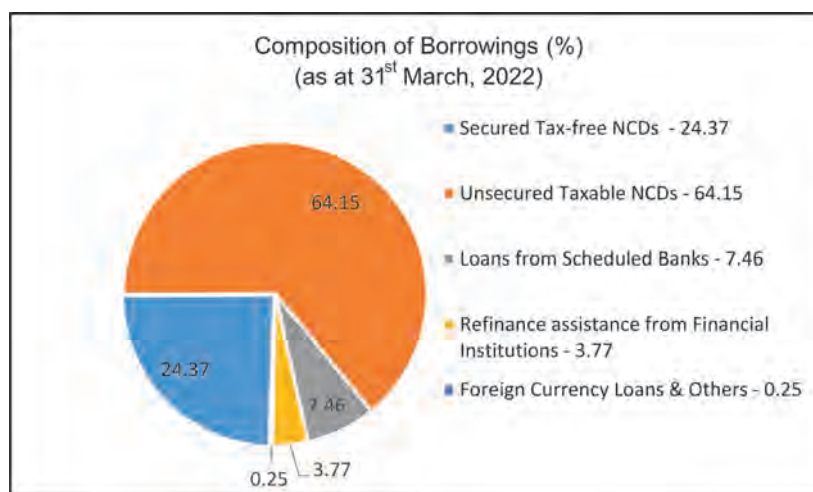
The Company has been identified as a 'Large Corporate' in terms of the SEBI Regulations and accordingly has ensured that 25% of its incremental borrowings during the year was by way of issuance of debt securities. Further, the issue proceeds of non-convertible debt securities have been fully utilized for the purpose(s)/objects stated in the offer document/Information memorandum.

Further, for maintaining adequate liquidity and meeting interim operational/ contingency requirements, credit lines of ₹ 11,500 crore were available as on 31<sup>st</sup> March, 2022 from various scheduled commercial banks. The said facilities, for short-term funding, were available with the Company, without any commitment charges towards unutilized amounts.

As a part of prudent policy, the short-term resources are suitably replaced at an opportune time with longer tenor alternate resources depending upon prevalent market conditions, internal liquidity position and actual operational requirements. The Company also reviews the fund position on daily basis and parks surplus funds in fixed deposits with scheduled commercial banks as per the Board approved policy with an objective of reducing the negative carry to the extent possible.

As on 31<sup>st</sup> March, 2022, HUDCO's overall borrowings stood at ₹ 61,503.04 crore, which comprised of long-term borrowings of ₹ 58,920.47 crore and short-term borrowings of ₹ 2,582.57 crore. Further, as on 31<sup>st</sup> March, 2022, the long-term borrowings to Net worth, stood at 4.09 times, as against 4.51 times as on 31<sup>st</sup> March, 2021.

The composition of outstanding borrowings as on 31<sup>st</sup> March, 2022 are as under:



**(v) Domestic and International Credit Rating**

**Domestic**

During the financial year 2021-22, your Company continued to enjoy the highest ratings from three domestic Credit Rating Agencies, namely, M/s India Ratings & Research (IRRPL), M/s ICRA and M/s CARE Rating, in respect of its long-term and short-term domestic borrowing programme (including bank loans), the details of which are as under:

Sl. No.	Rating Agency	Long Term Rating	Short Term Rating
1	IRRPL	IND AAA/Stable	IND A1+
2	ICRA	[ICRA] AAA (Stable)	[ICRA] A1+
3	CARE	CARE AAA [Triple A]; Stable	CARE A1+ [A One Plus]

## International

As on 31<sup>st</sup> March, 2022, HUDCO for its International Borrowing Programme continued to enjoy International Credit Rating of 'Baa3' with stable outlook and 'BBB-' with negative outlook, respectively from Moody's and FITCH, International Credit Rating Agencies.

Further, FITCH Ratings, vide its press release dated 20<sup>th</sup> June, 2022 has revised the outlook of HUDCO 'BBB-' rating to 'Stable' from 'Negative'. The rating action follows the change in the outlook on Government of India's rating to 'Stable' from 'Negative' on 10<sup>th</sup> June, 2022.

### (vi) Cost of Borrowings

The overall weighted average cost of resources raised during the financial year 2021-22 was at record low level of 4.83% p.a. and for borrowings outstanding as on 31<sup>st</sup> March, 2022 is 7.43% p.a. (as compared to 7.68% p.a. as on 31<sup>st</sup> March, 2021). The weighted average incremental cost of borrowing through taxable bonds/ debentures, worked out to 3.50 bps lower than the Benchmark Yield of 'AAA' Rated CPSEs of equivalent tenor prevailing at different points of time when the borrowings were made during the course of the year, thereby enabling achievement of Excellent category MoU target for cost of borrowings. As a result, the Company was able to deliver debt financing for various Housing & Infrastructure projects, spread across the Country, at competitive rates.

The Company was able to achieve this feat through constant monitoring of the markets, proper timing of its borrowings and appropriate selection of instruments.

### (vii) Redemption of debt securities and repayment of loans (excluding the borrowings availed and repaid during the same financial year)

During the year under review, the Company successfully redeemed bonds/ debentures and discharged its other debt obligations amounting to ₹ 6,566.05 crore in an efficient manner, without a single instance of delay or default in debt servicing. These included Bonds/Debentures valued at ₹ 4,617.63 crore, Term Loans / Short-Term loans from Banks and financial institutions worth ₹ 333.36 crore, foreign currency loans availed from Multilateral Agencies aggregating to ₹ 96.18 crore, Commercial Paper(s) of ₹ 1,500 crore and public deposits of ₹ 18.88 crore. The Company is set to honour scheduled obligations towards redemption of Bonds and other long term debt obligations amounting to around ₹ 12,167 crore during the next fiscal.

The Company's internal generations are adequate to meet the repayment/ redemption obligations. Surplus funds, if any, after meeting the repayment obligations are invested prudently in the form of fixed deposits with banks.

The Company continues to maintain its impeccable track record of servicing its debt in time and there has never been a single instance of default.

### (viii) Unclaimed amount under HUDCO Bonds

An amount of ₹ 10,45,44,131 (inclusive of interest amount of ₹ 10,19,44,131) in respect of 3572 bond holder(s) has remained unpaid as on 31<sup>st</sup> March, 2022 as the same has not been yet claimed by the bond holder(s).

The details of amount remaining unclaimed are as under:

Financial year	Principal			Interest			Total Amount (₹)
	Amount (₹)	No. of holders	No. of NCDs	Amount (₹)	No. of holders	No. of NCDs	
2020-21	50,00,000	4	5	9,50,75,224	3212	10,27,836	10,00,75,224
2021-22	26,00,000	4	26	10,19,44,131	3572	11,04,516	10,45,44,131

In respect of the above unclaimed bonds, the bond holder(s) have been requested from time to time through email/ letters, etc., for submission of requisite documents for claiming the amount of principal/ interest, as may be due in their respective case(s).

In respect of Bonds, the Company in terms of Section 125 of the Companies Act read with Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 notified on 5<sup>th</sup> September, 2016 is presently transferring unclaimed principal and/or interest, or both (if any), after 7 years from the maturity date of the Bonds to Investor Education and Protection Fund (IEPF).

During the financial year 2021-22, an amount of ₹ 2,00,000/- has been transferred to IEPF on account of bonds, as per the provisions of Companies Act, 2013.

**(ix) Dematerialization of Bonds**

During the financial year 2021-22, HUDCO has issued Unsecured, Taxable Bonds/ Debentures in dematerialized form only. With this, all Taxable Bonds/ Debentures, issued by the Company and outstanding as on 31<sup>st</sup> March, 2022 are in dematerialized form only. The Company has made necessary arrangement with NSDL and CDSL for issue of bonds in dematerialized form. The Company has also appointed Registrar & Transfer Agents (RTA) for maintaining the continuous electronic connectivity with NSDL/CDSL and investors.

Investors can deal in these Bonds/ Debentures as per the provisions of Depository Act, 1996, as amended and such deals are cleared & settled in recognised Stock Exchanges subject to conditions specified by SEBI.

**(x) HUDCO Public Deposit Scheme**

HUDCO, being a Housing Finance Company registered with National Housing Bank (NHB) is governed by provisions of Housing Finance Companies (NHB/RBI) Directions, relating to Public Deposits.

HUDCO had discontinued accepting/renewing Public Deposit under the Public Deposit Scheme with effect from 1<sup>st</sup> July, 2019, accordingly, during the financial year 2021-22, no fresh deposits were accepted/renewed by HUDCO. Deposits of ₹ 18.88 crore were matured/paid to 355 depositors in the financial year 2021-22. The total amount outstanding under HUDCO Public Deposit Scheme was ₹ 3.90 crore from 168 depositors as on 31<sup>st</sup> March, 2022.

**(xi) Unclaimed amount under HUDCO Public Deposit Scheme**

As on 31<sup>st</sup> March, 2022, deposit(s) amounting to ₹ 21,33,510/- (inclusive of Principal and Interest) from 17 depositors remains unclaimed.

In respect of unclaimed Deposits, the deposit holder(s) have been requested from time to time through email/ letter, etc., for submission of requisite documents for claiming the unclaimed amount.

During the financial year 2021-22, an amount of ₹ 75,501/- remained unclaimed for more than seven years from the date of maturity and was transferred to the 'Investor Education and Protection Fund' (IEPF), as per the provisions of the Companies Act, 2013 and rules made thereunder.

**(xii) Deployment of Resources at the close of the year**

At the close of the financial year 2021-22, the total resources of your Company stood at ₹ 78,895.17 crore. Out of this, Equity Share Capital amounted to ₹ 2,001.90 crore, Reserves & Surplus stood at ₹ 12,466.42 crore, Loans from Financial Institutions, Commercial Banks, Multilateral Institutions, Public Deposits and Market Borrowings through Bonds and Commercial paper accounted for ₹ 61,503.03 crore, Deferred Tax Liabilities (Net) amounted to ₹ 843.61 crore and other liabilities & provisions stood at ₹ 2,080.21 crore. These funds were deployed as Long/Short Term Loan & Advances of ₹ 76,989.92 crore, Fixed Assets (net of depreciation) of ₹ 118.51 crore (including capital work-in-progress, Intangible Assets under development and Intangible Assets), Investments of ₹ 258.71 crore, Cash & Bank Balances of ₹ 643.93 crore and other assets of ₹ 884.10 crore.

## 7. RISK MANAGEMENT IN HUDCO

HUDCO has implemented an integrated risk management approach through which it reviews and assesses significant risks on a regular basis to ensure that there is a robust system of risk controls and mitigation. HUDCO has a well-structured Risk Management Policy and Operating Manual in line with its objectives to address the various risks.

In compliance with the SEBI (LODR) Regulations, 2015, HUDCO has in place a Board level Committee under the nomenclature 'Risk Management Committee' (RMC) headed by a Government Nominee Director and comprises of one independent and two functional directors as its members. The RMC is responsible for evaluating and monitoring the integrated risk management system of the Company including liquidity risk. The RMC reviews the decisions/ recommendations of its three sub-committees namely: Assets & Liabilities Management Committee (ALCO), Credit Risk Management Committee (CRMC), and Operational Risk Management Committee (ORMC).

**Assets & Liabilities Management Committee (ALCO)** is responsible for ensuring adherence to the liquidity risk tolerance/ limits set out in the board approved Asset Liability Management (ALM) policy. The role of the ALCO with respect to liquidity risk includes, inter alia, decision on desired maturity profile for assets & liabilities, responsibilities and controls for managing liquidity risk, and overseeing the liquidity position of the company. The ALM Policy is reviewed periodically to realign the

same pursuant to any regulatory changes/ changes in the economic landscape or business needs and tabled to the Board for approval.

Management regularly reviews the position of cash and cash equivalents by aligning the same with the projected maturity of financial assets and financial liabilities, economic environment, liquidity position in the financial market, anticipated pipeline of future borrowing & future liabilities and threshold of minimum liquidity defined in the ALM policy with additional liquidity buffers as management overlay. During the year, 16 meetings of ALCO were held.

**Credit Risk Management Committee (CRMC)** oversees and ensures that the credit policies are put in place and are consistently applied while appraising the proposal for sanction of loan and for ascertaining the credit worthiness of the applicant/ borrowing agency. During the year, 4 meetings of the CRMC were held.

**Operational Risk Management Committee (ORMC)** oversees and ensures the mitigation of operational risk both internal as well as external, like Technology risk, Employee risk, Customer risk, Capital Asset risk and External risk, etc., to which your Company is susceptible by establishing & strengthening internal control systems and procedures and by providing adequate training to the employees. During the year, 2 meetings of the ORMC were held.

With the prudent policies and professional approach of the management, HUDCO has been successful in mitigating various risks, briefly described as under: -

- a) **Credit Risk:** To manage credit risks associated with business, your Company has in place a strong and effective credit appraisal mechanism containing comprehensive appraisal techniques/ guidelines ensuring timely repayments of principal & interest amount.
- b) **Operational Risk:** To manage the operational risks both internal as well as external associated with the operations of the Company like technology risk, employee risk, capital asset risk, external risk, compliance risks viz. external fraud, legal risk, etc., your Company has established a strong reporting and monitoring mechanism. The requisite information on the Operational risk is obtained through quarterly reports of 'Operational Risk Factors and Key Risk Indicators (KRIs) from Regional Offices/ departments which are further reviewed and analyzed for mitigation of operational risk.
- c) **Liquidity Risk:** For management of liquidity risk, your Company has effective Asset Liability Management System. The liquidity risk is being monitored with the help of liquidity gap analysis. Further, the funds are mobilized at competitive rates through various strategies viz. bonds, term loans, etc., and the mismatch in the Asset and Liabilities, if any, are managed through the committed Bank lines.
- d) **Market Risk:** The various market risks arising from fluctuations in interest rates and foreign currency exchange rates are periodically reviewed by the Company. Further, based on cost of funds and market scenario, the lending rates are determined. The interest rate risk is being monitored with the help of interest rate sensitivity analysis under the Asset Liability Management System.
- e) **Foreign Currency Risk:** The Company has a Foreign Currency Risk Management policy for mitigation of risks associated with Foreign Currency fluctuations. To cover the risks associated with exchange rate and interest rate, your Company has entered into hedging transactions. As on 31<sup>st</sup> March, 2022, the total foreign currency liabilities (as per IND-AS) are USD 16.53 million (INR 113.93 cr.) and JPY 447.604 million (INR 27.18 cr.) and 37.61 % of the foreign currency exchange rate risk is covered through hedging instruments.

## 8. JOINT VENTURE, ASSOCIATE AND SUBSIDIARY COMPANY

As on 31<sup>st</sup> March, 2022, HUDCO has three Joint Venture(s) Companies namely Pragati Social Infrastructure & Development Limited (PSIDL); Shristi Urban Infrastructure Development Limited (SUIDL); Signa Infrastructure India Limited (SIIL), one Associate namely; Ind Bank Housing Limited (IBHL) and do not have any subsidiary company.

HUDCO had invested ₹ 2.14 crore in the Joint Venture Companies {PSIDL- ₹ 0.13 crore (26%), SUIDL- ₹ 2.00 crore (40%), and SIIL- ₹ 0.01 crore (26%)}. HUDCO has decided to exit from these Joint Ventures, by invoking the exit clauses, as the performance of these Joint Ventures was not found to be satisfactory. The Company is in the process of exiting from these Joint Ventures, for which necessary steps are being taken. The investment in respect of PSIDL and SIIL is being shown as ₹ 1/- in HUDCO books while accounts of SUIDL are being consolidated with HUDCO accounts.

In the case of IBHL, an associate Company, HUDCO has invested ₹ 2.50 crore, being 25% of its paid-up equity share capital and HUDCO is also exploring possibility to dilute its stake. The investment in HUDCO books is appearing at ₹ 1 only.



## 9. INTERNAL FINANCIAL CONTROL POLICY AND INTERNAL AUDIT

Your Company has adequate Internal Financial Controls (IFC) system for ensuring, the orderly and efficient conduct of its business, adherence with the laid down policies and procedures, safeguard of assets of the Company, prevention and detection of frauds and errors, the accuracy and completeness of the accounting records and the timely preparation of reliable financial information commensurate with the operations of the Company. The system also includes Risk Control Matrices and Process Flow Charts to depict the process to initiate, authorise, process, record and report transactions; the points within the process at which misstatements could occur; and control activities that are designed to prevent or detect such misstatements, including providing greater transparency to segregation of duties.

The Chartered Accountant firm appointed for carrying out Risk based Internal Audit are also reviewing and testing the operating efficiency of existing Internal Financial Controls have tested the overall controls and found them satisfactory and working effectively during the year. Being a continuous process, appropriate steps have been taken for further strengthening the Internal Financial Control Systems.

### Internal Audit

Your Company has a separate Internal Audit Department and head Internal Audit directly reports to the Chairman & Managing Director. In order to strengthen and streamline all the auditable activities, Internal Audit Department of your Company has implemented Risk Based Internal Audit framework in line with the RBI's guidelines on Risk Based Internal Audit System.

During the year under review, Risk Based Internal Audit of all the Regional Offices and various departments of Corporate Office were outsourced and carried out by Chartered Accountant firms in close coordination with Internal Audit Department and by in-house internal audit team. Comprehensive Internal Audit at Regional Offices have been carried out by the Chartered Accountant firms. The significant Internal Audit observations are put up for consideration of the Audit Committee. Necessary action as per the directions of the Audit Committee is taken by the Internal Audit Department. Directions have also been issued to all concerned for adherence to the policies, guidelines and procedures and for timely compliance of the Audit Observations.

## 10. INFORMATION TECHNOLOGY

HUDCO is implementing Enterprise Resource Planning (ERP) System with required Network upgradation and IT security for enabling faster decision making in its various segments like Accounting, Human Resources, Lending, Business Intelligent and beyond, in a secured data environment. All the layer(s) required for implementation of ERP system have been made broadly operational. Implementation of certain modules along with Data migration activities and other related activities are under process of implementation.

To support the 'Green Initiatives' of Government of India and to make HUDCO, a paperless organization, HUDCO has implemented e-Office File Management System across the HUDCO offices in India.

## 11. HUDCO – AN ISO 9001:2015 CERTIFIED COMPANY

HUDCO is an ISO 9001:2015 certified company from National Accreditation Board for Certification Bodies (NABCB)/United Accreditation Service (UKAS) through M/s United Registrar of Systems (URS) Certification Ltd. The certification is valid for its major business processes covering Project and Retail Financing Services, Resource Mobilisation for funding, Consultancy Services through the Head Office and all Regional/ Development Offices. Human Settlement Management Institute (HSMI) is also certified for Training, Research & Networking. HUDCO is recertified as ISO 9001:2015 for Quality Management System from (NABCB)/ UKAS through M/s URS for these activities and the certification is valid up-to 13<sup>th</sup> September, 2024.

The revised framework of Quality Management System under ISO 9001:2015 in HUDCO has gained momentum for optimization of organizational effectiveness by introducing elements of robust risk framework and policy in its appraisal process. Customer focus for continual improvement of system and processes is the key for achieving corporate goals and objectives. QMS awareness cum audit training is being provided to officers at various Regional Offices, Corporate Office and HSMI through webinar and regional level workshops.

## 12. HUMAN SETTLEMENT MANAGEMENT INSTITUTE

Human Settlement Management Institute (HSMI), has benefited about 53,600 officials through 1789 training programmes from 1985-2022 and continues to provide training support for professionals and a forum for interaction of administrators, professionals, researchers and other engaged with the issue of human settlement development. It has provided training sponsored by Ministry of External Affairs to more than 1000 overseas participants through 47 ITEC training programmes. While strengthening the borrowing agencies through training, HUDCO's HSMI helps in generating viable projects to improve HUDCO's lending operations directly as well as indirectly. This gives the Institute a rare twin character of a Research & Training wing for capacity building, while also operating as a sector specialist Institute. The Quality Management System of HSMI complies with ISO 9001:2015.

HUDCO's HSMI publishes its magazine twice in a year with a nomenclature 'SHELTER'. October, 2021 edition of the 'SHELTER' magazine with a theme of 'Accelerating Urban Action for a Carbon Free World' and 'The Compendium of Award for Best Practices to improve the Living Environment' were released by Shri Hardeep Singh Puri, Hon'ble Minister of Housing & Urban Affairs on World Habitat Day – 11<sup>th</sup> October 2021.

During the year, HSMI has conducted various online Webinars/ Training programmes covering 1450 professionals/ HUDCO officials with the following details:

- a) 7 online webinars on the topics like Yoga for Holistic and Healthy lifestyle with emphasis on COVID-19', 'RBI regulatory framework for Non-Banking Financial Companies (NBFC)- implications for HUDCO' 'Preparation for Retirement life', 'Reservation Policy and Preparation of Roster', 'Statutory Compliance in engagement of contract labour', etc., covering 739 professionals- including 582 HUDCO officials and 157 other stakeholders;
- b) 7 online training programmes on the topics like 'IND- AS', 'Project Management, Monitoring and Project financing', 'Project Finance and Recovery mechanism- legal issues involved with emphasis on recent development in IBC, RTI and KYC', 'Conduct of Disciplinary Proceedings', etc., covering 351 HUDCO employees;
- c) 2 online training programmes for Urban Local Bodies, State Agencies, Development Authorities on the topics like - 'Financial Strengthening of Urban Local Bodies', 'Sustainable Development Goals mapping for Swachh Bharat Mission' covering 132 professionals;
- d) 3 eITEC program sponsored by Ministry of External Affairs, Government of India covering 144 overseas professionals from developing countries in Asia- Pacific, Africa and Latin America on the topics - 'Housing for Sustainable Habitats: Policy, Planning, Design and Technologies', 'Futuristic Cities Smart and Resilient', and 'Planning & Management of Sustainable Urban Infrastructure'; and
- e) In collaboration with Citynet, 2 online training programs were conducted on the topics 'Sustainable Infrastructure Development Management for Urban Local Bodies and other Stakeholders' and 'Disaster Risk Reduction and Resilience in Cities' covering 84 professionals.

### 13. HUMAN RESOURCES

HUDCO has a workforce of professionals from various disciplines like Project, Finance, Law, IT, HR, etc., with a vision 'to be leading Techno-Financial Institution promoting sustainable Habitat Development for transforming the lives of people'.

The focus is on the holistic growth of the employees and also enabling them with continuous learning and development of new skills.

Your Company has women in important and critical functional areas. Women representations have gone across hierarchical levels. To promote women empowerment, HUDCO instituted 'Nari Shakti Award' for women employees who have made notable contribution in taking HUDCO towards growth and development or have demonstrated any inherent talent. HUDCO also celebrates 'Women's Day' on 8<sup>th</sup> March, every year. At present, there are 218 women employees working in HUDCO which constitute approx. 31% of its workforce.

HUDCO has been complying with all the directives and guidelines issued by the Government of India regarding reservation for SC/ST/OBC/PwD/ Ex-Servicemen. As on 31<sup>st</sup> March, 2022, HUDCO has a workforce of 703 employees (comprising of 592 Executives and 111 Non-Executives). The category wise detail along with the percentage of employees are as under:

Total Employees	General	SC	ST	OBC	PwD	Ex-Serv.
703	429	122	51	85	15	1
Percentage	61.02	17.35	7.25	12.09	2.13	0.14

### 14. VIGILANCE

In compliance of the directions of Central Vigilance Commission (CVC) from time to time, the Corporate Vigilance Department (CVD) endeavoured for improving the systems and procedures to ensure proactive actions and advising corrective measures in the probable areas prone to corruption/financial irregularities. As a part of preventive vigilance, Corporate Vigilance Department ensured e-procurements through GEM; e-payments; creating general awareness amongst the officials through training and workshops; adoption of Integrity Pact wherever applicable; digitalization of system/process to avoid manual intervention, routine/specific inspections, etc.

Further, as per CVC's notification, Vigilance Awareness Week was observed by the Corporation from 26<sup>th</sup> October to 1<sup>st</sup> November, 2021 in the Head Office as well as at all the Regional Offices. During the week, various programmes were

organized at Corporate Office and also at the premises of 21 Regional Offices throughout the country. The programmes were the theme centric, declared by the CVC, i.e., 'Independent India @ 75: Self Reliance with Integrity'. During the year, one-day on-line training programme on 'Conduct of Disciplinary Proceedings' was organized on 24<sup>th</sup> February, 2022 for the officials of HUDCO. During the year, routine and specific inspection of some Regional Offices was carried out with a view to conduct a random check of different activities of Regional Office and specific examination of certain issues earmarked during critical investigation as a follow-up of complaint management handled by the Department.

## 15. OFFICIAL LANGUAGE

As per the directions given through Annual Programme, issued by the Department of Official Language, Ministry of Home Affairs, Govt. of India, the Official Language Department of the Company continued to strive for the progressive use of Rajbhasha Hindi in official work of HUDCO. The Corporate Office and the Regional Offices spread throughout the country celebrated 'Rajbhasha Fortnight' in the month of September, 2021. During the period, various competitions and workshops were organized and the prizes were awarded to the winners of these competitions and to the winners of the HUDCO's Hindi promotional scheme Rajbhasha Utkarsh Yojna.

It is also referential to mention that our Thiruvananthapuram, Guwahati and Hyderabad Regional Office(s) won first prize and Bhopal Regional Office won second prize from their concerned Town Official Language Implementation Committees (TOLIC/Narakas) for the best execution of Official Language policy in these offices. Further, the Regional Offices situated at Chandigarh, Lucknow, Mumbai and NCR were inspected during the year and the position of official language in these offices was ascertained.

During the year, Town Official Language implementation Committee (TOLIC/Narakas), Delhi Upkrm 2 organized various Hindi progressive programmes like Narakas Sammelan, Hindi technical training programmes/ seminar, workshops, Hindi competitions and half yearly meetings for the implementation of Hindi in 50 member offices (PSU's) located at Delhi.

Shri Kamran Rizvi, CMD, HUDCO/Chairman, TOLIC-2 PSU has received "Rajbhasha kirti Puraskaar" (second prize) at National Level for the year 2020-21 at Vigyan Bhawan, New Delhi on 14<sup>th</sup> September, 2021 in the auspicious presence of Shri Amit Shah, Honourable Union Minister for Home Affairs, Government of India. In the series of Awards, further, Shri M. Nagaraj, Director (Corporate Planning), HUDCO has received third prize at regional level for the year 2019-20 at Kanpur, Uttar Pradesh on 27<sup>th</sup> November, 2021 in connection with the commendable performance under TOLIC -2 PSU in implementing the Official Language Policy of the Union in 50-member public sector offices located at Delhi.

## 16. COMPLIANCES OF VARIOUS ACTS/ GUIDELINES

### **Disclosure under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013**

HUDCO has constituted the 'Internal Complaint Committee' which is headed by a senior woman officer of the Company for redressal of complaints, if any, related to sexual harassment as per Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. Sexual Harassment in any form is a misconduct under HUDCO (Conduct, Discipline and Appeal) Rules.

There was no complaint pending at the beginning of the year and no complaint related to sexual harassment was received during the year.

### **Public Grievance Redressal Mechanism of HUDCO**

HUDCO has robust Public Grievance mechanism and machinery which caters to the grievances in emanating from various sources, i.e., Centralized Public Grievance Redress and Monitoring System (CPGRAMS), Grievance Registration & Information Database System (GRIDS) portal and by email/ post. The entire system has been digitized for timely submission and disposal of grievances. During the year, strengthening of the grievance mechanism was further enhanced through establishment of a framework of Escalation Matrix wherein first level of public grievance is tackled in various Departments and Regional Offices and thereafter disposed of at Corporate Office in a time bound manner.

### **Implementation of Micro, Small & Medium Enterprises (MSME) Policy**

The Government of India, Ministry of Micro, Small & Medium Enterprises (MSME), has advised Central Ministry/Department/ CPSEs that 25% of overall annual procurement, be procured through MSMEs. Out of annual target of 25% to be procured from MSME, 4% is earmarked for MSEs, owned SC/ST and 3% for women entrepreneurs. During the financial year 2021-22, HUDCO has made total procurement of ₹ 9.10 crore.

In compliance of the Public Procurement Policy for Micro and Small Enterprises, issued by Government of India vide Micro and Small Enterprise (MSEs) Order, 2012, during the financial year 2021-22, HUDCO has made procurement amounting to ₹ 5.40 crore from MSEs, constituting 59.37% of its total annual procurement inclusive of 4.10% from MSEs owned by SC/ST

entrepreneurs amounting to ₹ 0.3733 crore and 3.54% from Women Entrepreneurs constituting ₹ 0.3221 crore. HUDCO has also made all payments due to MSMEs within the stipulated period, i.e., within 45 days and there has been no delay.

#### **Right to Information Act**

RTI Cell in HUDCO has complied with Section 4(1)(b) of the Right to Information Act, 2005 that defines obligation of Public Authorities. HUDCO has achieved a score of 99.49% by a third-party audit for the previous year, i.e., 2020-21 and the audit of financial year 2021-22 is under process. There has been a 100% compliance of the RTI Act, 2005 during the period under review and there was not a single instance of penalty, strictures or adverse remark with regard to RTI on HUDCO by any Statutory Authority.

### **17. DIRECTORS' RESPONSIBILITY STATEMENT**

As per requirements of section 134(5) of the Companies Act, 2013, your Directors confirm that:

- a) in preparation of the annual accounts, the applicable accounting standards have been followed and no material departures have been made from the same;
- b) such accounting policies have been selected and applied them consistently and made judgments and estimates that are reasonable and prudent to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit of the Company for the year under review;
- c) proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with provisions of Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) the annual accounts have been prepared on a 'going concern' basis;
- e) the Company has laid down Internal Financial Controls to be followed and such Internal Financial Controls are adequate and were operating effectively; and
- f) proper systems have been devised to ensure compliance with the provisions of all applicable laws and such systems were adequate and operating effectively.

### **18. MANAGEMENT DISCUSSION & ANALYSIS REPORT**

The Management Discussions & Analysis Report, as required in terms of the SEBI (LODR) Regulations, 2015 and DPE guidelines, for the year ended 31<sup>st</sup> March, 2022, is annexed and forms part to this report.

### **19. CORPORATE GOVERNANCE**

As per regulation 34(3) of the SEBI (LODR) Regulations, 2015 and DPE guidelines, a separate section on Corporate Governance practices followed by your Company together with a certificate from Malhotra Arora & Associates, Company Secretaries in Practice, on compliance with the Corporate Governance norms is annexed and forms part to this report.

### **20. BUSINESS RESPONSIBILITY REPORT**

The Business Responsibility Report, as stipulated under Regulation 34(2) of the SEBI (LODR) Regulations, 2015, is annexed and forms part to this report.

### **21. DIRECTORS AND KEY MANAGERIAL PERSONNEL**

During the year under report, following changes took place in the composition of the Board of Directors:

#### **Chairman & Managing Director**

Ministry of Housing and Urban Affairs (MoHUA), Government of India, vide order dated 22<sup>nd</sup> October, 2020 has assigned additional charge of the post of Chairman & Managing Director, HUDCO to Shri Kamran Rizvi, I.A.S., Additional Secretary, MoHUA, GoI for a period of 6 months, which has been further extended vide order(s) dated 1<sup>st</sup> July, 2021 (w.e.f. 22<sup>nd</sup> April, 2021) and 6<sup>th</sup> December, 2021 (w.e.f. 22<sup>nd</sup> October, 2021) for a period of 6 months each or till appointment of a regular incumbent to the post, or until further orders, whichever is earliest.

#### **Part-time Official (Government) Director**

MoHUA, GoI, vide order dated 2<sup>nd</sup> November, 2021 has appointed Shri Kuldip Narayan, Joint Secretary, HFA, MoHUA, GoI, as Part-time Official (Government) Director in place of Shri Amrit Abhijat with effect from 2<sup>nd</sup> November, 2021.

### Non- Official (Independent) Director

- a) MoHUA, GoI, vide orders dated 22<sup>nd</sup> November, 2021 has appointed Dr. Ravindra Kumar Ray, Dr. Siyaram Singh and Smt. Sabitha Bojan, as Non-Official (Independent) Directors on the Board of HUDCO for a period of three years; and
- b) Further, MoHUA, GoI, vide order dated 7<sup>th</sup> January, 2022 has appointed Shri Banshi Lal Gujar as Non-Official (Independent) Director for a period of three years. The appointment of Shri Gujar is effective from 9<sup>th</sup> January, 2022 being the date of allotment of DIN by Ministry of Corporate Affairs, Government of India.

In compliance with the provisions of the Companies Act, 2013 and SEBI(LODR) Regulations, 2015, approval of the shareholders regarding appointment of Shri Kuldip Narayan, Part-time Official (Government) Director (liable to retire by rotation), Dr. Ravindra Kumar Ray, Dr. Siyaram Singh, Smt. Sabitha Bojan and Shri Banshi Lal Gujar, Non-official (Independent) Directors, (not liable to retire by rotation) as Directors has been obtained through postal ballot process on 30<sup>th</sup> March, 2022.

As per requirements of section 152 of the Companies Act, 2013 [including any statutory modification(s) or re-enactment(s) thereof, for time being in force, read with the applicable rules, as amended] and Articles of Association of the Company, Shri Shyam Sunder Dubey (DIN: 06601151), Part-time Official (Government) Director and Shri D. Guhan (DIN: 06757569), Director (Finance) being longest in office among the Directors since their last appointment, are liable to retire by rotation and being eligible, offer themselves for reappointment at the ensuing Annual General Meeting.

The Board recommends reappointment of Shri Shyam Sunder Dubey, Part-time Official (Government) Director and Shri D. Guhan, Director (Finance) for approval of the members at the 52<sup>nd</sup> Annual General Meeting, on the same terms and conditions as earlier approved by the President of India.

After the closure of the financial year, MoHUA, GoI vide order dated 10<sup>th</sup> May, 2022 has extended the additional charge for the post of Chairman & Managing Director, HUDCO assigned to Shri Kamran Rizvi, Additional Secretary, MoHUA, Government of India, for a further period of 6 months with effect from 22<sup>nd</sup> April, 2022 or till a regular incumbent joins the post, or until further orders, whichever is the earliest.

The Board wishes to place on record its appreciation for the valuable services rendered by Shri Amrit Abhijat during his association/tenure with the Company and extended a warm welcome to Shri Kuldip Narayan, Dr. Ravindra Kumar Ray, Dr. Siyaram Singh, Smt. Sabitha Bojan and Shri Banshi Lal Gujar, newly appointed directors on the HUDCO's Board.

All the Non-official (Independent) Directors have given declaration as to their Independence, as prescribed under Section 149(6) of the Companies Act and Regulation 16(1)(b) of the SEBI (LODR) Regulations, 2015.

Based on the confirmation received from Directors, none of them are disqualified for being appointed/ reappointed as directors in terms of Section 164 of the Companies Act, 2013 and other applicable laws, if any and are not related to each other.

### KEY MANAGERIAL PERSONNEL

The details of Key Managerial Personnel are as under:

Sl. No.	Name of Key Managerial Personnel	Designation
1.	Shri Kamran Rizvi	Chairman & Managing Director (Additional Charge)
2.	Shri Muniappa Nagaraj	Director – Corporate Planning
3.	Shri D. Guhan	Director – Finance & Chief Financial Officer
4.	Shri Harish Kumar Sharma	Company Secretary

## 22. SECRETARIAL AUDITORS & AUDIT REPORT

Pursuant to the provisions of Section 204 of the Companies Act, 2013, M/s Malhotra Arora & Associates, Company Secretaries in Practice were appointed as Secretarial Auditors of your Company to conduct a Secretarial Audit for financial year 2021-22.

Secretarial Audit report given by the auditors confirms that the Company has complied with the provisions of the Act, Rules, Regulations and Guidelines applicable to the Company and there were no qualifications, reservations or adverse remarks made by the Secretarial Auditors in their report except the composition of the Board of Directors, its various committees, quorum, etc., due to non-appointment of requisite number of Independent Directors during the financial year 2021-22 as prescribed



under the SEBI(LODR) Regulations, 2015. As on 31<sup>st</sup> March, 2022, HUDCO is short of one Independent Director, for which, MoHUA, GoI, being the administrative ministry and appointing authority has already been requested, for appointment of one more Independent Director to make the composition of the Board in compliant with SEBI Regulations. Secretarial Auditors in their report as annexed with this report, have referred to certain other observations, which are self-explanatory.

### 23. AUDITORS & AUDITORS REPORT

As per Section 139(5) of the Companies Act, 2013, the Statutory Auditors of your Company is appointed by Comptroller and Auditor General of India (C&AG). M/s A P R A & Associates LLP, (regd. no. DE2438), Chartered Accountants, New Delhi has been appointed as Statutory Auditors of your Company for the financial year 2021-22 by the C&AG.

M/s A P R A & Associates LLP, Chartered Accountants (FRN-011078N/N500064), New Delhi, the Statutory Auditors had conducted the audit of the financial statements (both standalone and consolidated) for the financial year 2021-22 and submitted their report thereon. The comments of the Statutory Auditors on the financial statements along with management reply thereon are annexed and forms part of the report. Notes on financial statement referred to in the Auditors Report are self-explanatory. There is no qualification in the Statutory Auditors Reports on the financial statements of the Company for the financial year 2021-22.

#### Comments of Comptroller and Auditor General of India (C&AG)

C&AG vide their letter(s) dated 17<sup>th</sup> August, 2022, has given 'NIL comments' on the audited financial statements (both standalone and consolidated) for the financial year 2021-22 under section 143 of the Companies Act, 2013 and the same have been annexed and forms part of this report.

### 24. STATUTORY DISCLOSURES

#### (i) Corporate Social Responsibility Committee

As on 31<sup>st</sup> March, 2022, the composition of 'Corporate Social Responsibility' Committee of the Board, consists of six members namely: Shri M. Nagaraj, Director (Corporate Planning) as Chairman, Shri Kuldip Narayan, Part-time Official (Government) Director, Dr. Ravinder Kumar Ray, Dr. Siyaram Singh, Shri Banshi Lal Gujar and Smt. Sabitha Bojan, Independent Directors, as members.

The Annual Report on CSR activities for the financial year 2021-22 giving the requisite information as required under Section 135 of the Companies Act, 2013 read with Rule 8(1) of the Companies (Corporate Social Responsibility Policy) Rules, 2014 including reasons as to non-spending of entire amount earmarked for CSR activities is annexed and forms part of the Directors' Report.

The extant Corporate Social Responsibility Policy (CSR Policy) of the Company is available on Company's website at the following link: <https://www.hudco.org/writereaddata/csrapolicy.pdf>

In compliance with the Ministry of Corporate Affairs, Government of India notification dated 22<sup>nd</sup> January, 2021:

- a) During the year 2021-22, the Company has spent a total amount of ₹ 29,47,06,496/- on CSR activities comprising of ₹ 25 crore towards the 'PM CARES FUND', out of the CSR budget allocated for the year 2021-22, and ₹ 4,47,06,496/- spent for the projects sanctioned prior to 31<sup>st</sup> March, 2021; and
- b) As of 31<sup>st</sup> March, 2022, an amount of ₹ 25,87,90,596/- is the unspent CSR amount other than ongoing CSR activities (i.e., ₹ 16,99,00,000/- for 2021-22 and ₹ 8,88,90,596/- upto 2020-21) which shall be transferred to Government fund specified in Schedule VII of the Companies Act, 2013, within the stipulated time period, i.e., on or before 30<sup>th</sup> September, 2022.

#### (ii) Board and its Committees

The details as to the composition of the Board and its various Committees, scope & terms of reference, number of meetings held and attended by directors/members during the year along with other particulars are annexed in the Corporate Governance Report, forming part to this report;

#### (iii) Particulars of Loans, Guarantee or Investments

The necessary disclosures with respect to loan made, guarantee given or securities provided by the Company in its ordinary course of business have not been given, since, provisions of section 186 of the Companies Act, 2013, are not applicable to your Company, being a Housing Finance Company. The detail with respect to investments made by the Company forms part of the financial statements for the year 2021-22;

**(iv) Annual Return**

Pursuant to section 92(3) and section 134(3)(a) of the Companies Act, 2013, the Annual Return as at 31<sup>st</sup> March, 2022 will be available on the website of the Company on the following link:

[https://hudco.org.in//Site/FormTemplate/frmTemp1PLargeTC1C\\_P.aspx?MnId=463&ParentID=391](https://hudco.org.in//Site/FormTemplate/frmTemp1PLargeTC1C_P.aspx?MnId=463&ParentID=391)

**(v) Energy Conservation, Technology Absorption and Foreign Exchange Earning & Outgo**

**Energy Conservation and Technology Absorption**

There are no significant particulars, relating to conservation of energy and technology absorption as your Company does not own any manufacturing unit/ facility, however, HUDCO being an energy conscious organization, has taken various initiatives in the direction of energy conservation on a continuous basis. Further, the Company has neither absorbed any technology indigenous/ imported, during the year, nor imported any technology during the last three years.

**Foreign Exchange Earnings and Outgo**

During the financial year 2021-22, foreign exchange inflows was ₹ 0.27 crore (previous year ₹ 1.18 crore) and foreign currency outflow was ₹ 1.46 crore (previous year ₹ 3.30 crore);

- (vi)** Your Company, being a Government Company is exempted from the provisions of Section 197 of the Companies Act, 2013 and Rules made thereunder relating to managerial remuneration, hence, no disclosure is required to be made;
- (vii)** During the financial year, no material significant related party transaction(s) was made, having potential conflict with the interest of the Company at large. The details as to related party transactions have been appropriately disclosed in point no. 34 of Note- 40 of the standalone and consolidated financial statements respectively. All related party transactions made/ entered during the year by the Company were on an arm's length basis and in the ordinary course of its business. Further, the Company has not entered into any contract or arrangement as listed under section 188 of the Companies Act, 2013;
- (viii)** The Company is compliant with the applicable Secretarial Standards issued by Institute of Company Secretaries of India (ICSI);
- (ix)** There is no change in the nature of business of the Company during the year;
- (x)** There are no significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and operations of your Company in future;
- (xi)** Your Company being a Government Company is exempted from the provisions of section 178((2), (3) and (4) of the Companies Act, 2013 with respect to matters pertaining to evaluation of Directors performance, criteria for determining qualifications, positive attributes, independence of a director, Company's policy on directors' appointment and remuneration including and other matters provided therein;
- (xii)** During the year under review, neither the statutory auditor nor the secretarial auditor, have reported any material case of fraud committed by the Company or against it by its officers or employees under Section 143(12) of the Companies Act, 2013, hence, no disclosure is made;
- (xiii)** In compliance of the SEBI(LODR) Regulations, 2015, and DPE Guidelines on Corporate Governance, based on the affirmation received from Board Members and Senior Management Personnel, declaration regarding compliance of Code of Conduct made by the Chairman & Managing Director is annexed and forms part of the Directors Report. A copy of the Code is available on the website of the Company at [www.hudco.org.in](http://www.hudco.org.in); and
- (xiv)** In compliance with regulation 25(10) of the SEBI (LODR) Regulations, 2015, your Company has obtained Directors and Officer Liability Insurance Policy, ensuring adequate insurance coverage, covering all the directors of the Company including independent directors, Key Managerial Personnel and senior officers against the risk of financial loss including the expenses pertaining to defence cost and legal representation expenses arising in the normal course of business.

**25. FUTURE OUTLOOK - MEDIUM AND LONG-TERM STRATEGIES**

The massive spread of COVID-19 pandemic has de-accelerated the economy of the World at large, to which India is no exception. HUDCO operations have been impacted post COVID-19 pandemic due to this slowdown. The future outlook, both medium and long-term strategies are summarized hereunder:

1. Under Jal Jeevan Mission- Har Ghar, Nal Se Jal allocation of ₹ 60,000 crore to cover 3.8 crore households in 2022-23. HUDCO will make all out efforts to tap potential business for viability gap funding;
2. The Government of India has launched 'Swachh Bharat Mission-2.0' (SBM-2) with an allocation of ₹ 1.41 lakh crore for five years from 2021 till 2026, to focus on safe sanitation, water harvesting and recycling. HUDCO has not funded any project under this mission and State Governments will be approached for financing such projects;
3. HUDCO will make all out efforts to tap potential business for viability gap funding in Atal Mission for Rejuvenation and Urban Transformation (AMRUT) and Smart City projects;
4. Health infrastructure needed a major attention during COVID 19, the pandemic posed lot of challenges to administration all over the country, which necessitates establishing modern and state of the art health care facilities all over country. HUDCO would continue to fund Social Infrastructure Projects like Health Centers, Government Hospitals, Medical Colleges, etc., being a priority sector lending for HUDCO, as the State Governments would be requiring huge funds to expand their Health Care Infrastructure;
5. HUDCO would also give priority for funding Urban Metro Rail projects of all major cities, as the Government is keen to expand the metro network in different cities and is looking for external participation for such projects;
6. Our Company is poised for greater growth as it is converting from HFC to NBFC-IFC. HUDCO has already submitted application for registration as NBFC-Infrastructure Finance Company (IFC) on 29<sup>th</sup> March, 2022 to Reserve Bank of India (RBI). The new framework of operation of HUDCO will be driven by the new status accorded by RBI; and
7. HUDCO needs to enlarge its operation in rural areas also so as to cover infrastructure development in both urban and rural areas, without any distinction.

## 26. STATUTORY AND OTHER INFORMATION REQUIREMENT

The information, required to be furnished as part of the Directors' Report as per provisions of the Companies Act, 2013, SEBI(LODR) Regulations, 2015 and DPE guidelines on Corporate Governance and other applicable statutory laws/ rules/ regulations, etc., are annexed to this report as follows:

Particulars	Annexure
Management Discussion & Analysis Report	1
Corporate Governance Report	2
Business Responsibility Report	3
Secretarial Audit Report	4
Annual Report on CSR Activities	5
Declaration of the Code of Conduct	6
Management Reply to the comments of the Statutory Auditors on the financial statements	7
Comments of the Comptroller and Auditors General of India	8

## 27. ACKNOWLEDGEMENT

The Board of Directors of your Company take this opportunity to place on record its deep appreciation for the valuable support, continued patronage, and trust reposed, by the Shareholders, Bondholders, Public Deposit Holders, Bankers, Financial Institutions, Central and State Governments, Housing Boards, Development Authorities, Municipal/Local Bodies and other stakeholders associated with the Company.

The Board of Directors sincerely acknowledges with appreciation consistent support, guidance, cooperation received from the Government of India, especially the Ministry of Housing and Urban Affairs, Ministry of Rural Development, Ministry of Finance, Reserve Bank of India, National Housing Bank, Ministry of Corporate Affairs, Department of Public Enterprises, Regulatory/Statutory Authorities and various other departments of the Central/State Governments. The Board also appreciates the cooperation and support extended by BSE Limited, National Stock Exchange of India Limited, National Securities Depository Limited, Central Depository Services Limited, Credit Rating Agencies, Registrar & Transfer Agents and other agencies.

The Board also places on record its appreciation for the cooperation and guidance extended by Comptroller & Auditor General of India, Statutory Auditors, Secretarial Auditors and other professionals associated with the Company.

The Board of Directors wishes to place on record its appreciation for commitment, untiring efforts made by employees at all levels towards the growth of the Company and look forward for their continued support, contribution in achieving the future goals.

For and on behalf of the Board of Directors

Sd/-  
Kamran Rizvi  
Chairman & Managing Director  
DIN: 01653503

Place : New Delhi  
Date : 24<sup>th</sup> August, 2022

## MANAGEMENT DISCUSSIONS & ANALYSIS REPORT

### 1. INDUSTRY STRUCTURE AND DEVELOPMENTS

According to the provisional estimate of GDP by the National Statistical Office (NSO) India's real GDP was estimated to grow by 8.7% in 2021-22 as compared to a contraction of 6.6% in 2020-21. The data also showed that the Q1, Q2, Q3 & Q4 GDP had grown by 20.1%, 8.4%, 5.4% & 4.1% respectively in 2021-22 which were better than the corresponding quarterly growth rates achieved in the previous fiscal. Although the overall economic performance was better in 2021-22 compared to 2020-21, the negative impact and the uncertainties arising out of the pandemic was evident on the speed of recovery. The Government ensured a soft interest rate regime and supportive policies to support economic growth. [Source: press note dated 31<sup>st</sup> May, 2022 on provisional estimates of Annual National Income 2021-22, National-Statistical-Office, Ministry of Statistics and Programme Implementation (NSO, MoSPI)].

The Government has outlined its focus on orderly urban development in 2022-23 budget. The focus would be to nurture the megacities and their hinterlands to become current centres of economic growth and also to facilitate tier 2 and 3 cities to develop in future. It was announced in the Budget 2022-23 that a high-level committee of reputed urban planners, urban economists and institutions will be formed to make recommendations on urban sector policies, capacity building, planning, implementation and governance. The budget has also announced that 80 lakh houses shall be completed in 2022-23, for the identified eligible beneficiaries of PM Awas Yojana for both rural and urban areas and ₹ 48,000 crore was allocated for this purpose. The Central Government will work with the State Governments for reduction of time required for land and construction related approvals, for promoting affordable housing for middle class and economically weaker sections in urban areas. Further effort would be there to work with the financial sector regulators to expand access to capital along with reduction in cost of intermediation. (Source: Union Budget speech 2022-23).

In the Union Budget 2022-23, the Government also focused on infrastructure development by outlining PM Gati Shakti, a transformative approach for economic growth and sustainable development. The approach is driven by seven engines, namely, Roads, Railways, Airports, Ports, Mass Transport, Waterways and Logistics Infrastructure. All seven engines will pull forward the economy in unison. These engines are supported by the complementary roles of Energy Transmission, IT Communication, Bulk Water & Sewerage and Social Infrastructure. The approach would be powered by Clean Energy and Sabka Prayas - the efforts of the Central Government, State Governments and private sector together - leading to huge job and entrepreneurial opportunities for all, especially the youth. (Source: Union Budget speech 2022-23).

### 2. STRENGTHS AND WEAKNESSES

HUDCO is a premier techno-financing institution with experience of more than 50 years in the field of housing and urban infrastructure financing. HUDCO is a unique institution with its motto of 'Profitability with Social Justice'. HUDCO has been a key partner with the Government in building assets for the Nation. In its operations, HUDCO lays a considerable emphasis on the housing need of the 'Economically Weaker Sections (EWS) and Low-Income Groups (LIG)'.

HUDCO has been assigned highest credit rating of 'AAA' for long-term domestic borrowings. The Company has long-term association with State Governments and State level agencies like Development Authorities, Housing Boards, Urban Local Bodies, etc. The operations of HUDCO are spread over the entire Country through its network of 21 Regional Offices and 11 Development Offices in addition to its Corporate Office located in New Delhi. HUDCO has strength of dedicated multi-disciplinary professionals from various field like Finance, Law, Architecture, Civil Engineering, Urban and Regional Planning, Information Technology, Economics, Human Resources and Public Relations, etc., all working as a team for achieving goals of the organisation.

HUDCO has a Research & Training Institute, called Human Settlement Management Institute (HSMI) for training and enhancing professional capacities of urban development professionals from diverse areas.

Some of the weaknesses that the Company faces include limited access to low-cost sources of funds, constraints in getting State Government guarantee/budgetary support for major borrowings and exposure norms of regulator, limiting the extent of lending by HUDCO to States. During to the COVID -19 pandemic lending's of financial institutions have been dampened due to lower demand from State Governments.

### 3. OPPORTUNITIES, THREATS, RISKS AND CONCERNS

With a rapidly urbanizing India and population growth, there is enormous potential for HUDCO in both housing as well as infrastructure sector. Government of India is committed for implementation of Sustainable Development Goals (SDGs)



especially SDG 11 “Make cities and human settlements inclusive, safe, resilient and sustainable”. Government has supported number of programmes to revitalise the urban sector which are likely to catalyse huge investment flow in urban sector. Further, there is plenty of scope of HUDCO’s financing in the development of Industrial Corridors and development of Aviation / Ports sector. HUDCO should have a technology arm for dealing with technical issues in construction and financing.

The prevalent market economy has caused greater competition for HUDCO. There is stiff competition from Commercial banks which have far greater access to low-cost funds and are reducing their rate of interest for attracting customers in financing the infrastructure and housing sector. The margins of HUDCO are also getting reduced due to rising competition in the market.

#### **4. SEGMENT-WISE OR PRODUCT-WISE PERFORMANCE**

During the year under review, HUDCO operates only in one segment and has no other reportable segment, hence, segment wise performance, has not been given.

#### **5. OUTLOOK**

It is estimated that by 2050 around 42% of India’s population would be urbanised from 31% level in 2011. Provision of adequate infrastructure will facilitate the process of urbanisation which in turn will raise the contribution of urban sector to GDP. It is estimated that India would need to spend \$4.5 trillion on infrastructure by 2030 to realise the vision of a \$5 trillion economy by 2025. The total capital expenditure in infrastructure sectors in India during fiscals 2020 to 2025 is projected at about ₹ 111 lakh crore, out of this, total capital expenditure on urban infrastructure is projected at ₹ 19.19 lakh crore. The projects under urban infrastructure would include Atal Mission for Rejuvenation and Urban Transformation, Smart Cities, MRTS, Affordable Housing, Jal Jeevan Mission. (Source: National Infrastructure Pipeline, Report of the Task Force vol 1, MoF). HUDCO would have business opportunity in these areas. As the economy recovers, HUDCO would realise increasing business opportunities in various segments of the urban infrastructure and housing.

With the recent changes in Reserve Bank of India’s Regulatory Frameworks for NBFC, HUDCO has applied for conversion of the Company from HFC to NBFC-IFC with Reserve Bank of India. This will strengthen the business model of HUDCO for nation building, as the business is likely to shift more towards Urban Infrastructure Financing in the coming year.

#### **6. INTERNAL CONTROL SYSTEM AND ITS ADEQUACY**

HUDCO’s internal control systems are commensurate with the nature of its business, the size and complexity of its operations and such IFCs with reference to the Financial Statements are adequate. The detail with respect thereto has been given in the Directors’ Report.

#### **7. DISCUSSION ON FINANCIAL PERFORMANCE WITH RESPECT TO OPERATIONAL PERFORMANCE**

The details of Financial Performance with respect to Operational Performance has been fully explained in the Directors’ Report.

In preparation of financial statements, the Company has followed Indian Accounting Standards notified under the Companies (Indian Accounting Standard), Rules, 2015 (as amended) with effect from 1<sup>st</sup> April, 2018 issued by the Ministry of Corporate Affairs.

Information pursuant to schedule-V of SEBI (LODR) Regulations 2015 - (i) There is no significant changes (change of 25% or more as compared to the immediately previous financial year) in key financial ratios viz. Debtors Turnover Ratio (Not applicable to HUDCO being a HFC), Inventory Turnover Ratio (Not applicable to HUDCO being a HFC), Interest Coverage Ratio, Current Ratio (Not applicable to HUDCO being a HFC and due to maintenance of Accounts as per IND-AS), Debt-Equity Ratio, Operating profit margin and Net profit margin during the year 2021-22 as compared to the previous year 2020-21. The return on net-worth during the year 2021-22 is 11.86% as against the 11.97% during the previous year 2020-21, resulting in insignificant decline (0.11%) over the previous year due to marginal increase in the profit after tax and payment of final dividend for financial year 2020-21 in the financial year 2021-22.

#### **8. MATERIAL DEVELOPMENT IN HUMAN RESOURCES, INDUSTRIAL RELATIONS FRONT, INCLUDING NUMBER OF PEOPLE EMPLOYED**

HUDCO has put in place effective human resource policies and practices to meet its present and future organizational needs. It has a team of professionals from various disciplines like finance, projects, HR, Law, IT, etc. During the year 2021-22, HUDCO organized various workshops/webinars to upgrade the skills of its employees. During this COVID pandemic era, HUDCO has taken various steps to provide safe and healthy working environment for its employees. E-office was implemented to ensure continuity of work as well as speeding up the decision-making process.

As on 31<sup>st</sup> March, 2022, HUDCO has a strength of 703 employees as against 753 in the previous year. Further, HUDCO had 218 women employees, representing 31% of the workforce.

**9. ENVIRONMENTAL PROTECTION AND CONSERVATION, TECHNOLOGICAL CONSERVATION, RENEWABLE ENERGY DEVELOPMENT, FOREIGN EXCHANGE CONSERVATION**

As your Company is not engaged in any manufacturing activity, hence, there are no significant particulars, relating to environmental protection and conservation, technological conservation, renewable energy developments, etc. The particulars with regard to foreign exchange earning and outgo are given in the Directors' Report.

**10. CORPORATE SOCIAL RESPONSIBILITY**

The status report on Corporate Social Responsibility for the year 2021-22 has been explained in the Directors' Report and Annual Report on CSR activities annexed with the Directors' Report.

**11. CAUTIONARY STATEMENT**

All the statements in the Management Discussion and Analysis Report with regard to projections, estimates and expectations are forward looking statement, based on certain future assumptions and expectations, which could vary from the actuals envisaged. The Company assumes no responsibility in any way to modify or revise such statements based on subsequent events or developments.

**For and on behalf of the Board of Directors**

**Place : New Delhi**  
**Date : 24<sup>th</sup> August, 2022**

**Sd/-**  
**Kamran Rizvi**  
**Chairman & Managing Director**  
**(DIN: 01653503)**

## CORPORATE GOVERNANCE REPORT

### 1. CORPORATE GOVERNANCE PHILOSOPHY

HUDCO is a listed government company under the administrative control of the Ministry of Housing and Urban Affairs (MoHUA), Government of India, aims to enhance its stakeholder's satisfaction, maximize their value and building the trust in the Company by ensuring transparency in all its areas of operations with special emphasis on financial prudence and accountability.

The Company is fully committed to follow and implement the best Corporate Governance practices by adherence to the applicable laws, rules, regulations and guidelines issued by the Securities and Exchange Board of India (SEBI) and the Department of Public Enterprises (DPE) and other authorities from time to time.

### 2. BOARD OF DIRECTORS

#### (a) Composition and Category of Directors

HUDCO, being a Government Company, wherein, as per Articles of Association of the Company, the power to appoint all the Director(s) including Chairman & Managing Director (CMD) on the Board of HUDCO vests with the President of India, which is exercised through the Administrative Ministry, i.e., MoHUA, GoI. Further, as per Articles of Association, the number of directors on the Board of the Company shall not be less than three and more than fifteen.

As on 31<sup>st</sup> March, 2022, HUDCO Board consists of 9 directors, comprising of 3 functional Directors including Chairman & Managing Director, 2 nominee directors from the Administrative Ministry, i.e., MoHUA, GoI, and 4 Non-official (Independent) Director(s), as per following details:

Sl. No.	Name	Category	designation	Date of appointment
1.	Shri Kamran Rizvi (DIN: 01653503)	Whole-time Director	Chairman & Managing Director (Additional Charge)	22.10.2020
2.	Shri M Nagaraj (DIN: 05184848)	Whole-time Director	Director (Corporate Planning)	01.02.2019
3.	Shri D Guhan (DIN: 06757569)	Whole-time Director	Director (Finance)	31.12.2019
4.	Shri Shyam Sunder Dubey (DIN: 06601151)	Non-Executive Director	Part-time Official (Government) Director	08.08.2019
5.	Shri Kuldip Narayan (DIN: 03276525)	Non-Executive Director	Part-time Official (Government) Director	02.11.2021
6.	Dr. Ravindra Kumar Ray (DIN: 09394495)	Non-Executive Director	Non-Official (Independent) Director	22.11.2021
7.	Dr. Siyaram Singh (DIN: 09402727)	Non-Executive Director	Non-Official (Independent) Director	22.11.2021
8.	Smt. Sabitha Bojan (DIN: 09398364)	Non-Executive Director	Non-Official (Independent) Director	22.11.2021
9.	Shri Banshi Lal Gujar (DIN: 09462128)	Non-Executive Director	Non-Official (Independent) Director	09.01.2022

#### Notes:

- The President of India, through the Ministry of Housing and Urban Affairs (MoHUA), Government of India, being the Administrative Ministry and Appointing Authority had:

- a) assigned the additional charge of the post of Chairman & Managing Director, HUDCO, to Shri Kamran Rizvi, I.A.S., Additional Secretary, MoHUA, Gol as per following details:
    - from 22<sup>nd</sup> October, 2020, to 21<sup>st</sup> April, 2021 vide order dated 22<sup>nd</sup> October, 2020;
    - from 22<sup>nd</sup> April 2021 to 21<sup>st</sup> October, 2021 vide order dated 1<sup>st</sup> July, 2021;
    - from 22<sup>nd</sup> October, 2021 to 21<sup>st</sup> April, 2022 vide order dated 6<sup>th</sup> December, 2021
    - from 22<sup>nd</sup> April, 2022 vide order dated 10<sup>th</sup> May, 2022.
  - b) appointed Shri Kuldip Narayan, I.A.S., Joint Secretary, HFA, MoHUA as Part-time Official (Government) Director in place of Shri Amrit Abhijat with effect from 2<sup>nd</sup> November, 2021.
  - c) appointed Dr. Ravindra Kumar Ray, Dr. Siyaram Singh and Smt. Sabitha Bojan, as Non- Official (Independent) Directors on the Board of HUDCO for a period of three years vide orders dated 22<sup>nd</sup> November, 2021; and
  - d) appointed Shri Banshi Lal Gujar as Non-Official (Independent) Director for a period of three years vide order dated 7<sup>th</sup> January, 2022. The appointment of Shri Gujar is effective from 9<sup>th</sup> January, 2022 being the date of allotment of DIN by Ministry of Corporate Affairs, Government of India.
2. The Company has made request to the MoHUA, being the Administrative Ministry/ appointing authority to appoint one more Independent Director to make composition of the Board in conformity with the SEBI(LODR) Regulations, 2015, DPE guidelines and all other applicable rules/ regulations.

### Directors' Profile

The Board of Directors of your Company comprises of professionals, having skills/expertise and competence in diverse fields like administration, finance, management, law, etc., who provide strategic direction and guidance to the organization. The Directors on the Board of HUDCO are appointed by the President of India through the Administrative Ministry, i.e., Ministry of Housing and Urban Affairs, Government of India after considering skills, expertise and competence of individuals with reference to the business of the Company. Their wide range of skills, expertise and competency enhances the quality of the Board's decision-making process. All the Board members, had effectively participated in the Board/ Committee meetings and contributed substantially towards the growth of the organization.

The brief profile of Board Members, as on the date of signing of this report, is given hereunder:

**Kamran Rizvi, I.A.S.**  
**Chairman & Managing Director**  
(DIN: 01653503)

Shri Kamran Rizvi, aged 55 years an Indian Administrative Services (IAS) Officer of 1991 batch of Uttar Pradesh cadre, has been assigned the additional charge of the post of Chairman & Managing Director, HUDCO with effect from 22<sup>nd</sup> October, 2020 by the Ministry of Housing and Urban Affairs (MoHUA), Government of India.

Shri Rizvi, did his B. Tech and M. Tech in Mechanical Engineering from IIT Delhi and subsequently joined Indian Administrative Services. Shri Rizvi has rich experience of more than 30 years as Civil Servant, serving in various important capacities both with the Government of India and State of Uttar Pradesh.

In Government of India, Shri Rizvi has served as Joint Secretary and Additional Secretary in the Ministry of Rural Development, where he has hugely contributed to the World's largest employment programme, i.e., MGNREGA by using ICT and innovation. Presently, he is an Additional Secretary in the MoHUA, Gol. Prior to Gol assignments, he has served in the important Ministries and departments of the State of Uttar Pradesh. Some of the remarkable positions held by him includes Principal Secretary, Secretary, Development Commissioner, Commissioner, Director General, Chairman-cum Managing Director and Secretary to the Chief Minister.

Shri Rizvi is holding directorship in four companies other than HUDCO namely: NBCC (India) Limited (a listed company), Noida Metro Rail Corporation Limited, National Capital Region Transport Corporation Limited and India International Convention & Exhibition Centre Limited. Further, Shri Rizvi is not a member of any Committee of the Board where he is director.

**Muniappa Nagaraj**  
**Director (Corporate Planning)**  
(DIN: 05184848)

Shri M Nagaraj, aged 55 years, is Director (Corporate Planning) of the Company since February 1, 2019. Shri Nagaraj has been assigned the current charge of the post of Chairman & Managing Director, HUDCO by the Ministry of Housing and Urban Affairs, Government of India twice for a period of three months each from 7<sup>th</sup> January, 2020 to 6<sup>th</sup> April, 2020 and again from 27<sup>th</sup> May, 2020 to 26<sup>th</sup> August, 2020.

Shri Nagaraj holds qualification/degree of Cost Accountant, Company Secretary, MBA with specialisation in Finance and CAIIB.

Shri Nagaraj is having 31 years of vast experience to his credit in diversified fields/sectors like Housing Infrastructure Finance, Skill

Development & Micro Finance in Social Sector and International Trading, with strong fundamentals in Managerial Capabilities and e-governance for corporate sector.

Shri Nagaraj, served PEC Limited under the Ministry of Commerce and Industry as its Chairman & Managing Director. He was also Managing Director in National Safai Karmacharis Finance and Development Corporation under the aegis of Ministry of Social Justice and Empowerment. Before that, he was Director in IIFCL Projects Limited and also General Manager in IIFCL under Ministry of Finance, handling the portfolios of Project Finance especially Take-out Finance Scheme of IIFCL, Board Secretariat, Vigilance Activities, Business Development, etc.

Shri Nagaraj holds directorship in two unlisted companies other than HUDCO namely: Bangalore Metro Rail Corporation Limited and National Industrial Corridor Development Corporation Limited. He does not hold membership of Committees of the Board in other Companies. Details of membership of various Committees in HUDCO is given separately in this report.

#### **D Guhan**

##### **Director (Finance) & Chief Financial Officer**

(DIN: 06757569)

Shri D. Guhan, aged 58 years, is Director (Finance) & Chief Financial Officer of the Company since December, 2019. Shri Guhan joined HUDCO in the year 1987 and during this period, he has the opportunity to work in various capacities both at Corporate and Regional Offices.

Shri Guhan did his Bachelor's in Commerce (Honours) from Delhi University and Master's in Commerce from University of Rajasthan. He is a fellow member of the Institute of Cost Accountants of India. He also holds Post Graduate Diploma in Housing, Planning & Building from Institute of Housing & Urban Development Studies, Rotterdam, Netherlands and was conferred Honours Diploma in Network Centred Computing, with Excellent Performance evaluation from National Institute of Information Technology.

Shri Guhan has wide experience of more than 35 years in various fields like credit appraisal of Project Finance pertaining to Housing and Infrastructure. In the past, he has successfully handled various disciplines like Finance and Accounts, Taxation, Resource Mobilization, Loan Accounting, Treasury management, Audit of Financial Statements, Investor Relations and IPO Management. He has been associated with the computerisation of the financial and loan accounting functions.

Pursuant to provisions of Companies Act read with Articles of Association of the Company, Shri Guhan retires by rotation at this Annual General Meeting and eligible for reappointment on the same terms and conditions as earlier approved by President of India.

Shri Guhan is not holding directorship/membership of the Committees of the Board in any Company other than HUDCO. Details of membership of various Committees in HUDCO is given separately in this report.

#### **Shyam Sunder Dubey, I.C.A.S.**

##### **Part-time Official (Government) Director**

(DIN: 06601151)

Shri Shyam Sunder Dubey, aged about 57 years an Indian Civil Accounts Services (ICAS) Officer of 1989 batch is associated with HUDCO as a Part-time Official (Government) Director since 8<sup>th</sup> August, 2019.

Shri Dubey, holds B.Sc., degree in Biology, M.Sc. degree in Psychology, M.Phil. in Strategic Affairs and National Security as part of long-term training from National Defence College and holds Post Graduate Diploma in International Business from Indian Institute of Foreign Trade, New Delhi.

Shri Dubey has to his credit of around 33 years of vast experience in the field of Public Financial management, Project Management of managing Govt's welfare schemes, like PDS, Accounting, Performance and Efficiency Audit of schemes, Budgeting, Public Expenditure Management and Procurement. In the past, Shri Dubey served in various Ministries at important positions like Financial Adviser, Bank Note Press, Ministry of Finance, Deputy Secretary in Ministry of Food, Consumer Affairs and Public Distribution, Head, Procurement and Logistics, UN World Food Programme, Chief Controller of Accounts, Department of Industrial Policy and Promotion and also in the Ministry of Housing and Urban Affairs.

Pursuant to provisions of Companies Act read with Articles of Association of the Company, Shri Dubey retires by rotation at this Annual General Meeting and eligible for reappointment on the same terms and conditions as earlier approved by President of India.

Shri Dubey is holding directorship in eight companies other than HUDCO namely: NBCC (India) Limited (a listed company), Kolkata Metro Rail Corporation Limited, Mumbai Metro Rail Corporation Limited, Maharashtra Metro Rail Corporation Limited, Gujarat Metro Rail Corporation (GMRC) Limited, Uttar Pradesh Metro Rail Corporation Limited, Noida Metro Rail Corporation Limited and Hindustan Prefab Limited.

Shri Dubey is holding the position of Chairman of the Audit Committee of Maharashtra Metro Rail Corporation Limited, Noida Metro Rail Corporation Limited & Hindustan Prefab Limited and member of the Audit Committee of NBCC (India) Limited (listed entity), Mumbai Metro Rail Corporation Limited, and Uttar Pradesh Metro Rail Corporation Limited. He is also a member of the Nomination Committee of NBCC (India) Limited and Share Allotment Committee of Mumbai Metro Rail Corporation Limited. Details of membership of various Committees in HUDCO is given separately in this report.



**Kuldip Narayan, I.A.S.**

**Part-time Official (Government) Director**

(DIN: 03276525)

Shri Kuldip Narayan, aged about 42 years an Indian Administrative Services (IAS) Officer of 2005 batch of Bihar cadre is a Part-time Official Government Director on the Board of the Company since 2<sup>nd</sup> November, 2021. Presently, he is serving as Joint Secretary (HFA), Ministry of Housing and Urban Affairs, Government of India looking after its flagship programme Housing for All/ Pradhan Mantri Awas Yojna (Urban).

Shri Narayan holds B. Tech in Mechanical Engineering from IIT Kanpur. In Government of India, Shri Narayan has served as Private Secretary to Hon'ble Minister of State Environment, Forest & Climate Change and Hon'ble Minister of State Health and Family Welfare. Earlier, he has served as the District Magistrate of Gopalganj, Chhapra, Munger and Madhuban districts of Bihar State. He also held the charge of Director, Panchayati Raj Department, Patna Municipal Commissioner and Managing Director of Bihar Rajya Jal Parishad. He has been awarded Satyendra Dubey Memorial Award from IIT, Kanpur for his efforts to promote probity and transparency in public service and maintaining the highest professional integrity in upholding human values.

Shri Narayan holds directorship in 2 body corporates/companies other than HUDCO namely: - Hindustan Prefab Limited and National Housing Bank. Apart from HUDCO, Shri Narayan is a member of Audit and Remuneration Committee(s) with Hindustan Prefab Limited and Member of Executive Committee Human, Resource Committee, Review Committee and Chairman of Information Technology Committee and Cyber Security Committee of the Board with National Housing Bank. Details of membership of various Committees in HUDCO is given separately in this report.

**Dr. Ravindra Kumar Ray**

**Non-Official (Independent) Director**

(DIN: 09394495)

Dr. Ravindra Kumar Ray, aged 64 years is a Non-Official (Independent) Director on the Board of the Company since 22<sup>nd</sup> November, 2021.

Dr. Ray did his graduation from St. Columba's College, Hazaribag and Master's degree in History from Ranchi University and Doctorate/Phd. in History from Vinoba Bhave University, Jharkhand. He has around 36 years of teaching experience as lecturer at Vinoba Bhave University, Jharkhand.

Dr. Ray is an active Political & Social worker. He was member of 16<sup>th</sup> Lok Sabha, Parliament of India, prior to which he was member of Jharkhand assembly for two terms and also held the position of Cabinet Minister in Government of Jharkhand.

Dr. Ray is not holding directorship/membership of the Committees of the Board in any Company other than HUDCO. Details of membership of various Committees in HUDCO is given separately in this report.

**Dr. Siyaram Singh**

**Non-Official (Independent) Director**

(DIN: 09402727)

Dr. Siyaram Singh, aged 45 years is a Non-Official (Independent) Director on the Board of the Company since 22<sup>nd</sup> November, 2021.

Dr. Singh did his M.B.B.S and MD General Medicine from Patna University. He is an eminent medical professional in healthfulness of Barh's city of Patna district in the State of Bihar and is active in social activities for more than 15 years. He also held the position of Secretary, Bharat Vikas Parishad and Secretary Patna Medical College.

Dr. Singh is not holding directorship/membership of the Committees of the Board in any Company other than HUDCO. Details of membership of various Committees in HUDCO is given separately in this report.

**Sabitha Bojan**

**Non-Official (Independent) Director**

(DIN: 09398364)

Smt. Sabitha Bojan, aged 44 years is a Non-Official (Independent) Director on the Board of the Company since 22<sup>nd</sup> November, 2021.

Smt. Bojan did Masters in Sociology and M.B.A. in Human Resources and diploma in Co-operation. She has more than 15 years of experience in corporate, education and management field with key positions as state and regional head in various organizations. She is a passionate poet and writer with 'Tamizh Chemmal' state award (2019) by the Government of Tamil Nadu for her contribution towards Tamil language. She is a social activist and has carried out numerous welfare activities for youth, women and tribal upliftment in coordination with several NGO's.

Smt. Bojan is not holding directorship/membership of the Committees of the Board in any Company other than HUDCO. Details of membership of various Committees in HUDCO is given separately in this report.

**Banshi Lal Gujar**  
**Non-Official (Independent) Director**  
(DIN: 09462128)

Shri Banshi Lal Gujar, aged about 62 years is a Non-Official (Independent) Director on the Board of the Company since 9<sup>th</sup> January, 2022.

Shri Gujar holds vast and rich experience of around 42 years in the field of politics, administration and social welfare. He did his master degree in Political Science. He is a social activist and carried out numerous welfare activities for upliftment of farmers. He was instrumental in development of Mandsaur Agriculture Market Committee, which is first ISO certified market in the State of Madhya Pradesh having three shopping malls. Under his dynamic leadership, turnover of the Committee has increased from ₹ 150 crore to ₹ 2500 crore from the year 2000 to 2011.

Shri Gujar is not holding directorship/membership of the Committees of the Board in any Company other than HUDCO. Details of membership of various Committees in HUDCO is given separately in this report.

**(b) Attendance Record and Directorship/Committee Position for the period commencing from 1<sup>st</sup> April 2021 to 31<sup>st</sup> March, 2022.**

S. No.	Name of the Director(s)	No. of Board Meeting(s)		Last AGM Attended (held on 30.09.2021)	Number of directorship/ Committee membership excluding HUDCO held as on 31.03.2022	
		Held during their tenure from 01.04.2021 to 31.03.2022	Attended		Total Directorship (Including listed entity)	Committee Chairmanship/ Membership
1.	Shri Kamran Rizvi	12	10	Yes	4	-
2.	Shri M Nagaraj	12	12	Yes	2	-
3.	Shri D Guhan	12	12	Yes	-	-
4.	Shri Amrit Abhijat (upto 02.11.2021)	06	01	No	N.A.	N.A.
5.	Shri Shyam Sunder Dubey	12	11	Yes	8	1
6.	Shri Kuldip Narayan (from 02.11.2021)	06	06	N.A.	2	-
7.	Dr. Ravindra Kumar Ray (from 22.11.2021)	05	05	N.A.	-	-
8.	Dr. Siyaram Singh (from 22.11.2021)	05	05	N.A.	-	-
9.	Smt. Sabitha Bojan (from 22.11.2021)	05	05	N.A.	-	-
10.	Shri Banshi Lal Gujar (From 09.01.2022)	04	04	N.A.	-	-

**Notes:**

- i. Ministry of Housing and Urban Affairs (MoHUA), Government of India:
  - vide order dated 2<sup>nd</sup> November, 2021 has appointed Shri Kuldip Narayan, Joint Secretary, HFA, MoHUA as Part-time Official (Government) Director in place of Shri Amrit Abhijat with effect from 2<sup>nd</sup> November, 2021;
  - vide orders dated 22<sup>nd</sup> November, 2021 has appointed Dr. Ravindra Kumar Ray, Dr. Siyaram Singh and Smt. Sabitha Bojan, as Non- Official (Independent) Directors on the Board of HUDCO for a period of three years; and
  - vide order dated 7<sup>th</sup> January, 2022 has appointed Shri Banshi Lal Gujar as Non- Official (Independent) Director for a period of three years. The appointment of Shri Gujar is effective from 9<sup>th</sup> January, 2022 being the date of allotment of DIN by Ministry of Corporate Affairs, Government of India;

- ii. The charge of Chairman & Managing Director (Additional Charge) held by Shri Kamran Rizvi, I.A.S., Additional Secretary, MoHUA, has been extended by MoHUA thrice for a period of 6 months each vide orders dated 1<sup>st</sup> July, 2021, 6<sup>th</sup> December, 2021 and 10<sup>th</sup> May, 2022 retrospectively w.e.f. 22<sup>nd</sup> April, 2021, 22<sup>nd</sup> October, 2021 and 22<sup>nd</sup> April, 2022, respectively. The two Board meetings held during the intervening period, i.e., on 29<sup>th</sup> June, 2021 and 11<sup>th</sup> November, 2021, could not be attended by him due to pending receipt of orders of his reappointment as Chairman & Managing Director from MoHUA;
- iii. Shri Shyam Sunder Dubey, Part-time Official (Government) Director also attended the 51<sup>st</sup> Annual General Meeting in the capacity of Chairman of the 'Audit Committee' and 'Stakeholders Relationship Committee';
- iv. Shri M. Nagaraj, Director (Corporate Planning) also attended the 51<sup>st</sup> Annual General Meeting as representative and member of the 'Nomination and Remuneration Committee';
- v. Shri Kamran Rizvi and Shri Shyam Sunder Dubey also holds the position of Government Nominee Director on the Board of NBCC (India) Limited, a listed entity;
- vi. None of the Directors is a member of more than 10 Committee(s) in public limited companies whether listed or not or Chairman of more than 5 Committee(s) across all listed entities, in which, he/she is a director as per Regulation 26 of the SEBI (LODR) Regulations, 2015;
- vii. Chairmanship/membership of Committees include Chairmanship/ membership of the Audit and Stakeholders' Relationship Committee(s) only in listed companies other than HUDCO as per Regulation 26 of the SEBI (LODR) Regulations, 2015;
- viii. In accordance with the provisions of the Companies Act, 2013 and Articles of Association of the Company, Shri Shyam Sunder Dubey, Part-time Official (Government) Director and Shri D. Guhan, Director (Finance) shall retire by rotation at the 52<sup>nd</sup> Annual General Meeting and are eligible for reappointment; on the same terms and conditions as earlier approved by the President of India; and
- ix. No Directors of the company are inter-se related with each other.

**(c) Number and Date of meetings of the Board of Directors**

The Board met 12 times during the financial year 2021-22 on the following dates:

15<sup>th</sup> April, 2021, 29<sup>th</sup> June, 2021, 12<sup>th</sup> August, 2021, 18<sup>th</sup> August, 2021, 30<sup>th</sup> September, 2021, 21<sup>st</sup> October, 2021, 11<sup>th</sup> November, 2021, 28<sup>th</sup> December, 2021, 27<sup>th</sup> January, 2022, 7<sup>th</sup> February, 2022, 11<sup>th</sup> February, 2022 and 22<sup>nd</sup> March, 2022.

**(d) The Company has not issued any preference shares/ stocks/ convertible instrument as on 31<sup>st</sup> March, 2022. None of the Directors held any shares/stocks/convertible instruments in the Company.**

**(e) The Board of Directors of your Company are fully briefed/updated on all business-related matters/ developments, provisions pertaining to the applicable laws like Companies Act 2013, Prohibition of Insider Trading Regulations, 2015 and SEBI (LODR) Regulations, 2015 and changes, therein, if any viz-a-viz their duties, role and responsibilities, etc.**

Pursuant to Regulation 25 of SEBI (LODR) Regulations, 2015, Independent Directors have been familiarized with the various aspects like nature of business, its model, their roles, rights, and responsibilities, etc., for which they are provided necessary material as part of the familiarization programmes. They are nominated for various programmes of the professional interest from time to time as per their convenience, consent and availability. The familiarization programme is available on the website of the Company at <https://hudco.org/writereaddata/Stat-Ind.Dir.Prog.pdf>

**(f) As per requirements of the SEBI (LODR) Regulations, 2015 and Section 149 of the Companies Act, 2013 a separate meeting of Independent Directors was held during the financial year 2021-22 on 22<sup>nd</sup> March, 2022, without the attendance of non-independent directors and members of management, wherein they have assessed the performance of the Board as a whole and also the quality, quantity and timeliness of flow of information between the Company Management and the Board, which is necessary for the Board to effectively and reasonably perform its duties.**

**(g) In the opinion of the Board and considering the disclosure received from all Independent Directors, all the independent directors fulfill the criteria of Independence as specified in the Companies Act, 2013 as well as SEBI(LODR) Regulations, 2015 and are independent of the management.**

### 3. COMMITTEES OF THE BOARD OF DIRECTORS

In compliance with provisions of the Companies Act, 2013, SEBI (LODR) Regulations, 2015, DPE guidelines and/or from operational point of view, the Board has constituted various Committees to facilitate smooth and efficient flow of decision-making process. The recommendations of Committees, wherever required, are placed before the Board for its approval and the same have been accepted by the Board.

The brief of the Committees is as under:

#### **Audit Committee**

##### **Brief Description of terms of reference**

The role and term of reference of the Audit Committee is as defined in the Companies Act, 2013, SEBI (LODR) Regulations, 2015, and DPE guidelines on Corporate Governance, as amended from time to time. The scope of the Committee has been further amended/enhanced as per operational requirements in addition to statutory requirements, with the approval of the Board of Directors.

##### **Composition, name of members and Chairman, number of meetings and attendance thereat**

As on 31<sup>st</sup> March, 2022, the Audit Committee comprised of 5 members, out of which 4 members were Non-official (Independent) Directors and 1 member was Part-time Official (Government) Director. The Committee was headed by Non-official (Independent) Director.

The Company Secretary acts as the Secretary of the Audit Committee. Director (Finance) & Chief Financial Officer, Head - Internal Audit department are the permanent invitees to its meetings. Senior Executives are also invited, as and when required by the Committee to provide necessary information/ clarification pertaining to their area(s). The Statutory Auditors attend the Audit Committee Meetings in which the financial results (quarterly/ half yearly/ annual) are considered and as and when required by the Committee.

During the year, five meetings of the Audit Committee were held on 29<sup>th</sup> June, 2021, 9<sup>th</sup> July, 2021, 12<sup>th</sup> August, 2021, 11<sup>th</sup> November, 2021 and 11<sup>th</sup> February, 2022.

The composition of the Audit Committee and attendance of its members during the year was as under:

Sr. No.	Name and Designation	Chairman/ Member	Date of Induction(I)/ Cessation(C)	No. of meetings attended
1.	Dr. Ravindra Kumar Ray Non-official (Independent) Director	Chairman	28.12.2021(I)	1/1
2.	Dr. Siyaram Singh Non-official (Independent) Director	Member	28.12.2021(I)	1/1
3.	Shri Banshi Lal Gujar Non-official (Independent) Director	Member	04.03.2022 (I)	0/0
4.	Smt. Sabitha Bojan Non-official (Independent) Director	Member	28.12.2021(I)	1/1
5.	Shri Shyam Sunder Dubey Part-time Official (Government) Director	Member*	08.08.2019(I)	5/5
6.	Shri Amrit Abhijat Part-time Official (Government) Director	Member	11.06.2020(I) 02.11.2021(C)	0/3
7.	Shri Kuldip Narayan Part-time Official (Government) Director	Member	08.11.2021(I) 28.12.2021(C)	1/1
8.	Shri M Nagaraj Director (Corporate Planning)	Member	11.06.2020(I) 28.12.2021(C)	4/4

\* Shri Shyam Sunder Dubey remained Chairman of the Audit Committee from 11.06.2020 to 28.12.2021

## **Corporate Social Responsibility Committee**

### **Brief Description of terms of reference**

The role and term of reference of the Corporate Social Responsibility Committee is as defined in the Companies Act, 2013, and DPE guidelines on Corporate Governance, as amended from time to time. The Company has a separate department to look after the CSR activities of the Company and compliance with the statutory provisions relating thereto. A separate report titled 'Annual Report on Corporate Social Responsibility (CSR) for the financial year 2021-22' giving detail as to activities undertaken and the expenditure incurred during the year and other relevant details relating thereto is annexed with the Directors' Report. HUDCO's CSR policy is available at the company's website at the following link: <https://www.hudco.org.in/writereaddata/csrpolicy.pdf>

### **Composition, name of members and Chairman, number of meeting and attendance thereat**

As on 31<sup>st</sup> March, 2022, the Corporate Social Responsibility Committee comprised of 6 members, out of which 4 members were Non-official (Independent) Directors, 1 member was Part-time Official (Government) Director and 1 member was Functional Director. The Committee was headed by Functional Director. Head of CSR department is permanent invitee to attend the meetings of CSR Committee. The Company Secretary acts as the Secretary of the CSR Committee.

During the year, one meeting of the Corporate Social Responsibility Committee was held on 18<sup>th</sup> August, 2021.

The composition of the CSR Committee during the year was as under:

Sr. No.	Name and Designation	Chairman/ Member	Date of Induction(I)/ Cessation(C)	No. of meetings attended
1.	Shri M Nagaraj, Director (Corporate Planning)	Chairman	03.02.2020 (I)	1/1
2.	Dr. Ravindra Kumar Ray, Non-official (Independent) Director	Member	28.12.2021(I)	0/0
3.	Dr. Siyaram Singh, Non-official (Independent) Director	Member	28.12.2021(I)	0/0
4.	Smt. Sabitha Bojan, Non-official (Independent) Director	Member	28.12.2021(I)	0/0
5.	Shri Banshi Lal Gujar, Non-official (Independent) Director	Member	04.03.2022 (I)	0/0
6.	Shri Kuldip Narayan, Part-time Official (Government) Director	Member	28.12.2021 (I)	0/0
7	Shri Amrit Abhijat, Part-time Official (Government) Director	Member	11.06.2020 (I) 02.11.2021 (C)	0/1
8	Shri D Guhan, Director (Finance)	Member	11.06.2020 (I) 28.12.2021 (C)	1/1

## **Stakeholders Relationship Committee**

### **Brief Description of terms of reference**

The role and term of reference of the Stakeholders Relationship Committee is as defined in the Companies Act, 2013, SEBI (LODR) Regulations, 2015, and DPE guidelines on Corporate Governance, as amended from time to time. The Committee oversees grievance of shareholders, bondholders, etc., pertaining to transfer/ transmission/transposition/ demat/ remat, loss of certificates/ issuance of duplicate certificate, non-receipt of annual report, dividend/interest warrants, repayment of principal and /or interest on fixed deposits/ bonds, etc., and in respect of various services being rendered by the Registrar & Transfer Agents.

### **Composition, name of members and Chairman, number of meetings and attendance thereat**

As on 31<sup>st</sup> March, 2022, the Stakeholders Relationship Committee comprised of 3 members, out of which, 2 members were Non-official (Independent) Director and 1 member was Functional Director. The Committee was headed by Non-official (Independent) Director. Shri Harish Sharma, Company Secretary & Compliance Officer acts as the Secretary of the Committee.



During the year, two meetings of the Committee were held on 18<sup>th</sup> August, 2021 and 11<sup>th</sup> November, 2021.

The composition of the Stakeholders Relationship Committee and attendance of its members during the year was as under:

Sr. No.	Name and Designation	Chairman/ Member	Date of Induction(I)/ Cessation(C)	No. of meetings attended
1.	Dr. Siyaram Singh Non-official (Independent) Director	Chairman	28.12.2021 (I)	0/0
2.	Smt. Sabitha Bojan Non-official (Independent) Director	Member	28.12.2021 (I)	0/0
3.	Shri D. Guhan Director (Finance)	Member	31.12.2019 (I)	2/2
4.	Shri Shyam Sunder Dubey Part-time Official (Government) Director	Member*	08.08.2019 (I) 28.12.2021 (C)	2/2
5.	Shri M Nagaraj Director (Corporate Planning)	Member	20.02.2019 (I) 28.12.2021 (C)	2/2

\* Shri Shyam Sunder Dubey was Chairman of the Committee from 29.06.2020 to 28.12.2021.

#### Status of shareholder's grievances as on 31<sup>st</sup> March, 2022

The status of shareholder's grievances resolved/outstanding as on 31<sup>st</sup> March, 2022 was as under:

Opening balance	Received during the year	Resolved during the year	Closing balance
1	77	78	0

#### Nomination & Remuneration Committee

##### Brief Description and scope & terms of reference

The role and term of reference of the 'Nomination & Remuneration Committee' is as defined in the Companies Act, 2013, SEBI (LODR) Regulations, 2015, and DPE guidelines on Corporate Governance, as amended from time to time, subject to exemptions/relaxations granted to Government Companies from time to time.

As per notification of Ministry of Corporate Affairs dated 5<sup>th</sup> June, 2015, Government Companies are exempted from the requirement of carrying out formal annual evaluation by the Board of its own performance and that of its committees and individual directors. HUDCO, being a Government Company, all its directors are appointed by the President of India through its Administrative Ministry, i.e., MoHUA, Government of India.

The performance of all the directors, i.e., Functional Directors including Chairman & Managing Director, Government Directors, Independent Directors and the Board as a whole is undertaken/carried out by the Administrative Ministry, as per its own evaluation methodology and also assessed the quality, quantity and timeliness of flow of information between the Company Management and the Board. Similar exemption under the SEBI(LODR) Regulations is awaited.

##### Composition, name of members and Chairperson, number of meeting and attendance thereat

As on 31<sup>st</sup> March, 2022, the Nomination & Remuneration Committee comprised of 3 members, out of which, 2 members were Non-official (Independent) Directors and 1 member was Part-time Official (Government) Director. The Committee was headed by Non-official (Independent) Director. Head of the HR Department is special invitee to the Committee meetings. The Company Secretary acts as the Secretary of the Committee.

During the year, two meetings of the Committee were held on 10<sup>th</sup> February, 2022 and 29<sup>th</sup> March, 2022.

The composition of the Nomination & Remuneration Committee and attendance of its members during the year was as under:

Sr. No.	Name and Designation	Chairman/ Member	Date of Induction(I)/ Cessation(C)	No. of meetings attended
1.	Smt. Sabitha Bojan Non-official (Independent) Director	Chairperson	28.12.2021(I)	2/2
2.	Dr. Siyaram Singh Non-official (Independent) Director	Member	28.12.2021(I)	2/2
3.	Shri Kuldip Narayan Part-time Official (Government) Director	Member	28.12.2021(I)	2/2
4.	Shri Amrit Abhijat Part-time Official (Government) Director	Member*	20.02.2019 (I) 02.11.2021(C)	0/0
5.	Shri Shyam Sunder Dubey Part-time Official (Government) Director	Member	29.06.2020 (I) 28.12.2021(C)	0/0
6.	Shri M Nagaraj Director (Corporate Planning)	Member	29.06.2020 (I) 28.12.2021(C)	0/0

\* Shri Amrit Abhijat remained Chairman of the Committee from 29.06.2020 to 02.11.2021

#### Remuneration of Directors and Key Managerial Personnel

The terms and conditions of appointment of Directors including service contracts, notice period, severance fee and payment of their remuneration is as per their terms of appointment as decided by the President of India. The Functional Directors and Company Secretary, being KMP have been paid remuneration during the financial year 2021-22 as under:

Name of Director	Salary/Allowances (₹)	Benefits (₹)	Gross Amount (₹)
Shri M Nagaraj Director (Corporate Planning)	40,05,509	13,96,200	54,01,709
Shri D Guhan Director (Finance) and CFO	41,57,323	6,81,702	48,39,025
Shri Harish Kumar Sharma Company Secretary	26,33,835	9,48,910	35,82,745
<b>Total</b>	<b>1,07,96,667</b>	<b>30,26,812</b>	<b>1,38,23,479</b>

• Benefits include medical reimbursement, leave encashment, perquisites, lease rent, EPF, etc; and

Note: Shri Kamran Rizvi, I.A.S., who was holding additional charge of the post of Chairman & Managing Director, HUDCO, as assigned by MoHUA, during the financial year 2021-22 was not paid any remuneration as per terms and conditions of his appointment.

#### Sitting Fee

During the financial year 2021-22, Non-official Independent Directors have been paid remuneration by way of sitting fee @ ₹ 20,000/- and ₹15000/- for attending each meeting of the Board and Committees of the Board respectively as approved by the Board and the Administrative Ministry, as per details given hereunder:

Name of the Director	Sitting Fee		Total (₹)
	Board Meeting (₹)	Committee Meeting (₹)	
Dr. Ravindra Kumar Ray	1,00,000	60,000	1,60,000
Dr. Siyaram Singh	1,00,000	45,000	1,45,000
Smt. Sabitha Bojan	1,00,000	45,000	1,45,000
Shri Banshi Lal Gujar	80,000	15,000	95,000

In addition to sitting fee, Independent Directors are also provided boarding/lodging/conveyance for attending the meetings of the Board/ Committee from the company.

The Part-time Official (Government) Directors are not entitled to any remuneration/ sitting fee from the Company.

Except as mentioned above, non-executive directors have no pecuniary relationship or transaction with the Company during the year.

### **Risk Management Committee**

#### **Brief Description of terms of reference**

The role and term of reference of the Risk Management Committee of the Board is as defined in the SEBI (LODR) Regulations, 2015, and NHB Regulations, as amended from time to time. The Committee assess the various risks to which the company is exposed to and suggests various strategies for their mitigation besides other matters. The Committee is assisted by three sub-committees namely Assets & Liabilities Management Committee, Credit Risk Management Committee and Operational Risk Management Committee.

#### **Composition, name of members and Chairman, number of meeting and attendance thereat**

As on 31<sup>st</sup> March, 2022, the Risk Management Committee comprised of 4 members, out of which 1 member was Part-time Official (Government) Director, 2 members were functional directors and 1 member was Non-official (Independent) Director. The Committee was headed by Part-time Official (Government) Director. Chief Risk Officer is a permanent invitee to the meetings of the Committee with the defined roles and responsibilities. Company Secretary acts as the Secretary of the Committee.

During the year, one meeting of the Committee was held on 8<sup>th</sup> March, 2022.

The composition of the Risk Management Committee and attendance of its members during the year was as under:

Sr. No.	Name and Designation	Chairman/ Member	Date of Induction(I)/ Cessation(C)	No. of meeting(s) attended
1.	Shri Shyam Sunder Dubey Part-time Official (Government) Director	Chairman	11.06.2020(I)	1/1
2.	Shri M Nagaraj Director (Corporate Planning)	Member	20.02.2019(I)	1/1
3.	Shri D Guhan Director (Finance)	Member	31.12.2019(I)	1/1
4.	Dr. Ravindra Kumar Ray Non-official (Independent) Director	Member	28.12.2021(I)	1/1

Apart from above Committees, the Board has constituted various other Committees from operational requirements, a brief of which is as under:

#### **Committee of Directors to Oversee Sustainable Development Activities Including R&D**

With a view to oversee activities pertaining to training, capacity building and innovation through research & development, HUDCO has in place Committee of Directors to oversee the Sustainable Development Activities including R&D. As on 31<sup>st</sup> March, 2022, the Committee comprised of 5 members namely, Shri Banshi Lal Gujar, Non-official (Independent) Director as Chairman of the Committee, Shri Siyaram Singh, Non-Official (Independent) Director, Shri Kuldip Narayan, Part-time Official (Government) Director, Shri M Nagaraj, Director (Corporate Planning) and Shri D. Guhan, Director (Finance) as its members. Head of HSMI is special invitee to the meeting(s) of the Committee. During the year, no meeting of the Committee was held.

#### **Committee to Review NPAs**

In order to monitor and improve operational and financial health of HUDCO, your Company has in place a committee to review NPAs. As on 31<sup>st</sup> March, 2022, the Committee comprised of 5 members namely, Shri Shyam Sunder Dubey, Part-time Official (Government) Director as Chairman of the Committee, Shri M Nagaraj, Director (Corporate Planning), Shri D. Guhan, Director (Finance), Smt. Sabitha Bojan and Shri Banshi Lal Gujar, Non-official (Independent) Directors as its members. Head of Defaults Wing is special invitee in the Committee meeting(s). Company Secretary acts as Secretary of the Committee. During the year, no meeting of the Committee was held.

#### **Review Committee on Wilful Defaulters**

In compliance with National Housing Bank Regulations, HUDCO has in place Committee to Review the Wilful Defaulters. As on

31<sup>st</sup> March, 2022, the Committee comprised of 5 members namely, Shri Kamran Rizvi, Chairman & Managing Director, as Chairman of the Committee, Shri M Nagaraj, Director (Corporate Planning), Shri D. Guhan, Director (Finance), Shri Shyam Sunder Dubey, Part-time Official (Government) Director and Dr. Ravindra Kumar Ray, Non-official (Independent) Director as members of the Committee. The Company Secretary acts as Secretary of the Committee. During the year, no meeting of the Committee was held.

#### 4. GENERAL BODY MEETINGS

Location and time, where last three Annual General Meeting(s) held:

Meeting No.	Financial Year	Location	Date	Time	Whether any special resolution passed
51 <sup>st</sup>	2020-21	Through VC/OAVM at the Registered Office of the Company located at HUDCO Bhawan, Core 7A, India Habitat Centre, Lodhi Road, New Delhi-110003	30.09.2021	3:30 p.m.	Yes
50 <sup>th</sup>	2019-20	Through VC/OAVM at the Registered Office of the Company located at HUDCO Bhawan, Core 7A, India Habitat Centre, Lodhi Road, New Delhi-110003.	30.09.2020	3:00 p.m.	Yes
49 <sup>th</sup>	2018-19	Stein Auditorium, India Habitat Centre, Lodhi Road, New Delhi - 110003	25.09.2019	11:00 a.m.	Yes

#### Postal Ballot

During the financial year, 1 ordinary resolution for appointment of Part-time official (Government) Director and 4 special resolution(s) for appointment of Non-official (Independent) Directors were passed by the shareholders with requisite majority by way of postal ballot through e-voting. The e-voting commenced on 1<sup>st</sup> March, 2022 and ended on 30<sup>th</sup> March, 2022 (both days inclusive). Shri Hemant Kumar Singh, Company Secretary (Membership No. FCS: 6033) failing him Ms. Shinjini Mukherjee (Membership No. ACS: 65425), Partner(s), M/s Hemant Singh & Associates, Company Secretaries in Practice were appointed as the scrutinizer to scrutinize the postal ballot through e-voting. Based on the scrutinizer's report, the results of the postal ballot through e-voting were declared on 31<sup>st</sup> March, 2022, are tabulated as under:

Sl. No.	Resolutions	No. of votes polled	No. of votes in favour	% of votes polled in favour	No. of votes against	% of votes polled against
1.	Appointment of Shri Kuldip Narayan (DIN: 03276525) as Part-time Official (Government Nominee) Director, as per the terms and condition of his appointment approved by the President of India (Ordinary resolution)	1237916243	1234242531	99.70	3673712	0.30
2.	Appointment of Dr. Ravindra Kumar Ray (DIN: 09394495) as Non-official (Independent) Director, as per the terms and condition of his appointment approved by the President of India (Special resolution)	1237915643	1237466363	99.96	449280	0.04
3.	Appointment of Dr. Siyaram Singh (DIN: 09402727) as Non-official (Independent) Director, as per the terms and condition of his appointment approved by the President of India (Special resolution)	1237916437	1237593144	99.97	323293	0.03

Sl. No.	Resolutions	No. of votes polled	No. of votes in favour	% of votes polled in favour	No. of votes against	% of votes polled against
4.	Appointment of Smt. Sabitha Bojan (DIN: 09398364) as Non-official (Independent) Director, as per the terms and condition of her appointment approved by the President of India (Special resolution)	1237915343	1237583662	99.97	331681	0.03
5.	Appointment of Shri Banshi Lal Gujar (DIN: 09462128) as Non-official (Independent) Director, as per the terms and condition of his appointment approved by the President of India (Special resolution)	1237915843	1237585329	99.97	330514	0.03

Further, none of the business proposed to be transacted at the ensuing Annual General Meeting requires passing through postal ballot.

## 5. MEANS OF COMMUNICATION

The unaudited quarterly/half yearly/audited annual financial results are communicated to the shareholders and others entitled thereto by way of publication in leading English newspapers and vernacular newspapers having wide circulation across the country. They are also displayed/hosted on the website of the Stock Exchanges and Company at [www.hudco.org.in](http://www.hudco.org.in).

Annual Report containing inter-alia, audited financial statements both standalone and consolidated, Directors Report, Management Discussion & Analysis Report, Business Responsibility Report, Corporate Governance Report, Auditors Report and other statutory/important information is circulated to the members and others entitled thereto and is also displayed/available at the website of the Stock Exchanges and Company at [www.hudco.org.in](http://www.hudco.org.in).

The periodical compliances required to be made with the Stock Exchanges like, Notice of the Board meetings/AGM/Postal Ballot, quarterly/half yearly/ annual financial results, notice of closure of trading window, shareholding pattern, Shareholders grievance report, Corporate Governance Report and other statutory report/ event based compliances as required as per SEBI(LODR) Regulations, 2015 are filed by the company electronically on the portal of NSE and BSE within the stipulated timelines for information of the investors/shareholders.

Official news/ press releases, presentation made to investors/ analysts, etc., are displayed/ hosted on the website of the Stock Exchanges and the same are also made available at Company's website, i.e., [www.hudco.org.in](http://www.hudco.org.in).

The Company website contains exclusive/ separate section for Investors, where all the information's pertaining to company/ investors are regularly updated from time to time. The Company has a dedicated e-mail id - [cswhudco@hudco.org](mailto:cswhudco@hudco.org) for providing necessary information/ assistance to the investors.

## 6. GENERAL SHAREHOLDER INFORMATION

Annual General Meeting - Date, Time and Venue (Financial Year 2021-2022)

Number	52 <sup>nd</sup>
Day and Date	Monday, the 26 <sup>th</sup> September, 2022
Time	12 Noon (IST)
Venue	The Company is conducting AGM through Video Conferencing/Other Audio-Visual means pursuant to MCA circular. The proceeding of the AGM shall be deemed to be conducted at the registered office of the Company located at HUDCO Bhawan, Core 7A, India Habitat Centre, Lodhi Road, New Delhi-110003.

### Dividend payment date

During the year, the Board of Directors had approved payment of interim dividend of ₹ 0.75/- (7.50 %) per equity share having face value of ₹ 10/- each totalling to ₹ 150.14 crore on the paid-up equity share capital of the Company and the same was paid within the prescribed time period.

Further, Board of Directors has recommended final dividend @ ₹ 2.75/- (27.50%) per equity share having face value of ₹ 10/- each for the financial year 2021-22, subject to approval of the shareholders in the 52<sup>nd</sup> Annual General Meeting and it would be paid within 30 days from the date of its declaration at the Annual General Meeting.



### Listing of Securities

The equity shares and bonds of the Company are listed on BSE Limited and National Stock Exchange of India Limited, addresses of the same is as under:

#### BSE Limited (BSE)

Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai – 400 001

**Scrip Code – 540530**

#### National Stock Exchange of India Limited (NSE)

Bandra Kurla Complex,  
Bandra (East),  
Mumbai – 400051

**Scrip Code – HUDCO**

Further, it is confirmed that the Company has paid annual listing fee to the Stock Exchanges for the financial year 2022-23. The shares of the Company are frequently traded at the Stock Exchanges and have not been suspended from trading during the year under review.

### Market price data- high/low, Performance in comparison to broad-based indices such as BSE Sensex, CRISIL Index, etc.

The monthly high, low and closing prices of Company's equity shares in comparison to broad based indices such as BSE Sensex and NSE Nifty during the financial year 2021-22 were as follows:

#### Performance of Share at BSE in comparison to BSE Sensex during 2021-22

Performance of Share at BSE (In ₹ )				Movement of BSE Sensex		
Month	High	Low	Month Close	High	Low	Month Close
April 2021	46.85	38.80	41.65	50375.77	47204.50	48782.36
May 2021	51.10	41.00	49.45	52013.22	48028.07	51937.44
June 2021	58.25	48.20	53.10	53126.73	51450.58	52482.71
July 2021	55.10	44.80	45.25	53290.81	51802.73	52586.84
August 2021	45.85	38.95	43.05	57625.26	52804.08	57552.39
September 2021	47.30	42.20	45.00	60412.32	57263.90	59126.36
October 2021	46.75	42.55	42.85	62245.43	58551.14	59306.93
November 2021	45.70	38.50	39.20	61036.56	56382.93	57064.87
December 2021	41.90	37.85	38.95	59203.37	55132.68	58253.82
January 2022	44.00	38.70	41.00	61475.15	56409.63	58014.17
February 2022	42.15	30.60	33.65	59618.51	54383.20	56247.28
March 2022	35.85	32.50	32.70	58890.92	52260.82	58568.51

#### Performance of Share at NSE in comparison to NSE NIFTY during 2021-22

Performance of Share at NSE (In ₹ )				Movement of NSE Sensex		
Month	High	Low	Month Close	High	Low	Month Close
April 2021	46.85	39.50	41.70	15044.35	14151.14	14631.10
May 2021	51.20	40.90	49.35	15606.35	14416.25	15582.80
June 2021	58.25	48.05	53.05	15915.65	15450.90	15721.50
July 2021	55.20	44.80	45.25	15962.25	15513.45	15763.05
August 2021	45.80	39.40	43.05	17153.50	15834.65	17132.20
September 2021	47.20	42.10	45.05	17947.65	17055.05	17618.15
October 2021	46.75	42.50	42.85	18604.45	17452.90	17671.65
November 2021	45.70	38.55	39.10	18210.15	16782.40	16983.20
December 2021	41.95	37.85	38.90	17639.50	16410.20	17354.05
January 2022	44.10	38.75	41.00	18350.95	16836.80	17339.85

Performance of Share at NSE (In ₹)				Movement of NSE Sensex		
Month	High	Low	Month Close	High	Low	Month Close
February 2022	42.20	30.60	33.75	17794.60	16203.25	16793.90
March 2022	35.80	32.55	32.75	17559.80	15671.45	17464.75

### Registrar & Transfer Agents

#### a) For Equity Shares

##### M/s Alankit Assignments Limited

Registrar and Share Transfer Agents (RTA),  
Alankit Height,  
4E/2, Jhandewalan Extension,  
New Delhi-110055,  
Email-id- [rt@alankit.com](mailto:rt@alankit.com),  
Contact No. 011-4254-1234/2354-1234,  
Fax No. 011-2355-2001  
Website: [www.alankit.com](http://www.alankit.com)

#### b) For Bonds

##### K-Fin Technologies Ltd.,

Selenium Tower B,  
Plot Nos. 31 - 32, Financial District,  
Nanakramguda, Serilingampally,  
Hyderabad , Rangareddi– 500032, Telangana  
Contact : 040-67162222  
Toll free No: 18003094001  
Email: [einward.ris@kfintech.com](mailto:einward.ris@kfintech.com)  
Website: [www.kfintech.com](http://www.kfintech.com)

##### Beetal Financial & Computer Services Private Ltd

Beetal House, 3<sup>rd</sup> Floor, 99 Madangir,  
Behind Local Shopping Centre,  
Near Dada Harsukhdas Mandir,  
New Delhi-110062  
Phone No. 011-29961281-83  
Email: [beetal@beetalfinancial.com](mailto:beetal@beetalfinancial.com)  
Website: [www.beetalfinancial.com](http://www.beetalfinancial.com)

### Name and address of Trustees

#### a) For Bonds

##### SBICAP Trustee Company Limited,

Mistry Bhavan, 4<sup>th</sup> Floor,  
122 Dinshaw Vachha Road,  
Churchgate, Mumbai - 400 020.  
Contact No.: 022-43025566, 43025555  
Email: [corporate@sbicaptrustee.com](mailto:corporate@sbicaptrustee.com)  
Website: [www.sbicaptrustee.com](http://www.sbicaptrustee.com)

##### Axis Trustee Services Limited

Axis House, Bombay Dyeing Mills Compound,  
Pandurang Budhkar Marg,  
Worli, Mumbai - 400 025.  
Contact No: 022-62260056/57  
Email: [debenturetrustee@axistrustee.in](mailto:debenturetrustee@axistrustee.in)  
Website: [www.axistrustee.in](http://www.axistrustee.in)

#### b) For Public Deposit

##### Vistra ITCL (India) Limited

The IL&FS Financial Centre  
IL&FS Financial Centre, Plot C-22,  
G Block, 7th Floor, Bandra Kurla Complex,  
Bandra (East), Mumbai – 400 051  
Contact No. 022-26593535  
Email: [mumbai@vistra.com](mailto:mumbai@vistra.com)  
[newdelhi@vistra.com](mailto:newdelhi@vistra.com)

### Share transfer system

The shares of the Company are compulsorily traded electronically in a dematerialized form, accordingly, the same are available for trading with both the depositories namely National Securities Depository Limited (NSDL) and/or Central Depository Services (India) Limited (CDSL), through their respective Depository Participants.

All requests for transmission, dematerialization, etc., are attended by Registrar & Transfer Agent (R&TA) of the Company as per the provisions of the Companies Act, 2013 and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the same are processed & completed within the stipulated time line subject to completion of all the formalities relating thereto.

As per amended SEBI(LODR) Regulations, physical transfer of securities is not permissible w.e.f., 1<sup>st</sup> April, 2019, hence Shareholders holding shares in physical form are requested to get their shares dematerialized with their depositories.

The 'Stakeholders Relationship Committee' periodically reviews the status of investors grievances, transfer, demat of securities, etc. A certificate from Practising Company Secretary certifying compliance with the requirements of share transfer, etc., as prescribed under the SEBI(LODR) Regulations, 2015, has been filed with the Stock Exchanges within the stipulated timelines.

### Distribution of Shareholding as on 31<sup>st</sup> March, 2022

Number of Shares	Number of Share holders	% to total	Total Shares	Amount (in ₹ )	%of shares
001 - 500	270290	82.63	44316323	443163230	2.21
501 - 1000	28023	8.56	23005509	230055090	1.15
1001 - 2000	14594	4.46	22496809	224968090	1.12
2001 - 3000	4974	1.52	12866242	128662420	0.64
3001 - 4000	2341	0.72	8473424	84734240	0.42
4001 - 5000	2080	0.64	9906407	99064070	0.49
5001 - 10000	2881	0.88	21550984	215509840	1.08
10001 & above	1921	0.59	1859284302	18592843020	92.88
<b>Total</b>	<b>327104</b>	<b>100.00</b>	<b>2001900000</b>	<b>20019000000</b>	<b>100.00</b>

### Shareholding Pattern

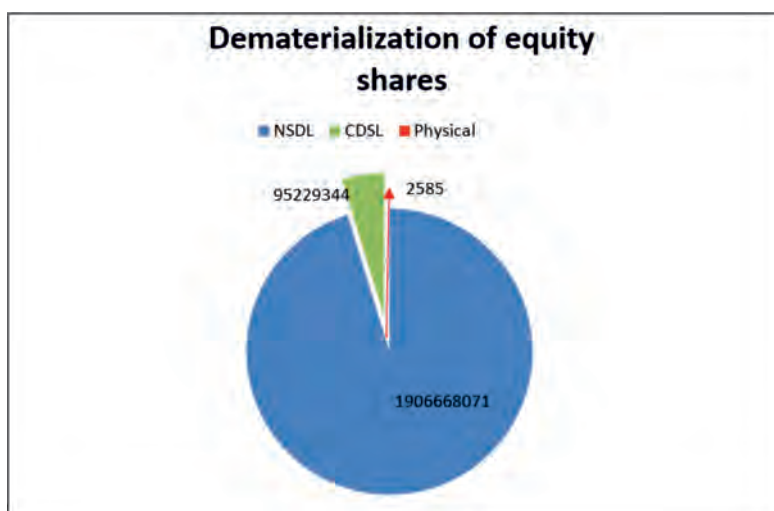
Category	As on 31 <sup>st</sup> March, 2022	
	Number of shares	Percentage of total
President of India	1637677479	81.81
Indian Financial Institutions/Banks	5934408	0.30
Insurance Companies	118235063	5.91
Mutual Funds	35125600	1.75
Bodies Corporate	8596346	0.43
Foreign Portfolio investors	4288527	0.21
Resident Individuals	174358646	8.71
HUF	9989846	0.50
Employees	765151	0.04
Non-Resident Indians	3518996	0.17
Non-Resident Non-Repatriates	1214801	0.06
Clearing Members	2079470	0.10
Trusts	115667	0.01
<b>Total</b>	<b>2001900000</b>	<b>100.00</b>

### Dematerialization of shares and liquidity

The status of dematerialization of equity shares with NSDL and CDSL and holding of shares in physical mode as on 31<sup>st</sup> March, 2022 was as follows:

Particulars	No. of Equity Shares	% to Share Capital
NSDL	1906668071	95.24
CDSL	95229344	4.76
Physical (Public)	2585	0.00
<b>Total</b>	<b>2001900000</b>	<b>100.00</b>

The demat ISIN for Equity Shares at NSDL/CDSL of the Company is INE031A01017.



### Outstanding Global Depository Receipts or American Depository Receipts or warrants or any convertible instruments, conversion date and likely impact on equity

The Company has not issued any GDRs/ ADRs/ Warrants or any convertible instrument as on 31<sup>st</sup> March, 2022.

### Commodity price risk or foreign exchange risk and hedging activities

HUDCO, being a Housing Finance Company is not dealing in any commodity, hence not exposed to any commodity price risk. Further, in order to mitigate the risks associated with exchange rate fluctuations and interest rates in respect of foreign currency borrowings, the Company has entered into hedging transactions, as and when required.

### Plant Location

HUDCO, being a Housing Finance Company, does not have any plant/manufacturing unit. The Company has its presence on Pan India basis and is being managed through 21 Regional Offices and 11 Development Offices apart from its Registered Office located in New Delhi.

### Address for correspondence

#### Housing and Urban Development Corporation Limited

HUDCO Bhawan, Core - 7A,

India Habitat Centre, Lodhi Road,

New Delhi – 110003

CIN : L74899DL1970GOI005276

Telephone Nos. : 011-24648160

Fax No. : 011-24625308

Website : [www.hudco.org.in](http://www.hudco.org.in)

E-mail id : [cswhudco@hudco.org](mailto:cswhudco@hudco.org)

## 7. OTHER DISCLOSURES

- a. HUDCO has in place a Vigilance Mechanism for its employees and/Directors' which provides for adequate safeguards against victimization of the persons who use such mechanism by making provision for direct access to the Chairman of Audit Committee. The whistle Blower Policy is also in place to look into the complaints for disclosure on allegation of corruption or misuse of office while keeping the identity of the complainant secret. The policy is available on website of the Company, i.e., [www.hudco.org.in](http://www.hudco.org.in);
- b. Disclosure with respect to Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, is given in the Directors Report;
- c. As on 31<sup>st</sup> March, 2022, No Presidential Directive was issued by the Central Government during the year, i.e., 2021-22 and in the last three years except the Presidential Directive issued by the Ministry of Housing and Urban Affairs, Government of India vide its letter dated 25<sup>th</sup> January, 2018 in the year 2017-18 regarding implementation of Pay Revision of Board and below Board level executives and Non-Executives of HUDCO with effect from 1<sup>st</sup> January, 2017 for a period of three years as per Department of Public Enterprises guidelines contained in office memorandum dated 3<sup>rd</sup> August, 2017 and 4<sup>th</sup> August, 2017. The above Presidential Directive has been duly complied with by the Company.  
  
It is further informed that a Presidential Directive has been issued by the MoHUA, GoI vide its letter A-42012(12)1/2017-AA-UD (E-9031298) dated 1<sup>st</sup> August, 2022 regarding continuation of the implementation of 3<sup>rd</sup> Pay Revision pay package for Board level and below Board level Executives and Non-executives for a further period of three years with effect from 1<sup>st</sup> January, 2020 as per guidelines contained in Department of Public Enterprises office memorandum dated 4<sup>th</sup> August, 2017, 7<sup>th</sup> September, 2017 and 21<sup>st</sup> August, 2020. The said Presidential Directive has been duly complied with by the Company;
- d. Disclosure with respect to related party transactions, is given in the Directors Report; Policy for determining 'material subsidiaries' and 'Related party transactions' are available on the Company's website at following web link(s):  
  
<https://hudco.org.in/writereaddata/Policy%20for%20determining%20Material%20Subsidiaries.pdf>; and  
  
<https://hudco.org.in/writereaddata/Policy%20on%20Materiality%20of%20Related%20Party%20Transactions%20and%20Dealing%20with%20Related%20Party%20Transactions%20.pdf>
- e. During the year, no expenditure of personal nature has been incurred on behalf of the Board of Directors of the Company and top management;
- f. During the year, no expenditure has been debited in the books of accounts, which are not for the purposes of business of the Company;
- g. During the year, personnel and administrative expenses & financial expenses constitutes 4.68 % and 97.45 % of the total expenditure respectively as compared to 4.08% and 94.24% of that of the last year respectively;
- h. During the year, the Company has paid ₹ 44.70 lakhs to M/s APRA & Associates, LLP, the Statutory Auditors of the Company towards various services provided/ rendered by them and ₹ 7.45 lakhs to M/s Prem Gupta & Co., Chartered Accountants, the Statutory Auditors for the financial year 2020-21 for limited review for the quarter ended June, 2021 and for other services;
- i. The Audit report for the year 2021-22 has been reviewed by the Audit Committee as well as by the Board and the management reply, wherever required has been annexed with the Directors Report;
- j. Disclosure with respect to credit ratings obtained by the company both domestic and international is given in the Directors Report;
- k. The Company has not made any preferential allotment or qualified institutional placement in respect of equity shares during the year. Further, the amount raised during the year, through issue of non-convertible debt securities on private placement basis have been fully utilized for the purpose stated in the Offer document(s)/ Information Memorandum and there has been no deviation/ variation in the use of proceeds from the objects stated in the Offer document(s)/ Information Memorandum;



- i. A certificate from M/s Suman Kumar & Associates, Practising Company Secretaries, certifying that none of the directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors of the Companies by the SEBI/ Ministry of Corporate Affairs or any statutory authority is annexed to this report;
- m. The Board of Directors of the Company has adopted a Code of Conduct for its Board members and senior management personnel. The copy of the Code is available on company's website at [www.hudco.org.in](http://www.hudco.org.in). Board members and Senior Management personnel have affirmed compliance with the 'Code of Conduct' for the financial year ended 31<sup>st</sup> March, 2022 and a declaration signed by Chairman & Managing Director in this regard is annexed with the Directors Report;
- n. The Company is complying with all the mandatory requirements of SEBI(LODR) Regulations, 2015 specifically with reference to compliances of regulations 17 to 27 and 46(2)(b) to (i), Companies Act, 2013 and DPE guidelines except the requirements as stipulated under regulation 17(1) and 21(3A) of the SEBI(LODR) Regulations, 2015, for details, Secretarial Audit Report annexed with the Directors report may be referred.

Ministry of Housing and Urban Affairs, Government of India, being the Administrative Ministry and Appointing Authority, has appointed 4 Independent Directors including one women director during the financial year (3 in November, 2021 and 1 in January, 2022). With the induction of independent Directors, all the Committees have been reconstituted and their composition is now in conformity with the aforesaid regulations, Act and guidelines. The composition of Board is still not in conformity with SEBI(LODR) Regulations, 2015 and DPE guidelines, as the Company is still short of 1 Independent Director, for which request has been made to the Administrative Ministry;

- o. The Company has complied with RBI's Master Direction- Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 dated 17.02.2021, including credit concentration norms except investment in equity share of another HFC, i.e., Indbank Housing Limited which is more than 15% of equity capital of the investee company as prescribed limit, which was invested more than twenty years back. However, in case of loans to Governments/ Public agencies, the norms communicated to HUDCO by NHB vide letter no. NHB(ND)/DRS/SUP/ 3911/2018 dated 2<sup>nd</sup> April 2018, letter No. NHB(ND)/DRS/SUP/7085/2018 dated 13<sup>th</sup> July 2018, letter No. NHB(ND)/ DRS/SUP/879/2019 dated 8<sup>th</sup> March, 2019, letter No. NHB(ND)/ DRS/SUP/880/2019 dated 8<sup>th</sup> March, 2019 and RBI letter No. 1736/ 03.10.136/2019-20 dated 5<sup>th</sup> March, 2020 respectively, have been complied with. Further, RBI vide letter dated 26<sup>th</sup> March, 2021 advised that the exemption from concentration/ exposure norms granted previously by NHB/RBI would continue to apply at present subject to the conditions as specified while granting such exemptions. The Company has filed an application with RBI for registration of HUDCO as NBFC- IFC on 29<sup>th</sup> March, 2022. The same is under consideration with RBI. Till such time, the Company continues to retain the status of HFC.; and
- p. During the preceding 3 years, no penalty was imposed and/or stricture was passed on the Company by any Stock Exchange(s) or SEBI or any other statutory authority, on any matter related to the capital market, operations or guidelines issued by the Government.

However, the Company has been receiving notice(s) from both the Stock Exchange(s), namely, National Stock Exchange of India Limited and BSE Limited, regarding non-compliance with the requirement of Corporate Governance as prescribed under SEBI(LODR) Regulations, 2015 with respect to non-appointment of requisite number of Independent Directors including one women Director, composition of the Board/Committees, quorum of the meetings, etc., and have levied a fine of ₹ 1,86,60,520/- (NSE and BSE of ₹ 93,30,260/- each), from the quarter ending September, 2019 to March, 2022. Based on Company's representation, the BSE has waived off fine amounting to ₹ 38,86,920/- starting from quarter ending December, 2019 to December, 2020. The total outstanding fine as on 31<sup>st</sup> March, 2022 amounts to ₹ 1,47,73,600/- (NSE ₹ 93,30,260/- and BSE ₹ 54,43,340/-).

As per Article no. 39 of the Articles of Association, the powers to appoint Directors including Independent Directors on the Board of the Company vests with the President of India, which is exercised through the Administrative Ministry, i.e., Ministry of Housing and Urban Affairs, Government of India. Accordingly, the matter regarding appointment of independent director (presently 1) is being pursued with the Administrative Ministry regularly, hence, the non-compliance is not due to negligence/ default on the part of the Company. The above status was informed to the Board, promoters, and the Stock Exchanges have been requested to waive-off the fine and not to initiate any further action in the matter;

- q. The status of compliance with non-mandatory/discretionary requirements on Corporate Governance as specified in Regulation 27(1) Part E of Schedule II of the SEBI(LODR) Regulations, 2015 is as under:

1.	The Board	:	<p>In terms of Articles of Association of the Company, all the Directors on the Board of HUDCO, i.e., Functional Director(s) including the Chairman &amp; Managing Director, Government Director(s) and Independent Director(s) are appointed by the President of India through the Administrative Ministry, i.e., Ministry of Housing and Urban Affairs, Government of India.</p> <p>Presently, Company consists of 9 directors comprising of three functional directors including Chairman &amp; Managing Director, 2 Government directors and 4 Independent directors.</p>
2.	Shareholders Rights	:	<p>The unaudited quarterly/half yearly/audited annual financial results, are displayed/hosted on the website of the Stock Exchanges, i.e., BSE Limited and National Stock Exchange of India Limited and at Company's website. These are also published in leading English newspapers and vernacular newspapers having wide circulation across the country.</p> <p>Annual Report and other statutory/important information are also circulated to the members and others entitled thereto electronically at their email addresses registered with depositories and Registrar and Transfer Agent. In addition to above, the same are also displayed/available at the website of the Stock Exchanges and Company. Further, management presentation and price sensitive information, if any, is regularly intimated to Stock Exchange(s) for information of the shareholders.</p>
3.	Modified opinion(s) in Audit Report	:	<p>The Company has not received any qualification from the Auditors on its Financial Statements of financial year 2021-22.</p>
4.	Separate posts of Chairperson and the Managing Director or the Chief Executive Officer	:	<p>The Company is headed by Chairman &amp; Managing Director, who is also the Chief Executive Officer and Key Managerial Personnel of the Company.</p> <p>The Chairman of the Company, i.e., Chairman &amp; Managing Director, is an Executive Director appointed by the President of India in terms of Articles of Association of the Company and the terms and conditions of his appointment are determined by the President of India.</p>
5.	Reporting of Internal Auditor	:	<p>The Company is having a separate Internal Audit Department and head Internal Audit directly reports to the Chairman &amp; Managing Director. Internal Audit of Regional Offices/ various departments at Head Office is conducted in-house by the internal audit department and/or outsource firm of Chartered Accountants as per Annual Audit Programme approved by the Audit Committee.</p> <p>Head of Internal Audit Department is invited in all the Audit Committee meetings. Significant Audit Observations are put up for consideration of the Audit Committee periodically.</p>

For and on behalf of the Board of Directors

Place : New Delhi  
Date : 24<sup>th</sup> August, 2022

Sd/-  
Kamran Rizvi  
Chairman & Managing Director  
DIN: 01653503

## CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI  
(Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,

The Members of  
Housing and Urban Development Corporation Limited  
HUDCO Bhawan, India Habitat Centre,  
Lodhi Road  
New Delhi-110003

I have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Housing and Urban Development Corporation Limited (CIN- L74899DL1970GOI005276) and having registered office at HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110003 (hereinafter referred to as 'the Company'), produced before me by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In my opinion and to the best of my information and according to the verifications (including Directors Identification Number (DIN) status at the portal [www.mca.gov.in](http://www.mca.gov.in)) as considered necessary and explanations furnished to me by the Company & its officers, I hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on 31<sup>st</sup> March, 2022 have been debarred or disqualified from being appointed or continuing as Directors of Companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory Authority:

S. No.	Name of Directors	DIN	Date of Appointment
1	Mr. Muniappa Nagaraj	05184848	01/02/2019
2	Mr. Shyam Sunder Dubey	06601151	08/08/2019
3	Mr. Duraiswamy Guhan	06757569	31/12/2019
4	Mr. Kamran Rizvi	01653503	22/10/2020
5	Mr. Kuldip Narayan	03276525	02/11/2021
6	Dr. Ravindra Kumar Ray	09394495	22/11/2021
7	Mrs. Bojan Sabitha	09398364	22/11/2021
8	Dr. Siyaram Singh	09402727	22/11/2021
9	Mr. Banshi Lal Gujar	09462128	09/01/2022

Ensuring the eligibility, for the appointment/continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company

**For Suman Kumar and Associates  
Company Secretaries**

Sd/-  
(CS Suman Kumar)  
Prop.

Membership No : FCS 6127  
C.P. No. : 6564  
UDIN: F006127D000455708

Place : New Delhi  
Date : 02.06.2022

## CERTIFICATE REGARDING COMPLIANCE WITH THE CONDITIONS OF CORPORATE GOVERNANCE AS PER SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

### To the Members of Housing and Urban Development Corporation Limited

We have examined the Compliance of conditions of Corporate Governance by Housing and Urban Development Corporation Limited ("the Company") for the year ended 31<sup>st</sup> March, 2022.

The Compliance of conditions of Corporate Governance is the responsibility of the management. Our examination was limited to the procedures and implementation thereof, adopted by the Company for ensuring compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the Financial Statement of the Company.

In our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in regulation 17 to 27, clauses (b) to (i) of regulation 46(2) and paragraphs C and D of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as applicable, subject to the following: -

- The Company has not complied with the requirement of Regulation 17(1), 18(1), 19(1), and 20(2A) of SEBI (LODR) Regulations, 2015 with respect to the Composition of Board of Directors and its Committees namely - Audit Committee, Nomination & Remuneration Committee and Stakeholder Relationship Committee.

As informed by the Company, the power to appoint Directors including Independent Directors and Woman Director on Board of HUDCO vests with the President of India and the company is regularly pursuing with the Administrative Ministry, i.e., Ministry of Housing and Urban Affairs, Government of India for the same.

However, four Independent Directors (three in the month of November, 2021 and one in the month of January, 2022) have been appointed during the year including a women Director. After induction of Independent Directors, the SEBI (LODR) Regulations requirements with respect to composition of various Committees have been complied with. But HUDCO is still short of one Independent Director to comply with the provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Guidelines issued by Department of Public Enterprises, Ministry of Finance, Government of India for Central Public Sector Enterprises (CPSE) regarding composition of Board.

- Further, in the absence of Independent Directors, company has not complied with the requirement of Regulation 17(2A) and 18(2)(b) with respect to quorum requirement of Board and the Audit Committee meetings. Further, during the period the Company has conducted only one meeting of the Risk Management Committee against the requirement of two meeting according to Regulation 21(3A) of SEBI (LODR) Regulations, 2015.

The requirement of Quorum for Board and Committee meetings has been duly complied with after induction of Independent Directors. Further, as informed by the company the Risk management Committee was reconstituted with induction of Independent Directors on 28<sup>th</sup> December 2021 to make it in conformity with SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. After Reconstitution of Risk Management Committee, a meeting was held in the month of March, 2022.

- Regulation 17(10) requires performance evaluation of Independent Directors by the entire Board of Directors. The same has not been done by the Board of Directors, as the same is made by the Administrative Ministry, being the appointing authority as informed by the Company.
- The observations/qualifications on the audited financial statements of the Company as at 31<sup>st</sup> March, 2022 are as detailed in the Independent Auditor's Report of even date.

We further state that such compliance is neither an assurance as to future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

FOR MALHOTRA ARORA & ASSOCIATES  
Company Secretaries

Sd/-  
Dikshant Malhotra  
Partner  
FCS: 11008  
C P No.:14622  
UDIN: F011008D000677355

Place : Gurugram, Haryana  
Date : 25.07.2022

## BUSINESS RESPONSIBILITY REPORT

### Section A: General Information about the Company

1.	Corporate Identification Number (CIN) of the Company	L74899DL1970GOI005276
2.	Name of the Company	Housing and Urban Development Corporation Limited
3.	Address of the Registered office	HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110003
4.	Website	www.hudco.org.in
5.	E-mail id	cswhudco@hudco.org
6.	Financial Year reported	2021-22
7.	Sector(s) that the Company is engaged in (industrial activity code-wise)	<p>HUDCO is a Housing Finance Company and is primarily engaged in carrying out activities pertaining to Housing Finance (including Retail Lending) and Non-Housing Loan pertaining to Urban- infrastructure. (NIC 2004 Code- 65922).</p> <p>Our Company is poised for greater growth as it is converting from Housing Finance Company (HFC) to Non- Banking Financial Company- Infrastructure Finance Company (NBFC-IFC). HUDCO has already submitted application on 29.03.2022 for registration under the Category of NBFC-IFC to RBI. The new framework of operation of HUDCO will be driven by new status accorded by RBI.</p>
8.	List three key products/services that the Company manufactures/ provides (as in balance sheet)	<ul style="list-style-type: none"> <li>• Housing &amp; Infrastructure Project Finance (including Retail Lending)</li> <li>• Consultancy Services.</li> <li>• Conducting Capacity building program/ workshop/ seminars for government officials both national and international</li> </ul>
9.	Total number of locations where business activity is undertaken by the Company	34 Nos.
	i. Number of International Locations (Provide details)	NIL
	ii. Number of National Locations	34 Nos. (1 Corporate Office, 1 Training Institute, 21 Regional Offices and 11 Development Offices)
10.	Markets served by the Company- Local/State/National/ International	Loans and consultancy services are offered to central and state Government, para-statal bodies, corporate all over the country.

### Section B: Financial details of the Company (as on 31<sup>st</sup> March, 2022)

1.	Paid up Capital (INR) in crore	2001.90
2.	Total Turnover (INR) in crore	6954.08
3.	Total profit after taxes (INR) in crore for the financial year ended on 31 <sup>st</sup> March, 2022.	1716.60
4.	Total spending on Corporate Social Responsibility (CSR) as percentage of the profit after tax (%)	During the financial year 2021-22, Company has spent a total amount of ₹ 29.47 crore (0.0171% of profit after tax) on CSR activities.
5.	List of activities in which expenditure in 4 above has been incurred	Night shelters, Health care Education, Sanitation, Rural Development and PM CARES Fund.

### Section C: Other details

1.	Does the Company have any Subsidiary Company/Companies?	No
2.	Do the Subsidiary Company/Companies participate in the BR Initiatives of the parent company? If yes, then indicate the number of such subsidiary company(s)	Not Applicable
3.	Do any other entity/ entities (e.g., suppliers, distributors etc.) that the Company does business with participate in the BR initiatives of the Company? If yes, then indicate the percentage of such entity/entities?	No other Companies/ entities participate in Company's BR initiatives.



## Section D: BR Information

### 1. Details of Director/Directors/ BR head responsible for the implementation of the BR policy/policies.

Name	DIN	Designation
Shri Muniappa Nagaraj	05184848	Director (Corporate Planning)

### 2. Principle-wise (as per NVGs) BR Policy/policies (Reply in Y/N)

As per 'National Voluntary Guidelines on Social, Environmental and Economic Responsibilities of Business', there are nine Principles which need to be adopted by certain listed companies. The brief areas are as under:

- P1 : Businesses should conduct and govern themselves with ethics, transparency and accountability.  
P2 : Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle.  
P3 : Businesses should promote the well-being of all employees.  
P4 : Businesses should respect the interests of, and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized.  
P5 : Businesses should respect and promote human rights.  
P6 : Businesses should respect, protect and make efforts to restore the environment.  
P7 : Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner.  
P8 : Businesses should support inclusive growth and equitable development.  
P9 : Businesses should engage with and provide value to their customers and consumers in a responsible manner.

The principle wise responses on the above are mentioned below:

Sl. No.	Questions	Business Ethics	Product Responsibility	Wellbeing of Employee	Stake-Holders' Engagement	Human Rights	Environment	Public Policy	CSR	Customer relations
		P1	P2	P3	P4	P5	P6	P7	P8	P9
1.	Do you have policy/policies for?	Y	HUDCO is primarily engaged in carrying out activities pertaining to Housing Finance (including retail lending) and Non-housing Loan pertaining to Urban infrastructure. Sustainability is addressed by the borrowing/ implementing agencies. However, while considering projects for financing sustainability is given due importance.	Y	Y	Y	The policy is embedded in companies' various policies and practices	The policy is embedded in company's various policies and practices.	Y	The policy is embedded in company's HR policies and practices.
2.	Has the policy been formulated in consultation with the relevant stakeholders?	Y	-	Y	Y	Y	-	-	Y	-
3.	Does the policy conform to any national / international standards?	Y		NO. These are Company's internal policy based on govt. guidelines (wherever applicable) and company's board approval	Y	These are Company's internal policy based on govt. guidelines (wherever applicable) and company's board approval	-	-	The policy framed conforms with Schedule VII of Companies Act, 2013 with up-to-date amendments	-
4.	Has the policy been approved by the Board? If yes, has it been signed by MD / owner / CEO / appropriate Board Director?	Y	-	Y	Y	Y	-	-	Y	-

Sl. No.	Questions	Business Ethics	Product Responsibility	Wellbeing of Employee	Stake-Holders' Engagement	Human Rights	Environment	Public Policy	CSR	Customer relations
		P1	P2	P3	P4	P5	P6	P7	P8	P9
5.	Does the Company have a specified committee of the Board/ Director/ Official to oversee the implementation of the policy?	Y	-	Board members are engaged in sub-committees for overseeing implementation, wherever applicable.	Y	Board members are engaged in sub-committees for overseeing implementation, wherever applicable.	-	-	Y	-
6.	Indicate the link for the policy to be viewed online?	<a href="http://www.hudco.org.in">www.hudco.org.in</a>	-	Available on HUDCO's Intranet under HRMA- HRD Manual.	<a href="http://www.hudco.org.in">www.hudco.org.in</a>	Available on HUDCO's Intranet under HRMA- HRD Manual.	-	-	<a href="http://www.hudco.org/writereaddata/csrpolicy.pdf">www.hudco.org/writereaddata/csrpolicy.pdf</a>	-
7.	Has the policy been formally communicated to all relevant internal and external stakeholders?	Y	-	Y	Y	Y	-	-	Y	-
8.	Does the company have in-house structure to implement the policy / policies?	Y	-	Y	Y	Y	-	-	Y	-
9.	Does the company have a grievance redressal mechanism related to the policy / policies to address stakeholder grievances related to the policy / policies?	Y	-	Y	Y	Y	-	-	Y	-
10.	Has the company carried out independent audit evaluation of the working of this policy by an internal or external agency?	Y	-	-	Y	-	-	-	Y	-

### 3. Governance related to BR

- **Indicate the frequency with which the Board of Directors, Committee of the Board or CEO assess the BR performance of the Company. Within 3 months, 3-6 months, Annually, More than 1 year.**

The Board of Directors assess the BR performance of the Company on annual basis as a part of Directors Report.

- **Does the company publish a BR or a Sustainability Report? What is the hyperlink for viewing this report? How frequently it is published?**

The Business Responsibility Report is being published as a part of Annual Report and the same is also available on the website of the Company i.e., [www.hudco.org.in](http://www.hudco.org.in) and disseminated on the portal of Stock Exchanges i.e., BSE Limited and National Stock Exchange of India Limited.

### Section E: Principle-wise performance

#### Principle 1

**Businesses should conduct and govern themselves with Ethics, Transparency and Accountability.**

1. **Does the policy relate to ethics, bribery and corruption cover only the Company? Does it extend to the Group/Joint Ventures/ Suppliers/ Contractors/ NGOs/ others?**

HUDCO being a listed Central Public Sector Enterprise aims to enhance its stakeholder's satisfaction, maximize their value and confidence in the Company by ensuring transparency in all its areas of operations by adopting best ethical practices with zero tolerance on corruption and bribery.

To achieve the above goals, the Company has put in place various policies/practices like code of conduct for senior management personnel including Directors of the Company, Code of Conduct for Regulating, Monitoring and Reporting of Trading by Designated persons & their immediate relatives and for Fair Disclosure, all the employees have been duly apprised of the same.

HUDCO has in place a Vigilance Mechanism for its employees and/Directors' which provides adequate safeguards against victimization of the persons who use such mechanism.

The whistle Blower Policy is also in place to look into the complaints for disclosure on allegation of corruption or misuse of office while keeping the identity of the complainant secret.

In compliance of the directions of Central Vigilance Commission (CVC) from time to time, the Corporate Vigilance Department (CVD) endeavored for improving the systems and procedures to ensure proactive actions and advising corrective measures in the probable areas prone to corruption/financial irregularities.

The Company does not have any Group/NGO, suppliers/ contractors. The guidelines issued by Government of India, Ministry of Micro, Small & Medium Enterprises (MSME), with respect to procurement of goods/ services, etc., are being strictly followed.

As on 31<sup>st</sup> March, 2022, HUDCO has three Joint Venture(s) Companies namely Pragati Social Infrastructure & Development Limited (PSIDL); Shristi Urban Infrastructure Development Limited (SUIDL); Signa Infrastructure India Limited (SIIL), one Associate namely; Ind Bank Housing Limited (IBHL) and do not have any subsidiary company. HUDCO is in process of exiting from these Joint Ventures, by invoking the exit clauses, as the performance of these Joint Ventures was not found to be satisfactory, for which necessary steps are being taken.

**2. How many stakeholder complaints have been received in the past financial year and what percentage was satisfactorily resolved by the management?**

During the financial year 2021-22 ended on 31<sup>st</sup> March, 2022, Company had received 2210 complaints (including 1 complaint pending for the FY 2020-21) from its stakeholders such as shareholders, bondholders, investors and customers, all the complaints have been resolved except one complaint which was also resolved in the month of April, 2022.

**Principle 2**

**Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle.**

HUDCO is primarily engaged in carrying out activities pertaining to Housing Finance (including retail lending) and Non-housing Loan pertaining to Urban infrastructure. Sustainability is addressed by the borrowing/ implementing agencies. However, while considering projects for financing, sustainability of the proposed project is given due importance.

**1. List upto 3 products or services whose design has incorporated social or environmental concerns, risks and / or opportunities**

- Under Housing Sector, during the year 2021-22, HUDCO has sanctioned loan assistance of ₹ 1759 crore (including ₹ 13 crore under HUDCO Niwas), thereby facilitating construction of 88, 523 housing units.
- Under Urban Infrastructure portfolio, HUDCO has sanctioned projects worth ₹ 18,904 crore as loan assistance for funding projects across the various sectors like Water Supply, Smart City, Power, Social Infrastructure, Commercial Infrastructure, Road & Bridges, etc.

**2. For each product, provide the following details in respect of resource use (energy, water, raw material, etc.,) per unit of product:**

HUDCO is not involved in manufacturing / industrial activity, hence, the reporting on use of energy, water, raw material, etc. is not applicable. However, while considering projects for financing, these factors are given necessary importance.

**3. Does the company have procedures in place for sustainable sourcing (including transportation)? If yes, what percentage of your inputs was sourced sustainably?**

Not applicable

**4. Has the company taken any steps to procure goods and services from local & small producers, including communities surrounding their place of work? If yes, what steps have been taken to improve their capacity and capability of local and small vendors?**

Not Applicable.

**5. Does the company have a mechanism to recycle products and waste? If yes, what is the percentage of recycling of products and waste.**

Not Applicable.

### Principle 3

#### Businesses should promote the wellbeing of all employees.

HUDCO is adopting the best management practices prevalent in the industry to promote wellbeing of its employees both present and retired like HUDCO Medical Attendant Scheme, Superannuation Pension Scheme, Wage Policy and Social Security Scheme and provide safe and hygienic work environment to its employees in all offices.

The Company organized various programmes pertaining to operations, finance, law, etc., for upgradation of skills of employees and organized various other programmes like medical consultative camps, sports events and yoga sessions for physical wellbeing of its employees.

**1. Total number of employees:**

Total number of employees as on 31<sup>st</sup> March, 2022 stood at 703.

**2. Please indicate the total number of employees hired on temporary/ contractual/ casual basis:**

Total number of employees hired on temporary/contractual/ casual basis as on 31<sup>st</sup> March, 2022 stood at 200 for various activities through Contractor/DGR.

**3. Please indicate the number of permanent women employees:**

As on 31<sup>st</sup> March, 2022, the Company had 218 women employees, which represent 31% of the total work force.

**4. Please indicate the number of permanent employees with disabilities:**

As on 31<sup>st</sup> March, 2022, HUDCO had 15 employees with disabilities were engaged by the Company as on 31<sup>st</sup> March, 2022.

**5. Do you have an employee association that is recognized by management?**

No

**6. What percentage of your permanent employees is members of this recognized employee association?**

Not Applicable

**7. Please indicate the number of complaints relating to child labour, forced labour, involuntary labour, sexual harassment in the last financial year and pending, as on the end of the financial year.**

HUDCO does not hire child labour, forced labour or involuntary labour and does not undertake discriminatory employment.

Sl. No.	Category	No. of previous year pending complaints	No. of complaints filed during the FY 2021-22	No. of complaints pending as on 31 <sup>st</sup> March, 2022
1.	Child labour/ forced labour/ involuntary labour	NA	NA	NA
2.	Sexual harassment	NIL	NIL	NIL
3.	Discriminatory employment	NA	NA	NA

**8. What percentage of your under mentioned employees were given safety & skill up-gradation training in last year?**

- Permanent Employees 347/703= 60%\*
- Permanent Women Employees 124/218 = 57%\*\*
- Casual/Temporary/contractual Employees -----
- Employees with Disabilities 09/15=60%\*\*\*

*(These are individual nominations. Besides, various other online programmes organized by HUDCO's Human Management Settlement Institute (HSMI) which is the Research and Training Wing of HUDCO, which were open to all employees)*

\*w. r. t. total strength of employees

\*\*w. r. t. total strength of women employees

\*\*\*w. r. t. total strength of disabled employees

#### Principle 4

**Businesses should respect the interests of/ and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized.**

**1. Has the company mapped its internal and external stakeholders?**

HUDCO aims to enhance its stakeholder's satisfaction to maximize their value in a most transparent manner for which it has identified both its internal and external stakeholders like, employees, shareholders, bondholders, fixed deposit holders, Central and State Government, regulatory authorities, various agencies to whom HUDCO extends financial assistance, vendor/supplier of goods/services.

**2. Out of the above, has the company identified the disadvantaged, vulnerable & marginalized stakeholders?**

HUDCO works on the principles of social justice as enshrines in the Constitution of India, and to achieve its objective of 'profitability with social justice', it has identified various disadvantaged, vulnerable and marginalized stakeholders, like Scheduled Cast, Scheduled Tribes, Other Backward Classes, Economically Weaker Section, Person with Disabilities, Lower Income Groups, MSME enterprises owned by SC/ST and women entrepreneurs and also works for their upliftment.

**3. Are there any special initiatives taken by the company to engage with the disadvantaged, vulnerable and marginalized stakeholders? If so, provide details thereof, in about 50 words or so.**

HUDCO is engaged in its continuous efforts for betterment of marginalized section of the society. Some of initiatives are allocation of CSR budget for social infrastructure, skill training, etc., and development of Aspirational districts with special focus on SCs, STs and minorities.

Further, 39% of the total workforce of HUDCO consists of SCs, STs, OBCs and PwDs. 60% of employees with disabilities were imparted safety and skill upgradation training organized by the company for their upliftment and inclusive growth.

HUDCO helps in fulfilling the dream of people of owning own house by extending financial assistance for construction of dwelling units for Economically Weaker Sections (EWS), Lower Income Groups (LIG) segment of society at a comparatively lower rate of interest.

Further, as per the Government of India mandate, HUDCO procures 25% of its annual procurement of goods and services from MSME entrepreneurs with special focus on SCs, STs and women entrepreneurs. Out of annual target of 25%, 4% is earmarked for MSEs, owned SC/ST and 3% for women entrepreneurs.

#### Principle 5

**Businesses should respect and promote human rights.**

**1. Does the policy of the company on human rights cover only the company or extend to the Group/ Joint Ventures/ Suppliers/ Contractors/ NGOs/ Others?**

HUDCO is not having specific policy on Human Rights, however, Company is fully committed that the Constitutional Rights granted by Constitution of India are fully enjoyed by all its internal as well as external stakeholders.

To protect the dignity of women and to provide them safe working environment, HUDCO has in place 'Internal Complaint Committee' for redressal of complaints, in compliance of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. Sexual Harassment in any form is a misconduct under HUDCO (Conduct, Discipline and Appeal) Rules.

Further, to look into the complaints for disclosure on allegation of corruption or misuse of office, HUDCO has in place Whistle Blower Policy.

To address the grievances of stakeholders, Company has established the mechanism and had established designated department for dealing and resolution of grievances.

**2. How many stakeholder complaints have been received in the past financial year and what percent was satisfactorily resolved by the management?**

During the year, the Company has not received any complaint from its stakeholders relating to human rights.



## Principle 6

### Business should respect, protect and make efforts to restore the environment.

The principle has very limited applicability as the Company is not involved in any manufacturing or industrial activity.

**1. Does the policy relate to Principle 6 cover only the company or extends to the Group/ Joint Ventures / Suppliers / Contractors / NGOs / others?**

HUDCO fully supports the Government of India initiative of clean energy and contributes to make country energy efficient nation. The Company organized a tree plantation drive which was enthusiastically participated by all the employee by sowing saplings in their work place and at homes.

To support the green initiative, Company endeavors to make paper less environment for which it has adopted various measures like, implementation of e-office in its Head Office and all Regional and Development Offices located all over the country, communication with stakeholders through electronic means, etc.

**2. Does company have strategies/ initiatives to address global environmental issues such as climate change, global warming, etc.?**

As already discussed, Company is not involved in any industrial activities, but being socially responsible corporate citizen is putting its best efforts in addressing the global environmental issues as explained above.

**3. Does the company identify and assess potential environmental risks?**

HUDCO as lending institution encourages projects which are environmentally safe and secure. The Company ensures that the projects funded by it meets the necessary parameters towards environmental protection, for which necessary stipulations have been incorporated at the appraisal stage.

**4. Does the Company have any project related to Clean Development Mechanism? If so, provide details thereof, in about 50 words or so. Also, if yes, whether any environmental compliance report is filed?**

The Company does not have any projects related to clean development mechanisms.

**5. Has the Company undertaken any other initiatives on-clean technology, energy efficiency, renewable energy, etc. If yes, please give hyperlink for web page etc.**

The Company is energy conscious organization and fully committed to Government of India programmes, and has undertaken several initiatives towards clean energy goals, like, using of, LED lights, energy efficient electronic equipment in its offices, Solar roof technology, etc.

**6. Are the Emissions/Waste generated by the Company within the permissible limits given by CPCB/SPCB for the financial year being reported?**

Not Applicable

**7. Number of show cause/legal notices received from CPCB/SPCB which are pending (i.e., not resolved to satisfaction) as on end of financial year.**

Not Applicable

## Principle-7

### Businesses when engaged in influencing public and regulatory policy, should do so in a responsible manner.

**1. Is your Company a member of any trade and chamber or association? If yes, name only those major ones that your business deals with.**

During the year, HUDCO has membership of various trade/ chambers/ associations like, India Habitat Centre (IHC), India International Centre (IIC), Standing Conference of Public Enterprises (SCOPE), National Real Estate Development Council (NAREDCO), British Council Library, Institute of Company Secretaries of India (ICSI) and Siri Fort Sports Complex.

2. **Have you advocated/ lobbied through above associations for the advancement or improvement of public good? Yes/No; if yes specify the broad areas (drop box: Governance and Administration, Economic Reforms, Inclusive Development policies, Energy security, Water, Food security, Sustainable business Principles, Others)**

HUDCO, as a premier techno-financial institution and an integral part of the Government of India Mission programs, is assisting the Ministry of Housing and Urban Affairs in implementation of its flagship programs- Pradhan Mantri Awas Yojana (Urban)-Housing for All [PMAY-HFA (Urban)] through scrutiny and inspection of sample projects/ DPRs, etc.

Various programme organized by above associations, wherein HUDCO has interest are being attended by its officials, wherein, issues concerning HUDCO operations synchronizing with the flagship programmes of Government of India are deliberated.

### Principle-8

**Businesses should support inclusive growth and equitable development.**

1. **Does the Company have specified programmes/initiatives/ projects in pursuit of the policy related to Principle 8? If yes, details thereof:**

Company undertakes CSR activities as per thrust areas approved by the Board of Directors, in line with Schedule VII of the Companies Act, 2013.

2. **Are the programmes/ projects undertaken through in-house team/own foundation/ external NGO/ government structures/any other organization?**

The programmes/projects are undertaken through the concerned Regional Office in coordination with the CSR Cell at Corporate Office and primarily through State government agencies.

3. **Have you done any impact assessment of your initiative?**

Project monitoring is done by the concerned Regional Office during the implementation of the project by way of site inspection, obtaining utilization certificate and progress report periodically, etc., based on details provided by agencies.

4. **What is your Company's direct contribution to community development projects- Amount in INR and the details of the projects undertaken?**

Company has provided contribution to community development through construction of toilets, night shelters and through provisions of class rooms and procurement of furniture in Government Schools for promotion of education and health care facilities in Aspirational District, etc.

During the year 2021-22, an amount of ₹ 25 crore has been sanctioned and released to PM CARES Fund under the thrust area of Disaster Management including relief, rehabilitation and reconstruction activities and COVID related measures. Further, an amount of ₹ 4.47 crore has also been released for the CSR projects sanctioned during the previous years. Releases are being made based on physical and financial progress of the project.

5. **Have you taken steps to ensure that this community development initiative is successfully adopted by the community? Please explain in 50 words or so.**

Construction of night shelter, sanitation, bio-digester toilets in 20 Government schools, health care facilities viz. construction of skill lab, strengthening of Primary Health Centers, installation of sanitary napkin vending machine & sanitary napkin disposal machine to 150 Government schools, providing ambulances, education sector viz. smart class room and rural development works are the basic amenities needed for development of any community.

### Principle 9

**Businesses should engage with and provide value to their customers and consumers in a responsible manner.**

1. **What percentage of customer complaints/consumer cases are pending as on the end of the financial year?**

During the year 2021-22, total of 47 complaints/ grievances were received from customers/consumers on Centralized Public Grievance Redressal Monitoring System (CPGRAMS) portal, NHB portal and via emails/letters, all the grievances have been resolved satisfactorily, except 1 which was resolved in the month of April, 2022.

**2. Does the company display product information on the product label, over and above what is mandated as per local laws?**

Not applicable, as the Company is not involved in any manufacturing/ industrial activity, however, HUDCO being a Housing Finance Company, displays various products offered to the potential customers with proposed interest rates and other terms and conditions.

**3. 'Is there any case filed by any stakeholder against the Company regarding unfair trade practices, irresponsible advertising and/ or anti-competitive behavior during the last five years and pending as on end of financial year? If so, provide details thereof, in about 50 words or so.**

There is no case filed by any stakeholder against the Company regarding unfair trade practices, irresponsible advertising and/ or anti- competitive behavior. Few complaints received from stakeholders of Company have been resolved amicably, in accordance with the established guidelines. In percentage terms, keeping in view the operations of the Company, the same are not significant.

**4. Did your Company carry out any consumer survey/consumer satisfaction trends?**

The Company does not carry out any consumer survey, since it is not involved in any manufacturing activity. Customers in the context of HUDCO are the borrowing agencies, as it is involved in the business of financing housing and infrastructure projects.

The Company has a well-established mechanism, wherein feedback from existing and potential customers is being taken by the regional offices located on Pan India basis through meetings/interactions with borrowing agencies and other clients. HUDCO is fully committed to strengthen relationship with its stakeholders for safeguarding their interest and maximising their wealth.

**For and on behalf of the Board of Directors**

**Place : New Delhi**  
**Date : 24<sup>th</sup> August, 2022**

**Sd/-**  
**Kamran Rizvi**  
**Chairman & Managing Director**  
**DIN: 01653503**

**FORM NO. MR-3  
SECRETARIAL AUDIT REPORT**

For the Financial Year ended 31<sup>st</sup> March, 2022  
[Pursuant to Section 204(1) of the Companies Act, 2013 and  
Rule 9 of the Companies (Appointment and Remuneration Personnel) Rules, 2014]

To,  
The Members,

**HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED**

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Housing and Urban Development Corporation Limited (hereinafter called "the Company") for the financial year ended 31<sup>st</sup> March, 2022 (hereinafter called "period under review"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the period under review complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the period under review according to the provisions of:

- (i) The Companies Act, 2013 (the Act) and the rules made there under;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made there under;
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;
- (iv) Foreign Exchange Management Act, 1999 and the Rules and Regulations made thereunder to extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial borrowings;
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
  - a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
  - b. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
  - c. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations; 2018; Not Applicable for period under review
  - d. The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; (erstwhile The Securities and exchange board of India (Share based Employee Benefits) Regulations, 2014 (repealed w.e.f. August 13, 2021); Not Applicable for period under review
  - e. The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (erstwhile The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 (repealed w.e.f. August 9, 2021);
  - f. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
  - g. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 (erstwhile The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 (repealed w.e.f. June 10, 2021); Not Applicable for period under review
  - h. The Securities and Exchange Board of India (Buy-back of Securities) Regulations 2018; Not Applicable for period under review
  - i. The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- (vi) We have relied on the representation made by the Company and its officers for systems and mechanism formed by the Company for compliances for followings applicable Acts, Laws and Regulations to the Company: -
  - a. Payment of Gratuity Act, 1972;
  - b. Maternity Benefit Act, 1961;
  - c. Employees Provident funds, 1952;
  - d. Payment and Wages Act, 1936;
  - e. Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013;
  - f. Employment Exchange (Compulsory Notification of vacancies) Act, 1959; and
  - g. National Housing Bank Act, 1987 and Rules, Regulations, Guidelines and Directions issued thereunder.

We have also examined compliance with the applicable clauses/ regulations of the following:

- (i) Secretarial Standards with regard to meeting of Board of Directors (SS-1) and General Meetings (SS-2) issued by The Institute of Company Secretaries of India (ICSI);
- (ii) The Listing Agreements entered into by the Company with National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) read with Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), 2015;
- (iii) Guidelines issued by Department of Public Enterprises, Ministry of Finance, Government of India for Central Public Sector Enterprises (CPSE), i.e., DPE Guidelines;

During the period under review and as per the explanations and clarification given to us and the representations made by the management, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc., mentioned above subject to the following observations: -

1. During the period under review, the Company has not maintained the proper composition of Board of Directors and its Committees due to non-appointment of Independent Directors including Woman Director according to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Guidelines issued by Department of Public Enterprises, Ministry of Finance, Government of India for Central Public Sector Enterprises (CPSE) and Companies Act, 2013. Additionally, Company has not complied with the requirement of proper quorum of Board, and Audit Committee meetings as per the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Guidelines issued by Department of Public Enterprises, Ministry of Finance, Government of India for Central Public Sector Enterprises (CPSE). Further, only one meeting of the Risk Management Committee was held against the statutory requirement of two meeting according to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

As Explained by the company that HUDCO being a Government Company, Its Directors are appointed by President of India through administrative ministry, i.e., Ministry of Housing & Urban Affairs, Government of India. Matter have already been taken up with the Administrative Ministry for appointment of Independent Director on the Board of the Company.

However, four Independent Directors (three in the month of November, 2021 and one in the month of January, 2022) have been appointed during the year including a Woman Director. After induction of Independent Directors, the SEBI (LODR) Regulations requirement with respect to composition of various Committee and quorum of Board/Committee meetings have been complied with. But HUDCO is still short of one Independent Director to comply with the provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Guidelines issued by Department of Public Enterprises, Ministry of Finance, Government of India for Central Public Sector Enterprises (CPSE) regarding composition of Board.

Additionally, as informed by the company the Risk management Committee was reconstituted with induction of Independent Directors on 28<sup>th</sup> December 2021 to make it in conformity with SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. After Reconstitution of Risk Management Committee, a meeting was held in the month of March, 2022.

2. The performance evaluation of Independent Directors has not been carried out for the period under review.  
As Explained by the company that HUDCO being a Government Company, Directors are appointed by President of India and their performance is being evaluated by the Administrative Ministry as per its own methodology, hence, the requirement to carry out formal evaluation by the board of its own performance and that of its committees and individual directors is not applicable as per Ministry of Corporate Affairs i.e., MCA notification dated 5<sup>th</sup> June 2015.

**We further report that**

- i) During the period under review the, the Board of Directors of the Company was not duly constituted with proper balance of Executive Directors, Non-Executive Directors, Women Directors and Independent Directors according to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Guidelines issued by Department of Public Enterprises, Ministry of Finance, Government of India for Central Public Sector Enterprises (CPSE) and the Companies Act, 2013. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.
- ii) Adequate notice is given to all Directors to schedule the Board meetings, agenda and detailed notes on agenda were sent at least seven days in advance for meeting other than those held at shorter notice, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
- iii) Decisions at the Board/Committee meetings were taken unanimously.

We further report that based on the information received and records maintained by the Company, there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines, etc.

**We further report that during the audit period the Company has:**

1. Passed the following Special Resolution which have a major bearing on the Company affairs which is passed at Annual General Meeting of the Company held on 30<sup>th</sup> September, 2021;  
“To approve raising of the funds by Issuance of unsecured/secured non-convertible bonds/debentures from time to time up to maximum of ₹15,000/- crore in accordance with enabling notification(s), provision(s) of section 42, section 180(1)(c) of the companies Act, 2013 read together with the Companies (Prospectus and Allotment of Securities) Rule, 2014 during the period of one year from the date of passing of this Special Resolution”.
2. Raised funds by issuing the debentures on a Private Placement basis amounting to ₹ 2,500 crore (₹ 1,000 crore vide allotment dated 22<sup>nd</sup> February, 2022 and ₹ 1,500 crore vide allotment dated 25<sup>th</sup> March, 2022).



3. Prepared Consolidated Financial Statements (CFS) pursuant to Section 129 (3) of the Companies Act 2013 with Associate Company, i.e., Shristi Urban Infrastructure Development Limited.
4. During the period under review, Stock Exchange(s) namely BSE Limited and National Stock Exchange of India Limited, have levied fines of ₹ 12,04,780/-, ₹ 13,64,080/-, ₹ 10,57,280/- and ₹ 5,31,000/- each for the quarter(s) ending June, September, December 2021 and March 2022, respectively, regarding non-compliance with the requirements of regulations of the SEBI (Listing Obligations Disclosure Requirements) Regulations, 2015 in respect of non-appointment of requisite number of Independent Director including Woman Director on the Board of the Company. The Company has requested the Stock Exchanges to waive off the fine on the ground that power to appoint Directors on the Board of HUDCO vests with the President of India and the company is regularly pursuing with the Administrative Ministry, i.e., Ministry of Housing and Urban Affairs, Government of India for the same. Based on Company's request BSE Limited has waived off fine from the quarter December, 2019 to December, 2020 and request for waiver of fine for the quarter September, 2019 and March, 2021 to March 2022 is still pending. Total cumulative fine outstanding, levied by the BSE Limited and National Stock Exchange of India Limited from quarter ended September, 2019 to March, 2022 is amounting to ₹ 1,47,73,600/- (NSE ₹ 93,30,260/- and BSE ₹ 54,43,340/-).

**FOR MALHOTRA ARORA & ASSOCIATES**  
Company Secretaries

Sd/-  
Dikshant Malhotra  
Partner

FCS: 11008

C P No.:14622

UDIN: F011008d000645598

Place : Gurugram, Haryana

Date : 19.07.2022

#### **Annexure A**

The Members,  
**Housing and Urban Development Corporation Limited**  
HUDCO Bhawan, India Habitat Centre,  
Lodhi Road, New Delhi- 110003

Our report of event date is to be read along with this letter

1. Maintenance of Secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on this secretarial record based on our audit.
2. We have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. We believe that the process and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company and our audit report is not covering observations/ comments/ weakness already pointed by the other Auditors.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events, etc.
5. The Compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination is limited to the verification of procedures on test basis and to give our opinion whether Company has proper Board-Processes and Compliance-mechanism in place or not.
6. The Secretarial Audit Report is neither an assurance as to future viability of the Company nor the efficacy or effectiveness with which the management has conducted the affairs of the Company.

**FOR MALHOTRA ARORA & ASSOCIATES**  
Company Secretaries

Sd/-  
Dikshant Malhotra  
Partner

FCS: 11008

C P No.:14622

UDIN: F011008d000645598

Place : Gurugram, Haryana

Date : 19.07.2022

## Annual Report on Corporate Social Responsibility (CSR) Activities for the financial year 2021-22

[Pursuant to section 135 of the Companies Act, 2013 read with Rule 8(1) of the companies  
(Corporate Social Responsibility Policy) Rules, 2014]

The year wise ongoing CSR activities, sanctions & releases and the resultant amount to be transferred to Schedule VII Account towards CSR activities are given below:

Sl. No	Year	No. of Projects	*Actual Grant Sanctioned Amount (in ₹)	Released Amount (in ₹)	CSR grant yet to be released (in ₹)	Amount to be transferred to Schedule VII for 2021-22**
1	2010-11	1	91050000	60700000	30350000	0
2	2011-12	3	37050000	2350000	34700000	1925000
3	2012-13	4	15813000	13568542	2244458	0
4	2013-14	4	25420000	12486763	12933237	1300000
5	2014-15	2	17865000	11722000	6143000	0
6	2015-16	4	25950000	11087000	14863000	426596
7	2016-17	2	17818000	10975400	6842600	0
8	2017-18	6	51240000	15125943	36114057	19575000
9	2018-19	9	38943000	14303850	24639150	22628000
10	2019-20	15	102404180	34758120	67646060	43036000
11	2020-21	5	28027000	3450000	24577000	0
	<b>Total</b>	<b>55</b>	<b>451580180</b>	<b>190527618</b>	<b>261052562</b>	<b>88890596</b>

\* Includes the curtailed CSR grant amount and excludes the schemes which are already completed.

\*\* Scheme-wise unspent CSR amount are annexed at Annexure-1A.

**Annual Report on Corporate Social Responsibility (CSR) activities for the financial year commencing on 1<sup>st</sup> day of April, 2021-22**

1.	<b>Brief outline on CSR Policy of the Company.</b>	<p>The main objective of the HUDCO CSR Policy shall be to operate in economically, socially and environmentally sustainable manner in consultation with its stakeholders so as to ensure upliftment of the marginalized and under-privileged sections of the society to promote inclusive socio-economic growth, empowerment of downtrodden, capacity building, environment protection, promotion of green &amp; energy efficient technologies, development of backward regions by specially focusing on the projects relating to habitat sector &amp; benefit of the poor. In line with these objectives, HUDCO CSR Policy's thrust areas are to extend support/taking up projects related to provision of basic amenities viz. sanitation through provision of toilets/community toilets etc., provision of drinking water and Night Shelter for shelterless, etc., development of Aspirational District, slum redevelopment including environmental improvement, setting up homes and hostels for women and orphans, setting up old age homes, training/capacity building programmes for skill and livelihood development, for promoting education including special education to differently abled. HUDCO being a financial institution have no specific geographical area and as such, CSR activities are spread across all over the country.</p> <p>In addition to this, disbursement of CSR assistance was also extended for the proposals sanctioned in the earlier years in line with the Companies CSR Policy Amendment Rules, 2021 and guidelines issued by Department of Public Enterprises for CPSEs on CSR for their implementation. The CSR Policy and other information on CSR is available on HUDCO Website at: <a href="http://www.hudco.org.in">http://www.hudco.org.in</a></p>
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## 2. Composition of CSR Committee (as on 31.03.2022):

S. No.	Name of Director	Designation /Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
i.	Shri M Nagaraj	Director (Corporate Planning)	1	1
ii	Shri D Guhan (upto 28.12.2021)	Director (Finance)	1	1
iii	Shri Amrit Abhijat (upto 02.11.2021)	Part time Official (Government) Director	1	0
iv.	Shri Kuldip Narayan (From 28.12.2021)	Part time Official (Government) Director	0	0
v.	Dr. Ravindra Kumar Ray (From 28.12.2021)	Independent Director	0	0
vi.	Dr. Siyaram Singh (From 28.12.2021)	Independent Director	0	0
vii.	Smt. Sabitha Bojan (From 28.12.2021)	Independent Director	0	0
viii.	Shri Banshi Lal Gujar (From 04.03.2022)	Independent Director	0	0

3.	Provide the web-link where Composition of CSR Committee, CSR Policy and CSR projects approved by the Board are disclosed on the website of the Company.	<a href="http://www.hudco.org.in">www.hudco.org.in</a>
4.	Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report).	Nil
5.	Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any	Nil

S. No.	Financial year	Amount available for set off from preceding financial years (in ₹)	Amount required to be set-off for the financial year, if any (in ₹)
1	2021-22	Nil	Nil

6.	Average net profit of the company as per Section 135(5).	₹ 2099.57 crore
7.	(a) Two percent of average net profit of the Company as per Section 135(5)	₹ 41.99 crore
	(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years.	Nil
	(c) Amount required to be set off for the financial year, if any	Nil
	(d) Total CSR obligation for the financial year (7a+7b-7c)	₹ 41.99 crore

## 8. (a) CSR amount spent or/and unspent for the financial year 2021-22

Total Amount spent for the financial year (in ₹)	Amount unspent (in ₹)				
	Total Amount transferred to Unspent CSR account as per Section 135(6)		Amount transferred to any fund specified under Schedule-VII as per second proviso to Section 135(5)		
	Amount	Date of transfer	Name of the Fund	Amount	Date of Transfer
25,00,00,000/-	Nil	Nil	PM CARES	50,00,83,580/-	29.09.2021

In compliance with the Ministry of Corporate Affairs, Government of India notification dated 22<sup>nd</sup> January, 2021, HUDCO has transferred an amount of ₹ 50,00,83,580/- on 29.09.2021, being the unspent CSR amount other than earmarked for ongoing projects,

out of total amount of ₹ 80,19,41,235/- for the financial year 2020-21, to the PM CARES Fund, a fund specified in Schedule VII of the Companies Act, 2013.

During the year 2021-22, the Company has spent a total amount of ₹ 29,47,06,496/- on CSR activities comprising of ₹ 25 crore towards the PM CARES Fund out of the CSR budget allocated for the year 2021-22, and ₹ 1,40,17,291/- spent for the ongoing CSR projects during the financial year 2021-22. Further, an amount of ₹ 3,06,89,205/- has been spent on CSR projects during the FY 2021-22, for the projects sanctioned prior to 31<sup>st</sup> March, 2021.

As on 31.03.2022, the total amount available under Unspent CSR Account is ₹27,02,24,158/- (Previous year 31.03.2021, ₹ 30,18,57,655/-). Further, for 12 (Twelve) projects which has been sanctioned during 2017-18 to 2019-20, an amount of ₹ 7,97,19,000/- has been closed due to non-compliance of sanction conditions by the agency. Further, in 7 (Seven) CSR schemes, CSR grant has been curtailed to the extent of ₹ 91,71,596/- for the schemes which has been sanctioned prior to 31<sup>st</sup> March, 2021.

As of 31.03.2022, an amount of ₹ 25,87,90,596/- is the unspent CSR amount other than ongoing CSR activities (i.e., ₹ 16,99,00,000/- for 2021-22 and ₹ 8,88,90,596/- up to 2020-21) shall be transferred to Government fund specified in Schedule VII of the Companies Act, 2013, within the stipulated time period, i.e., on or before 30<sup>th</sup> September, 2022.

**(b) Details of CSR amount spent against ongoing projects for the financial year 2021-22**

S. No.	Name of the project	Item from the list of activities in Schedule-VII to the Act	Local area (Yes/ No)	Location of the project		Project duration	Amount allocated for the project (in ₹)	Amount spent in the current financial year (in ₹)	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in ₹)	Mode of Implementation – Direct (Yes/ No)	Mode of Implementation – Through Implementing Agency	
				State	District						Name	CSR Registration number
1	PM CARES Fund	Health Care	No	PAN India	-	-	250000000	250000000	0	No	Gol	Not Applicable
2	Construction of Night Shelter at Tinsukia-by-Tinsukia Authority	Night Shelter	No	Assam	Tinsukia	1 year	4121404	1721404	2148000	No	Tinsukia Development Authority	Not Applicable
3	Providing Ambulance (4 nos.) to Malkangiri District, Odisha (Aspirational District)	Health Care	No	Odisha	Malkangiri	6 Months	6000000	6000000	6000000	No	District Administration, Malkangiri	Not Applicable
4	Construction of Class Rooms, Conference Hall and Toilet Block and other facilities at Veerangna Jhalkari Bai Inter College, Village, Paraukh, Block Derapur, Distt. Kanpur, UP	Education	No	Uttar Pradesh	Kanpur	1 year	7500000	1874550	1875000	No	District Administration, Kanpur Dehat	Not Applicable
5	Construction of Toilet Block, provision of borewell and Staff Room, Ramanathapuram District, Tamilnadu	Education	No	Tamil Nadu	Ramanathapuram	6 Months	4947000	1236750	3710250	No	Commissioner, Ramanathapuram Municipality	Not Applicable
6	Construction of Sanitary Complex opposite to Old Bus stand and at 3 Municipal Schools, Virudhnagar District, Tamilnadu	Education	No	Tamil Nadu	Virudhnagar	3 Months	4166000	1028750	3120250	No	Commissioner Virudhnagar Municipality	Not Applicable
7	Development of Model Gram Panchayat Seem, Uttarakhand	Rural Development	No	Uttarakhand	Almora	1 year	6447000	385837	3607000	No	Block Development Office Bhikiyasain, Almora	Not Applicable
8	Providing and installation of Bio-Digesters Toilets in 20 Govt. School aspiration Baran District, Rajasthan	Health Care	No	Rajasthan	Baran	1 year	7080000	1770000	5310000	No	School Education Department, Distt. Baran, Govt of Rajasthan	Not Applicable
<b>Total</b>							<b>290261404</b>	<b>264017291</b>	<b>25770500</b>			

**(c) Details of CSR amount spent against other than ongoing projects for the financial year (Projects sanctioned during 2013-14 to 2020-21).**

S. No.	Name of the project	Item from the list of activities in Schedule-VII to the Act	Local area (Yes/ No)	Location of the project		Amount spent in the current financial year (in ₹)	Mode of Implementation – Direct (Yes/ No)	Mode of Implementation – Through Implementing Agency	
				State	District			Name	CSR Registration number
1	Providing Ambulance ACLS 3 Nos. of RML Hospital & 2 Nos. for Safdarjung Hospital, New Delhi	Health Care	No	Delhi	3 Nos. for RML and 2 Nos. for Safdarjung Hospital	9795750	No	Dr. RML Hospital & Safdarjung Hospital	Not Applicable
2	Construction of Toilet Block, provision of borewell and Staff Room, Ramanathapuram District, Tamil Nadu	Education	No	Tamil Nadu	Ramanathapuram	2473500	No	Commissioner Ramanathapuram Municipality	Not Applicable
3	Construction of Sanitary Complex opposite to Old Bus stand and at 3 Municipal Schools, Virudhnagar District, Tamil Nadu	Education	No	Tamil Nadu	Virudhnagar	2091500	No	Commissioner Virudhnagar Municipality	Not Applicable
4	Providing and installation of Bio-Digesters Toilets in 20 Govt. School aspiration Baran District, Rajasthan	Health Care	No	Rajasthan	Baran	3540000	No	School Education Department, Distt. Baran, Govt of Rajasthan	Not Applicable
5	Development of Model Gram Panchayat Seem, Uttarakhand	Rural Development	No	Uttarakhand	Almora	247822	No	Block Development Office Bhikyasain, Almora	Not Applicable
6	Proposal for Strengthening and Restructuring of Primary Health Centers (PHCs)/Sub-Centers (10 nos) and supplying of ASHA Kit to Hamlet ASHA workers (373 nos) in Wayanad district, Kerala (Aspirational District)	Health Care	No	Kerala	Wayanad	1675000	No	District Administration, Wayanad	Not Applicable
7	Integrated project of Sulabh Complex, Night Shelter and Tin Shade for Rickshaw Pullers at Alwar	Health Care	No	Rajasthan	Alwar	1091986	No	Urban Improvement Trust, Alwar	Not Applicable



S. No.	Name of the project	Item from the list of activities in Schedule-VII to the Act	Local area (Yes/ No)	Location of the project		Amount spent in the current financial year (in ₹)	Mode of Implementation – Direct (Yes/ No)	Mode of Implementation – Through Implementing Agency	
8	Construction of Night Shelter at Perungudi Corporation Road, Division-186, Zone-14, Chennai	-	No	Tamil Nadu	Chennai	1546000	No	Commissioner, Chennai Corporation	Not Applicable
9	Development, Beautification and Maintenance of Sambuni Cheruvu in 11 <sup>th</sup> ward, Palacole	Sustainable Development	No	Andhra Pradesh	Palacole	268056	No	Palacole Municipality	Not Applicable
10	Construction of Comprehensive Retiring Rooms for Women at Kerala Kerala	Night Shelter	No	Kerala	Perinthalmanna	1040000	No	Perinthalmanna Municipality, Kerala	Not Applicable
11	Proposal for widening of designated roads and provision of Solar street lights at Village Mudhal, Amritsar	Rural Development	No	Punjab	Amritsar	1019039	No	Gram Panhayat, Mudhal	Not Applicable
12	Proposal for Construction of 65 Bus shelters of size 20"x8" with Toilet across 13 districts of Andhra Pradesh	Swachh Bharat Mission	No	Andhra Pradesh	13 Districts	23953	No	Andhra Pradesh Road Transport Corporation	Not Applicable
13	Proposal for Installation of Hand pumps (106 locations) under Rural Water Supply Scheme at Giridih District	Basic Assistance and Livelihood	No	Jharkhand	Giridih	2934583	No	Deputy Commissioner, Samaharanally, Giridih	Not Applicable
14	Provision of Smart Classrooms and safe drinking water in Odisha Adarsha Vidyalaya schools in Gajapathi district, Odisha	Education	No	Odisha	Gajapathi	2942016	No	District Rural Development Agency, Gajapathi	Not Applicable
	<b>Total</b>					<b>30689205</b>			

(d)	Amount spent in Administrative Overheads	Nil
(e)	Amount spent on Impact Assessment, if applicable	Nil
(f)	Total amount spent for the financial year (8b+8c+8d+8e)	₹ 29,47,06,496/-

(g) Excess amount for set off, if any

S. No.	Particular	Amount (in ₹)
(i)	Two percent of average net profit of the Company as per Section-135(5)	419900000
(ii)	Total amount spent for the Financial Year	250000000
(iii)	Excess amount spent for the financial year {(ii) – (i)}	0
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	Nil
(v)	Amount available for set off in succeeding financial years {(iii) - (iv)}	Nil

9. (a) Details of Unspent CSR amount for the preceding three financial years:

S. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under Section 135 (6) (in ₹)	Amount spent in the reporting Financial Year (in ₹)	Amount transferred to any fund specified under Schedule VII as per Section 135(6), if any.			Amount remaining to be spent in succeeding financial years (in ₹)
				Name of the Fund	Amount (in ₹)	Date of transfer	
1	2018 -19	38943000	14303850	-	-	-	24639150
2	2019-20	102404180	34758120	-	-	-	67646060
3	2020-21	28027000	3450000	-	-	-	24577000
<b>Total</b>		<b>169374180</b>	<b>52511970</b>				<b>116862210</b>

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s):

S. No.	Project ID	Name of the Project	Financial Year in which the project was commenced	Project duration	Total amount allocated for the project (in ₹)	Amount spent on the project in the reporting Financial Year (in ₹)	Cumulative amount spent at the end of reporting Financial Year (in ₹)	Status of the project – Completed/ Ongoing
1			2013-14					
	NCRRRJ80	Integrated project of Sulabh Complex, Night Shelter and Tin Shade for Rickshaw Pullers at Alwar		6 Months	4418918	1091986	4418918	Completed
2			2014-15					
	CNRTN116	Construction of Night Shelter at Perungudi Corporation Road, Division-186, Zone-14, Chennai		6 Months	3865000	1546000	3865000	Completed

S. No.	Project ID	Name of the Project	Financial Year in which the project was commenced	Project duration	Total amount allocated for the project (in ₹)	Amount spent on the project in the reporting Financial Year (in ₹)	Cumulative amount spent at the end of reporting Financial Year (in ₹)	Status of the project – Completed/ Ongoing
<b>3</b>			<b>2015-16</b>					
	GURAS131	Construction of Night Shelter at Tinsukia-by-Tinsukia Authority		1 year	4121404	1721404	4121404	Completed
	VROAP143	Development, Beautification and Maintenance of Sambuni Cheruvu in 11 <sup>th</sup> ward, Palacole		1 year	3669306	268056	3669306	Completed
<b>4</b>			<b>2016-17</b>					
	TRRKL163	Construction of Comprehensive Retiring Rooms for Women at Kerala		1 year	5606000	1040000	5606000	Completed
<b>5</b>			<b>2017-18</b>					
	VROAP170	Proposal for Construction of 65 Bus shelters of size 20"x8" with Toilet across 13 districts of Andhra Pradesh		6 Months	13728000	23953	11189000	Ongoing
<b>6</b>			<b>2018-19</b>					
	LURUP190	Construction of Class Rooms, Conference Hall and Toilet block and other facilities at Veerangna Jhalkari Bai Inter College, Village, Paraukh, Block Derapur, Distt. Kanpur, UP		1 year	7500000	1874550	7499550	Ongoing
	CHRPJ178	Proposal for widening of designated roads and provision of Solar streetlights at Village Mudhal, Amritsar		2 Months	7226039	1019039	7226039	Completed
	RNRJD191	Proposal for Installation of Hand Pumps (106 locations) under Rural Water supply scheme at Giridih District		6 Months	7140000	2934583	4405803	Ongoing

S. No.	Project ID	Name of the Project	Financial Year in which the project was commenced	Project duration	Total amount allocated for the project (in ₹)	Amount spent on the project in the reporting Financial Year (in ₹)	Cumulative amount spent at the end of reporting Financial Year (in ₹)	Status of the project – Completed/ Ongoing
7			2019-20					
	DLRDL217	Providing Ambulance ACLS 3 Nos. of RML Hospital & 2 Nos. for Safdarjung Hospital, New Delhi		6 months	21065000	9795750	9795750	Ongoing
	CNRTN203	Construction of Toilet Block, provision of borewell and Staff Room, Ramanathapuram District, Tamil Nadu		6 months	4947000	3710250	4947000	Completed
	CNRTN202	Construction of Sanitary Complex opposite to Old Bus Stand and at 3 Municipal Schools, Virudhnagar District, Tamil Nadu		3 months	4166000	3120250	4166000	Completed
	DHRUA205	Development of Model Gram Panchayat Seem, Uttarakhand		1 year	6447000	633659	1997587	Ongoing
	BUROR215	Providing Ambulance (4 nos.) to Malkangiri District, Odisha <b>(Aspirational District)</b>		6 months	6000000	6000000	6000000	Completed
	BUROR210	Provision of Smart Classrooms and safe drinking water in Odiha Adarsha Vidyalaya schools in Gajapathi district, Odisha		2 Months	7140000	2942016	2942016	Ongoing
	TRRKL212	Proposal for Strengthening and Restructuring of Primary Health Centers(PHCs)/ Sub-Centers(10 nos) and supplying of ASHA Kit to Hamlet ASHA workers (373 nos) in Wayanad district, Kerala		6 Months	6700000	1675000	1675000	Ongoing

S. No.	Project ID	Name of the Project	Financial Year in which the project was commenced	Project duration	Total amount allocated for the project (in ₹)	Amount spent on the project in the reporting Financial Year (in ₹)	Cumulative amount spent at the end of reporting Financial Year (in ₹)	Status of the project – Completed/ Ongoing
8			2020-21					
	JARRJ221	Providing and installation of Bio-Digesters Toilets in 20 Govt. School aspiration Baran District, Rajasthan		1 year	7080000	5310000	7080000	Completed
			<b>Grand Total</b>			<b>44706496</b>		

**10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year (Asset-wise details)**

Sl. No	Date of creation or acquisition of the capital asset(s)	Amount of CSR spent for creation or acquisition of capital asset (₹)	Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.	Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset).
			Nil	
11.	Specify the reason(s), if the Company has failed to spend two percent of the average net profit as per Section 135(5)		<p>During the year, an amount of ₹ 37.79 crore were allocated for implementation of socially beneficial proposals like Sanitation, Solid Waste Management, School Education, Health Care, Nutrition for Aspirational districts, Disaster Management, Rural Development Projects etc. and an amount of ₹ 25 crore have been contributed to PM CARES Fund. Further, an amount of ₹ 324.74 lakh was also spent/released for the ongoing proposals of the previous period during 2015-16, 2018-19, 2019-20 &amp; 2020-21.</p> <p>The entire amount could not be utilized due to the reasons that most of the projects under implementation, the execution come to a halt because of COVID-19 lockdown. Besides in many proposals, concerned agencies could not achieve required physical/ financial progress and submit the utilization certificates for the CSR assistance to be released due to delay in obtaining required approvals, finalization of tenders, etc. resulting in delay in implementation of the proposals and consequent release of subsequent installments of the CSR assistance. Also, in some proposals, where CSR assistance has been sanctioned, documentation could not be completed by the concerned agencies in time and in view of this 1<sup>st</sup> installment of sanctioned CSR assistance couldn't be released.</p>	

Place : New Delhi  
Dated : 24<sup>th</sup> August, 2022

Sd/-  
Kamran Rizvi  
Chairman & Managing Director  
DIN: 01653503

Sd/-  
M Nagaraj  
Chairman CSR Committee  
DIN: 05184848



## CSR Activities for the year 2021-22

Annexure-1A

I. Details of Unspent CSR Amount in the financial year for the ongoing schemes (as on 31.03.2022), to be transferred to Government Fund on or before 30.09.2022.						
Sl. No	Name of the Project	Date of Sanction/ Year of Sanction	CSR Assistance		Unspent amount to be transferred to Govt. Fund (₹)	Remark
			Sanctioned (₹)	Curtailed to (₹)		
1	Proposal for providing furniture (Chairs/Tables/Desk & Bench) for students in 22 Govt. Schools of Udham Singh Nagar, Dehradun, Uttarakhand	26.06.2019	3999000	2673000	1326000	Ongoing scheme. Due to change in the number of schools and students
2	Construction of Sanitary Complex opposite to Old Bus stand and at 3 Municipal Schools, Virudhnagar District, Tamil Nadu	24.05.2019	4183000	4166000	17000	Completed. Due change in the completion cost
3	Development of Infrastructure facilities at Lingapuram Gram Panchayat, Amaravathi Mandal, Guntur District, Andhra Pradesh	06.08.2018	7318000	3701000	3617000	Completed. Restricted the CSR grant proportionately, due to non-availability of MGNREGA Funds
4	Rehabilitation of Flood affected victims in the State of Kerala- Construction of 12 DUs for the families affected in North Paruvloor Municipality, Ernakulam, Kerala	20.02.2019	6720000	6160000	560000	Completed. Restricted the CSR grant due to change in the beneficiary
5	Construction of Night Shelter at Tinsukia-by-Tinsukia Development Authority	04.06.2015	4548000	4121404	426596	Completed. Restricted the CSR grant due to change in the Project cost
6	Construction of Night Shelter at Naya Raipur by Naya Raipur Development Authority	2011-12	7700000	5775000	1925000	Completed. Restricted the CSR grant due to change in the Project design and cost
7	Construction of 20 nos. of toilet at 20 different schools in Unakoti district by District Administration, Unakoti, Tripura	2013-14	4750000	3450000	1300000	Completed at 15 locations. Balance work not completed due to High Court directives
<b>Total</b>			<b>39218000</b>	<b>30046404</b>	<b>9171596</b>	

<b>II. Details of Unspent CSR Amount other than ongoing CSR schemes (as on 31.03.2022) - Release could not made due to non-compliance of sanction conditions by the agency, to be transferred to Government Fund on or before 30.09.2022.</b>						
Sl. No	Name of the Project	Date of Sanction/ Year of Sanction	CSR Assistance		Unspent amount to be transferred to Govt. Fund (₹)	Remark
			Sanctioned (₹)	Curtailed to (₹)		
1	Procurement of furniture in Govt.schools in Nellore Municipal Corporation area, Nellore Distt.AP by AP Education & Welfare Infrastructure Development Corporation (APEWIDC)	20.05.2017	19575000	0	19575000	Closed due to non-compliance of sanction conditions by the agency.
2	Solid waste management at four locations- Vikrabad, Pargi, Pudur, Mannaguda of Vikrabad District by DRDA, Telangana	30.05.2018	7348000	0	7348000	Closed due to non-compliance of sanction conditions by the agency.
3	Proposal for Construction of one Community Toilet Block (11-seater), Public Toilets (2-seater) at two Locations for Jorhat Town by District Administration Jorhat in the State of Assam	06.08.2018	2063000	0	2063000	Closed due to non-compliance of sanction conditions by the agency.
4	Supply and Installation of LED Street lighting (50 nos) and SPV High Mast Lighting systems (15 nos) at Rani Town by Nagar Palika Rani, Jodhpur District, Rajasthan	09.10.2018	2320000	0	2320000	Closed due to non-compliance of sanction conditions by the agency.
5	Rehabilitation of Flood affected victims in the State of Kerala – Construction of 12 DUs in the Flood affected place of Vandiperiyar Gram Panchayat	20.02.2019	6720000	0	6720000	Closed due to non-compliance of sanction conditions by the agency.
6	Construction of Community center at village Sirsya, Shravasti District, Uttar Pradesh	25.04.2019	6674000	0	6674000	Closed due to non-compliance of sanction conditions by the agency.
7	Construction of three multi purpose building at Goh, Navinagar, Daudnagarin Aurangabad district, Bihar by District Magistrate Office, District Magistrate & Collector, Aurangabad (Aspirational District)	25.04.2019	7095000	0	7095000	Closed due to non-compliance of sanction conditions by the agency.
8	Repair of fisherman boats damaged due to FANI-Cluster 1, Puri by State Govt. through District Collector, Puri Odisha	02.08.2019	7484000	0	7484000	Closed due to non-compliance of sanction conditions by the agency.
9	Repair of fisherman boats damaged due to FANI-Cluster 2, Puri by State Govt. through District Collector, Puri Odisha	02.08.2019	7491000	0	7491000	Closed due to non-compliance of sanction conditions by the agency.
10	Repair of fisherman boats damaged due to FANI-Cluster 3, Puri by State Govt. through District Collector, Puri, Odisha	02.08.2019	4133000	0	4133000	Closed due to non-compliance of sanction conditions by the agency.
11	Procurement of 1.80 cum auto hooper for door-to-door garbage collection at Jhalawar, Rajasthan by Jhalawar Nagar Nigam	24.05.2019	2320000	0	2320000	Closed due to non-compliance of sanction conditions by the agency.
12	Proposal for Procurement of Aquatic Weed Removal Machine FB 220 Floater boat (1 nos) for the cleaning of lakes of Nagpur city, Maharashtra	13.11.2019	6496000	0	6496000	Closed due to non-compliance of sanction conditions by the agency.
	<b>Total</b>		<b>79719000</b>	<b>0</b>	<b>79719000</b>	

**Note:** As of 31.03.2022, an amount of ₹ 8,88,90,596/- (₹ 91,71,596/- + ₹ 7,97,19,000/-) up to 2020-21 shall be transferred to Government fund specified in Schedule VII of the Companies Act, 2013, within the stipulated time period, i.e., on or before 30<sup>th</sup> September, 2022.

## Declaration of the Code of Conduct and Ethics

I hereby declare that, for the year under review the members of Board of Directors and Senior Management Personnel have affirmed compliance with the HUDCO's Code of Conduct and Ethics.

For and on behalf of the Board of Directors

Place : New Delhi  
Dated : 24<sup>th</sup> August, 2022

Sd/  
Kamran Rizvi  
Chairman & Managing Director  
DIN: 01653503

## Management's replies on the comments of the Statutory Auditors on the Standalone Financial Statements and Annexure to the Auditor's Report for the year 2021-22

### A. Auditor's Report

Point No.	Management Reply
Emphasis of Matters	
Point no. 4 (i)	Position has been explained in para 3 of Note: 40- Explanatory Notes to Accounts.
Point no. 4 (ii)	Position has been explained in para 8 of Note: 40- Explanatory Notes to Accounts.
<b>Report on other Legal and Regulatory Requirements</b>	
Point no.15 & 16	Statement of Facts, so no comments are required.
<b>Required by section 143(3) of the Act</b>	
Point no. 17 (a)-(f)	Statement of Facts, so no Comments are required.
Point no. 17 (g) (i)-(iii)	Position has been explained vide para no.2(a), para no. 38 and para no. 16 of Note 40- Explanatory Notes to Accounts.
<b>NHB/RBI Directions</b>	
Point No.18	Position has been explained in para No.14 of Notes to Accounts 40

### B Annexure of Auditor's Report

#### i) Annexure A

Point No.	Management Reply
(i) (a to e)	Noted for Suitable Action.
(ii) to(vi), (vii)-a (viii) to (xix) & (xxi)	No Comments are required.
((vii)- b)	The matters have been taken up with appropriate authority for decision/ rectification/ deletion/ adjustment of demand raised by them.
((vii)- c)	Position has been explained vide para no.16 of Note 40- Explanatory Notes to Accounts.
(xx) (a) & (b)	Position has been explained vide para no.36 of Note 40- Explanatory Notes to Accounts.

#### ii) Annexure B

Point No.	Management Reply
Point No.1 to 3	Statement of facts, so no comments are required.

For and on behalf of the Board of Directors

Place : New Delhi  
Dated : 24<sup>th</sup> August, 2022

Sd/  
Kamran Rizvi  
Chairman & Managing Director  
DIN: 01653503

**COMMENTS OF THE COMPTROLLER AND AUDITOR GENERAL OF INDIA UNDER SECTION 143(6) (b) OF THE COMPANIES ACT, 2013 ON THE FINANCIAL STATEMENTS OF HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED FOR THE YEAR ENDED 31 MARCH, 2022.**

The preparation of financial statements of **HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED** for the year ended 31 March, 2022 in accordance with the financial reporting framework prescribed under the Companies Act, 2013 (Act) is the responsibility of the management of the company. The statutory auditor appointed by the Comptroller and Audit General of India under section 139(5) of the Act is responsible for expressing opinion on the financial statements under section 143 of the Act based on independent audit in accordance with the standards on auditing prescribed under section 143(10) of the Act. This is stated to have been done by them vide their Audit Report dated 27 May 2022.

I, on behalf of the Comptroller and Auditor General of India, have conducted a supplementary audit of the financial statements of **HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED** for the year ended 31 March 2022 under section 143(6)(a) of the Act. This supplementary audit has been carried out independently without access to the working papers of the statutory auditors and is limited primarily to inquiries of the statutory auditors and company personnel and a selective examination of some of the accounting records.

On the basis of my supplementary audit nothing significant has come to my knowledge which would give rise to any comment upon or supplement to statutory auditors' report under section 143(6)(b) of the Act.

For and on behalf of the  
Comptroller & Auditor General of India

Sd/  
(Deepak Kapoor)  
Director General of Audit (Infrastructure)  
New Delhi

Place : New Delhi  
Dated : 17<sup>th</sup> August, 2022

**COMMENTS OF THE COMPTROLLER AND AUDITOR GENERAL OF INDIA UNDER SECTION 143(6) (b) READ WITH SECTION 129(4) OF THE COMPANIES ACT, 2013 ON THE CONSOLIDATED FINANCIAL STATEMENTS OF HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED FOR THE YEAR ENDED 31 MARCH, 2022.**

The preparation of consolidated financial statements of **HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED** for the year ended 31 March, 2022 in accordance with the financial reporting framework prescribed under the Companies Act, 2013 (Act) is the responsibility of the management of the company. The statutory auditor appointed by the Comptroller and Audit General of India under section 139 (5) read with section 129 (4) of the act is responsible for expressing opinion on the financial statements under section 143 read with section 129 (4) of the Act based on independent audit in accordance with the standards on auditing prescribed under section 143(10) of the Act. This is stated to have been done by them vide their Audit Report dated 27 May 2022.

I, on behalf of the Comptroller and Auditor General of India, have conducted a supplementary audit of the consolidated financial statements of **HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED** for the year ended 31 March 2022 under section 143(6)(a) read with section 129(4) of the Act. We conducted a supplementary audit of the financial statements of **HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED** for the year ended on that date. Further, section 139(5) and 143(6)(a) of the Act are not applicable to Shristi Urban Infrastructure Development Limited (an associate company of HUDCO) being private entity for appointment of their statutory auditor and for conduct of supplementary audit. Accordingly, Comptroller and Auditor General of India has neither appointed the Statutory Auditor nor conducted the supplementary audit of this company. This supplementary audit has been carried out independently without access to the working papers of the statutory auditor and is limited primarily to inquiries of the statutory auditor and company personnel and a selective examination of some of the accounting records.

On the basis of my supplementary audit nothing significant has come to my knowledge which would give rise to any comment upon or supplement to statutory auditors' report under section 143(6)(b) of the Act.

**For and on behalf of the  
Comptroller & Auditor General of India**

**Sd/-  
(Deepak Kapoor)  
Director General of Audit (Infrastructure)  
New Delhi**

**Place : New Delhi  
Dated : 17<sup>th</sup> August, 2022**



## INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED

Report on the Audit of the Standalone Financial Statements

### Opinion

1. We have audited the Standalone Financial Statements of Housing and Urban Development Corporation Limited ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2022, and the Statement of Profit and Loss (including Other Comprehensive Income), the statement of changes in equity and the Statement of Cash Flows for the year then ended, and notes to the Standalone financial statements including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Standalone Financial Statements").
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31<sup>st</sup> March, 2022, and its profit including other comprehensive income, changes in equity and its cash flows for the year ended on that date.

### Basis for Opinion

3. We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Companies Act, 2013 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 on the standalone financial statements.

### Emphasis of Matter:

4. We draw attention to the following matter in the Notes to the Standalone financial statements:
  - i) The company has recognized interest income on "No Lien AGP Account" amounting to Rs 28.02 crore [Rs.27.59 crore for the previous year ended 31<sup>st</sup> March, 2021] for the year ended 31<sup>st</sup> March 2022. The same has been shown in Note 28 (Other Income) under head 'Interest on Construction Project'.  
  
The balance outstanding as at the end of the year is Rs. 526.27crore (debit) in "No Lien AGP Account". The company is in discussion with MoHUA for recovery/reimbursement of outstanding amount including interest as well as booking of expenses. [Refer Para 3 of Note 40]  
  
Our opinion is not modified in respect of this matter.
  - ii) We draw your attention to Para 8 of Note 40 to the Standalone financial results which explains the uncertainties and the management's assessment of the financial impact due to the lock-downs and other restrictions and conditions related to the Covid-19 pandemic situation, for which a definitive assessment of the impact in the subsequent period is highly dependent upon circumstances as they evolve in the subsequent period.  
  
Our opinion is not modified in respect of this matter.

### Key Audit Matters

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

Sr. No.	Key Audit Matter	Auditor's Response
1.	<p>Ind AS 109 on Financial Instruments establishes a comprehensive framework for determining expected credit losses, accuracy of classification, recognition, de-recognition and measurement requirements for all the financial assets and liabilities. Considering the materiality of the amounts involved, possible effect from the pandemic Covid-19, the significant management judgment required in estimating the expected credit losses as well as measuring Financial Assets and Financial Liabilities and such estimates and judgments being inherently subjective, this matter has been identified as a key audit matter for the current year audit.</p> <p>(Refer Notes : 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 33, 36, 37 and 40 to standalone financial statements)</p>	<p><u>Principal Audit Procedures</u></p> <p>Our procedures included, but were not limited to the following:</p> <p>Our Audit approach consisted testing of the design and operating effectiveness of the internal controls and substantive testing as follows:</p> <p>Obtained an understanding of the systems, processes and controls implemented by management for recording and calculating Expected credit losses (ECL), recognition, de- recognition and measurement of Financial Assets and Financial Liabilities, for classifying financial assets portfolio into stages based on credit risk.</p> <ul style="list-style-type: none"> <li>Discussed with appropriate senior management and evaluated management's underlying key assumptions in estimating the expected credit losses and measuring Financial Assets and Financial Liabilities.</li> <li>Selected the sample and tested the operating effectiveness of the internal control, relating to recognition, measurement and de-recognition of, financial assets and financial liabilities and calculation of ECL. We carried out a combination of procedures involving enquiry and observation, performance and inspection of evidence in respect of operation of these controls.</li> <li>Tested the relevant information technology systems access and change management controls relating to contracts and related information used in recording financial assets/ liabilities and calculation of ECL in accordance with the said Ind AS.</li> <li>Tested the appropriate staging of assets basis, their days past due and other loss indicators on sample basis</li> </ul>

#### Other Information

6. The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's Annual Report, but does not include the standalone financial statements and our auditor's report thereon. The Annual report for the year ending 31<sup>st</sup> March 2022 is expected to be made available to us after the date of this auditor's report. Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

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

### **Responsibilities of Management and those Charged with Governance for the Standalone Financial Statements**

7. 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 standalone financial statements that give a true and fair view of the financial position, financial performance including 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 ASs) 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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
8. In preparing the Standalone Financial Statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Board of Directors either intend to liquidate the company or to cease operations, or has no realistic alternative but to do so.
9. Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Standalone Financial Statements.**

10. Our objectives are to obtain reasonable assurance about whether the Standalone Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone Financial Statements.
11. As Part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
  - Identify and assess the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of Internal control.
  - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to Standalone 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 Standalone Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
  - Evaluate the overall presentation, structure, and content of the Standalone Financial Statements, including the disclosures, and whether the standalone financial statements representing the underlying transactions and events in a manner that achieves fair presentation.
12. 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.
13. 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

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

#### Report on Other Legal and Regulatory Requirements

15. 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 said Order, to the extent applicable.
16. We are enclosing our report in terms of Section 143(5) of the Act, on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, in the **Annexure "B"**, on the directions issued by the Comptroller and Auditor General of India.
17. **As required by section 143(3) of the Act, we report that:**
- 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.
  - In our opinion, proper books of accounts as required by law have been kept by the company so far as it appears from our examination of those books.
  - The Standalone Balance Sheet, the Statement of Profit and loss [including Other Comprehensive income], Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standard ("Ind- As") specified under Section 133 of the Act;
  - The provisions of section 164(2) of the Companies Act, 2013 in respect of disqualifications of directors are not applicable to the Company being Government Company in terms of notification no. G.S.R. 463(E) dated 5<sup>th</sup> June 2015 issued by the Ministry of Corporate affairs.
  - With respect of 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 'C'**; and
  - With respect to the other matters to be included in the Auditor's Report in 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:
    - The Company has disclosed the impact of pending litigations on financial position on its Standalone financial statements; (Refer Para 2(a) of Note no 40 to standalone financial statements)
    - The Company does not have any material foreseeable losses on long terms contracts including derivative contracts; (**Refer Para 38 of Note no 40 to standalone financial statements**)
    - There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protections Fund by the Company; (**Refer Para 16 of Note no 40 to standalone financial statements**)

#### NHB/RBI Directions

18. The Company is complying with **National Housing Bank's (NHB)/Reserve Bank of India's (RBI)** credit concentration norms in respect of loans to private sector agencies. However, in case of loans to State Governments/State Governments Agencies/ Central Government Agencies, the said norms have been relaxed by the **NHB/RBI** vide various letters (**Refer Para no.14 of Note No.40**); the same is complied with except in case of Investment in equity shares of Housing Finance Company Indbank Housing Limited (**Investee company**) where investment in **25%** of equity capital of investee company has been made instead of prescribed limit of **15%**.

For A P R A & Associates LLP  
Chartered Accountants  
(Firm Registration No. 011078N / N500064)

Sd/-  
Arun Kumar Gupta  
Partner

(Membership No.089657)  
UDIN: 22089657AJTBGV3316

Place : New Delhi  
Date : 27<sup>th</sup> May 2022

## **ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT**

**(Annexure referred to in Paragraph “15” under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date to the members of Housing and Urban Development Corporation Limited on the Standalone Financial Statements for the year ended March 31<sup>st</sup>, 2022).**

**i. In respect of Fixed assets:**

- a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant & Equipment.  
(B) The Company has maintained proper records showing full particulars of intangible assets.
  - b) As per information and explanation given to us, the company has a regular programme for physical verification of all its Property, Plant & Equipment once every year at the end of the financial year which, in our opinion, is reasonable having regard to the size of the company and the nature of its Property, Plant & Equipment. Pursuant to the program, Property, Plant & Equipment were physically verified by the management during the year. In our opinion and as per the information given by the management, the discrepancies observed, were not material and have been appropriately accounted for in the books.
  - c) The title / lease deeds of the immovable properties are held in the name of the Company except Leasehold Land/ Flats/ building/ measuring 11521.52 sqr meters having cost of ₹ 33.99 crore and freehold land/ flats/ building/ measuring 5718.03 sqr meters having cost of ₹ 6.51 crore, of which title/ lease deeds are pending for execution in the name of the Company.
  - d) The company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year
  - e) According to information and explanations given by the management, no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder
- ii. The nature of business of the company does not require it to have any inventory. Hence, the requirements of sub clause (a) and (b) of clause (ii) of Paragraph 3 of the said order, are not applicable to the company.
- iii. According to the information and explanation given to us, the company has not made any investments in, or provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties covered in the register required to be maintained under section 189 of the Companies Act, 2013 (‘the Act’). Hence, reporting under clauses 3 (iii) (a), (b), (c), (d), (e) and (f) of the order is not applicable to the company.
- iv. In our opinion and according to the information and explanation given to us, the Company has not granted any loans or provided any guarantees or security to the parties covered under Section 185 of the Act. The Company has complied with the provisions of Section 186 of the Act in respect of Investments made or loans or guarantee or security provided to the parties covered under Section 186 of the Act.
- v. The company has not accepted any deposits from public within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended) during the year under review. According to the information and explanation given to us, the company had discontinued accepting/ renewing Public Deposit under the Public Deposit Scheme w.e.f. 1<sup>st</sup> July 2019. However, the company has complied with directions issued by National Housing Bank / Reserve Bank of India; and the provisions of section 73 to 76 and other applicable relevant provisions of the Companies Act 2013 and the rules framed thereunder with regard to deposits outstanding during the year.
- vi. According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under subsection (1) of Section 148 of the Companies Act, 2013, in respect of the business of the Company Accordingly, the provisions of clause 3(vi) of the Order are not applicable to the Company.
- vii. (a) According to the information and explanation given to us and on the basis of our examination of the books of account, and records, the company has generally been regular in depositing undisputed statutory dues including Provident Fund,

Employees State Insurance, Income-Tax, Goods & Service Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise, Value added Tax, Cess and any other statutory dues with the appropriate authorities.

- (b) According to the information and explanations given to us, statutory dues referred to in sub-clause (a), which have not been deposited on account of any dispute are as under:

Name of the Statute	Nature of Dues	Amount (in Rs. crore)	Period to which amount relates	Forum where the dispute is pending
Income Act, 1961 Tax	Disputed Income-tax demand	20.30#	AY 1996-97, AY 1998-1999	Add. CIT and High Court
Income Act, 1961 Tax	Disputed Income-tax demand	20.55#	AY 2004-05 and AY 2015-16	ITA and Add. TCIT
Income Act, 1961 Tax	Disputed Income-tax demand	40.65#	AY 2010-11 to AY 2012-13 and AY 2014-15	ITAT
Income Act, 1961 Tax	Disputed Income-tax demand	37.70#	AY 2013-14, AY 2016-17 and AY 2017-18	CIT(A)
Income Act, 1961 Tax	Disputed Income-tax demand	77.53#	AY 1998-99 to AY 2004-05	Add. CIT
Income Act, 1961 Tax	Disputed Income-tax demand	73.90#	AY 2005-06 to AY 2009-10	Add. CIT, ITAT and Supreme Court
Income Act, 1961 Tax	Disputed Income-tax demand	13.38#	AY 1997-98	CBDT and Add. CIT
Income Act, 1961 Tax	Disputed Income-tax demand	13.70#	AY 2018-2019	CIT(A) and AO
Wealth Tax Act, 1957	Wealth Tax	0.01@	AY 1995-96	Add. CIT
Traces demand	TDS	0.12	FY 2007-08 Onwards	A.O
Service Tax- Finance Act, 1994	Disputed Service tax demand	2.22*	FY 2007-08 to FY 2017-18	Assistant/ Deputy/ Joint Commissioner of Service Tax/ GST
Service Tax- Finance Act, 1994	Disputed Service tax demand	1.91*	FY 2005-06 to FY 2008-09	CESTAT
CGST Act, 2017		2.93**	FY 2016-17, 2017-18 and 2018-29	Directorate general of GST Intelligence
	<b>Total</b>	<b>304.78</b>		

# Against disputed Income tax demand amounting to Rs.297.73 crore, Rs.279.80 crore has been adjusted by authorities or paid by the Company under protest from time to time and remaining Rs.17.93 crore has not been paid.

@ Wealth tax demand amounting to Rs.0.01 crore paid under Protest by the Company.

\* In respect of disputed Service Tax demand amounting to Rs.4.13 crore, Rs.0.14 crore has been paid by the Company under protest from time to time and remaining Rs.3.99 crore has not been paid.

\*\* Company has received a show case notice on dated 28/20/2021 from GST department for which reply has already been given. However no further communication has been received from the GST department.

- (c) According to the information and explanations given to us, the amount which was required to be transferred to Investor Education and protection fund in accordance with sub section (5) of section 125 of the companies Act, 2013 has been transferred. The unclaimed amount lying in other financial liabilities includes interest of Rs. 0.98 crore as on 31/03/2022 which have lapsed 7 years from the respective due dates of interest payment and not transferred to IEPF, since 7 year from the maturity date of bonds/deposits/debenture has not been completed yet. (refer para 16 of note 40 to standalone financial statements).



- viii. According to the information and explanations given to us, any transactions not recorded in the books of account have not been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- ix. (a) According to the information and explanations given to us and based upon the audit procedures performed, the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (b) According to the information and explanations given to us, the company is not declared wilful defaulter by any bank or financial institution or other lender.
- (c) According to the information and explanations given to us, term loans were applied for the purpose for which the loans were obtained.
- (d) According to the information and explanations given to us and on the basis of our examination of the records, funds raised on short term basis have not been utilised for long term purposes.
- (e) According to the information and explanations given to us, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- (f) According to the information and explanations given to us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- x. (a) According to the information and explanations given to us, the Company has not raised money by way of Initial public offer or further public offer (including debt instruments). Hence said clause are not applicable on the company.
- (b) According to the information and explanations given to us, the company has not made any preferential allotment or private placement of shares or convertible debentures but has made private placement of non-convertible debentures during the year. Provisions of Section 42 and section 62 of the Act have been complied with and the funds raised have been used for the purposes for which the funds were raised.
- xi. (a) Based upon the audit procedure performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations provided by the management, we report that no fraud by the company or no material fraud on the company by the officers and employee of the company has been reported during the year.
- (b) Based upon the audit procedure performed for the purpose of reporting the true and fair view of the financial statements, no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) According to the information and explanations given to us, no whistle-blower complaints were received during the year by the company
- xii. In our opinion, the Company is not a nidhi company. Hence, reporting under clauses 12 (a), (b) and (c) of the Order are not applicable to the Company and hence not been commented upon.
- xiii. In our opinion and according to the information and explanation given to us, transactions during the year with related parties were approved by the Audit Committee and are in compliance with Section 177 of the Companies Act, 2013 where applicable and since the said transactions were in the ordinary course of business of the Company and were at arm length basis, the provisions of Section 188 are not applicable, and the details have been disclosed in the Standalone Financial Statements, as required by the applicable Indian accounting standards (Ind AS)
- xiv. (a) According to the information and explanations provided by the management, the company conducts Internal Audit quarterly and have an internal audit system commensurate with the size and nature of its business.
- (b) For deciding scope, timing and extent of audit procedures, we have considered the quarterly reports of Internal Auditor of all Regional offices and head office
- xv. In our opinion and according to the information and explanations given to us, the company has not entered into any non - cash transaction with director or persons connected with him as referred to in Section 192 of the Act.
- xvi. (a) The Company being a Housing Finance Company, is registered with National Housing Bank vide Registration No. 01.0016.01 by which NHB has granted status of Housing Finance Company (HFC) to the Company on 31<sup>st</sup> July 2001. Further, Reserve Bank of India has issued notification RBI/2020-21/60 DOR.NBFC (HFC).CC.No.118/03.10.136/2020-21 dated 22 October 2020 on regulatory framework for HFCs by which the definition of HFCs has undergone a change. The company

is not meeting principal business criterion as mentioned in the notification for Housing Finance Companies. Accordingly, the company is required to get itself registered as NBFC in terms of the said notification. However, on the request of the company, RBI vide its letter No. DoR.FIN.No.590/03.10.136/2020-21 dated 26 March 2022 has granted six months' time to company to submit board approved plan for conversion to NBFC and obtain fresh registration accordingly.

- (b) According to the information and explanations provided to us, the company is a Housing Finance company and has conducted Housing Finance activities during the year
- (c) In our opinion, the company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Therefore, the provisions of clause 3(xvi)(c) & (d) of the Order are not applicable to the Company and hence not commented upon.
- xvii.** Based upon the audit procedures performed and according to the information and explanations provided by the management, the company has not incurred cash losses in the financial year and in the immediately preceding financial year.
- xviii.** According to the information and explanations given to us, there has been no any resignation of the statutory auditors during the year. Accordingly, the provisions of clause 3(xviii) of the Order are not applicable to the Company.
- xix.** Based upon the audit procedures performed and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, In our opinion no material uncertainty exists as on the date of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.
- xx.** (a) According to the information and explanations given to us, an amount of Rs. 50.00 crore was outstanding as on 31/03/2021 related to unspent CSR (other than ongoing projects) and same has been transferred to fund specified in Schedule VII within 6 month from end of the financial year as per second proviso to sub –section (5) of Section 135 of the Companies Act 2013.
- (b) According to the information and explanations given to us, an amount of Rs. 30.19 crore was outstanding as on 31/03/2021 related to unspent CSR for ongoing projects and same has been transferred to special account as per provision of sub –section (6) of section 135 of the Companies Act 2013.
- xxi.** According to the information and explanations given to us, the company prepares Consolidated Financial statements consolidating the Associates and Joint Ventures in accordance with Ind AS requirements and there have been no qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies included in the consolidated financial statements.

**For A P R A & Associates LLP**  
**Chartered Accountants**  
**(Firm Registration No. 011078N / N500064)**

**Place : New Delhi**  
**Date : 27<sup>th</sup> May 2022**

**Sd/-**  
**Arun Kumar Gupta**  
**Partner**  
**(Membership No.089657)**  
**UDIN: 22089657AJTBGV3316**

## Annexure “B” to the Independent Auditor’s Report

(Annexure referred to in paragraph “16” under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date to the members of Housing and Urban Development Corporation Limited on the Standalone Financial Statements for the year ended 31’ March, 2022)

Directions indicating the areas to be examined by the Statutory Auditors during the course of audit of annual accounts of Housing and Urban Development Corporation Limited for the year 2020-21 issued by the Comptroller and Auditor General of India under section 143(5) of the Companies Act, 2013

Sr.No.	AREAS TO BE EXAMINED	REPLY FOR THE AREAS EXAMINED
1.	Whether the Company has system in place to process all the accounting transactions through IT system? If, yes, the implications of processing of accounting transactions outside IT system on the integrity of the accounts along with the financial implications, if any, may be stated.	<p>The Company has the system in place to process all the accounting transactions through IT systems with some exceptions. It has been observed that all the base calculation like finalization of PDS Interest, Interest Payable on bonds and Borrowings, Depreciation etc. are processed outside IT systems i.e through excel sheets. Once the calculations are finalized then final vouchers are passed through various IT System. During the course of verification on test check basis, we have not come across any major calculation mistakes. As informed to us company is using Lenovo Server, Weblogic, Linux OS and Developer forms/Oracle for maintaining the Holfin in which accounting entries/ vouchers are routed through.</p> <p>The company is also in process of implementation of ERP.</p>
2.	Whether there is any restructuring of an existing loan or cases of waiver/write off of debts/ loans/ interest etc. made by a lender to the company due to the company’s inability to repay the loan? If yes, the financial impact may be stated. Whether such cases are properly accounted for. (In case lender is a Government company, then this direction is also applicable for statutory auditor of lender company)	<p>During the Financial Year 2021-22, no cases of restructuring of an existing loan or case of waiver/write-off of debts/loans/Interest etc. made by a lender to the company due to the company’s inability to repay the loan has been observed.</p> <p>During the Financial Year 2021-2022, no cases of restructuring of an existing loan or case of waiver/ write-off of debts/ loan/ interest etc. have been done by HUDCO due to the borrower’s inability to repay the loan.</p> <p>However, one loan account which was in NPA and restructured during last financial year i.e., 2020-21 has been upgraded to Standard category with loan outstanding of Rs.291.65 crore, consequent upon timely servicing of HUDCO dues.</p> <p>Also, no default resolution plan has been implemented during the current financial year.</p>
3.	Whether funds (Grants/subsidy etc.) received/ receivable for specific schemes from Central/ State Government or its agencies were properly accounted for/ utilized as per its terms and conditions?  List the cases of deviation.	<p>On the basis of selective audit procedures, we have observed that the company has not received any grant/ subsidy from Central/ State Govt. agencies for their own utilization. The company act as channelizing agency for different Govt. of India’s Programmes. The funds received/ receivable for specific schemes from Central/ State agencies in this regard were properly accounted for/ utilized as per its terms and conditions.</p>

**For A P R A & Associates LLP**  
**Chartered Accountants**  
**(Firm Regn. No. 011078N / N500064)**

Sd/-  
**Arun Kumar Gupta**  
**Partner**  
**(Membership No.089657)**  
**UDIN: 22089657AJTBGV3316**

Place : New Delhi  
Date : 27<sup>th</sup> May 2022

## **ANNEXURE “C” TO THE INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE STANDALONE FINANCIAL STATEMENTS OF HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED FOR THE YEAR ENDED 31<sup>st</sup> MARCH 2022**

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

1. We have audited the internal financial controls over financial reporting of **HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED** (“the Company”) as of March 31<sup>st</sup>, 2022 in conjunction with our audit of the Standalone financial statements of the Company for the year ended on that date.

#### **Management’s Responsibility for Internal Financial Controls**

2. The Company’s management is responsible for establishing and maintaining internal financial controls based on “the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India”. These include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

#### **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 on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, 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 Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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 Standalone 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.

#### **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 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 standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with 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 standalone 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.

#### **Qualified Opinion**

According to the information and explanations given to us and based on our audit, the following deficiencies have been identified as at March 31<sup>st</sup>, 2022

1. The company needs to strengthen its internal control system for the review and follow-up of the terms of the rent agreements

entered in relation to the operating leases on investment properties. During the year 2021-2022 the company has received the rent with delay as per the rent agreement terms and conditions and has billed the interest on delay of rent payment amounting to INR 0.7 crore during the financial year 2022-23.

Further the company needs to revise the terms in relation to the refundable security deposits for the operating leases on investment properties. The security deposit needs to be increased in the same proportion as the increase in property rent. In absence of the same security deposit for some of the investment properties are inadequate to cover 3 month's rent as per the agreed terms.

(The internal auditor of the company has also pointed out the above in their report.)

2. It has been identified in respect of entity level controls as well as financial closure processes with regard to reconciliations of various accounts carrying old credit/debit balances and supervision and monitoring of flow of information to/from regional offices/out sourced agencies to corporate office, necessary for financial closure and reporting leading to deficiencies in operating effectiveness of the Company's Internal financial controls with reference to financial statements as at March 31<sup>st</sup>, 2022.
3. The company needs to strengthen its Internal financial controls regarding Fixed Asset identification/ physical verification process. The company needs to ensure that fixed asset records/registers are regularly updated with the asset identification numbers.

In our opinion considering nature of business, size of operation and organizational structure of the entity, except for the effects/ possible effects of the deficiencies described above on the achievement of the objectives of the control criteria, the Company has maintained, in all material respects, adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as of March 31<sup>st</sup>, 2022, based the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

We have considered the deficiencies identified and reported above in determining the nature, timing, and extent of audit tests applied in our audit of the March 31<sup>st</sup>, 2022 standalone financial statements of the Company, and these deficiencies does not affect our opinion on the standalone financial statements of the Company.

**For A P R A & Associates LLP**  
**Chartered Accountants**  
**(Firm Registration No. 011078N / N500064)**

**Sd/-**  
**Arun Kumar Gupta**  
**Partner**

**(Membership No.089657)**  
**UDIN: 22089657AJTBGV3316**

**Place : New Delhi**

**Date : 27<sup>th</sup> May 2022**

Annexure-III

### **COMPLIANCE CERTIFICATE**

We have conducted the audit of annual accounts of Housing and Urban Development Corporation Limited for the year ended 31st March, 2022]. in accordance with the directions / sub-directions issued by the C&AG of India under Section 143(5) of the Companies Act, 2013 and certify that we have complied with all the Directions / Sub-directions issued to us.

**For A P R A & Associates LLP**  
**Chartered Accountants**  
**(Firm Registration No. 011078N / N500064)**

**Sd/-**  
**Arun Kumar Gupta**  
**Partner**

**(Membership No.089657)**  
**UDIN: 22089657AJTBGV3316**

**Place : New Delhi**

**Date : 27<sup>th</sup> May 2022**

## BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2022

(₹ in crore)

S. No.	PARTICULARS	NOTE No.	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>I</b>	<b>ASSETS</b>			
<b>1</b>	<b>Financial Assets</b>			
(a)	Cash and Cash Equivalents	6	559.99	1,286.12
(b)	Bank Balance other than (a) above	7	83.94	141.28
(c)	Derivative Financial Instruments	8	0.32	0.66
(d)	Receivables	9		
	- Trade Receivables		7.16	7.93
	- Other Receivables		1.92	3.89
(e)	Loans	10	76,989.92	74,291.89
(f)	Investments	11	258.71	250.87
(g)	Other Financial Assets	12	534.96	501.94
	<b>Sub Total (1)</b>		<b>78,436.92</b>	<b>76,484.58</b>
<b>2</b>	<b>Non-Financial Assets</b>			
(a)	Current Tax Assets (Net)	13	-	-
(b)	Investment Property	14A	17.65	18.62
(c)	Property, Plant and Equipment	14B	74.38	62.58
(d)	Capital Work-in-Progress	14C	17.26	17.49
(e)	Intangible Assets under Development	14D	8.14	21.15
(f)	Other Intangible Assets	14E	1.09	0.31
(g)	Other Non-Financial Assets	15	339.73	354.32
	<b>Sub Total (2)</b>		<b>458.25</b>	<b>474.47</b>
	<b>TOTAL ASSETS (1+2)</b>		<b>78,895.17</b>	<b>76,959.05</b>
<b>II</b>	<b>LIABILITIES AND EQUITY</b>			
<b>A</b>	<b>Liabilities</b>			
<b>1</b>	<b>Financial Liabilities</b>			
(a)	Derivative Financial Instruments		-	-
(b)	Payables	16		
(i)	Trade Payable			
	- Total outstanding dues of MSME		-	-
	- Total outstanding dues of creditors other than MSME		0.09	0.10
(ii)	Other Payables			
	- Total outstanding dues of MSME		0.29	0.39
	- Total outstanding dues of creditors other than MSME		9.26	11.73
(c)	Debt Securities	17	54,450.18	58,057.55
(d)	Borrowings	18	7,048.96	2,897.64
(e)	Deposits	19	3.90	22.77
(f)	Other Financial Liabilities	20	1,643.91	1,729.32
	<b>Sub Total (A-1)</b>		<b>63,156.59</b>	<b>62,719.50</b>
<b>2</b>	<b>Non-Financial Liabilities</b>			
(a)	Current Tax Liabilities (Net)	13	7.51	8.41
(b)	Provisions	21	339.44	332.82
(c)	Deferred Tax Liabilities (Net)	22	843.61	633.68
(d)	Other Non-Financial Liabilities	23	79.70	75.59
	<b>Sub Total (A-2)</b>		<b>1,270.26</b>	<b>1,050.50</b>
	<b>Sub Total (A)</b>		<b>64,426.85</b>	<b>63,770.00</b>
<b>B</b>	<b>Equity</b>			
(a)	Equity Share Capital	24	2,001.90	2,001.90
(b)	Other Equity	25	12,466.42	11,187.15
	<b>Sub Total (B)</b>		<b>14,468.32</b>	<b>13,189.05</b>
	<b>TOTAL LIABILITIES AND EQUITY (A+B)</b>		<b>78,895.17</b>	<b>76,959.05</b>
<b>Note to Accounts</b>		<b>1 to 40</b>		
Note: The Notes referred to above form an integral part of the Financial Statements				

For and on behalf of the Board of Directors

Sd/-  
Harish Kumar Sharma  
Company Secretary  
ACS 6557

Sd/-  
D. Guhan  
Director Finance & Chief Financial Officer  
DIN 06757569

Sd/-  
M. Nagaraj  
Director Corporate Planning  
DIN 05184848

Sd/-  
Kamran Rizvi  
Chairman & Managing Director  
DIN: 01653503

As per our separate report of even date attached

For A P R A & Associates LLP  
Chartered Accountants  
FRN- 011078N/N500064

Sd/-  
Arun Kumar Gupta  
Partner  
(M. No.- 089657)

Place: New Delhi  
Date: 27<sup>th</sup> May, 2022



## STATEMENT OF PROFIT AND LOSS

(₹ in crore)

S. No.	PARTICULARS	NOTE No.	Year Ended 31 <sup>st</sup> March, 2022	Year Ended 31 <sup>st</sup> March, 2021
<b>I</b>	<b>INCOME</b>			
<b>A</b>	<b>Revenue from Operations</b>			
(a)	Interest Income	26	6,888.05	7,172.62
(b)	Dividend Income		0.08	3.44
(c)	Rental Income	14A	49.04	40.60
(d)	Fees and Commission Income		2.57	6.39
(e)	Net Gain on Fair Value changes	27	12.31	8.82
(f)	Sale of Services		2.03	2.71
	<b>Total Revenue from Operations (A)</b>		<b>6,954.08</b>	<b>7,234.58</b>
<b>B</b>	<b>Other Income</b>	28	<b>43.58</b>	<b>43.15</b>
	<b>Total Income I (A+B)</b>		<b>6,997.66</b>	<b>7,277.73</b>
<b>II</b>	<b>EXPENSES</b>			
(a)	Finance Cost	29	4,532.53	4,764.82
(b)	Fees and Commission Expense		2.24	2.03
(c)	Net Loss on Fair Value Changes	27	-	-
(d)	Employee Benefit Expense	30	218.09	206.25
(e)	Impairment on Financial Instruments	31	(245.66)	(73.63)
(f)	Depreciation, Amortization & Impairment	14A,B&E	7.90	6.98
(g)	Corporate Social Responsibilities	40(33)(i)	46.95	85.93
(h)	Other Expenses	32	89.67	56.71
	<b>Total Expenses II</b>		<b>4,651.72</b>	<b>5,049.09</b>
<b>III</b>	<b>Profit/ (Loss) Before Tax (I-II)</b>		<b>2,345.94</b>	<b>2,228.64</b>
<b>IV</b>	<b>Tax Expense:</b>			
(i)	Current Tax		419.00	427.50
(ii)	Deferred Tax		210.58	226.64
(iii)	Adjustment of tax of earlier years (Net)		(0.24)	(4.08)
	<b>Total Tax Expenses IV ( i+ii+iii )</b>		<b>629.34</b>	<b>650.06</b>
<b>V</b>	<b>Profit/ (Loss) for the Period</b>		<b>1,716.60</b>	<b>1,578.58</b>
<b>VI</b>	<b>Other Comprehensive Income</b>			
A (i)	Items that will not be reclassified to profit or loss (specify items and amounts)			
	Re-measurement gains (losses) on defined benefit plans		(2.57)	(25.88)
(ii)	Income tax relating to items that will not be reclassified to profit or loss		0.65	6.51
	<b>Sub-total (A)</b>		<b>(1.92)</b>	<b>(19.37)</b>
B (i)	Items that will be reclassified to profit and loss (specify items and amounts)		-	-
(ii)	Income tax relating to items that will be reclassified to profit or loss		-	-
	<b>Sub-total (B)</b>		<b>-</b>	<b>-</b>
	<b>Other Comprehensive Income (A + B)</b>		<b>(1.92)</b>	<b>(19.37)</b>
<b>VII</b>	<b>Total Comprehensive Income for the period</b>		<b>1,714.68</b>	<b>1,559.21</b>
	<b>Earnings per equity share (for continuing operations)</b>			
	Basic (₹)		8.57	7.89
	Diluted (₹)		8.57	7.89
	<b>Note: to Accounts</b>	<b>1 to 40</b>		
	Note: The Notes referred to above form an integral part of the Financial Statement			

For and on behalf of the Board of Directors

Sd/-  
Harish Kumar Sharma  
Company Secretary  
ACS 6557

Sd/-  
D. Guhan  
Director Finance & Chief Financial Officer  
DIN 06757569

Sd/-  
M. Nagaraj  
Director Corporate Planning  
DIN 05184848

Sd/-  
Kamran Rizvi  
Chairman & Managing Director  
DIN: 01653503

As per our separate report of even date attached

For A P R A & Associates LLP  
Chartered Accountants  
FRN- 011078N/N500064

Sd/-  
Arun Kumar Gupta  
Partner  
(M. No.- 089657)

Place: New Delhi  
Date: 27<sup>th</sup> May, 2022

## STATEMENT OF CHANGES IN EQUITY

### (A) EQUITY SHARE CAPITAL

(1) FOR THE FINANCIAL YEAR 2021-2022

		(₹ in crore)		
Balance at the beginning of the current reporting period i.e. 01.04.2021	Changes in Equity Share Capital due to prior period error	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year	Balance at the end of the current reporting period i.e. 31.03.2022
2001.90	0.00	0.00	0.00	2001.90

(2). FOR THE FINANCIAL YEAR 2020-2021

		(₹ in crore)		
Balance at the beginning of the Previous reporting period i.e. 01.04.2020	Changes in Equity Share Capital due to prior period error	Restated balance at the beginning of the Previous reporting period	Changes in equity share capital during the Previous year	Balance at the end of the Previous reporting period i.e. 31.03.2021
2001.90	0.00	0.00	0.00	2001.90

### (B) OTHER EQUITY

S. No.	Particulars	Share Application money pending allotment	Equity component of compound financial instruments	Capital Reserve	Securities Premium (Bonds)*	Reserves and Surplus					Retained Earning	Money received against share warrants	Total	
						Debt Redemption Reserve**	Statutory Reserves	Impairment Reserve#	Capital (KfW) Reserve	Other Reserves				Reserve for Bad & Doubtful Debt
1	Balance as at 1 <sup>st</sup> April, 2021				1.26	3,876.87	5,235.19	161.81	59.96	72.07	89.00	1,405.08	285.90	11,187.15
	Final Dividend for 2020-21												(285.27)	(285.27)
	Profit during FY 2021-22												1,716.60	1,716.60
	Other Comprehensive Income for the year 2021-22												(1.92)	(1.92)
	Total Comprehensive Income for the year 2021-22												1,714.68	1,714.68
	Transferred to from Surplus to General Reserve												-	-
	Transferred to from Surplus to Impairment Reserve						60.17						(60.17)	-
	Transferred from Surplus to DRR					331.51							(331.51)	-
	Transferred from Surplus to Reserve for Bad & Doubtful Debt									120.00			(120.00)	-
	Use of Reserve for Bad & Doubtful Debts against Principal Waiver												-	0.00
	Transferred from Surplus to Special Reserve						500.00						(500.00)	-
	Transferred to General Reserve					(1,083.20)					1,083.20		0.00	-
	Interim Dividend during FY 2021-22												(150.14)	(150.14)

(₹ in crore)

S. No.	Particulars	Share Application money pending allotment	Equity component of financial instruments	Reserves and Surplus							Money received against share warrants	Total
				Capital Reserve	Securities Premium (Bonds)*	Debt Redemption Reserve**	Special Reserve***	Impairment Reserve#	Capital (KW) Reserve	Welfare Reserve		
2	Balance as at 31 <sup>st</sup> March, 2022			1.26	5,735.19	221.98	59.96	72.07	209.00	2,488.28	553.49	12,466.42
3	Balance as on 01 <sup>st</sup> April, 2020			1.26	4,795.19	-	59.96	72.07	93.08	1,405.08	477.91	10,341.59
	Final Dividend for the year 2019-20										(470.44)	(470.44)
	Profit during FY 2020-21										1,578.58	1,578.58
	Other Comprehensive Income for the year 2020-21										(19.37)	(19.37)
	Total Comprehensive Income for the year 2020-21										1,559.21	1,559.21
	Transferred from Surplus to General Reserve										-	-
	Transferred to from Surplus to Impairment Reserve					161.81					(161.81)	-
	Transferred from Surplus to DRR				439.83						(439.83)	-
	Transferred from Surplus to Reserve for Bad & Doubtful Debt								89.00		(89.00)	-
	Use of Reserve for Bad & Doubtful Debts against Principal Waiver								(93.08)			(93.08)
	Transferred from Surplus to Special Reserve				440.00						(440.00)	-
	Interim Dividend during FY 2020-21										(150.14)	(150.14)
4	Balance as at 31 <sup>st</sup> March, 2021			1.26	5,235.19	161.81	59.96	72.07	89.00	1,405.08	285.90	11,187.15

\* Securities Premium Account represent the premium received on issue of Tax Free Bonds through private placement.

\*\* 1.) Prior to the issuance of circular No. 04/2013 dated 11.02.2013, issued by the Ministry of Corporate Affairs (MCA), the company had to create a Debenture / Bond Redemption Reserve (DRR / BRR) equivalent to 50% of the value of bonds issued (based on repayment tenure of respective bonds) through public issue, before the commencement of redemption of respective bonds as per the then prevalent SEBI Debt Regulations and Section 117 C of the Companies Act, 1956. The creation of DRR / BRR was revised to 25% after issuance of the above circular.

\*\* 2.) The company, accordingly, has created proportionate Debenture / Bond Redemption Reserve on Bonds issued upto the financial year 2012-13, equivalent to 50% on yearly basis, before commencement of redemption of respective bonds; and equivalent to 25% on bonds issued during the financial year 2013-14 and 2015-16.

\*\*\* Created u/s 36(1) (viii) of the Income Tax Act, 1961 and u/s 29C of NHB Act, 1987 (upto Financial Year 1996-97) amounting to ₹ 181.75 crore and Created and Maintained u/s 36(1) (viii) of the Income Tax Act, 1961 and 29C of NHB Act, 1987 from Financial Year 1997-98 onwards) amounting to ₹ 5553.44 crore.

# Refer Point no. 5 of Explanatory Note 40.

**Note to Accounts**

Note: The Notes referred to above for an integral part of the finance Statement

1 to 40

Sd/- Harish Kumar Sharma Company Secretary ACS 6557	Sd/- D. Guhan Director Finance & Chief Financial Officer DIN 06757569	Sd/- M. Nagaraj Director Corporate Planning DIN 05184848	Sd/- Kamran Rizvi Chairman & Managing Director DIN: 01653503	For and on behalf of the Board of Directors As per our separate report of even date attached For A P R A & Associates LLP Chartered Accountants FRN- 011078N/N500064
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Place: New Delhi  
Date: 27th May, 2022

Sd/-  
Arun Kumar Gupta  
Partner  
(M. No.- 089657)

## CASH FLOW STATEMENT FOR THE PERIOD ENDED 31<sup>st</sup> March, 2022

(₹ in crore)

S. No.	Particulars	Year Ended 31 <sup>st</sup> March, 2022	Year Ended 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Operating activities</b>		
	Profit before tax	2,345.94	2,228.64
	<b>Adjustments to reconcile profit before tax to net cash flows:</b>		
(i)	Depreciation & amortisation	7.90	6.98
(ii)	Impairment on financial instruments	(245.66)	(73.63)
(iii)	Unrealised foreign exchange gain/loss and EIR on borrowings	8.93	3.82
(iv)	Unrealised loss/ (gain) on investment held for trading & derivatives	(12.65)	(9.77)
(v)	Change in the fair value of hedged item	0.34	0.95
(vi)	Dividend income	(0.08)	(3.44)
(vii)	Interest on investments	(0.24)	(0.48)
(viii)	Provision for employee benefits and CSR	4.04	85.13
(ix)	Provision for Interest under Income Tax Act	0.50	0.50
(x)	Loss/ (Profit) on sale of Fixed Assets (Net)	(0.01)	-
(xi)	EIR on Advances	7.16	9.58
(xii)	Discounting of security deposit and deposit for services	(0.01)	-
(xiii)	Discounting of Interest Income on Staff Advances	(2.61)	(2.63)
(xiv)	Discounting of Employee cost of Staff advances	2.35	2.38
	<b>Operating Profit before Working capital changes</b>	<b>2,115.90</b>	<b>2,248.03</b>
	<b>Working capital changes</b>		
(i)	Loans	(2,455.65)	(52.50)
(ii)	Trade receivables, financial and non-financial assets	38.03	274.47
(iii)	Liabilities and provisions	(92.03)	110.50
	<b>Sub Total</b>	<b>(2,509.65)</b>	<b>332.47</b>
	Income tax paid (Net of refunds)	(411.99)	(419.59)
	<b>Net cash flows from/(used in) operating activities -A</b>	<b>(805.74)</b>	<b>2,160.91</b>
<b>B</b>	<b>Investing activities</b>		
(i)	Purchase of fixed and intangible assets	(6.41)	(10.83)
(ii)	Proceeds from sale of property and equipment	0.16	0.09
(iii)	Investments at fair value through Profit and Loss	5.05	(7.11)
(iv)	Dividend received	0.08	3.44
	<b>Net cash flows from/(used in) investing activities - B</b>	<b>(1.12)</b>	<b>(14.41)</b>
<b>C</b>	<b>Financing activities</b>		
(i)	Change in borrowings	516.15	(462.47)
(ii)	Dividends paid including DDT	(435.42)	(620.58)
	<b>Net cash flows from financing activities - C</b>	<b>80.73</b>	<b>(1,083.05)</b>
<b>D</b>	<b>Net increase in cash and cash equivalents A+B+C</b>	<b>(726.13)</b>	<b>1,063.45</b>
	<b>Cash and cash equivalents at Beginning of year</b>	<b>1,286.12</b>	<b>222.67</b>
	<b>Cash and cash equivalents at the end of year</b>	<b>559.99</b>	<b>1,286.12</b>
<b>Components of Cash &amp; Cash Equivalents</b>			
<b>A</b>	<b>Cash &amp; Cash Equivalents</b>		
(i)	Cash & Revenue Stamps in hand	-	-
(ii)	Imprest	-	-
(iii)	Bank Deposits (3 months and less than 3 months)*	333.73	1,228.89
(iv)	<b>Balances in Current Account with</b>		
	- Reserve Bank of India	0.02	0.02
	- Scheduled Banks*	226.24	57.21
	- Demand Drafts in hand	-	-
	<b>Total</b>	<b>559.99</b>	<b>1,286.12</b>

\* Earmarked balances in cash & cash equivalents are ₹ 186.53 crore (previous year ₹ 52.20 crore)

Note: Cash Flows has been prepared using Indirect Method whereby profit for the year is adjusted for the effects of transactions of a non cash nature, any deferrals or accruals of past or future operating cash receipts or payments and items of income or expense associated with investing or financing cash flows. Cash flows are separated into operating, investing and financing activities

For and on behalf of the Board of Directors

Sd/-  
Harish Kumar Sharma  
Company Secretary  
ACS 6557

Sd/-  
D. Guhan  
Director Finance & Chief Financial Officer  
DIN 06757569

Sd/-  
M. Nagaraj  
Director Corporate Planning  
DIN 05184848

Sd/-  
Kamran Rizvi  
Chairman & Managing Director  
DIN: 01653503

As per our separate report of even date attached

For A P R A & Associates LLP  
Chartered Accountants  
FRN- 011078N/N500064

Sd/-  
Arun Kumar Gupta  
Partner  
(M. No.- 089657)

Place: New Delhi  
Date: 27<sup>th</sup> May, 2022

## NOTES FORMING PART OF ACCOUNTS

### 1. Corporate information

Housing and Urban Development Corporation Limited is a listed public limited company (Government of India undertaking) domiciled in India and incorporated on 25<sup>th</sup> April, 1970 under the provisions of Companies Act, 1956. The Company's registered office is at Core 7A, HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110003. The Company is a Housing Finance Company ('HFC') registered with the National Housing Bank ('NHB'). The Company is primarily engaged in the business of financing Housing and Urban development activities in the country.

The Govt. of India through its Notification dated 9<sup>th</sup> August, 2019 had made Reserve Bank of India (RBI) as the regulator for HFCs and the supervision part continued to remain with NHB. RBI has issued notification dated October 22, 2020, on regulatory framework for HFCs, by which the definition of HFCs has undergone a change. HUDCO has submitted application to RBI on 29<sup>th</sup> March, 2022 to convert from HFC to NBFC-IFC. The management reckons to receive the said approval from RBI in FY 2022-23. Till such time, HUDCO continues to retain the status of HFC. (Refer Point no.13 of Note 40 to the Notes to Accounts).

### 2. Application of New Indian Accounting Standards (Ind AS)

All the Indian Accounting Standards issued and notified by the Ministry of Corporate affairs under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) till the financial statements are authorised have been considered in preparing the standalone Ind AS Financial Statements.

### 3. Standard/Amendments issued but not yet effective

Ministry of Corporate Affairs ("MCA") vide notification dated March 23, 2022, has issued amendments to the existing standards under Companies (Indian Accounting Standards) Rules, 2015, which shall come into force with effect from 1<sup>st</sup> day of April, 2022. The Company does not expect the amendments to have any impact on its financial statements

### 4. Significant accounting policies

#### 4.1. Statement of Compliance

The standalone financial statements of the Company have been prepared in accordance with Ind AS notified under the companies (Indian Accounting Standard) Rules 2015 (as amended).

#### 4.2. Basis of preparation and Presentation

The standalone Ind AS financial statements have been prepared on an accrual basis as a going concern and under the historical cost convention, except for certain financial assets (equity instruments classified as Fair Value Through P&L Account etc.) and financial liabilities (derivatives etc.) and financial liabilities that are measured at fair value at the end of each reporting date as required under relevant Ind AS.

#### 4.3. Investment in associates and joint ventures

The Company records the investments in associates and joint ventures at cost less impairment loss, if any.

On disposal of Investment in associate, and joint venture, the difference between net disposal proceeds and the carrying amounts are recognized in the standalone statement of profit and loss.

#### 4.4. Use of estimates

The preparation of Standalone financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

#### 4.5. Cash and cash equivalents

Cash and cash equivalent comprise of cash in hand, demand deposits and time deposits with original maturity of less than three months held with bank, debit balance in cash credit account and stamping/franking balance, which are subject to an insignificant risk of changes in value.

## NOTES : (Contd.)

### 4.6. Foreign currency

The Company's financial statements are presented in Indian Rupees (INR) which is also the Company's functional currency.

Transactions in foreign currencies are initially recorded by the Company at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Income and expenses in foreign currencies are recorded by the Company at the exchange rates prevailing on the date of the transaction.

At the end of each reporting period, foreign currency denominated monetary assets and liabilities are translated at the functional currency spot rates of exchange (RBI Reference Rate) prevailing at the reporting date and exchange gains and losses arising on settlement and restatement are recognized in the statement of profit and loss in the period in which they arise.

### 4.7. Revenue recognition

#### 4.7.1 Interest income

As per Ind AS 109, Interest income, for all debt instruments measured is recorded using the effective interest rate (EIR). The calculation takes into account all contractual terms of the financial instrument (for example, prepayment options) and includes any fees or incremental costs that are incrementally directly attributable to the instrument and are an integral part of the EIR, but not future credit losses.

The Company has recognized any fees that are incrementally directly attributable to the loans on the basis of Straight Line Basis co-terminus with the term of loan.

Interest income in Non-Performing Assets and /or Stage 3 in Financial Assets is recognized only on cash/receipt basis.

#### 4.7.2 Dividends

Dividend Income is recognised when the Company's right to receive the payment is established, which is generally when shareholders approve the dividend.

#### 4.7.3 Rental income

Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms unless the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.

#### 4.7.4 "Revenue from Contracts with Customers" which includes but not limited to Consultancy, trusteeship, & Consortium, charges on Construction Projects, Management Development Program or any other income is recognized as per Ind AS 115 on "Revenue from Contracts with Customers"

### 4.8. Borrowing costs

Borrowing costs directly attributable to the acquisition are capitalized as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

### 4.9. Investment properties-Ind AS 40

#### Recognition

Investment properties are measured initially at cost, including transaction costs. The cost includes the cost of replacing parts and borrowing costs for long term construction projects if the recognition criteria are met.

Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

#### Subsequent Measurement (Depreciation)

Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. The Company depreciates building component of Investment property over useful life prescribed under Part C of schedule II to the Companies Act, 2013. When significant parts of the investment property are required to be replaced at intervals, the company depreciates them separately based on their specific useful lives.



## NOTES : (Contd.)

### De-recognition

Investment properties are de-recognized either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in Statement of profit or loss in the period of de-recognition on disposal.

#### 4.10. Property, Plant and Equipment (PPE) and Intangible assets

##### Recognition

The company has elected to continue with the carrying value of all of its property, plant and equipment and intangible assets and use that carrying value as the deemed cost of the property, plant and equipment and intangible assets as on 1<sup>st</sup> April 2017.

##### Subsequent Measurement (Depreciation)

Depreciation on Property, Plant and Equipment (PPE) is charged on Straight line method either on the basis of rates arrived at with the reference to the useful life of the assets arrived at based on useful life prescribed under Part C of Schedule II of the Companies Act, 2013.

##### De-recognition

An item of Property, Plant and Equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss account when the asset is de-recognized.

##### Intangible assets

An intangible asset is recognized only when its cost can be measured reliably and it is probable that the expected future economic benefits that are attributable to it will flow to the Company. Intangible assets acquired separately are measured on initial recognition at cost.

Intangible Assets comprising of Computer Software are stated at Cost less accumulated amortization.

#### 4.11. Depreciation and amortization

- a) Depreciation is provided over the useful life of the PPE set as per Schedule-II of Companies Act, 2013 and depreciation rates have been worked out by applying WDV method after retaining 5% of cost as residual value effective from 1st April, 2014.
- b) On PPE costing upto Rs.5000 per item are clubbed under "Miscellaneous Assets" and depreciation thereon is provided @100%.
- c) Books purchased during the year are clubbed under Library Books and depreciation thereon is provided @ 100%.
- d) Computer software is amortized over a period of five years on a straight-line basis.

#### 4.12 Capital -work-in -Progress

Capital work in progress includes assets not ready for the intended use and is carried at cost, comprising direct and related incidental expenses.

##### Intangible assets under development

Intangible assets not ready for the intended use on the date of Balance sheet are disclosed as Intangible assets under development.

#### 4.13. Leases

##### (a) Company as a lessee

- (i) The Company recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct cost incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

## NOTES : (Contd.)

- (ii) The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-to-use asset or the end of the lease term. The estimated useful life of the right-to-use asset is determined on the same basis as those of property, plant and equipment. In addition, the right-to-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability
- (iii) The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate.
- (iv) The lease liability is measured at amortized cost using the effective interest method, it is re-measured when there is a change in future lease payments from a change in an index or rate. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in the profit and loss if the carrying amount of the right-of-use asset has been reduced to zero.
- (v) The Company presents right-of-use asset that do not meet the definition of Investment property in the "Right of use assets" separately on the face of the Balance sheet and lease liabilities in "other financial liabilities" in the Balance Sheet.
- (vi) Short term Lease and Leases of low value assets: -The Company has elected not to recognize right-of-use asset and lease liabilities for short term leases that have lease term of 12 months or less and leases of low value assets. The Company recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

### (b) As a lessor

When the Company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially all the risk and rewards incidental to the ownership of the underlying asset. If this is the case, then the lease is a finance lease, if not then it is an operating lease. As part of the assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

The Company recognizes lease payments received under operating lease as income on a straight-line basis over the term of relevant lease unless the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases as part of "Rental Income".

### 4.14 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

#### Initial recognition and measurement

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and financial liabilities i.e. Loans and advances, Equity investments, Derivative financial instruments and all other financial assets and liabilities are recognised initially at fair value plus or minus transaction costs that are attributable to the acquisition or issue of the financial asset or financial liability except in the case of financial assets or financial liability recorded at fair value through profit or loss where the transaction cost are charged to profit and loss.

#### Subsequent measurement

##### a) Non-derivative financial instruments

##### (i) Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

## NOTES : (Contd.)

### (ii) Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments other than which are held for trading and contingent consideration recognized by an acquirer in a business combination to which Ind AS 103 applies are classified as at FVTPL, the subsequent changes in fair value are recognized in other comprehensive income.

### (iii) Financial assets at fair value through profit or loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

### iv) Equity investments

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

### (v) Financial liabilities

Financial liabilities are subsequently carried at amortised cost using the effective interest method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

## b) Derivative financial instruments

The Company holds various derivatives to mitigate the risk of changes in exchange rates on foreign currency exposures as well as interest fluctuations including foreign exchange forward contracts, currency and interest rate swaps. The counterparty for these contracts is generally a bank.

### Financial assets or financial liabilities, at fair value through profit or loss

This category has derivative financial assets or liabilities which are not designated as hedges. Any derivative that is not designated a hedge is categorized as a financial asset or financial liability, at fair value through profit or loss.

Derivatives not designated as hedges are recognized initially at fair value and attributable transaction costs are recognized in net profit in the Statement of Profit and Loss when incurred. Subsequent to initial recognition, these derivatives are measured at fair value through profit or loss and the resulting exchange gains or losses are included in Statement of Profit and Loss. Assets/liabilities in this category are presented as financial assets/financial liabilities if they are either held for trading or are expected to be realized within 12 months after the balance sheet date.

## NOTES : (Contd.)

### De-recognition of financial instruments

The Company de-recognises a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and transfer qualifies for de-recognition under Ind AS 109. A financial liability (or a part of a financial liability) is de-recognised from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

#### 4.15 Share capital

##### Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares and share options are recognized as a deduction from retained earnings, net of any related income tax effects.

#### 4.16. Fair value measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date using valuation techniques.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

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

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

#### 4.17. Impairment

##### a) Financial Assets

The Company recognises loss allowance for Expected Credit Loss (ECL) on a financial asset broadly in accordance with the principles laid down in Ind AS 109. The Company compares the risk of a default occurring on the financial asset as at the reporting date with the risk of a default occurring on the financial asset as at the date of initial recognition and based on the reasonable and supportable information, that is available and is indicative of significant increases in credit risk since initial recognition. The risk of default occurring on the financial asset is assessed as at the reporting date and the financial assets are classified into three categories based on the number of days of past due:-

## NOTES : (Contd.)

Stage – 1	-	0-30 days
Stage – 2	-	31-90 days
Stage – 3	-	Above 90 days.

The ECL is calculated based on the historical data with due weightage to the likely future events which may affect the cash flows. The Company recognises in statement of profit or loss, as an impairment gain or loss, the amount of Expected Credit Loss (or reversal) that is required to adjust the loss allowance at the reporting date.

Additional provision is made in order to establish a balance in the provision for loans that the Corporation's management considers prudent and adequate keeping in view the unforeseen events and happenings such as change in policy of Government and procedural delays in repayments from the agencies, outcome of pending cases under Insolvency and Bankruptcy code etc.

### Modification Loans

The company allows concessions or modification of loan term as a response to the borrowers' financial difficulties rather than taking possession or to other wise enforce collection of security. The company considers a loan for borne when such concession or modification are provided as a result of the borrower present and expected financial difficulties and the company would not have agreed to them if the borrower had been financially healthy. Indicators of financial difficulties include defaults on covenants, or significant concerns raised by the Credit Risk Department. Forbearance may involve extending the payment arrangement and the agreement of new loan condition. Once the term is negotiated, any impairment is measured by taking into account the original and modified parameter. It is the company's policy to monitor forborne loans to help ensure that future payment continues to be likely to occur. De-recognition decisions and classifications between Stage 2 and Stage 3 are determined on a case by case basis. If these procedures identify a loss in relation to loan, it is disclosed and managed as an impaired Stage 3 or forborne asset until it is collected or written off. However, if the modification results into notional gain on account change in expected future value of cash flows, the same shall not be recognized.

When the loan has been renegotiated or modified but not de-recognized, the company also reassesses whether there has been a significant increase in credit risk.

### b) Non-financial assets

#### i. Intangible assets and property, plant and equipment

Intangible assets and property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

If such assets are considered to be impaired, the impairment to be recognized in the Statement of Profit and Loss is measured by the amount by which the carrying value of the assets exceeds the estimated recoverable amount of the asset. An impairment loss is reversed in the Statement of Profit and Loss if there has been a change in the estimates used to determine the recoverable amount. The carrying amount of the asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortization or depreciation) had no impairment loss been recognized for the asset in prior years.

#### 4.18. Government grants and subsidies

Government grants are recognised where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is recognised as income in equal amounts over the expected useful life of the related asset.

When the Company receives grants of non-monetary assets, the asset and the grant are recorded at fair value amounts and released to profit or loss over the expected useful life in a pattern of consumption of the benefit of the underlying asset i.e. by equal annual instalments. When loans or similar assistance are provided by governments or related institutions, with an interest rate below the current applicable market rate, the effect of this favourable interest

## NOTES : (Contd.)

is regarded as a government grant. The loan or assistance is initially recognised and measured at fair value and the government grant is measured as the difference between the initial carrying value of the loan and the proceeds received. The loan is subsequently measured as per the accounting policy applicable to financial liabilities.

- (a) The Company acts as a channelizing agency for disbursement of grants/ subsidies under various schemes of the Government and Government Agencies. The Company receives the amount of such grants/subsidies and disburses them to eligible parties in accordance with the schemes of the relevant grants/subsidies. The undisbursed grants / subsidies as at the year-end are shown as a part of Financial Liabilities. Where grants/ subsidies disbursed exceed, the related amount received, such amount receivable from Government / Government Agencies is shown as a part of other Loans and Advances.
- (b) Grants received from other than Govt. agencies or development partners, in respect of certain schemes for economically weaker sections / low-income groups are also dealt with in the manner described at (a) above. Interest earned on loans given under certain specified schemes is shown under "Financial Liabilities" and is utilized as per the terms of the agreement.

### 4.19. Employee benefits

- (a) Expenditure on company contributions to Provident Fund, Group Saving Linked Insurance Scheme, EPFO's Employees' Pension Scheme and HUDCO's Employees' Pension Scheme is accounted for on accrual basis in accordance with the terms of the relevant schemes and charged to Statement of Profit & Loss. The Company's obligation towards gratuity, provident fund and post-retirement medical benefits to employees are actuarially determined and provided for as per Ind AS 19 on Employee Benefits. Liability for gratuity as per actuarial valuation is paid to a fund administered through a separate trust.
- (b) The Company's obligation towards sick leave, earned leave, gift on completion of 20/25/30/32 years of service & retirement gift are determined on actuarial basis and provided for as per Ind AS 19 on Employee Benefits.

### 4.20. Taxes – Ind AS 12

Tax expense comprises current and deferred tax.

#### Current income tax

Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income Tax Act, 1961.

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity).

In respect of disputed income tax / wealth tax demands, where the Company is in appeal, provision for tax is made when the matter is finally decided.

#### Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

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 utilized.

Unrecognized 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 measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted



## NOTES : (Contd.)

at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

### 4.21. Dividend

Proposed final dividends and interim dividends payable to the shareholders are recognized as changes in equity in the period in which they are approved by the shareholders' meeting and the Board of Directors respectively.

### 4.22. Provisions

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. The expense relating to a provision is presented in the statement of profit and loss.

Reimbursements expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received.

### 4.23. Contingent liabilities and assets

The Company does not recognize a contingent liability but discloses its existence in the financial statements Contingent liability is disclosed in the case of:

- A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation
- A present obligation arising from past events, when no reliable estimate is possible
- A possible obligation arising from past events, unless the probability of outflow of resources is remote.
- Contingent assets are not recognised. A contingent asset is disclosed, as required by Ind AS 37, where an inflow of economic benefits is probable.

## 5. Significant accounting judgements, estimates and assumptions

- The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities, and the accompanying disclosures, as well as the disclosure of contingent liabilities.
- Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

### Judgements

In the process of applying the company's accounting policies, management has made the following judgements, which have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

#### 5.1 Business model assessment

- Classification and measurement of financial assets depends on the results of the SPPI and the business model test. The Company determines the business model at a level that reflects how Companies 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. The Company monitors financial assets measured at amortised cost or fair value through other comprehensive income that are de-recognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the

## NOTES : (Contd.)

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.

### Estimates and Assumptions

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

### 5.2 Fair value of financial instruments

The fair value of financial instruments is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price) regardless of whether that price is directly observable or estimated using another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), correlation and volatility.

### 5.3 Effective Interest Rate (EIR) method

The company's EIR methodology recognises interest income / expense using a rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans given / taken and recognises the effect of potentially different interest rates at various stages and other characteristics of the product life cycle (including prepayments and penalty interest and charges).

This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments, as well expected changes to India's base rate and other fee income/expense that are integral parts of the instrument.

### 5.4 Impairment of financial asset

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. Elements of the ECL models that are considered accounting judgements and estimates include:

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

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

## NOTES : (Contd.)

### 5.5 Provisions and other contingent liabilities

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

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

### 5.6 Revenue from contract with Customers

The Company's contracts with customers include promises to transfer services to a customer. The Company assesses the services promised in a contract and identifies performance obligation involves judgement to determine the deliverables and the ability of the customer to benefit independently from such deliverables.

The Company exercises judgement in determining whether the performance obligation is satisfied at a point in time or over a period of time. The Company considers indicators such as how customer benefits as services are rendered or who controls the asset as it is being created or existence of enforceable right to payment for performance to date and alternate use of such product or services, transfer of significant risks and rewards to the customer, etc.

### 5.7 Leases

Ind AS-116 requires lessees to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes an assessment on the expected lease term on a lease-by-lease basis and thereby assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances. Company also used judgement in determining the low value assets as given under the Ind AS-116.

### 5.8 Impact of Covid

Impact of Covid-19 Outbreak - The extent to which the Covid-19 pandemic will impact the Company will depend on future developments, which are uncertain, including, among other things, any new information concerning the severity of the Covid-19 pandemic and any further action by the Govt. or the Company to contain its spread or mitigate its impact.

## NOTE 6: CASH AND CASH EQUIVALENTS

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Cash and Cash Equivalents</b>		
(i)	Cash and Revenue Stamps in hand	-	-
(ii)	Bank Deposits (3 months and less than 3 months) ** #	333.73	1,228.89
(iii)	Balances in Current account with:		
	- Reserve Bank of India	0.02	0.02
	- Scheduled Banks * \$	226.24	57.21
(iv)	Cheque/Demand draft in hand	-	-
	<b>Total</b>	<b>559.99</b>	<b>1,286.12</b>

\$ Balances with Banks in current accounts maintained with various Banks.

# Includes High Quality Liquid Assets (HQAs) of ₹322.50 crore (previous year Nil) maintained as per RBI Directions.

### Components of Cash & Cash Equivalents : Earmarked balances with Bank

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
*	Balances in Current Accounts With Scheduled Banks:		
(i)	Rajiv Rinn Yojana	0.05	0.07
(ii)	No-Lien account of Andrews Ganj Project	0.08	0.08
(iii)	Heritage Project - Retail Finance	0.04	0.04
(iv)	Interest Subsidy for Housing Urban Poor (ISHUP)	0.01	0.01
(v)	Credit Linked Subsidy Scheme	109.78	11.59
(vi)	Hudco CSR unspent fund ##	27.02	-
(vii)	BSUP Project	0.01	0.01
(viii)	Interim Dividend Balance	27.32	15.30
(ix)	Unclaimed Dividend	0.86	0.63
(x)	Unclaimed Bonds	10.58	9.20
(xi)	Unclaimed Principal & Interest PDS	0.20	-
	<b>Sub Total - Balances in Current Accounts With Schedules Banks</b>	<b>175.95</b>	<b>36.93</b>
**	Bank Deposits (3 months & Less than 3 months)		
(i)	Vikat Hotel	4.68	3.93
(ii)	Credit Linked Subsidy Scheme #	2.47	3.00
(iii)	Sagar Co-operative Housing Society #	0.29	0.28
(iv)	Rajiv Rinn Yojana	0.57	0.65
(v)	DRT Chennai	-	0.15
(vi)	Liquid Assets Fixed Deposits @	2.57	7.26
	<b>Sub Total - Bank Deposits (3 months &amp; Less than 3 months)</b>	<b>10.58</b>	<b>15.27</b>

# Includes interest accrued but not due.

@ Fixed Deposits are maintained as per the requirements of section 29B of National Housing Bank Act, 1987.

## CSR Unspent fund Balance.

## NOTE 7: BANK BALANCES OTHER THAN ABOVE

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Bank balance other than above</b>		
(i)	Bank Deposits (More than 3 months & upto 12 months) *#%	67.69	95.44
(ii)	Bank Deposits - (More than 12 months) ** #	16.25	45.84
	<b>Total</b>	<b>83.94</b>	<b>141.28</b>

% Includes Deposit with EXIM Bank in terms of swap arrangement in respect of ADB Loan.

### \* Components of Bank balances - Earmarked Bank Deposits (More than 3 months & upto 12 months) :

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
(i)	Human Settlement Management Institute Study Fund #	4.23	4.09
(ii)	Rajiv Rinn Yojana #	40.99	39.60
(iii)	Heritage Project - Retail Finance #	1.89	1.80
(iv)	SPIL #	0.38	0.36
(v)	BSUP Project	3.56	3.45
(vi)	OCRPMO	0.32	0.31
	<b>Sub Total - Bank Deposits (More than 3 months &amp; upto 12 months)</b>	<b>51.37</b>	<b>49.61</b>

Note: Short term deposits are made for varying periods upto one year depending on short term liquidity requirements of HUDCO and earn interest at respective short term deposit rates.

### \*\* Components of Bank balances - Earmarked Bank Deposits (More than 12 months) :

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
(i)	Under lien with Bank of India, Cayman Island branch, USA #	16.25	45.84
		<b>16.25</b>	<b>45.84</b>

# Includes interest accrued but not due.

## NOTE 8: DERIVATIVE FINANCIAL INSTRUMENTS

S. No.	Particulars	As at 31 <sup>st</sup> March, 2022			As at 31 <sup>st</sup> March, 2021		
		Notional amounts (1)	Fair value assets (2)	Fair value liabilities (3)	Notional amounts (1)	Fair value assets (2)	Fair value liabilities (3)
<b>PART I</b>							
<b>A</b>	<b>Currency Derivatives:</b>						
<b>I</b>	<b>Currency Swaps</b>						
(a)	<b>USAID - II</b>	3.43	0.32	-	10.30	0.66	
	- with ICICI Bank	-	-	-	-	-	
<b>II</b>	<b>Forward Contract</b>	-	-	-	-	-	
	<b>Total A</b>	<b>3.43</b>	<b>0.32</b>	<b>-</b>	<b>10.30</b>	<b>0.66</b>	
<b>B</b>	<b>Interest rate derivatives:</b>						
	- Interest rate Swaps	-	-	-	-	-	
	<b>Total B</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
	<b>Total Part I (A) + (B)</b>	<b>3.43</b>	<b>0.32</b>	<b>-</b>	<b>10.30</b>	<b>0.66</b>	
<b>PART II</b>							
	Included in above (Part I) are Derivatives held for Hedging and Risk Management Purposes as follows:						
<b>A</b>	<b>Fair value hedging:</b>	-	-	-	-	-	
	<b>Sub-total A</b>	-	-	-	-	-	
<b>B</b>	<b>Cash flow hedging:</b>	-	-	-	-	-	
	<b>Sub-total B</b>	-	-	-	-	-	
<b>C</b>	<b>Net Investment hedging:</b>	-	-	-	-	-	
	<b>Sub-total C</b>	-	-	-	-	-	
<b>D</b>	<b>Undesignated derivatives</b>	3.43	0.32	-	10.30	0.66	
	<b>Sub-total D</b>	<b>3.43</b>	<b>0.32</b>	<b>-</b>	<b>10.30</b>	<b>0.66</b>	
	<b>Total Part II (A) + (B) + (C) + (D)</b>	<b>3.43</b>	<b>0.32</b>	<b>-</b>	<b>10.30</b>	<b>0.66</b>	
	<b>Total derivative financial instruments</b>	<b>3.43</b>	<b>0.32</b>	<b>-</b>	<b>10.30</b>	<b>0.66</b>	

**Note:**

- 1 The table above shows fair value of Derivative financial instruments recorded as Assets/Liabilities together with their Notional amounts. The Notional amounts indicate the value of transactions outstanding at the period end and are not indicative of market or credit risk.
- 2 The fair value of the derivative financial instruments are those as informed by the counter parties (generally Banks).
- 3 The Company holds Derivative financial instruments such as foreign exchange forward contracts, currency swaps or currency option contracts to mitigate the risk of changes in foreign exchange rates on foreign currency liabilities/forecasted cash flow denominated in foreign currencies. Derivatives are used exclusively for hedging and not as trading or speculative instruments. Such derivative contracts are not designated as hedges and are accounted for at Fair Value through Profit and Loss. The counter party for these contracts is generally a bank.
- 4 Derivatives are recognised and measured at fair value. Attributable transaction costs are recognised in statement of Profit and Loss.
- 5 The Company's risk management strategy and how it is applied to manage risk are explained in Note 36 of Notes to Accounts.



## NOTE 8: (Cont.)

### Offsetting

#### Financial assets subject to offsetting, netting arrangements

(₹ in crore)

Particulars	Offsetting recognised on the balance sheet			Netting potential not recognised on the balance sheet			Assets not subject to netting arrangements	Total assets	Maximum exposure to risk
	Gross assets before offset	Offset with gross liabilities*	Net assets recognised on the balance sheet	Financial liabilities	Collaterals received	Assets after consideration of netting potential			
At 31 <sup>st</sup> March, 2022	0.32	-	0.32	-	-	-	0.32	0.32	-
At 31 <sup>st</sup> March, 2021	0.66	-	0.66	-	-	-	0.66	0.66	-

\* There is no offsetting done in Balance Sheet, therefore amount shown as NIL.

#### Financial liabilities subject to offsetting, netting arrangements

(₹ in crore)

Particulars	Offsetting recognised on the balance sheet			Netting potential not recognised on the balance sheet			Assets not subject to netting arrangements	Total assets	Maximum exposure to risk
	Gross assets before offset	Offset with gross liabilities*	Net assets recognised on the balance sheet	Financial liabilities	Collaterals received	Assets after consideration of netting potential			
Derivative liabilities									
At 31 <sup>st</sup> March, 2022	-	-	-	-	-	-	-	-	-
At 31 <sup>st</sup> March, 2021	-	-	-	-	-	-	-	-	-

\* There is no offsetting done in Balance Sheet, therefore amount shown as NIL.

## NOTE 9: RECEIVABLES

(₹ in crore)

S.No.	PARTICULARS		As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>I</b>	<b>TRADE RECEIVABLE</b>			
(i)	- Considered good- Unsecured	24.17		24.73
(ii)	- Less: Credit Impaired	17.01		16.80
	<b>Sub-total (I)</b>		<b>7.16</b>	<b>7.93</b>
<b>II</b>	<b>OTHER RECEIVABLE</b>			
(i)	- Considered good- Unsecured	4.06		5.37
(ii)	- Less: Credit Impaired	2.14		1.48
	<b>Sub-total (II)</b>		<b>1.92</b>	<b>3.89</b>
	<b>Total (I+II)</b>		<b>9.08</b>	<b>11.82</b>

### Footnote:

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
1	- Considered good- Secured	-	-
	- Considered good- Unsecured	28.23	30.10
	- Credit Impaired	19.15	18.28
2	<b>Trade Receivable stated above include debts due by:</b>		
	Director	Nil	Nil
	Other Officers of the Company	Nil	Nil
	Firm in which director is a partner	Nil	Nil
	Private Company in which director is a member	Nil	Nil

### TRADE RECEIVABLE AGEING SCHEDULE

(₹ in crore)

Particulars	Outstanding for following periods from due date of payment#					Total
	Less than 6 months	6 Months - 1 year	1-2 years	2-3 years	More than 3 years	
<b>Balance as at 31<sup>st</sup> March 2021</b>						
(i) Undisputed Trade Receivables - considered good	1.87	0.58	1.84	3.28	0.36	7.93
(ii) Undisputed Trade Receivables - considered doubtful*	0.00	0.00	0.00	0.00	16.80	16.80
(iii) Disputed Trade Receivables considered good	0.00	0.00	0.00	0.00	0.00	0.00
(iv) Disputed Trade Receivables considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00
<b>Balance as at 31<sup>st</sup> March 2022</b>						
(i) Undisputed Trade Receivables - considered good	1.80	0.04	1.13	1.61	2.58	7.16
(ii) Undisputed Trade Receivables - considered doubtful*	0.00	0.00	0.00	0.00	17.01	17.01
(iii) Disputed Trade Receivables considered good	0.00	0.00	0.00	0.00	0.00	0.00
(iv) Disputed Trade Receivables considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00

\* Provision of current year is ₹ 17.01 crore (Previous year ₹16.80 crore) on account of trade receivables- considered doubtful has been created.

## NOTE 10: LOANS

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022				As at 31 <sup>st</sup> March, 2021				Total			
		Amortised Cost	At fair value			Total	Amortised Cost	At fair value			Subtotal		
			(1)	(2)	(3)			(4)	(1)			(2)	(3)
<b>A (i)</b>	<b>Term Loans</b>												
(a)	Loans & advances	79,456.24	-	-	-	79,456.24	77,000.04	-	-	-	-	-	77,000.04
(ii)	Others												
(a)	Staff loans *	38.05	-	-	-	38.05	45.77	-	-	-	-	-	45.77
	<b>Total (A) Gross</b>	<b>79,494.29</b>	-	-	-	<b>79,494.29</b>	<b>77,045.81</b>	-	-	-	-	-	<b>77,045.81</b>
(iii)	Less: Impairment loss allowance	2,504.37	-	-	-	2,504.37	2,753.92	-	-	-	-	-	2,753.92
	(Refer S.No. 5 (b), 12 & 31 of Note No. 40- Explanatory notes)#												
	<b>Total (A) Net</b>	<b>76,989.92</b>	-	-	-	<b>76,989.92</b>	<b>74,291.89</b>	-	-	-	-	-	<b>74,291.89</b>
<b>B (i)</b>	<b>Secured by tangible assets.</b>												
(ii)	Secured by intangible assets.	6,977.26	-	-	-	6,977.26	9,141.26	-	-	-	-	-	9,141.26
(iii)	Covered by Bank/Government Guarantees @	72,142.56	-	-	-	72,142.56	67,618.54	-	-	-	-	-	67,618.54
(iv)	Unsecured	374.47	-	-	-	374.47	286.01	-	-	-	-	-	286.01
	<b>Total (B) - Gross</b>	<b>79,494.29</b>	-	-	-	<b>79,494.29</b>	<b>77,045.81</b>	-	-	-	-	-	<b>77,045.81</b>
(v)	Less: Impairment Loss Allowance	2,504.37	-	-	-	2,504.37	2,753.92	-	-	-	-	-	2,753.92
	<b>Total (B) - Net</b>	<b>76,989.92</b>	-	-	-	<b>76,989.92</b>	<b>74,291.89</b>	-	-	-	-	-	<b>74,291.89</b>
<b>C (i)</b>	<b>Public Sector</b>												
(ii)	Other than Public Sector	76,871.38	-	-	-	76,871.38	74,409.35	-	-	-	-	-	74,409.35
	<b>Total (C) - Gross</b>	<b>79,494.29</b>	-	-	-	<b>79,494.29</b>	<b>77,045.81</b>	-	-	-	-	-	<b>77,045.81</b>
(iii)	Less: Impairment Loss Allowance	2,504.37	-	-	-	2,504.37	2,753.92	-	-	-	-	-	2,753.92
	<b>Total (C) - Net</b>	<b>76,989.92</b>	-	-	-	<b>76,989.92</b>	<b>74,291.89</b>	-	-	-	-	-	<b>74,291.89</b>

**Note:** The company has only 'Amortised cost category' to present in this schedule.

\* Includes secured by way of mortgage of ₹ 26.84 crore (previous year ₹34.89 crore)

# Includes provision on undrawn commitment of ₹0.62 crore (previous year ₹0.57 crore)

@ Includes ₹5.61 crore (previous year ₹ 5.61 crore) of Loans secured through Bank Guarantees.

@ Includes loan of ₹20,000 crore (Previous Year ₹20,000 crore) extended to BMTPC, raised by issue of "GOI fully serviced Bonds", repayment of which shall be met by Government of India through suitable provision in the Budget of Ministry of Housing and Urban Affairs.

## NOTE 10: (Contd.)

### NOTE: 10(a)(1): Impairment allowance for loans and advances to customers

The table below shows the credit quality and the maximum exposure to credit risk based on the Company's internal credit rating system and year-end stage classification. The amounts presented are gross of impairment allowances. Details of the Company's internal grading system are explained in Note 10(a)(4)(ii) and policies on whether ECL allowances are calculated on an individual or collective basis are set out in Note 10(a)(4)(vi).

31<sup>st</sup> March, 2022

#### (i) Government - Housing

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	-	-	-	-
Medium_Risk	163.47	-	402.95	566.42
Low_Risk	42,531.86	1,260.78	45.38	43,838.02
<b>Grand Total</b>	<b>42,695.33</b>	<b>1,260.78</b>	<b>448.33</b>	<b>44,404.44</b>

#### (ii) Government - Urban Infrastructure

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	0.15	-	-	0.15
Medium_Risk	3,437.07	-	143.05	3,580.12
Low_Risk	26,854.52	925.32	5.85	27,785.69
<b>Grand Total</b>	<b>30,291.74</b>	<b>925.32</b>	<b>148.90</b>	<b>31,365.96</b>

#### (iii) Non-Government

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	-	-	11.43	11.43
Medium_Risk	291.65	-	2,177.24	2,468.89
Low_Risk	-	-	5.61	5.61
<b>Grand Total</b>	<b>291.65</b>	<b>-</b>	<b>2,194.28</b>	<b>2,485.93</b>

#### (iv) Retail

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	163.92	-	-	163.92
Medium_Risk	73.54	1.51	17.68	92.73
Low_Risk	-	-	-	-
<b>Grand Total</b>	<b>237.46</b>	<b>1.51</b>	<b>17.68</b>	<b>256.65</b>

31<sup>st</sup> March, 2021

#### (i) Government - Housing

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	-	-	-	-
Medium_Risk	1,397.34	70.86	357.19	1,825.39
Low_Risk	37,979.79	5,859.36	45.38	43,884.53
<b>Grand Total</b>	<b>39,377.13</b>	<b>5,930.22</b>	<b>402.57</b>	<b>45,709.92</b>

## NOTE 10: (Contd.)

### (ii) Government - Urban Infrastructure

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	0.18	-	-	0.18
Medium_Risk	4,293.08	-	143.05	4,436.13
Low_Risk	21,890.33	980.09	5.85	22,876.26
<b>Grand Total</b>	<b>26,183.58</b>	<b>980.09</b>	<b>148.90</b>	<b>27,312.57</b>

### (iii) Non-Government

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	-	-	11.44	11.44
Medium_Risk	-	-	2,466.74	2,466.74
Low_Risk	-	-	5.61	5.61
<b>Grand Total</b>	<b>-</b>	<b>-</b>	<b>2,483.79</b>	<b>2,483.79</b>

### (iv) Retail

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	173.29	-	-	173.29
Medium_Risk	80.86	7.40	18.76	107.02
Low_Risk	-	-	-	-
<b>Grand Total</b>	<b>254.15</b>	<b>7.40</b>	<b>18.76</b>	<b>280.31</b>

## NOTE: 10 (a)(2)

### (i) Government - Housing

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to Government - Housing lending is, as follows:

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>Gross carrying amount as at 1<sup>st</sup> April, 2020</b>	<b>42,826.54</b>	<b>987.43</b>	<b>41.17</b>	<b>43,855.14</b>
High grade	-	-	-	-
New assets originated or purchased	3,687.89	-	-	3,687.89
Assets de-recognised or repaid (excluding write offs)	1,789.56	38.33	5.22	1,833.11
Transfers from Stage 1	(5,341.82)	5,341.82	-	-
Transfers from Stage 2	-	(360.70)	360.70	-
Transfers from Stage 3	(5.92)	-	5.92	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>Gross carrying amount as at 31<sup>st</sup> March, 2021</b>	<b>39,377.13</b>	<b>5,930.22</b>	<b>402.57</b>	<b>45,709.92</b>
High grade	-	-	-	-
New assets originated or purchased	1,269.54	-	-	1,269.54

## NOTE 10: (Contd.)

Particulars	Stage 1	Stage 2	Stage 3	Total
Assets de-recognised or repaid (excluding write offs)	1,798.42	761.79	14.81	2,575.02
Transfers from Stage 1	3,847.08	(3,847.08)	-	-
Transfers from Stage 2	-	(60.57)	60.57	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>Gross carrying amount as at 31<sup>st</sup> March, 2022</b>	<b>42,695.33</b>	<b>1,260.78</b>	<b>448.33</b>	<b>44,404.44</b>

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>ECL allowance as at 1<sup>st</sup> April, 2020</b>	<b>4.11</b>	<b>8.80</b>	<b>41.17</b>	<b>54.08</b>
High grade	-	-	-	-
New assets originated or purchased	0.35	-	-	0.35
Assets de-recognised or repaid(excluding write offs)	0.17	0.66	1.67	2.50
Transfers from Stage 1	(0.51)	5.30	-	4.79
Transfers from Stage 2	-	(0.16)	115.42	115.26
Transfers from Stage 3	-	-	1.89	1.89
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>As at 31<sup>st</sup> March, 2021</b>	<b>3.78</b>	<b>13.28</b>	<b>156.81</b>	<b>173.87</b>
<b>ECL allowance as at 31<sup>st</sup> March, 2021</b>	<b>3.78</b>	<b>13.28</b>	<b>156.81</b>	<b>173.87</b>
High grade	-	-	-	-
New assets originated or purchased	0.01	-	-	0.01
Assets de-recognised or repaid(excluding write offs)	0.17	2.08	8.21	10.46
Transfers from Stage 1	0.36	(4.71)	-	(4.35)
Transfers from Stage 2	-	(0.03)	18.78	18.75
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>ECL allowance as at 31<sup>st</sup> March, 2022</b>	<b>3.98</b>	<b>6.46</b>	<b>167.38</b>	<b>177.82</b>



## NOTE 10: (Contd.)

### (ii) Government - Urban Infrastructure

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to Government - Urban lending is, as follows:

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>Gross carrying amount as at 1<sup>st</sup> April, 2020</b>	<b>26,853.39</b>	<b>2,682.81</b>	<b>148.90</b>	<b>29,685.10</b>
High grade	-	-	-	-
New assets originated or purchased	4,613.71	9.08	-	4,622.79
Assets de-recognised or repaid(excluding write offs)	6,986.11	9.21	-	6,995.32
Transfers from Stage 1	1,702.59	(1,702.59)	-	-
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>As at 31<sup>st</sup> March, 2021</b>	<b>26,183.58</b>	<b>980.09</b>	<b>148.90</b>	<b>27,312.57</b>
<b>Gross carrying amount as at 31<sup>st</sup> March, 2021</b>	<b>26,183.58</b>	<b>980.09</b>	<b>148.90</b>	<b>27,312.57</b>
High grade	-	-	-	-
New assets originated or purchased	7,607.40	-	-	7,607.40
Assets de-recognised or repaid(excluding write offs)	3,481.03	72.98	-	3,554.01
Transfers from Stage 1	(18.21)	18.21	-	-
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>Gross carrying amount as at 31<sup>st</sup> March, 2022</b>	<b>30,291.74</b>	<b>925.32</b>	<b>148.90</b>	<b>31,365.96</b>

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>ECL allowance as at 1<sup>st</sup> April, 2020</b>	<b>1.93</b>	<b>49.81</b>	<b>40.17</b>	<b>91.91</b>
High grade	-	-	-	-
New assets originated or purchased	1.47	0.45	17.17	19.09
Assets de-recognised or repaid(excluding write offs)	0.75	0.42	-	1.17
Transfers from Stage 1	0.18	(1.96)	-	(1.78)
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-

## NOTE 10: (Contd.)

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>ECL allowance as at 31<sup>st</sup> March, 2021</b>	<b>2.83</b>	<b>47.88</b>	<b>57.34</b>	<b>108.05</b>
High grade	-	-	-	-
New assets originated or purchased	0.92	-	1.43	2.35
Assets de-recognised or repaid(excluding write offs)	0.38	3.04	-	3.42
Transfers from Stage 1	-	0.02	-	0.02
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>ECL allowance as at 31<sup>st</sup> March, 2022</b>	<b>3.37</b>	<b>44.86</b>	<b>58.77</b>	<b>107.00</b>

### (iii) Non - Government

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to Non - Government lending is, as follows:

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>Gross carrying amount as at 1<sup>st</sup> April, 2020</b>	<b>0.55</b>	<b>-</b>	<b>2,718.54</b>	<b>2,719.09</b>
High grade	-	-	-	-
New assets originated or purchased	-	-	-	-
Assets de-recognised or repaid(excluding write offs)	0.55	-	29.90	30.45
Transfers from Stage 1	-	-	-	-
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	204.86	204.86
Foreign exchange adjustments	-	-	-	-
<b>As at 31<sup>st</sup> March, 2021</b>	<b>-</b>	<b>-</b>	<b>2,483.78</b>	<b>2,483.78</b>
<b>Gross carrying amount as at 31<sup>st</sup> March, 2021</b>	<b>-</b>	<b>-</b>	<b>2,483.78</b>	<b>2,483.78</b>
High grade	-	-	-	-
New assets originated or purchased	-	-	19.01	19.01
Assets de-recognised or repaid(excluding write offs)	-	-	16.86	16.86
Transfers from Stage 1	-	-	-	-
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	291.65	-	(291.65)	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-

**NOTE 10: (Contd.)**

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>Gross carrying amount as at 31<sup>st</sup> March, 2022</b>	<b>291.65</b>	<b>-</b>	<b>2,194.28</b>	<b>2,485.93</b>

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>ECL allowance as at 1<sup>st</sup> April, 2020</b>	<b>0.02</b>	<b>-</b>	<b>2,686.39</b>	<b>2,686.41</b>
High grade	-	-	-	-
New assets originated or purchased	-	-	-	-
Assets de-recognised or repaid(excluding write offs)	0.02	-	29.47	29.49
Transfers from Stage 1	-	-	-	-
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	204.86	204.86
Foreign exchange adjustments	-	-	-	-
<b>As on 31<sup>st</sup> March, 2021</b>	<b>-</b>	<b>-</b>	<b>2,452.06</b>	<b>2,452.06</b>
<b>ECL allowance as at 31<sup>st</sup> March, 2021</b>	<b>-</b>	<b>-</b>	<b>2,452.06</b>	<b>2,452.06</b>
High grade	-	-	-	-
New assets originated or purchased	-	-	34.01	34.01
Assets de-recognised or repaid(excluding write offs)	-	-	16.86	16.86
Transfers from Stage 1	-	-	-	-
Transfers from Stage 2	22.75	-	(291.65)	(268.90)
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>Gross carrying amount as at 31<sup>st</sup> March, 2022</b>	<b>22.75</b>	<b>-</b>	<b>2,177.56</b>	<b>2,200.31</b>

**(iv) Retail**

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>Gross carrying amount as at 1<sup>st</sup> April, 2020</b>	<b>283.21</b>	<b>3.86</b>	<b>19.04</b>	<b>306.11</b>
High grade	-	-	-	-
New assets originated or purchased	12.69	-	-	12.69
Assets de-recognised or repaid(excluding write offs)	36.82	0.68	0.99	38.49
Transfers from Stage 1	(6.96)	6.27	0.69	-

## NOTE 10: (Contd.)

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
Transfers from Stage 2	1.72	(2.10)	0.38	-
Transfers from Stage 3	0.31	0.05	(0.36)	-
<b>As at 31<sup>st</sup> March, 2021</b>	<b>254.15</b>	<b>7.40</b>	<b>18.76</b>	<b>280.31</b>
<b>Gross carrying amount as at 31<sup>st</sup> March, 2021</b>	<b>254.15</b>	<b>7.40</b>	<b>18.76</b>	<b>280.31</b>
High grade	-	-	-	-
New assets originated or purchased	9.50	0.09	-	9.59
Assets de-recognised or repaid(excluding write offs)	30.87	1.34	1.04	33.25
Transfers from Stage 1	(1.07)	0.61	0.46	-
Transfers from Stage 2	5.24	(5.29)	0.05	0.00
Transfers from Stage 3	0.51	0.04	(0.55)	-
<b>Gross carrying amount as at 31<sup>st</sup> March, 2022</b>	<b>237.46</b>	<b>1.51</b>	<b>17.68</b>	<b>256.65</b>

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>ECL allowance as at 1<sup>st</sup> April, 2020</b>	<b>0.28</b>	<b>0.05</b>	<b>19.04</b>	<b>19.37</b>
High Grade	-	-	-	-
New Assets originated or purchased	0.04	0.02	-	0.06
Assets de-recognised or repaid (excluding write offs)	0.11	0.01	0.99	1.11
Transfer from Stage 1	(0.01)	0.14	0.69	0.82
Transfer from Stage 2	0.01	(0.03)	0.38	0.36
Transfer from Stage 3	0.01	-	(0.36)	(0.35)
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amount written off	-	-	-	-
Foreign exchange adjustment	-	-	-	-
<b>As on 31<sup>st</sup> March, 2021</b>	<b>0.22</b>	<b>0.17</b>	<b>18.76</b>	<b>19.15</b>
<b>ECL allowance as at 31<sup>st</sup> March, 2021</b>	<b>0.22</b>	<b>0.17</b>	<b>18.76</b>	<b>19.15</b>
High Grade	-	-	-	-
New Assets originated or purchased	0.03	-	-	0.03
Assets de-recognised or repaid (excluding write offs)	0.05	0.02	1.04	1.11
Transfer from Stage 1	-	0.01	0.46	0.47
Transfer from Stage 2	0.01	(0.12)	0.05	(0.06)
Transfer from Stage 3	-	-	(0.55)	(0.55)
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amount written off	-	-	-	-
Foreign exchange adjustment	-	-	-	-
<b>As on 31<sup>st</sup> March, 2022</b>	<b>0.21</b>	<b>0.04</b>	<b>17.68</b>	<b>17.93</b>

## NOTE 10: (Contd.)

### NOTE: 10(a)(3) Impairment assessment

The references below show where the Company's impairment assessment and measurement approach is set out in these notes. It should be read in conjunction with the Summary of significant accounting policies.

- The Company's definition and assessment of default and cure.
- How the Company defines, calculates and monitors the probability of default, exposure at default and loss given default.
- When the Company considers there has been a significant increase in credit risk of an exposure.
- The Company's policy of segmenting financial assets where ECL is assessed on a collective basis.
- The details of the ECL calculations for Stage 1, Stage 2 and Stage 3 assets.

### NOTE: 10(a)(4)(i) Definition of default

The Company considers a financial instrument as defaulted and considered it as Stage 3 (credit-impaired) for ECL calculations in all cases, when the borrower becomes 90 days past due on its contractual payments.

### NOTE: 10(a)(4)(ii) Probability of default

The 12 month probability of default is calculated using incremental NPA approach.

### NOTE: 10(a)(4)(iii) Exposure at default

The exposure at default (EAD) represents the gross carrying amount of the financial instruments subject to the impairment calculation, addressing both the 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 Company assesses the possible default events within 12 months for the calculation of the 12mECL. For Stage 2 and Stage 3 financial assets, the exposure at default is considered for events over the lifetime of the instruments.

### NOTE: 10(a)(4)(iv) Loss given default

The Company segments its lending products into smaller homogeneous portfolios (Government - Housing, Government - Urban Infrastructure, Non Government and Retail), based on key characteristics that are relevant to the estimation of future cash flows. The data applied is collected loss data and involves a wider set of transaction characteristics (e.g., product type) as well as borrower characteristics.

### NOTE: 10(a)(4)(v) Significant increase in credit risk

The Company continuously monitors all assets subject to ECLs. In order to determine whether an instrument or a portfolio of instruments is subject to 12mECL or life time ECL, the Company assesses whether there has been a significant increase in credit risk since initial recognition. The Company considers an exposure to have significantly increased in credit risk when contractual payments are more than 30 days past due.

When estimating ECLs on a collective basis for a group of similar assets, the Company applies the same principles for assessing whether there has been a significant increase in credit risk since initial recognition.

### NOTE: 10(a)(4)(vi) Grouping financial assets measured on a collective basis

As explained in Note 4.17, the Company calculates ECLs on collective or individual basis .

The Company calculates ECLs on collective basis on following asset classes:

- Government - Housing
- Government - Urban Infrastructure
- Non Government
- Retail

The Company calculates ECLs on individual basis on all Stage 3 assets of Non Government portfolio.

## NOTE 11: INVESTMENTS

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022					As at 31 <sup>st</sup> March, 2021								
		At fair value		Designated at fair value through profit or loss	Subtotal	Other	Total	At fair value		Designated at fair value through profit or loss	Subtotal	Other	Total		
		Through other comprehensive income	Through profit or loss					Through other comprehensive income	Through profit or loss						
		(1)	(2)	(3)	(4)	(5)=(2+3+4)	(6)	(7)=(1+5+6)	(1)	(2)	(3)	(4)	(5)=(2+3+4)	(6)	(7)=(1+5+6)
A															
1	<b>Mutual funds</b>														
(i)	IIFCL Assets Management Company Limited (IAMCL)*	-	-	73.64	-	73.64	-	-	-	-	68.82	-	68.82	-	68.82
2	<b>Government Securities</b>														
(i)	Investment in Treasury Bill **	2.77	-	-	-	-	-	-	-	7.59	-	-	7.59	-	7.59
3	<b>Debt Securities</b>														
(i)	74546004 Optionally Convertible Debentures Series A @ 0.01% of RKM Powergen Pvt. Ltd. (Face Value ₹ 100/-) #	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(ii)	2228385 Optionally Convertible Debentures Series A1 @ 0.01% of RKM Powergen Pvt. Ltd. (Face Value ₹ 100/-) #	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	<b>Equity Instruments</b>														
(i)	1,00,000 equity shares of Sri KPR Industries Limited	-	-	0.26	-	0.26	-	-	-	-	0.11	-	0.11	-	0.11
(ii)	20,000 equity shares of TN Urban Finance Infrastructure Dev. Corporation. Ltd.	-	-	1.41	-	1.41	-	-	-	-	1.30	-	1.30	-	1.30
(iii)	17,00,000 equity shares of Cent Bank Home Finance Ltd.	-	-	11.31	-	11.31	-	-	-	-	7.82	-	7.82	-	7.82
(iv)	1,00,000 equity shares of Intra Consolid (India) Limited @	-	-	0.10	-	0.10	-	-	-	-	0.10	-	0.10	-	0.10
(v)	1,00,000 equity shares of Nagarjuna Ceramics Ltd. *** @	-	-	0.10	-	0.10	-	-	-	-	0.10	-	0.10	-	0.10
(vi)	1,00,000 equity shares of Marmite Polycast Ltd. @	-	-	0.10	-	0.10	-	-	-	-	0.10	-	0.10	-	0.10
(vii)	1,00,000 equity shares of Periwal Bricks Ltd. @	-	-	0.10	-	0.10	-	-	-	-	0.10	-	0.10	-	0.10
(viii)	71,900 equity shares of Trans Fibre Pipes (I) Ltd. @	-	-	0.07	-	0.07	-	-	-	-	0.07	-	0.07	-	0.07



## NOTE 11: (Contd.)

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022				As at 31 <sup>st</sup> March, 2021									
		At fair value		Designated at fair value through profit or loss	Subtotal	Other	Total	At fair value		Designated at fair value through profit or loss	Subtotal	Other	Total		
		Through other comprehensive income	Through profit or loss					Through other comprehensive income	Through profit or loss						
		(1)	(2)	(3)	(4)	5=(2+3+4)	(6)	7=(1+5+6)	(1)	(2)	(3)	(4)	5=(2+3+4)	(6)	7=(1+5+6)
(ix)	1,25,68,829 equity shares of Cochin International Airport Ltd. (including 25,68,829 Right Issue of Cochin International Airport Ltd.- Shares of Rs. 10/- each at premium of Rs.40/- per share) FV Rs. 10/- per share	-	-	50.90	-	50.90	-	50.90	-	-	40.85	-	40.85	-	40.85
(x)	1,99,00,000 equity shares of National Industrial Corridor Development Corporation Limited (Earlier DMIDC)	-	-	116.42	-	116.42	-	116.42	-	-	122.38	-	122.38	-	122.38
(xi)	38675278 Equity Shares of R.K.M Powergen Private Limited #	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>5</b>	<b>Associates</b>														
(i)	*25,00,000 equity shares of Indbank Housing Limited	-	-	-	-	-	2.50	2.50	-	-	-	-	-	2.50	2.50
(ii)	1,30,000 equity shares of Pragati Social Infrastructure Development Ltd.	-	-	-	-	-	0.13	0.13	-	-	-	-	-	0.13	0.13
(iii)	20,00,000 equity shares of Shri Sri Urban Infrastructure Development Ltd.	-	-	-	-	-	2.00	2.00	-	-	-	-	-	2.00	2.00
(iv)	*13,000 equity shares of Sigma Infrastructure India Ltd.	-	-	-	-	-	0.01	0.01	-	-	-	-	-	0.01	0.01
	<b>Total gross (A)</b>	<b>2.77</b>	<b>-</b>	<b>254.41</b>	<b>-</b>	<b>254.41</b>	<b>4.64</b>	<b>261.82</b>	<b>7.59</b>	<b>-</b>	<b>241.75</b>	<b>-</b>	<b>249.34</b>	<b>4.64</b>	<b>253.98</b>
<b>B</b>															
(i)	Investments outside India	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(ii)	Investments in India	2.77	-	254.41	-	254.41	4.64	261.82	7.59	-	241.75	-	249.34	4.64	253.98
	<b>Total gross (B)</b>	<b>2.77</b>	<b>-</b>	<b>254.41</b>	<b>-</b>	<b>254.41</b>	<b>4.64</b>	<b>261.82</b>	<b>7.59</b>	<b>-</b>	<b>241.75</b>	<b>-</b>	<b>249.34</b>	<b>4.64</b>	<b>253.98</b>
	<b>Total (A) to tally with (B)</b>	<b>2.77</b>	<b>-</b>	<b>254.41</b>	<b>-</b>	<b>254.41</b>	<b>4.64</b>	<b>261.82</b>	<b>7.59</b>	<b>-</b>	<b>241.75</b>	<b>-</b>	<b>249.34</b>	<b>4.64</b>	<b>253.98</b>
<b>C</b>															
	<b>Less: Allowance for Impairment loss (C)</b>														
(i)	Equity Instruments @	-	-	0.47	-	0.47	-	0.47	-	-	0.47	-	0.47	-	0.47
(ii)	Associate	-	-	-	-	-	2.64	2.64	-	-	-	-	-	2.64	2.64
<b>D</b>	<b>Total Net D = (A) -(C)</b>	<b>2.77</b>	<b>-</b>	<b>253.94</b>	<b>-</b>	<b>253.94</b>	<b>2.00</b>	<b>258.71</b>	<b>7.59</b>	<b>-</b>	<b>241.28</b>	<b>-</b>	<b>248.87</b>	<b>2.00</b>	<b>250.87</b>

\*IFCL Mutual Fund Infrastructure Debt Fund Series - I of IAMCL is 10 year close ended scheme launched in 2013-14.

\*\*Treasury Bills are maintained as per the requirement of Section 29 B of National Housing Bank Act, 1987.

\*\*\*Share Certificates sent for correction but not received back. HUDCO has filled complaint against the company with Registrar of Companies, Andhra Pradesh on 02.07.1998.

@ The fair value of these investments are ₹1. The investments and impairment thereon have been shown at Gross Value.

#These investment have been booked at ₹1 as per the MDRA executed between the consortium of lenders ( Refer point no. 7 of Explanatory note 40)

## NOTE 12: OTHER FINANCIAL ASSETS

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Advances</b>		
(i)	Deposit for Services	0.67	0.58
	<b>Sub-total (A)</b>	<b>0.67</b>	<b>0.58</b>
<b>B</b>	<b>RECOVERABLES</b>		
(i)	Recoverable from Andrewsganj Project (AGP)	493.04	460.11
(ii)	Advances for works *	14.06	14.06
(iii)	Amount recoverable for Income Tax Department	7.85	7.85
(iv)	Amount receivable on Redemption of Investment	-	-
(v)	Work-in-progress		
	-Andrewsganj Project	19.34	19.34
	<b>Sub-total (B)</b>	<b>534.29</b>	<b>501.36</b>
	<b>Total (A+B)</b>	<b>534.96</b>	<b>501.94</b>

\* Includes amount on account of Andrewsganj Project (Refer S. No. 3 of Note 40- Explanatory Note).

13.97

13.97

## NOTE 13: : CURRENT TAX ASSETS/(LIABILITIES)

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
(i)	Advance Income Tax (Including TDS)	411.99	419.59
(ii)	Less: Provision for Income Tax	419.50	428.00
	<b>Current Tax Assets/(Liabilities)</b>	<b>(7.51)</b>	<b>(8.41)</b>

## NOTE 14A: INVESTMENT PROPERTY

S. No.	ITEMS	GROSS BLOCK						DEPRECIATION/ AMORTISATION						NET BLOCK	
		At cost or fair value at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments		At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021	Addition during the year	Accumulated Depreciation and impairment as at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments		Accumulated Depreciation and impairment as at the end of the year as at 31 <sup>st</sup> March, 2021	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2021	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2022	
				Addition	Deduction					Addition	Deduction				
(i)	Building (Freehold)	8.08	-	-	8.08	5.39	0.13	-	0.12	0.49	1.68	2.27	2.56		
(ii)	Building (Leasehold)	35.11	-	0.20	35.31	20.18	0.68	-	0.65	0.13	21.64	13.67	14.25		
(iii)	Flat (Freehold)	6.26	-	-	6.26	4.62	0.08	-	0.08	-	4.78	1.48	1.56		
(iv)	Flat (Leasehold)	0.11	0.68	0.02	0.79	0.09	-	0.45	0.01	0.03	0.58	0.23	0.25		
	Total	49.56	-	0.68	50.24	30.28	0.89	0.45	0.86	0.65	31.45	17.65	18.62		

The Company's investment properties consist of building and flats situated in India. The management has determined that the investment properties consist of office and residences based on the nature, characteristics and risk of each property. As at 31<sup>st</sup> March 2022, the fair values of the properties are ₹ 770.70 crore (Previous year ₹ 753.94 crore). These valuations are based on valuations performed by the independent valuer. The rental income from investment property during 2021-22 is ₹ 49.04 crore (Previous year ₹ 40.60 crore).

The Company has no restrictions on the realisation of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements. Fair value hierarchy disclosures for investment properties have been provided in Note 36.3 of Notes to accounts.

S. No.	Investment properties	As at 31 <sup>st</sup> March, 2022			As at 31 <sup>st</sup> March 2021		
		Valuation technique	Range (weighted average)	Fair Value (₹ in crore)	Valuation technique	Range (weighted average)	Fair Value (₹ in crore)
1	Jaipur (Jyoti Nagar, Lal Kothi)	Income Approach	8.00%	7.12	Rental method	8.00%	7.12
2	Chennai (CMDA Tower)	Income Approach	8.00%	43.85	Composite Rate Method	8.00%	40.30
3	Bhopal (Parayavas Whavan)	Composite Rate Method	-	13.93	Composite Rate Method	-	14.21
4	Mumbai (Shreyas Chambers)	Market Approach	-	24.90	Income Approach	-	23.46
5	Bhubaneshwar (Deendayal Bhawan)	Composite Rate Method	-	6.84	Market Approach	4.56%	4.98
6	Jammu (Hudco Bhawan, Rail Head)	Income Approach	9.00%	10.61	Income Approach	9.00%	10.57
7	Ahmedabad (Trupti Apartments)	Market Approach	-	1.50	Market Approach	-	1.46
8	Mumbai (Oshiwara Flats)	Market Approach	-	5.64	Market Approach	-	5.56
9	Bhikaji Cama Place, Delhi	Income Approach	6.00%	656.31	Income Approach	6.00%	646.28
	Total			770.70	Total		753.94

## NOTE 14B: PROPERTY, PLANT AND EQUIPMENT

S. No.	ITEMS	GROSS BLOCK										DEPRECIATION / AMORTISATION				NET BLOCK	
		At cost or fair value at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments		At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021	Addition during the year	Adjustments		Accumulated Depreciation and impairment as at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments		Accumulated Depreciation and impairment as at the end of the period of the year as at 31 <sup>st</sup> March, 2021	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2021	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2022	
				Addition	Deduction			Addition	Deduction			Addition	Deduction				
A	<b>TANGIBLE</b>																
(i)	Land (Freehold)	5.93	-	-	5.93	-	-	-	-	-	-	-	-	-	5.93	5.93	
(ii)	Land (Leasehold) * #	9.80	-	-	9.80	-	-	-	2.48	0.11	0.01	-	2.72	-	7.08	7.20	
(iii)	Building (Freehold)	6.54	-	2.09	7.93	-	0.70	-	3.68	0.14	1.68	0.46	5.18	-	2.75	2.72	
(iv)	Building (Leasehold) #	49.70	-	19.34	69.04	-	0.15	-	30.69	1.93	0.36	-	34.77	-	34.22	36.06	
(v)	Flat (Freehold) #	6.56	-	0.07	6.66	-	0.17	-	4.25	0.11	0.04	0.14	4.37	-	2.09	2.20	
(vi)	Flat (Leasehold) #	6.20	-	-	5.43	-	0.09	-	3.68	0.12	-	0.45	3.39	-	2.04	2.17	
(vii)	Air conditioner & Cooler	2.59	0.05	-	2.57	-	0.02	-	2.11	0.11	-	0.07	2.23	-	0.32	0.42	
(viii)	Office Equipments	23.87	3.40	-	26.40	17.98	-	3.69	20.98	2.39	-	0.82	22.55	-	17.86	3.85	
(ix)	Furniture & Fixtures	6.44	0.26	-	6.59	0.07	-	0.22	4.98	0.35	-	0.10	5.23	-	1.10	1.36	
(x)	Vehicle	2.06	0.39	-	2.15	0.56	-	0.15	1.57	0.19	-	0.29	1.47	-	1.00	0.68	
(xi)	Library Books	1.03	0.01	-	1.03	0.01	-	-	1.02	0.01	-	-	1.03	-	-	-	
(xii)	Miscellaneous Assets	3.89	0.10	-	3.97	0.03	-	-	3.89	0.10	-	0.02	3.97	-	-	-	
	<b>Total A</b>	<b>124.61</b>	<b>4.21</b>	<b>19.34</b>	<b>146.10</b>	<b>18.65</b>	<b>2.31</b>	<b>5.24</b>	<b>79.33</b>	<b>5.56</b>	<b>0.37</b>	<b>1.75</b>	<b>83.51</b>	<b>1.84</b>	<b>74.39</b>	<b>62.59</b>	
B	<b>Less : Grants</b>																
(i)	Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(ii)	Air Conditioner	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(iii)	Office Equipment	0.07	-	-	0.07	-	-	-	0.06	-	-	-	0.06	-	0.01	0.01	
(iv)	Furniture & Fixture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(v)	Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(vi)	Library Books	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(vii)	Miscellaneous Assets	0.01	-	-	0.01	-	-	-	0.01	-	-	-	0.01	-	-	-	
	<b>Total B</b>	<b>0.08</b>	<b>-</b>	<b>-</b>	<b>0.08</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.07</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.07</b>	<b>-</b>	<b>0.01</b>	<b>0.01</b>	
	<b>Total A-B</b>	<b>124.53</b>	<b>4.21</b>	<b>19.34</b>	<b>146.02</b>	<b>18.65</b>	<b>2.31</b>	<b>5.24</b>	<b>79.26</b>	<b>5.56</b>	<b>0.37</b>	<b>1.75</b>	<b>83.44</b>	<b>1.84</b>	<b>74.38</b>	<b>62.58</b>	

\* Includes land of ₹ 0.37 crore on perpetual lease (Previous year ₹0.37 crore) hence no depreciation has been provided.

# The lease (sub-lease)/ conveyance deeds in respect of certain properties (Land, Building and Flat) of the value of ₹40.50 crore (Area 17239.56 Sq. Mt.) (previous year ₹40.50 crore) are yet to be executed.

## NOTE 14C: CAPITAL WORK-IN-PROGRESS

S. No.	GROSS BLOCK						DEPRECIATION / AMORTISATION						NET BLOCK	
	At cost or fair value at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments	At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021	Addition during the year	Adjustments	Accumulated Depreciation and impairment as at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments	Accumulated Depreciation and impairment as at the end of the year as at 31 <sup>st</sup> March, 2021	Addition during the year	Deduction	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2021	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2022
	51.56	-		17.49	-		-	-	-	-	-	-	17.26	17.49
Capital Work in progress				34.07										
Total	51.56	-	-	17.49	-	-	-	-	-	-	-	-	17.26	17.49

## (A) CAPITAL WORK IN PROGRESS AGEING SCHEDULE

S.No.	PROJECT NAME	As at 31 <sup>st</sup> March, 2021						As at 31 <sup>st</sup> March, 2022						
		AMOUNT IN CWIP FOR A PERIOD OF			AMOUNT IN CWIP FOR A PERIOD OF			AMOUNT IN CWIP FOR A PERIOD OF			AMOUNT IN CWIP FOR A PERIOD OF			
		Less than 1 year	1-2 years	2-3 years	More than 3 years	TOTAL	Less than 1 year	1-2 years	2-3 years	More than 3 years	TOTAL			
	PROJECT IN PROGRESS													
1	Calcutta salt lake building	-	-	-	2.82	2.82	-	-	-	-	2.82	-	2.82	2.82
2	Chandigarh-HUDA extension fee for plot at panchkula	-	-	-	0.01	0.01	-	-	-	-	0.01	-	0.01	0.01
3	Jaipur Building	-	-	-	4.35	4.35	-	-	-	-	4.35	-	4.35	4.35
4	Noida Plot	-	-	-	10.08	10.08	-	-	-	-	10.08	-	10.08	10.08
	<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.26</b>	<b>17.26</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.26</b>	<b>-</b>	<b>17.26</b>	<b>17.26</b>

**(B) CAPITAL WORK IN PROGRESS WHOSE COMPLETION IS OVERDUE OR HAS EXCEEDED ITS COST COMPARED TO ITS ORIGINAL PLAN**

(₹ in crore)

S.No.	PROJECT NAME*	As at 31 <sup>st</sup> March, 2021				As at 31 <sup>st</sup> March, 2022			
		TO BE COMPLETED IN				TO BE COMPLETED IN			
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Less than 1 year	1-2 years	2-3 years	More than 3 years
1	Calcutta salt lake buidling	-	-	-	2.82	-	-	2.82	2.82
2	Jaipur Building	-	-	-	4.35	-	-	4.35	4.35
3	Noida Plot	-	-	-	10.08	-	-	10.08	10.08
	<b>Total</b>	-	-	-	<b>17.25</b>	-	-	<b>17.25</b>	<b>17.25</b>

\*The above mentioned projects have exceeded the estimated timeline as per the original plan.

**NOTE 14D: INTANGIBLE ASSETS UNDER DEVELOPMENT**

S. No.	ITEMS	GROSS BLOCK				DEPRECIATION / AMORTISATION				NET BLOCK		
		At cost or fair value at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments		At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2022	Accumulated Depreciation and impairment as at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments		Accumulated Depreciation and impairment as at the end of the period as at 31 <sup>st</sup> March, 2022	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2021
				Addition	Deduction				Addition	Deduction		
	Intangible Assets under Development	-	21.15	-	4.95	17.96	8.14	-	-	-	8.14	21.15
	<b>Total</b>	-	<b>21.15</b>	-	<b>4.95</b>	<b>17.96</b>	<b>8.14</b>	-	-	-	<b>8.14</b>	<b>21.15</b>



**(A) INTANGIBLE ASSETS UNDER DEVELOPMENT AGEING SCHEDULE**

(₹ in crore)

S. No.	PROJECT NAME	As at 31 <sup>st</sup> March, 2021				As at 31 <sup>st</sup> March, 2022			
		AMOUNT IN CWIP FOR A PERIOD OF				AMOUNT IN CWIP FOR A PERIOD OF			
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Less than 1 year	1-2 years	2-3 years	More than 3 years
	<b>PROJECT IN PROGRESS</b>								
1	ERP Project	6.48	12.06	2.61	-	2.73	2.48	1.01	1.92
	<b>Total</b>	<b>6.48</b>	<b>12.06</b>	<b>2.61</b>	<b>-</b>	<b>2.73</b>	<b>2.48</b>	<b>1.01</b>	<b>1.92</b>
					<b>21.15</b>				<b>8.14</b>
					<b>21.15</b>				<b>8.14</b>

**(B) INTANGIBLE ASSETS UNDER DEVELOPMENT WHOSE COMPLETION IS OVERDUE OR HAS EXCEEDED ITS COST COMPARED TO ITS ORIGINAL PLAN**

(₹ in crore)

S.No.	PROJECT NAME	As at 31 <sup>st</sup> March, 2021				As at 31 <sup>st</sup> March, 2022			
		TO BE COMPLETED IN				TO BE COMPLETED IN			
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Less than 1 year	1-2 years	2-3 years	More than 3 years
1	ERP Project	21.15	-	-	-	8.14	-	-	-
	<b>Total</b>	<b>21.15</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8.14</b>	<b>-</b>	<b>-</b>	<b>8.14</b>

The above mentioned project has exceeded the estimated timeline as per the original plan.

**NOTE 14E: OTHER INTANGIBLE ASSETS**

(₹ in crore)

S. No.	ITEMS	GROSS BLOCK						DEPRECIATION / AMORTISATION						NET BLOCK	
		At cost or fair value at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments		At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021	Addition during the year	Accumulated Depreciation and impairment as at the beginning of the year as at 1 <sup>st</sup> April, 2020	Adjustments		Accumulated Depreciation and impairment as at the end of the period as at 31 <sup>st</sup> March, 2022	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2022	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2021		
				Addition	Deduction				Addition	Deduction					
(i)	Software	2.35	0.18	-	0.02	2.51	1.00	-	1.49	2.07	0.93	1.09	0.31		
	<b>Total</b>	<b>2.35</b>	<b>0.18</b>	<b>-</b>	<b>0.02</b>	<b>2.51</b>	<b>1.00</b>	<b>-</b>	<b>1.49</b>	<b>2.07</b>	<b>0.93</b>	<b>1.09</b>	<b>0.31</b>		

## NOTE 15: OTHER NON FINANCIAL ASSETS

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Advances</b>		
(a)	Advance against Capital purchases	0.62	0.62
(b)	Advance against CSR Expenditure	3.66	4.96
(c)	Prepaid Expenses	1.75	14.38
(d)	Unamortized Deposit for Services	0.04	0.06
<b>B</b>	<b>Other loans and advances</b>		
(a)	Advances to Employees	17.36	15.05
(b)	Gratuity (Funded)	1.07	1.17
(c)	Income Tax payment under litigation	301.70	301.70
(d)	Service Tax payment under litigation	2.63	2.63
(e)	Less : Provision on Service tax	2.49	2.49
		0.14	0.14
(f)	Advance recoverable from others	17.90	18.17
(g)	Less : Provision	4.51	1.93
		13.39	16.24
	<b>Total</b>	<b>339.73</b>	<b>354.32</b>

## NOTE 16: PAYABLES

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Trade Payables</b>		
(i)	Total outstanding dues of Micro Enterprises and Small Enterprises	-	-
(ii)	Total outstanding dues of Creditors other than Micro Enterprises and Small Enterprises	0.09	0.10
	<b>Sub-total (A)</b>	<b>0.09</b>	<b>0.10</b>
<b>B</b>	<b>Other Payables</b>		
(i)	Total outstanding dues of Micro Enterprises and Small Enterprises	0.29	0.39
(ii)	Total outstanding dues of Creditors other than Micro Enterprises and Small Enterprises *	9.26	11.73
	<b>Sub-total (B)</b>	<b>9.55</b>	<b>12.12</b>
	<b>Total (A + B)</b>	<b>9.64</b>	<b>12.22</b>

\* Includes provision for stamp duty for the properties for which lease deed yet to be executed (Reference in foot note to Note 14(B))

## TRADE PAYABLE AGEING SCHEDULE

(₹ in crore)

	Particulars	Outstanding for following periods from due date of payment#				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
	<b>Balance as at 31<sup>st</sup> March, 2021</b>					
(i)	MSME	0.39	0.00	0.00	0.00	0.39
(ii)	Others	6.55	0.97	0.19	4.12	11.83
(iii)	Disputed dues - MSME	0.00	0.00	0.00	0.00	0.00
(iv)	Disputed dues - Others	0.00	0.00	0.00	0.00	0.00
	<b>Balance as at 31<sup>st</sup> March, 2022</b>					
(i)	MSME	0.29	0.00	0.00	0.00	0.29
(ii)	Others	3.58	1.28	0.38	4.11	9.35
(iii)	Disputed dues - MSME	0.00	0.00	0.00	0.00	0.00
(iv)	Disputed dues - Others	0.00	0.00	0.00	0.00	0.00

## NOTE 17 : DEBT SECURITIES

(₹ in crore)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022				As at 31 <sup>st</sup> March, 2021			
		Amortised Cost	At fair value through Profit or Loss	Designated at fair value through profit or loss	Total	Amortised Cost	At fair value through Profit or Loss	Designated at fair value through profit or loss	Total
		1	2	3	4	1	2	3	4
<b>(A) I</b>	<b>BONDS</b>								
<b>(a)</b>	<b>Secured</b>								
(i)	Tax free bonds [Refer Details of Debt Securities - (A) (i)]	14,989.79	-	-	14,989.79	17,339.64	-	-	17,339.64
(ii)	Special priority sector bonds - I [Refer Details of Debt Securities - (A) (ii)]	4.20	-	-	4.20	12.40	-	-	12.40
	<b>Sub-total A I (a) {(i) + (ii)}</b>	<b>14,993.99</b>	-	-	<b>14,993.99</b>	<b>17,352.04</b>	-	-	<b>17,352.04</b>
<b>(b)</b>	<b>Unsecured</b>								
(i)	HUDCO Bonds - Non Cumulative redeemable at par [Refer Details of Debt Securities - (B) (i)(a)]	19,446.92	-	-	19,446.92	18,503.48	-	-	18,503.48
(ii)	HUDCO Bonds - Cumulative redeemable at par [Refer Details of Debt Securities - (B) (i)(b)]	-	-	-	-	675.04	-	-	675.04
(iii)	Special priority sector bonds - II [Refer Details of Debt Securities - (B) (i)(c)]	9.27	-	-	9.27	26.99	-	-	26.99
(iv)	GOI Bonds [Refer Details of Debt Securities - (B) (i)(d)]	20,000.00	-	-	20,000.00	20,000.00	-	-	20,000.00
	<b>Sub-total A I (b) {(i) + (ii) + (iii)+(iv)}</b>	<b>39,456.19</b>	-	-	<b>39,456.19</b>	<b>39,205.51</b>	-	-	<b>39,205.51</b>
<b>(A) II</b>	<b>COMMERCIAL PAPER</b>								
	<b>Unsecured</b>								
(i)	4.34% HUDCO Commercial Paper 2020 Series -A (Value Date 16.06.2020 and Maturity Date 16.06.2021 for 365 days)	-	-	-	-	1,500.00	-	-	1,500.00
	<b>Sub-total A II (i)</b>	-	-	-	-	<b>1,500.00</b>	-	-	<b>1,500.00</b>
	<b>Total (A I + A II)</b>	<b>54,450.18</b>	-	-	<b>54,450.18</b>	<b>58,057.55</b>	-	-	<b>58,057.55</b>
(B)	Debt securities in India	54,450.18	-	-	54,450.18	58,057.55	-	-	58,057.55
	Debt securities outside India	-	-	-	-	-	-	-	-
	<b>Sub-total B</b>	<b>54,450.18</b>	-	-	<b>54,450.18</b>	<b>58,057.55</b>	-	-	<b>58,057.55</b>
	<b>Total (B) to tally with (A)</b>	<b>54,450.18</b>	-	-	<b>54,450.18</b>	<b>58,057.55</b>	-	-	<b>58,057.55</b>

Note: The company has only "Amortized cost category" to present this schedule.

## NOTE 17: (Contd.)

### Details of Debt Securities

(₹ in crore)

S.No.	PARTICULARS	Date of Allotment	Date of Redemption	As at	As at
				31 <sup>st</sup> March, 2022	31 <sup>st</sup> March, 2021
<b>A</b>	<b>SECURED BONDS</b>				
<b>I (a)</b>	<b>TAX FREE BONDS</b>				
	8.71% Tax free bonds 2013 (Tranche - III) Series - 3A *	24.03.2014	24.03.2034	8.76	8.76
	8.96% Tax free bonds 2013 (Tranche - III) Series - 3B *	24.03.2014	24.03.2034	41.54	41.54
	8.76% Tax free bonds 2013 (Tranche - II) Series - 3A *	13.01.2014	13.01.2034	286.54	286.54
	9.01% Tax free bonds 2013 (Tranche - II) Series - 3B *	13.01.2014	13.01.2034	671.16	671.16
	8.49% Tax free bonds 2013 (Tranche - I) Series - 3A *	25.10.2013	25.10.2033	35.51	35.51
	8.74% Tax free bonds 2013 (Tranche - I) Series - 3B *	25.10.2013	25.10.2033	88.85	88.85
	7.39% Tax free bonds 2015 (Tranche - II) Series - 2A ***	15.03.2016	15.03.2031	1,024.94	1,024.94
	7.69% Tax free bonds 2015 (Tranche - II) Series - 2B ***	15.03.2016	15.03.2031	610.05	610.05
	7.39% Tax free bonds 2015 (D) ***	22.02.2016	22.02.2031	211.50	211.50
	7.39% Tax free bonds 2015 (Tranche - I) Series - 2A ***	08.02.2016	08.02.2031	909.69	909.69
	7.64% Tax free bonds 2015 (Tranche - I) Series - 2B ***	08.02.2016	08.02.2031	556.15	556.15
	8.73% Tax free bonds 2013 (Tranche - III) Series - 2A *	24.03.2014	24.03.2029	28.47	28.47
	8.98% Tax free bonds 2013 (Tranche - III) Series - 2B *	24.03.2014	24.03.2029	128.42	128.42
	8.58% Tax free bonds 2013 (Tranche - II) Series - 2A *	13.01.2014	13.01.2029	127.39	127.39
	8.83% Tax free bonds 2013 (Tranche - II) Series - 2B *	13.01.2014	13.01.2029	123.75	123.75
	8.51% Tax free bonds 2013 (Tranche - I) Series - 2A *	25.10.2013	25.10.2028	799.27	799.27
	8.76% Tax free bonds 2013 (Tranche - I) Series - 2B *	25.10.2013	25.10.2028	815.00	815.00
	8.56% Tax free bonds 2013 Series - 1 *	02.09.2013	02.09.2028	190.80	190.80
	7.19% Tax free bonds 2012 (Tranche - II) Series - 2 *	28.03.2013	28.03.2028	109.39	109.39
	7.51% Tax free bonds 2012 (Tranche - I) Series - 2 *	16.02.2013	16.02.2028	1,274.24	1,274.24
	8.20% Tax free bonds 2011 (Tranche - I) Series - 2 *	05.03.2012	05.03.2027	2,518.30	2,518.30
	8.16% Tax free bonds 2011 (C - II) *	22.12.2011	22.12.2026	47.67	47.67
	7.83% Tax free bonds 2011 (B - II) *	11.11.2011	11.11.2026	66.51	66.51
	7.75% Tax free bonds 2011 (A - II) *	21.10.2011	21.10.2026	10.81	10.81
	7.04% Tax free bonds 2015 (Tranche - II) Series - 1A ***	15.03.2016	15.03.2026	48.16	48.16
	7.29% Tax free bonds 2015 (Tranche - II) Series - 1B ***	15.03.2016	15.03.2026	105.35	105.35
	7.02% Tax free bonds 2015 (Tranche - I) Series - 1A ***	08.02.2016	08.02.2026	117.21	117.21

**NOTE 17: (Contd.)**

S.No.	PARTICULARS			As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
	7.27% Tax free bonds 2015 (Tranche - I) Series - 1B ***	08.02.2016	08.02.2026	128.45	128.45
	7.00% Tax free bonds 2015 (C) **	09.10.2015	09.10.2025	108.50	108.50
	7.07% Tax free bonds 2015 (B) **	01.10.2015	01.10.2025	1,029.00	1,029.00
	7.19% Tax free bonds 2015 (A) **	31.07.2015	31.07.2025	151.00	151.00
	8.29% Tax free bonds 2013 (Tranche - III) Series - 1A *	24.03.2014	24.03.2024	18.37	18.37
	8.54% Tax free bonds 2013 (Tranche - III) Series - 1B *	24.03.2014	24.03.2024	47.36	47.36
	8.51% Tax free bonds 2013 (Tranche - II) Series - 1A *	13.01.2014	13.01.2024	504.93	504.93
	8.76% Tax free bonds 2013 (Tranche - II) Series - 1B *	13.01.2014	13.01.2024	439.63	439.63
	8.14% Tax free bonds 2013 (Tranche - I) Series - 1A *	25.10.2013	25.10.2023	269.58	269.58
	8.39% Tax free bonds 2013 (Tranche - I) Series - 1B *	25.10.2013	25.10.2023	361.79	361.79
	7.03% Tax free bonds 2012 (Tranche - II) Series - 1 *	28.03.2013	28.03.2023	97.62	97.62
	7.34% Tax free bonds 2012 (Tranche - I) Series - 1 *	16.02.2013	16.02.2023	920.10	920.10
	8.10% Tax free bonds 2011 (Tranche - I) Series - 1 *	05.03.2012	05.03.2022	-	2,166.42
	8.09% Tax free bonds 2011 (C - I) *	22.12.2011	22.12.2021	-	47.86
	7.62% Tax free bonds 2011 (B - I) *	11.11.2011	11.11.2021	-	137.66
	7.51% Tax free bonds 2011 (A - I) *	21.10.2011	21.10.2021	-	4.77
	<b>Sub-Total A - I (a)</b>			<b>15,031.76</b>	<b>17,388.47</b>
(b)	Unamortised fees, charges & Other Expenses			(41.97)	(48.83)
	<b>Sub-Total A - I</b>			<b>14,989.79</b>	<b>17,339.64</b>
*	The bonds are secured by a floating first pari-passu charge on the present & future receivables of the company to the extent of amount mobilised under the issue. However, the company reserves the right to create first pari-passu charge on the present and future receivable for its present and future financial requirements.				
**	The bonds are secured by a first pari-passu charge on the present & future receivables of the company to the extent of amount mobilised under the issue. The Company reserves the right to sell or otherwise deal with the receivables, both present and future, including without limitation to create a first/second charge on pari-passu basis thereon for its present and future financial requirements, without requiring the consent of, or intimation to, the Bondholders or the Debenture Trustee in this connection, provided that a minimum security cover of 1 (one) time is maintained.				
***	The bonds are secured by a first pari-passu charge on the present & future receivables of the company to the extent of the amount mobilised under the issue and interest thereon. The Company reserves the right to sell or otherwise deal with the receivables, both present and future, including without limitation to create a first/second charge on pari-passu basis thereon for its present and future financial requirements, without requiring the consent of, or intimation to, the Bondholders or the Debenture Trustee in this connection, provided that a minimum security cover of 1 (one) time is maintained.				

**NOTE 17: (Contd.)**

S.No.	PARTICULARS	Date of Allotment	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>II</b>	<b>SPECIAL PRIORITY SECTOR BONDS - I</b>			
(a)	SPS Bond series C (Bank of India) [Refer Sub Details I (a) (i) of Special Priority Sector Bonds]	31.03.1998	4.20	12.40
	<b>Sub-total A - II (a)</b>		<b>4.20</b>	<b>12.40</b>
	The repayment dates for SPS bonds series C is semi annual for series C from 10.12.2015 to 10.06.2022.			
	Bonds are secured by lien over Certificate of Deposits for US \$ 0.86 million (Previous year US \$ 2.49 million) placed under swap arrangement with Bank of India, Cayman Islands Branch, New York. The deposits are co-terminus with the maturity schedule of the underlying ADB loans.			
<b>B</b>	<b>UNSECURED BONDS</b>			
<b>I (a)</b>	<b>HUDCO Bonds- Non Cumulative redeemable at par</b>	<b>Date of Allotment</b>		
	6.75% Taxable (D) 2020	29.05.2020	1,040.00	1,040.00
	5.62% Taxable (B) 2021	25.03.2022	1,500.00	-
	5.35% Taxable (E) 2020	04.08.2020	800.00	800.00
	5.59% Taxable (A) 2021	22.02.2022	1,000.00	-
	4.78% Taxable (F) 2020	28.12.2020	940.00	940.00
	5.95% Taxable (C) 2020	12.05.2020	1,470.00	1,470.00
	6.09% Taxable (B) 2020	24.04.2020	1,500.00	1,500.00
	6.65% Taxable (A) 2020	15.04.2020	600.00	600.00
	6.79% Taxable (F) 2019	17.01.2020	1,400.00	1,400.00
	6.99% Taxable (E) 2019	11.09.2019	1,370.00	1,370.00
	7.05% Taxable (D) 2019	13.08.2019	1,190.00	1,190.00
	7.34% Taxable (C) 2019	18.07.2019	1,250.00	1,250.00
	7.62% Taxable (B) 2019	20.06.2019	1,000.00	1,000.00
	8.34% Taxable (E) 2018	11.01.2019	1,000.00	1,000.00
	7.61% Taxable (A) 2019	07.06.2019	1,485.00	1,485.00
	8.23% Taxable (D) 2018	28.12.2018	930.00	930.00
	8.40% Taxable (C) 2018	11.12.2018	980.00	980.00
	8.46% Taxable (B) 2018	05.12.2018	-	1,000.00
	7.63% Taxable (A) 2018	03.04.2018	-	100.00
	7.68% Taxable (G) 2017	27.03.2018	-	460.00



**NOTE 17: (Contd.)**

S.No.	PARTICULARS			As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
	Sub-total			19,455.00	18,515.00
	Unamortised fees, charges & Other Expenses			(8.09)	(11.52)
	<b>Total Non cumulative Bonds</b>			<b>19,446.91</b>	<b>18,503.48</b>
<b>I (b)</b>	<b>HUDCO Bonds- Cumulative redeemable at par</b>				
	7.73% Taxable (D) 2017	21.02.2018	15.04.2021	-	675.00
	Unamortised fees, charges & Other Expenses			-	0.04
	<b>Total Cumulative Bonds</b>			<b>-</b>	<b>675.04</b>
<b>I (c)</b>	<b>Special Priority Sector Bonds - II</b>	<b>Date of Allotment</b>			
	SPS Bonds - II (Exim Bank)	06.12.1999		9.27	26.99
	{Refer Sub detail II (a)(ii) of SPS Bonds}			<b>9.27</b>	<b>26.99</b>
	In lieu of the USD deposit of USD 50 million (Outstanding USD 2.14 Million as on 31.03.2022) with Exim Bank under the swap arrangement in respect of ADB loan, Exim Bank has subscribed to 12.75% Special Priority Sector Bonds (II) (rate of interest for the next 7 years reset to 12.50% w.e.f. 15.12.2020) for ₹217 crore (₹ 9.27 crore as on 31.03.2022), which are co-terminus with the loan maturity schedule of the underlying ADB loan, from 15.12.2002 to 15.06.2022.				
<b>I (d)</b>	<b>PMAY (U) GOI Fully Serviced Bonds #</b>	<b>Date of Allotment</b>	<b>Date of redemption</b>		
	8.37% Taxable (VI) 2018 @	25.03.2019	25.03.2029	5,000.00	5,000.00
	8.41% Taxable (V) 2018 @	15.03.2019	15.03.2029	5,320.00	5,320.00
	8.58% Taxable (IV) 2018 @	14.02.2019	14.02.2029	2,563.10	2,563.10
	8.38% Taxable (III) 2018 @	30.01.2019	30.01.2029	2,066.90	2,066.90
	8.52% Taxable (II) 2018 @	28.11.2018	28.11.2028	2,050.00	2,050.00
	8.60% Taxable (I) 2018 @	12.11.2018	12.11.2028	3,000.00	3,000.00
	<b>Sub-total Gol Bonds</b>			<b>20,000.00</b>	<b>20,000.00</b>
	Unamortised fees, charges & Other Expenses			-	-
	<b>Total Gol Bonds</b>			<b>20,000.00</b>	<b>20,000.00</b>
@	Interest payable on semi-annual basis.				
#	Repayment of Principal & Interest payment in respect of Loans of ₹ 20,000 crore extended to BMTPC, raised by issue of "Government of India fully serviced Bonds" shall be met by Government of India by making suitable provisions in the budget of Ministry of Housing and Urban Affairs.				

## Sub-Details of Special Priority Sector Bonds

(₹ in crore)

S. No.	Date of drawal / Institution	Rate on drawal	No. of Bonds to be redeemed	Amount of Bonds to be redeemed	Rate of Interest as on 31.03.2022	Frequency of repayment	Redemption Details
(a)	<b>Secured Bonds</b>						
(i)	<b>SPECIAL PRIORITY SECTOR BONDS- I</b> SPS Bond Series C (Bank of India) 31.03.1998	12.00%	84	4.20	@ 1 year G.Sec. + 350 bps p.a. Currently the ROI is 7.28% p.a.	Semi-Annual	10 <sup>th</sup> June, 2022
	<b>Total Special Priority Sector Bonds - I</b>			<b>4.20</b>			
(a)	<b>Unsecured Bonds</b>						
(ii)	<b>SPECIAL PRIORITY SECTOR BONDS - II</b> SPS Bond Series II (EXIM Bank) 06.12.1999	12.75%	927	9.27	12.50%	Semi-Annual	15 <sup>th</sup> June, 2022
	<b>Total Special Priority Sector Bonds - II</b>			<b>9.27</b>			

## NOTE 18: BORROWINGS (OTHER THAN DEBT SECURITIES)

(₹ in crore)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022				As at 31 <sup>st</sup> March, 2021			
		Amortised Cost	At fair value through Profit or Loss	Designated at fair value through profit or loss	Total	Amortised Cost	At fair value through Profit or Loss	Designated at fair value through profit or loss	Total
		1	2	3	4	1	2	3	4
<b>A</b>	<b>Term loans</b>								
<b>I</b>	<b>Secured</b>								
<b>(a)</b>	<b>From Banks</b>								
<b>(i)</b>	Bank of India * {Refer Sub-detail of borrowings (A) (i)}	6.36	-	-	6.36	18.64	-	-	18.64
<b>(b)</b>	<b>From other parties</b>								
<b>(i)</b>	National Housing Bank ** {Refer Sub-detail of borrowings (A) (ii)}	1,024.92	-	-	1,024.92	1,346.00	-	-	1,346.00
	<b>Total Secured Loan A-I</b>	<b>1,031.28</b>	<b>-</b>	<b>-</b>	<b>1,031.28</b>	<b>1,364.64</b>	<b>-</b>	<b>-</b>	<b>1,364.64</b>
<b>II</b>	<b>Unsecured</b>								
<b>(a)</b>	<b>From Banks</b>								
<b>(i)</b>	5.00% p.a. from Punjab National Bank-TL (Refer sub details of borrowings(B) I(a))	1,000.00	-	-	1,000.00	-	-	-	-
<b>(ii)</b>	5.00% p.a. from Union Bank of India-TL (Repayable on 28.01.2025){Refer sub details of borrowings(B) I(b)}	1,000.00	-	-	1,000.00	-	-	-	-
<b>(iii)</b>	State Bank of India-WCDL	-	-	-	-	-	-	-	-
<b>(a)</b>	4.00% p.a. repayable on or before 26.06.2022	379.04	-	-	379.04	-	-	-	-
<b>(b)</b>	4.00% p.a. repayable on or before 28.06.2022	233.03	-	-	233.03	-	-	-	-
<b>(iv)</b>	3.90% p.a. from Union Bank of India(Repayable on or before 19.06.2022)	1,000.00	-	-	1,000.00	-	-	-	-
<b>(v)</b>	Punjab National Bank- WCDL								
<b>(a)</b>	(@ 3.98% p.a. repayable on or before 03.06.2022	387.00	-	-	387.00	-	-	-	-
<b>(b)</b>	(@ 3.90% p.a. repayable on or before 26.06.2022	583.50	-	-	583.50	-	-	-	-
<b>(b)</b>	<b>From Other Parties</b>								
<b>(i)</b>	<b>LOANS FROM FINANCIAL INSTITUTIONS :</b>								
<b>(i)</b>	India Infrastructure Finance Company Ltd. \$ \$	1,294.00	-	-	1,294.00	1,294.00	-	-	1,294.00
<b>(ii)</b>	<b>US Capital Market</b> {Guaranteed by USAID & Counter Guaranteed by Canara Bank @ 0.5% of the outstanding Loan} {Refer Sub-detail of borrowings (B) II iii (a) and (b)}								
	<b>USAID II</b>								
<b>(a)</b>	<b>6 months LIBOR for US \$ + 0.035% p.a. (USAID-2)</b>	3.79	-	-	3.79	11.02	-	-	11.02
<b>(b)</b>	Swapped with ICICI Bank # Unswapped Portion	60.86	-	-	60.86	58.83	-	-	58.83
	<b>USAID I</b>								

## NOTE 18: (Contd.)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022				As at 31 <sup>st</sup> March, 2021			
		Amortised Cost	At fair value through Profit or Loss	Designated at fair value through profit or loss	Total	Amortised Cost	At fair value through Profit or Loss	Designated at fair value through profit or loss	Total
		1	2	3	4	1	2	3	4
	6 months LIBOR for US \$ + 0.18% p.a.(USAID-1) ##	16.48	-	-	16.48	18.60	-	-	18.60
(iii)	Japan Bank for International Corporation (JBIC) ### {Refer Sub-detail of borrowings - (B) II (i)} Unswapped Portion of JBIC	27.18	-	-	27.18	58.52	-	-	58.52
(iv)	Asian Development Bank (ADB) ### ^ {Refer Sub-detail of borrowings (B) II (ii)} 6 months LIBOR for US \$ +0.40% p.a.	32.80	-	-	32.80	92.03	-	-	92.03
	<b>Total Unsecured Loans A- II</b>	<b>6,017.68</b>			<b>6,017.68</b>	<b>1,533.00</b>			<b>1,533.00</b>
	<b>Total ( A )</b>	<b>7,048.96</b>			<b>7,048.96</b>	<b>2,897.64</b>			<b>2,897.64</b>
<b>B</b>	Borrowings in India	6,907.85	-	-	6,907.85	2,658.64	-	-	2,658.64
	Borrowings outside India	141.11	-	-	141.11	239.00	-	-	239.00
		7,048.96	-	-	7,048.96	2,897.64	-	-	2,897.64
	<b>Total ( B ) to tally with ( A )</b>	<b>7,048.96</b>			<b>7,048.96</b>	<b>2,897.64</b>			<b>2,897.64</b>

**Note:** The company has only amortised cost category to present this schedule.

\* Secured by lien over Certificate of Deposits for US \$ 2.14 million (Previous year: US \$ 3.73 million) placed under swap arrangement with Bank of India, Cayman Islands Branch, New York. The deposits are co-terminus with the maturity schedule of the underlying ADB loans (repayable from 10.12.2002 to 10.06.2022)

\*\* Secured by Bank guarantee for an amount of ₹ 600 crore (previous year ₹ 600.00 crore) [being 25% of loan amount of ₹ 2,400 crore (previous year ₹ 2,400 crore) sanctioned/dischursed by NHB and repayable upto 01.07.2027] and negative lien on all properties, assets, receivables etc. of HUDCO both present and future, except those on which the first exclusive charge is created in favour of the trustees to the secured tax free bonds of ₹ 5,000 crore mobilised during 2011-12, ₹ 2,401.3526 crore mobilised during 2012-13, ₹ 4,987.12 crore mobilised during 2013-14 and ₹ 5,000 crore mobilised during 2015-16.

\$\$ ₹ 1,294 crore availed on 19.03.2020 @6.57% p.a. (Fixed) payable quarterly, for a period of 3 years i.e. repayable on 19.03.2023 by way of bullet repayment.

# Principal only Swap for US \$ 4.50 million (Outstanding US \$ 0.50 million as on 31.03.2022) with ICICI Bank was executed on 16.07.2018 effective from 18.07.2018 (for 4.5 years upto 14.09.2022 at spot rate of ₹ 68.68 and swap premium of 4.2479%, payable semi-annually.

## Under the swap arrangement with EXIM Bank, HUDCO has remitted US \$ 10 million to EXIM Bank against which EXIM Bank has subscribed to 12.75% HUDCO Special Infrastructure Bonds (II) (rate of interest for the next 7 years reset to 12.50% w.e.f. 23.09.2020) amounting to ₹ 43.60 crore which are co-terminus with the loan maturity schedule of the underlying USAID guaranteed loan.

### Guaranteed by Central Government as to the repayment of principal and interest.

^ HUDCO had availed a loan of US \$ 100 million from Asian Development Bank (ADB) (US \$ 50 million during the years 1997-98 and 1998-99 and the balance US \$ 50 million during 1999-2000). These loans are guaranteed by the Government of India and repayable in half yearly installments by June 2022.

^ These dollar funds were placed as deposits with Bank of India, Cayman Island Branch, USA (US \$ 50 million) and EXIM Bank (US \$ 50 million) in terms of agreements with these Banks. The deposits are co-terminus with the loan maturity schedule of the underlying ADB loan. In lieu of the USD deposit of US \$ 20 million, Bank of India has subscribed to 12.00% Special Priority Sector Bonds (I) for ₹ 100 crore (rate of interest to be reset on annual basis @ 1 year G-Sec plus 350 bps, presently @ 7.28%), outstanding as on 31.03.2022, being ₹ 4.20 crore. Further, in lieu of USD deposit of US \$ 30 million, Bank of India has extended a loan of ₹ 150 crore (rate of interest to be reset on annual basis @ 1 year G-Sec plus 340 bps, presently @ 7.21%), outstanding as on 31.03.2022, being ₹ 6.36 crore. Similarly, in lieu of the balance US \$ deposit of USD 50 million, EXIM Bank has subscribed to 12.75% Special Priority Sector Bonds (II) (rate of interest for the next 7 years reset to 12.50% w.e.f. 15.12.2013) for ₹ 217 crore (₹ 9.27 crore as on 31.03.2022), which are co-terminus with the loan maturity schedule of the underlying ADB loan.

## NOTE 18: (Contd.)

### Sub-Details of Borrowings

(₹ in crore)									
S. No.	Institution/ Date of drawal	Rate on drawal	Amount Drawn	Amount Outstanding	Rate of Interest as on 31 <sup>st</sup> March, 2022	Frequency of repayment	Redemption Details		
<b>A</b>	<b>Secured Loan</b>								
I	Bank of India -15.02. 1999	12.50%	150.00	6.36	@ 1 year G-Sec + 340 bps p.a. Currently the ROI is 7.21% p.a	Semi-Annual (10th June & 10th Dec.)	Repayable on 10.06.2022		
	<b>Total - Bank of India</b>			<b>6.36</b>					
<b>II</b>	<b>National Housing Bank</b>								
	- 28.06.2019	4.68%	400.00	235.00	4.68%	Quarterly (1st April, July, Oct. & Jan.)	1st April, 2026		
	- 31.08.2017	4.86%	500.00	269.06	4.86%		1st July, 2027		
	- 30.06.2017	4.86%	500.00	33.86	4.86%		1st April, 2027		
	- 22.03.2017	5.11%	1,000.00	487.00	5.11%		1st Jan., 2027		
	<b>Total National Housing Bank</b>			<b>1,024.92</b>					
<b>B</b>	<b>Unsecured Loan</b>								
I(a)	Punjab National Bank - 25.03.2022	5.00%	859.00	1,000.00	Repo rate (4.00%)+Spread(1%) i.e.5.00%	Annual	25.03.2023		
	- 28.03.2022	5.00%	141.00				25.03.2024		
	<b>Total Punjab National Bank</b>			<b>1,000.00</b>			25.12.2024		
I(b)	Union Bank of India - 28.03.2022	5.00%	1,000.00	1,000.00	3 Months T-Bill(4.00%)+Spread(1.00%) i.e. 5.00%	Bullet	28.01.2025		
	<b>Total Union Bank of India</b>			<b>1,000.00</b>					

**NOTE 18: (Contd.)**  
Sub-Details of Borrowings

S. No.	Institution/ Date of drawal	Foreign Currency	Amount drawn (in foreign Currency amounts in Millions)	Amount Outstanding in INR (₹ in crore)	Rate of Interest as on 31.03.2021	Frequency of repayment	Redemption Details
II	<b>LOANS IN FOREIGN CURRENCY (NON CURRENT) :</b>						
(i)	- Loan from JBIC						
	- 28.03.1997	JPY	1,157.16				
	- 27.03.1998	JPY	406.00				
	- 31.03.1999	JPY	944.65				
	- 22.06.1999	JPY	1,159.92				
	- 16.11.1999	JPY	241.34				
	- 17.03.2000	JPY	3,613.47		2.10% p.a. (fixed)	Semi-Annual	Repayable from 20.07.2022 to 20.07.2023
	- 06.10.2000	JPY	67.60				
	- 10.11.2000	JPY	176.27				
	- 15.12.2000	JPY	295.15				
	- 27.02.2001	JPY	351.39				
	- 30.03.2001	JPY	257.05				
	<b>Loan outstanding out of above</b>	JPY	447.60	27.18			
	<b>Total JBIC</b>			<b>27.18</b>			
(ii)	- Loan from Asian Development Bank						
	- 31.12.1997	US \$	20.00				
	- 13.11.1998	US \$	30.00				
	Swapped US \$ outstanding Loan out of above with Bank of India	US \$	2.14	16.70	@ 6M LIBOR for US \$ + 0.40% p.a. Currently the ROI is 0.69513% p.a.	Semi-Annual	Repayable on 15.06.2022
	- 06.12.1999	US \$	50.00				
	Swapped US \$ outstanding Loan out of above with EXIM Bank	US \$	2.14	16.10			
	<b>Total Asian Development Bank</b>			<b>32.80</b>			



## NOTE 18: (Contd.)

### Sub-Details of Borrowings

S. No.	Institution/ Date of drawal	Foreign Currency	Amount drawn (in foreign Currency amounts in Millions)	Amount Outstanding in INR (₹ in crore)	Rate of Interest as on 31.03.2021	Frequency of repayment	Redemption Details
(iii)	- Loan from US Capital Market						
(a)	- USAID-1						
	- 24.09.1999						
	Swapped US \$ outstanding Loan out of above with EXIM Bank	US \$	10.00	16.48	12.50% p.a.	Semi-Annual	Repayable from 23.09.2022 to 23.09.2029
		US \$	3.75				
(b)	- USAID-2						
	- 28.09.2000						
	Swapped US \$ outstanding Loan out of above with ICICI Bank	US \$	20.00		@ 6M Libor for US \$ + 0.035% p.a. Currently the ROI is 1.16557% p.a. in addition Principal only SWAP premium @ 4.2479%	Semi-Annual	Repayable from 15.09.2022 to 15.09.2030
		US \$	0.50	3.79			
	Unswapped US \$ outstanding Loan out of above	US \$	8.00	60.86			
	<b>Total USAID</b>			<b>81.13</b>			

## NOTE 19: DEPOSITS

(₹ in crore)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022				As at 31 <sup>st</sup> March, 2021			
		Amortised Cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total	Amortised Cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total
		(1)	(2)	(3)	(4)	(1)	(2)	(3)	(4)
A	<b>Public Deposits @ 6.55% to 8.75% p.a.</b>	3.90	-	-	3.90	22.77	-	-	22.77
	[Refer Details of Deposits - (I)]								
	<b>TOTAL (A)</b>	<b>3.90</b>	<b>-</b>	<b>-</b>	<b>3.90</b>	<b>22.77</b>	<b>-</b>	<b>-</b>	<b>22.77</b>

Note: The company has only "Amortised cost category" to present this schedule.

### Details of Deposits

(₹ in crore)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>PUBLIC DEPOSITS (Current)</b>		
(i)	@ 6.55% p.a. to 8.75% p.a. [Refer Sub Details of Deposits] Repayable within one year	2.25	18.79
	<b>PUBLIC DEPOSITS (Non-Current)</b>		
(ii)	@ 6.55% p.a. to 8.75% p.a. [Refer Sub Details of Deposits] Repayable after period of one year	1.65	3.98
	<b>TOTAL A</b>	<b>3.90</b>	<b>22.77</b>

### Sub Details of Deposits

S.No.	Institution/ Date of drawal	Amount Outstanding in INR ₹ in crore	Redemption Details
<b>A</b>	<b>Public Deposits repayable for more than 12 months</b>		
	- April, 2024 - March, 2025	0.07	Repayable after period of one year
	- April, 2023 - March, 2024	1.58	
	<b>Sub Total A</b>	<b>1.65</b>	
<b>B</b>	<b>Public Deposits repayable within 12 months</b>		
	- October, 2022 to March, 2023	1.27	Repayable within one year
	- September, 2022	0.15	
	- August, 2022	0.01	
	- July, 2022	0.03	
	- June, 2022	0.16	
	- May, 2022	0.34	
	- April, 2022	0.29	
	<b>Sub Total B</b>	<b>2.25</b>	
	<b>Total Public Deposits *</b>	<b>3.90</b>	

\* Ind-AS Adjustments in Total Public Deposits is for ₹ 0.003 crore. Brokerage has been amortised on SLM basis.

## NOTE 20: OTHER FINANCIAL LIABILITES

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Interest accrued but not due</b>		
(i)	Secured loans	294.38	313.81
(ii)	Unsecured loans	856.03	1,069.68
	<b>Sub-total (A)</b>	<b>1,150.41</b>	<b>1,383.49</b>
<b>B</b>	<b>Others</b>		
(i)	Security and other deposits	10.48	10.22
(ii)	Security, Earnest money and other deposits	1.76	5.43
(iii)	Unclaimed liability #w		
(a)	- Dividend	0.86	0.63
(b)	- Bonds	0.26	0.50
(c)	- Public Deposits	0.19	0.33
(d)	- Interest accrued and due on Bonds	10.19	9.51
(e)	- Interest accrued and due on Public Deposits	0.02	0.03
(iv)	KfW R & D account	38.50	39.38
(v)	KfW Interest account	9.87	9.87
(vi)	Amount received from KfW	97.55	97.55
(vii)	Grant / Subsidy received from different Ministries/Agencies	6.71	4.75
(viii)	Amt payable to Ministry - BCP	1.30	1.26
(ix)	Amount Payable to Staff	129.48	89.59
(x)	Other Expenses on Borrowings Payable	0.02	0.02
(xi)	Interim Dividend Payable	26.19	15.30
(xii)	Others Liabilities *	160.12	61.46
	<b>Sub-total (B)</b>	<b>493.50</b>	<b>345.83</b>
	<b>Total (A + B)</b>	<b>1,643.91</b>	<b>1,729.32</b>
*	Includes ₹ 0.03 crore (Previous year ₹ 0.03 crore) on account of Andrews Ganj Project		
#	Liability towards Investors Education and Protection Fund (IEPF) under Section 125 of the Companies Act, 2013 will be determined on the respective due dates. Dividend on equity shares and Principal & interest on Debentures/ Bonds/ PDS aggregating to ₹ 11.52 crore (Previous Year ₹ 11.00 crore) were due and unclaimed as on 31 <sup>st</sup> March, 2022. During the year 2021-22 an amount of ₹ 0.98 crore (previous year 0.13 crore) has been transferred to IEPF after completion of statutory period of seven years. (Refer S.No. 16 of Note 40- Explanatory Notes)		

## NOTE 21: PROVISION

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Provision for employee benefits</b>		
(i)	Leave encashment	51.21	44.05
(ii)	Post retirement medical benefit	200.71	171.43
(iii)	Welfare expenses	1.34	1.94
(iv)	Gratuity (Funded)	-	-
(v)	Provident Fund (Funded)	38.51	35.21
	<b>Sub-total (A)</b>	<b>291.77</b>	<b>252.63</b>
<b>B</b>	<b>Others</b>		
(i)	Provision for CSR	47.67	80.19
	<b>Total (A+B)</b>	<b>339.44</b>	<b>332.82</b>

## NOTE 22: DEFERRED TAX LIABILITY

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
A	Deferred Tax Liabilities	1,563.93	1,407.94
B	Deferred Tax Assets	720.32	774.26
	<b>Net Deferred Tax Liabilities (A - B)</b>	<b>843.61</b>	<b>633.68</b>

### Details of Deferred Tax

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
	<b>Liabilities</b>		
(a)	Derivative Financial Instruments	0.08	0.17
(b)	Investments	25.56	24.28
(c)	Investment Property, Plant and Equipment	4.35	3.76
(d)	Other Non-Financial Assets	3.11	3.20
(e)	Debt Securities	10.84	12.82
(f)	Deposits	-	-
(g)	Other Financial Liabilities	0.36	0.12
(h)	Other Equity	1,519.63	1,363.59
	<b>Total Deferred Tax Liabilities</b>	<b>1,563.93</b>	<b>1,407.94</b>
	<b>Assets</b>		
(a)	Loans	641.65	705.75
(b)	Receivable	4.82	4.60
(c)	Other Financial Assets	0.01	0.01
(d)	Other Non-Financial Liabilities	0.31	0.08
(e)	Borrowings	0.10	0.53
(f)	Provisions	73.43	63.29
	<b>Total deferred Tax Assets</b>	<b>720.32</b>	<b>774.26</b>
	<b>Net Deferred Tax Liability</b>	<b>843.61</b>	<b>633.68</b>

## NOTE 23: OTHER NON-FINANCIAL LIABILITIES

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
A	Amount received in advance	9.32	8.73
B	Other Liabilities	66.21	63.04
C	Revenue received in advance	2.95	3.51
D	Unamortised Deferred Security Deposit	1.22	0.30
E	Finance Lease Liability	-	0.01
	<b>Total</b>	<b>79.70</b>	<b>75.59</b>

## NOTE 24: EQUITY SHARE CAPITAL

(₹ in crore)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Authorised</b> 2,500,000,000 equity shares of ₹10/- each (previous year 2,500,000,000 equity shares of ₹10/- each)	2,500.00	2,500.00
<b>B</b>	<b>Issued, Subscribed and Paid up</b> 2,001,900,000 equity shares of ₹10/- each fully paid-up in cash (previous year 2,001,900,000 equity shares of ₹ 10/- each fully paid-up in cash)	2,001.90	2,001.90
		<b>2,001.90</b>	<b>2,001.90</b>

### Note 24 (a) Reconciliation of the number of outstanding equity shares :

The reconciliation of the number of shares outstanding and the amount of the share capital as at the beginning and at the end of the year.

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022		As at 31 <sup>st</sup> March, 2021	
		Number of Shares	(₹ in crore)	Number of Shares	(₹ in crore)
(a)	Shares at the beginning of the year	2,001,900,000	2,001.90	2,001,900,000	2,001.90
(b)	Add: Shares issued during the year	-	-	-	-
(c)	Shares at the end of the year (c) = (a+b)	2,001,900,000	2,001.90	2,001,900,000	2,001.90

### Note 24 (b) Rights attached to Equity Shares :

The shareholders of the Company are entitled to receive dividend as and when declared by the company and enjoy proportionate voting rights in case any resolution is put to vote. Further, the shareholders have all such rights, as may be available to the shareholders of a listed company, under the Companies Act, 2013 and rules made thereunder, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Memorandum of Association and Articles of Association of the Company.

### Note 24 (c) Shares in the company held by each shareholder holding more than 5 percent shares:

S.No.	Name of Shareholder	As at 31 <sup>st</sup> March, 2022		As at 31 <sup>st</sup> March, 2021	
		Number of Shares held	% of Holding	Number of Shares held	% of Holding
<b>1</b>	<b>The President of India through :</b>				
	(a) Ministry of Housing and Urban Affairs	1,222,677,479	61.08	1,382,841,253	69.08
	(b) Ministry of Rural Development	415,000,000	20.73	415,000,000	20.73
	<b>Sub Total 1 (a+b)</b>	<b>1,637,677,479.00</b>	<b>81.81</b>	<b>1,797,841,253.00</b>	<b>89.81</b>
<b>2</b>	Others	364,222,521	18.19	204,058,747	10.19
	<b>Total (1+2)</b>	<b>2,001,900,000.00</b>	<b>100.00</b>	<b>2,001,900,000.00</b>	<b>100.00</b>

**NOTE 24 : (Contd.)**
**Note 24 (d) Shares in the company held by Promoters:**

S. No.	Name of Shareholder	As at 31 <sup>st</sup> March, 2022		% Change during the year
		Number of shares held	% of Holding	
1	<b>The President of India through :</b>			
	(a) Ministry of Housing and Urban Affairs	1,222,677,479	61.08	-8.00
	(b) Ministry of Rural Development	415,000,000	20.73	Zero
	<b>Total 1 (a+b)</b>	<b>1,637,677,479.00</b>	<b>81.81</b>	<b>-8.00</b>

S. No.	Name of Shareholder	As at 31 <sup>st</sup> March, 2022		% Change during the year
		Number of shares held	% of Holding	
1	<b>The President of India through :</b>			
	(a) Ministry of Housing and Urban Affairs	1,382,841,253	69.08	Zero
	(b) Ministry of Rural Development	415,000,000	20.73	Zero
	<b>Total 1 (a+b)</b>	<b>1,797,841,253.00</b>	<b>89.81</b>	<b>0.00</b>



**NOTE 25: SCHEDULE OF CHANGE IN EQUITY : OTHER EQUITY**

(₹ in crore)

S. No.	Particulars	Reserves and Surplus										Total
		Securities Premium (Bonds) *	Statutory Reserves			Other Reserves				Retained Earning	Surplus	
			Debtenture/Bond Redemption Reserve **	Special Reserve ***	Impairment Reserve#	Capital (KfW) Reserve	Welfare Reserve	Reserve for Bad & Doubtful Debt	General Reserve			
<b>1</b>	<b>Balance as on 01<sup>st</sup> April, 2020</b>	<b>1.26</b>	<b>3,437.04</b>	<b>4,795.19</b>	-	<b>59.96</b>	<b>72.07</b>	<b>93.08</b>	<b>1,405.08</b>	<b>477.91</b>	<b>10,341.59</b>	
	Final Dividend for the year 2019-20									(470.44)	(470.44)	
	Profit during FY 2020-21									1,578.58	1,578.58	
	Other Comprehensive Income for the year 2020-21									(19.37)	(19.37)	
	Total Comprehensive Income for the year 2020-21									1,559.21	1,559.21	
	Transferred to from Surplus to General Reserve									-	-	
	Transferred to from Surplus to Impairment Reserve				161.81					(161.81)	-	
	Transferred from Surplus to DRR		439.83							(439.83)	-	
	Transferred from Surplus to Reserve for Bad & Doubtful Debt							89.00		(89.00)	-	
	Use of Reserve for Bad & Doubtful Debts against Principal Waiver							(93.08)		-	(93.08)	
	Transferred from Surplus to Special Reserve			440.00						(440.00)	-	
	Interim Dividend during FY 2020-21									(150.14)	(150.14)	
<b>2</b>	<b>Balance as at 1<sup>st</sup> April, 2021</b>	<b>1.26</b>	<b>3,876.87</b>	<b>5,235.19</b>	<b>161.81</b>	<b>59.96</b>	<b>72.07</b>	<b>89.00</b>	<b>1,405.08</b>	<b>285.90</b>	<b>11,187.15</b>	
	Final Dividend for 2020-21									(285.27)	(285.27)	
	Profit during FY 2021-22									1,716.60	1,716.60	
	Other Comprehensive Income for the year 2021-22									(1.92)	(1.92)	
	Total Comprehensive Income for the year 2021-22									1,714.68	1,714.68	
	Transferred to from Surplus to General Reserve									(60.17)	-	
	Transferred to from Surplus to Impairment Reserve				60.17					(331.51)	-	
	Transferred from Surplus to DRR		331.51							(120.00)	-	
	Transferred from Surplus to Reserve for Bad & Doubtful Debt							120.00		-	-	
	Use of Reserve for Bad & Doubtful Debts against Principal Waiver									-	-	
	Transferred from Surplus to Special Reserve			500.00						(500.00)	-	
	Transferred to General Reserve		(1,083.20)						1,083.20			
	Interim Dividend during FY 2021-22									(150.14)	(150.14)	
<b>3</b>	<b>Balance as at 31<sup>st</sup> March, 2022</b>	<b>1.26</b>	<b>3,125.18</b>	<b>5,735.19</b>	<b>221.98</b>	<b>59.96</b>	<b>72.07</b>	<b>209.00</b>	<b>2,488.28</b>	<b>553.49</b>	<b>12,466.42</b>	
*	Securities Premium Account represent the premium received on issue of Tax Free Bonds through private placement.											
**	1.) Prior to the issuance of circular No. 04/2013, dated 11.02.2013, issued by the Ministry of Corporate Affairs (MCA), the company had to create a Debenture / Bond Redemption Reserve (DRR / BRR) equivalent to 50% of the value of bonds issued (based on repayment tenure of respective bonds) through public issue, before the commencement of redemption of respective bonds as per the then prevalent SEBI Debt Regulations and Section 117 C of the Companies Act, 1956. The creation of DRR / BRR was revised to 25% after issuance of the above circular.											
**	2.) The company, accordingly, has created proportionate Debenture / Bond Redemption Reserve on Bonds issued upto the financial year 2013-14 and 2015-16.											
***	of redemption of respective bonds; and equivalent to 25% on bonds issued during the financial year 2013-14 and 2015-16.											
****	Created u/s 36(1) (viii) of the Income Tax Act, 1961 and u/s 29C of NHB Act, 1987 (upto Financial Year 1996-97) amounting to ₹ 181.75 crore and Created and Maintained u/s 36(1) (viii) of the Income Tax Act, 1961 and 29C of NHB Act, 1987 from Financial Year 1997-98 onwards) amounting to ₹ 5553.44 crore.											
#	Refer Point no. 5 of Explanatory Note 40.											

## NOTE 26: INTEREST INCOME

(₹ in crore)

S. No.	PARTICULARS	Year Ended 31 <sup>st</sup> March, 2022			Year Ended 31 <sup>st</sup> March, 2021		
		On Financial Assets measured at fair value through OCI	On financial assets measured at Amortised cost	Interest Income on securities classified as sets at fair value through Profit & Loss	On Financial Assets measured at fair value through OCI	On financial assets measured at Amortised cost	Interest Income on securities classified as sets at fair value through Profit & Loss
(i)	Interest on Loans	-	6,870.48	-	-	7,167.37	-
	Less: Interest waived off	-	0.18	-	-	0.22	-
	<b>Net Interest on Loan - Sub Total (i)</b>	-	<b>6,870.30</b>	-	-	<b>7,167.15</b>	-
(ii)	Interest Income from Investments	-	0.24	-	-	0.48	-
(iii)	Interest on Deposits with Banks						
	- Scheduled Bank - Indian Branches	-	17.12	-	-	3.54	-
	- Scheduled Bank - Foreign Branches	-	0.21	-	-	0.75	-
	- Financial Institution - EXIM BANK	-	0.18	-	-	0.70	-
	<b>Interest on Deposit and Loan - Sub Total (iii)</b>	-	<b>17.51</b>	-	-	<b>4.99</b>	-
(iv)	Interest on Loan against Public Deposits	-	-	-	-	-	-
(v)	Others - PPE Finance Lease Liability	-	-	-	-	-	-
	<b>Total (i+ii+iii+iv+v)</b>	-	<b>6,888.05</b>	-	-	<b>7,172.62</b>	-

Includes interest income on loan of ₹ 20,000 Crore extended to BMTPC, raised by issue of "GOI fully service bonds" as Central Assistance to State/UTs/CNAs for implementation of PMAY (U).

## NOTE 27: NET GAIN/ (LOSS) ON FAIR VALUE CHANGE

(₹ in crore)

S.No.	PARTICULARS	Year Ended 31 <sup>st</sup> March, 2022	Year Ended 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Net gain/ (loss) on financial instruments at fair value through profit or loss</b>		
(i)	On trading portfolio		
(ii)	On financial instruments designated at fair value through profit or loss		
	- Investments	12.65	9.77
	- Derivatives	(0.34)	(0.95)
	<b>Total A</b>	<b>12.31</b>	<b>8.82</b>
<b>B</b>	<b>Total Net gain/(loss) on fair value changes</b>		
(i)	Fair Value changes:		
	-Realised	-	-
	-Unrealised	12.31	8.82
	<b>Total Net gain/(loss) on fair value changes(B) to tally with (A)</b>	<b>12.31</b>	<b>8.82</b>

Note: Fair value changes in this schedule are other than those arising on account of interest income/expenses.

## NOTE 28: OTHER INCOME

(₹ in crore)

S.No.	PARTICULARS	Year Ended 31 <sup>st</sup> March, 2022	Year Ended 31 <sup>st</sup> March, 2021
(i)	Net gain/(loss) on de-recognition of property, plant and equipment	-	-
(ii)	Net gain on foreign currency transaction and translation (other than finance cost)	0.38	4.94
(iii)	Interest on Staff Advances	4.18	4.53
(iv)	Interest on Income tax Refund	-	-
(v)	Interest on Construction Project	28.02	27.59
(vi)	Overhead Charges on Construction Project	0.06	0.04
(vii)	Management Development Programme	0.04	0.47
(viii)	Miscellaneous Income*	10.84	5.28
(ix)	Excess Provision of Interest on short Income tax written back	0.06	0.30
	<b>Total</b>	<b>43.58</b>	<b>43.15</b>

## NOTE 29: FINANCE COSTS

(₹ in crore)

S. No.	Particulars	Year Ended 31 <sup>st</sup> March, 2022		Year Ended 31 <sup>st</sup> March, 2021	
		On financial liabilities measured at fair value through Profit & Loss	On financial liabilities measured at Amortised cost	On financial liabilities measured at Amortised cost	On financial liabilities measured at fair value through Profit & Loss
(i)	<b>Interest on Debt Securities</b>				
	a.) Secured	-	1,376.43	-	1,392.98
	b.) Unsecured	-	2,970.00	-	3,040.79
(ii)	<b>Interest on borrowings (other than Debt Securities)</b>				
	a.) Secured	-	60.94	-	94.76
	b.) Unsecured				
	Indian	-	119.13	-	219.48
	Foreign	-	4.52	-	8.22
(iii)	Interest on Deposits	-	1.01	-	7.96
(iv)	Interest on Income Tax	-	0.50	-	0.50
(v)	Net Loss in Foreign Currency Translation and Transaction	-	-	-	-
(vi)	Interest on Security Deposit & Deposit for Services	-	(0.01)	-	-
(vii)	PDS Brokerage	-	0.01	-	0.13
	<b>Total</b>	-	<b>4,532.53</b>	-	<b>4,764.82</b>

## NOTE 30: EMPLOYEE BENEFITS EXPENSES

(₹ in crore)

S.No.	PARTICULARS	Year Ended 31 <sup>st</sup> March, 2022		Year Ended 31 <sup>st</sup> March, 2021	
		Directors *	Total	Directors *	Total
(i)	Salaries and wages	0.82	193.86	0.87	181.90
(ii)	Gratuity	-	2.65	-	2.75
(iii)	Contribution to provident and other funds	0.07	11.33	0.07	11.55
(iv)	Staff welfare expenses	0.02	1.92	-	2.00
(v)	Insurance	-	0.45	-	0.45
(vi)	Group saving linked Insurance premium	-	0.02	-	0.02
(vii)	Staff Development/Training	-	0.05	-	0.11
(viii)	Administrative Charges - Provident/Hudco Pension Fund	-	0.44	-	0.41
(ix)	HUDCO Pension Fund	-	6.78	-	6.98
(x)	Contribution to Benevolent Fund	-	0.59	-	0.08
	<b>Total</b>	<b>0.91</b>	<b>218.09</b>	<b>0.94</b>	<b>206.25</b>

\* Includes provision/payment for directors and included in total.

Note: The expenditure of salaries & wages is inclusive of expenditure on EL/HPL paid or payable.

## NOTE 31: IMPAIRMENT ON FINANCIAL INSTRUMENTS

(₹ in crore)

S.No.	PARTICULARS	Year Ended 31 <sup>st</sup> March, 2022		Year Ended 31 <sup>st</sup> March, 2021	
		On financial instruments measured at fair value through OCI	On financial instruments measured at Amortised cost	On financial instruments measured at fair value through OCI	On financial instruments measured at Amortised cost
(i)	Loans	-	(249.55)	-	(185.90)
(ii)	Investments	-	-	-	-
(iii)	Other Assets	-	3.89	-	0.49
(iv)	Principal Waiver / Written Off	-	-	-	111.78
	<b>Total</b>	<b>-</b>	<b>(245.66)</b>	<b>-</b>	<b>(73.63)</b>

**NOTE 32: OTHER EXPENSES**

(₹ in crore)

S.No.	PARTICULARS	Year Ended 31 <sup>st</sup> March, 2022		Year Ended 31 <sup>st</sup> March, 2021	
		Directors	Total	Directors	Total
<b>A</b>	<b>ADMINISTRATIVE</b>				
(i)	Office Rent	-	1.55	-	1.59
(ii)	Repairs & Maintenance to Building	-	12.19	-	11.38
(iii)	Repairs & Maintenance to Other Assets	-	1.14	-	0.96
(iv)	Repairs & Maintenance to Vehicle	-	0.29	-	0.24
(v)	Loss on sale of Investment	-	-	-	-
(vi)	Insurance	-	0.12	-	0.14
(vii)	Rates & Taxes	-	3.25	-	2.85
(viii)	Travelling	0.08	1.70	0.03	0.60
(ix)	Legal & Professional Fee	-	2.69	-	6.56
(x)	Auditors Remuneration :				
(a)	Audit Fees				
	- Current Year	-	0.23	-	0.23
	- Previous Year (Arrears)	-	-	-	-
(b)	Tax Audit Fees				
	- Current Year	-	0.10	-	0.10
	- Previous Year (Arrears)	-	-	-	-
(c)	Other Services	-	0.18	-	0.15
(d)	Reimbursement of expenses	-	-	-	-
(xi)	Electricity	-	2.48	-	2.54
(xii)	Printing, Stationery & Photocopying	-	0.47	-	0.50
(xiii)	Postage, Telegram, Telephone & Telex	-	1.73	-	1.40
(xiv)	Advertisement, Publicity & Sponsorship	-	1.19	-	1.13
(xv)	Exhibition & Conference (Net)	-	(0.02)	-	-
(xvi)	Subscription & Membership	-	0.05	-	0.07
(xvii)	Miscellaneous #	0.06	59.34	0.01	25.55
	<b>Total A</b>	<b>0.14</b>	<b>88.68</b>	<b>0.04</b>	<b>55.99</b>
<b>B</b>	<b>OTHER EXPENSES</b>				
(i)	Grant in Aid/ R & D expenditure	-	0.13	-	-
(ii)	Expenses on Consultancy	-	0.53	-	0.29
(iii)	Expenses on Management Development Programme	-	0.01	-	0.21
(iv)	Research and Development Plan	-	0.32	-	0.22
	<b>Total B</b>	<b>-</b>	<b>0.99</b>	<b>-</b>	<b>0.72</b>
	<b>Total (A+B)</b>	<b>0.14</b>	<b>89.67</b>	<b>0.04</b>	<b>56.71</b>

# Includes ₹ 0.05 crore (previous year ₹ NIL) on account of sitting fee paid to directors.

## NOTE 33: Changes in Liabilities arising from Financing Activities

(₹ in crore)

Particulars	1 <sup>st</sup> April, 2021	Cash flows	Changes in fair values	Exchange difference	Other	31 <sup>st</sup> March, 2022
Debt securities	58,057.55	(3,617.62)	-	-	10.25	54,450.18
Borrowings other than debt Securities	2,897.64	4,153.03	(0.01)	(0.37)	(1.33)	7,048.96
Deposits	22.77	(18.88)	-	-	0.01	3.90
<b>Total Liabilities from financing activities</b>	<b>60,977.96</b>	<b>516.53</b>	<b>(0.01)</b>	<b>(0.37)</b>	<b>8.93</b>	<b>61,503.04</b>
Particulars	1 <sup>st</sup> April, 2020	Cash flows	Changes in fair values	Exchange difference	Other	31 <sup>st</sup> March, 2021
Debt securities	53,991.49	4,060.65	-	-	5.41	58,057.55
Borrowings other than debt Securities	7,276.65	(4,373.31)	(0.95)	(3.99)	(0.76)	2,897.64
Deposits	168.47	(145.83)	-	-	0.13	22.77
<b>Total Liabilities from financing activities</b>	<b>61,436.61</b>	<b>(458.48)</b>	<b>(0.95)</b>	<b>(3.99)</b>	<b>4.78</b>	<b>60,977.96</b>

## NOTE 34: Capital

### Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objectives of the Company's capital management are safety and security of share capital and maximize the shareholder wealth.

The Company maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements of the regulator Viz., RBI/NHB. The adequacy of the Company's capital is monitored using, among other measures, the regulations issued by RBI/NHB.

Company has complied in full with all its externally imposed capital requirements over the reported period.

### Regulatory Capital (NHB/RBI)

(₹ in Crore)

	31 <sup>st</sup> March, 2022*	31 <sup>st</sup> March, 2021**
Tier I (NOF)	14,095.92	12,941.04
Tier II	31.46	186.29
Risk Wtd. Assets	21,802.84	20,507.00
	<b>31<sup>st</sup> March, 2022*</b>	<b>31<sup>st</sup> March, 2021**</b>
<b>CRAR</b>	(%)	(%)
<b>CRAR - Tier I Capital</b>	<b>64.65%</b>	<b>61.77%</b>
CRAR - Tier II Capital	0.14%	0.04%
Amount of subordinated debt raised as Tier II Capital	-	-
Amount raised by issue of Perpetual Debt Instruments	-	-

\*CRAR based on provisional and unaudited Ind-AS accounts as on 31st March, 2022.

\*\*Previous year's figures have been changed on the basis of audited accounts.

## NOTE 35: Revenue from the Contractors with customers (Ind AS – 115)

Particulars	2021-22 (₹ in Crore)	2020-21 (₹ in Crore)
<b>Sale of Services</b>		
Consultancy, Trusteeship and Consortium	2.03	2.71
Fees and Commission Income	2.57	6.39
<b>Total revenue from contracts with customers</b>	<b>4.60</b>	<b>9.10</b>
<b>Timing of revenue recognition</b>		
Services transferred at a point in time	2.57	6.39
Services transferred over time	2.03	2.71

The company has not recognized any contract balances as at the reporting date.



## NOTE 36: Fair Value Measurement

### 36.1. Valuation principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly observable or estimated using a valuation technique.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques.

### 36.2. Valuation governance

The Company's fair value methodology and the governance over its models include a number of controls and other procedures to ensure enough safeguards and maintain its quality and adequacy. All new product initiatives (including their valuation methodologies) are as per the approved policy of the Company. The ongoing measurement on fair value estimates is reviewed by the appropriate functional department of the Risk management and related finance functions.

### 36.3. Assets and liabilities by fair value hierarchy

The following table shows an analysis of financial instruments recorded at fair value by the level of the fair value hierarchy:

(₹ in Crore)

Particulars	31 <sup>st</sup> March, 2022				31 <sup>st</sup> March, 2021			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
<b>Assets measured at fair value</b>								
Derivative financial instruments	-	-	-	-	-	-	-	-
- Interest Rate Swaps	-	-	-	-	-	-	-	-
- Currency Swaps	-	0.32	-	0.32	-	0.66	-	0.66
- Forward Contract	-	-	-	-	-	-	-	-
<b>Total Derivative financial instruments</b>	-	<b>0.32</b>	-	<b>0.32</b>	-	<b>0.66</b>	-	<b>0.66</b>
<b>Financial Assets at fair value through profit or loss</b>								
- Mutual Fund		73.64	-	73.64	-	68.82	-	68.82
- Equities		0.26	180.04	180.30	-	0.11	172.35	172.46
<b>Total Financial Assets at FVTPL</b>		<b>73.90</b>	<b>180.04</b>	<b>253.94</b>	-	<b>68.93</b>	<b>172.35</b>	<b>241.28</b>
<b>Total Assets measured at fair value</b>		<b>74.22</b>	<b>180.04</b>	<b>254.26</b>	-	<b>69.59</b>	<b>172.35</b>	<b>241.94</b>
<b>Liabilities measured at fair value</b>								
Derivative Financial Instruments								
- Currency Swaps	-	-	-	-	-	-	-	-
- Interest Rate Swaps	-	-	-	-	-	-	-	-
<b>Total Derivative financial instruments</b>	-	-	-	-	-	-	-	-
<b>Total Financial liabilities measured at fair value</b>	-	-	-	-	-	-	-	-
Assets for which fair value are disclosed								
<b>Investment Property (Refer Note 14A)</b>		<b>770.70</b>				<b>753.94</b>		

### 36.4. Valuation techniques

#### Mutual fund

Mutual funds are valued at the net asset value declared by the mutual fund in respect of each particular scheme.

#### Equity instruments

Equity instruments which are not actively traded on public stock exchanges but the active prices on a regular basis are available. Such instruments are classified as Level 2. Other equity instruments are fair valued based on the average of the discounted cash flow method and Net assets value (as provided by independent valuer). It is classified as Level 3.

#### Interest rate swaps, Currency swaps and Forward rate contracts

The most frequently applied valuation techniques include forward pricing and swap models and forward contract using present value calculations by estimating future cash flows and discounting them with the appropriate yield curves incorporating funding costs relevant for the position. These contracts are classified under Level 2.

### 36.5. Valuation adjustments and other inputs and considerations

#### Credit Valuation Adjustments (CVA)

The Company calculates CVA on a counterparty basis over the entire life of the exposure.

The Company applies CVA to all relevant (not fully collateralised) over-the-counter positions with the exception of positions settled through central clearing houses. Based on regular assessment of the extent of the adjustments, the Company concluded that these adjustments were not significant to the levelling classification of the relevant instruments in 2021-22 and 2020-21.

### 36.6. Impact of valuation adjustments and other inputs

The following table shows the amount recorded in the statement of profit and loss:

Particulars	2021-22	2020-21
Type of adjustment	(₹ in Crore)	(₹ in Crore)
Credit value adjustment	0.002	0.04
<b>Total</b>	<b>0.002</b>	<b>0.04</b>

### 36.7. Transfer between level 1 and level 2

There have been no transfers between Level 1 and Level 2 for the year ended 31<sup>st</sup> March, 2021 and 31<sup>st</sup> March, 2022.

### 36.8. Movements in Level 3 financial instruments measured at fair value

The following tables show a reconciliation of the opening and closing amounts of Level 3 financial assets and liabilities which are recorded at fair value. The Company requires significant unobservable inputs to calculate their fair value.

(₹ in Crore)

31 <sup>st</sup> March, 2022	At 1 <sup>st</sup> April, 2021	Purchase	Sales	Issuance	Net interest income, net trading income and other income	At 31 <sup>st</sup> March, 2022	Unrealised gains and losses related to balances held at the end of the period
Financial assets designated at fair value through profit or loss (FVTPL) Equities	172.35	-	-	-	-	180.04	7.69
<b>Total financial assets designated at FVTPL</b>	<b>172.35</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>180.04</b>	<b>7.69</b>
<b>Total financial assets measured at fair value</b>	<b>172.35</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>180.04</b>	<b>7.69</b>

(₹ in Crore)

31 <sup>st</sup> March, 2021	At 1 <sup>st</sup> April, 2020	Purchase	Sales	Issuance	Net interest income, net trading income and other income	At 31 <sup>st</sup> March, 2021	Unrealised gains and losses related to balances held at the end of the period
Financial assets designated at fair value through profit or loss (FVTPL) Equities	165.23	-	-	-	-	172.35	7.12
<b>Total financial assets designated at FVTPL</b>	<b>165.23</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>172.35</b>	<b>7.12</b>
<b>Total financial assets measured at fair value</b>	<b>165.23</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>172.35</b>	<b>7.12</b>

### 36.9. Changes in key assumptions and range of inputs

**(a) Net Asset Value (NAV) Method:**

The Net Asset Value Method represents the value with reference to historical cost of assets owned by the company and the attached liabilities on the valuation date.

**(b) Discounted Projected Cash Flow:**

Discounted Projected Cash Flow valuation technique is used to calculate Impact on fair value of level 3 financial instruments measured at fair value using the following unobservable input such as Discount Rate, Recovery rates, Interest Rate and Revenue from operations to ascertain the change.

**(c) To arrive at fair value of unquoted investments average of Net Asset Value(NAV) and Discounted Projected Cash flow as on 31<sup>st</sup> March, 2022 is taken.**

The range of values indicates the highest and lowest level input used in the valuation technique and, as such, only reflects the characteristics of the instruments as opposed to the level of uncertainty to their valuation.

All changes in the fair market value would be reflected in the Statement of profit and loss based on the classification FVTPL.

The table summarises the valuation techniques together with the significant unobservable inputs used to calculate the fair value of the Company's Level 3 assets and liabilities.

**March, 2022**

Valuation technique	Significant unobservable inputs	Range of inputs	Impact on Fair value due to change in assumptions
DCF	Long term Growth Rate for cash flows for subsequent years	0% - 10%	5% increase (decrease) in growth rate would result in an increase (decrease) in fair value by: ₹ 19.23 Crore.
	WACC	14% -16%	1% increase (decrease) in WACC would result in an increase (decrease) in fair value by: ₹ 7.13 crore.
	Discount for lack of Marketability	15% -25%	2% increase (decrease) in discount would result in an increase (decrease) in fair value by: ₹ 5.96 crore.
	Discount for lack of Control	12% -20%	2% increase (decrease) in discount would result in an increase (decrease) in fair value by: ₹ 5.96 crore.
	Contingency	5% - 15%	2% increase (decrease) in discount would result in an increase (decrease) in fair value by : ₹ 5.96 crore.

March, 2021

Valuation technique	Significant unobservable inputs	Range of inputs	Impact on Fair value due to change in assumptions
DCF	Long term Growth Rate for cash flows for subsequent years	0% - 10%	5% increase (decrease) in growth rate would result in an increase/(decrease) in fair value by: ₹ 20.62 Crore.
	Weighted Average Cost of Capital (WACC)	14% - 16%	1% increase (decrease) in WACC would result in an increase (decrease) in fair value by: (₹3.02 crore).
	Discount for lack of Marketability	15% - 25%	2% increase (decrease) in discount would result in an increase (decrease) in fair value by: (₹4.71crore).
	Discount for lack of Control	12% - 20%	2% increase (decrease) in discount would result in an increase (decrease) in fair value by: (₹4.71crore).
	Contingency	5% - 15%	2% increase (decrease) in discount would result in an increase (decrease) in fair value by: (₹4.71crore).

### 36.10. Quantitative analysis of significant unobservable inputs

#### Interest rate volatility

Interest Rate volatility measures the expected future variability of a market price. It is generally quoted as a percentage; a higher number represents a more volatile instrument, for which larger swings in price (or interest rate) are expected. Volatility is a key input used to estimate the future prices for the underlying instrument (equity share). Interest rate volatility varies from time to time and therefore, it is not viable to make reliable and meaningful general statements about volatility levels.

#### Discount Rates

Discount rates are used for calculating the present value of future cash flows. In discounted cash flow models, discount rates are used as the direct reflection of the expected rate of return of the investments made by the company in the due course of the business. Hence, these rates reflect the net present value of an asset. They generally reflect the premium an investor expects to achieve over the benchmark interest rate to compensate for the higher risk driven by the uncertainty of the cash flows caused by the credit quality of the asset. They can be implied from market prices and are usually unobservable for illiquid or complex instruments.

#### Recovery Rates

Recovery rates reflect the estimated loss that the company will suffer given expected defaults (Non-performing Assets). The recovery rate is given as a percentage and reflects the opposite of loss severity (i.e. 100% recovery reflects 0% loss severity). In line with the operation of the Company, probability of Non-performing assets to loss assets plays an important role to ascertain the recovery rates. Higher loss severity levels / lower recovery rates indicate lower expected cash flows upon the default of the instruments. Recovery rates for complex, less liquid instruments are usually unobservable and are estimated based on historical data.

#### Revenue from operations

Revenue is the value of all sales of goods and services recognized by a company in a period. Revenue (also referred to as Sales, Turnover, or Income) forms the beginning of a company's Income Statement and often considered the "Top Line" of a business. Growth in revenue from operation directly impacts the profitability of the company, as operation expenses are deducted from a company's revenue to arrive at its profit.

### 36.11. Sensitivity of fair value measurements to changes in unobservable market data

Sensitivity of fair value measurements to changes in unobservable market data cannot be ascertained due to potential off-sets from economic or accounting hedge relationships in place.

### 36.12. Fair value of financial instruments not measured at fair value

Set out a comparison, by class, of the carrying amounts and fair values of the Company's financial instruments that are not carried at fair value in the financial statements. This table does not include the fair values of non-financial assets and non-financial liabilities

(₹ in Crore)

Particulars	Carrying amount	31 <sup>st</sup> March, 2022				Carrying amount	31 <sup>st</sup> March, 2021			
		Level 1	Level 2	Level 3	Total		Level 1	Level 2	Level 3	Total
<b>Financial assets:</b>										
Cash and cash equivalent	559.99	-	559.99	-	559.99	1,286.12	-	1,286.12	-	1,286.12
Bank balances other than cash and cash equivalent	83.94	-	83.94	-	83.94	141.28	-	141.28	-	141.28
Trade Receivables	7.16	-	7.16	-	7.16	7.93	-	7.93	-	7.93
Loans and advances to customers	76,989.92	-	-	76,989.92	76,989.92	74,291.89	-	-	74,291.89	74,291.89
Financial investments – at amortised cost	2.77	2.77	-	-	2.77	7.59	7.59	-	-	7.59
Other financial assets	534.96	-	-	534.96	534.96	501.94	-	-	501.94	501.94
<b>Total financial assets</b>	<b>78,178.74</b>	<b>2.77</b>	<b>651.09</b>	<b>77,524.88</b>	<b>78,178.74</b>	<b>76,236.75</b>	<b>7.59</b>	<b>1,435.33</b>	<b>74,793.83</b>	<b>76,236.75</b>
<b>Financial liabilities</b>										
Trade payables	0.09	-	0.09	-	0.09	0.10	-	0.10	-	0.10
Debt securities	54,450.18	-	17,058.19	42,960.60	60,018.79	58,057.55	-	19,660.35	46,826.89	66,487.24
Borrowing other than debt securities	7,048.96	-	-	7,048.96	7,048.96	2,897.64	-	-	2,897.64	2,897.64
Deposits	3.90	-	-	3.90	3.90	22.77	-	-	22.77	22.77
Other financial liability	1,634.91	-	-	1,634.91	1,634.91	1,729.32	-	-	1,729.32	1,729.32
<b>Total financial liabilities</b>	<b>63,138.04</b>	<b>-</b>	<b>17,058.28</b>	<b>51,648.37</b>	<b>68,706.65</b>	<b>62,707.38</b>	<b>-</b>	<b>19,660.45</b>	<b>51,476.62</b>	<b>71,137.07</b>

### 36.12.1. Valuation Methodology of financial instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Company's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables and, as such, may differ from the techniques and assumptions explained in Note 36.4.

#### Short-term financial assets and liabilities

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

#### Loans and advances to customers

The carrying amount of fixed interest rate bearing loans and floating interest rate bearing loans are taken as fair values. It is classified under Level 3.

### Financial asset at amortised cost

The fair values of financial assets at amortised cost are the carrying amount of the financial asset. It is classified under Level-3.

### Debt Securities

Fair value of traded bonds is market price of the bonds as on the balance sheet date or close to balance sheet date. It is classified as Level 2 since it is not actively traded. Fair value of non-traded bonds is calculated based on discounted cash flow method (income approach) and it is classified as Level 3.

In case of Commercial Paper which is Current Liability i.e. short term maturity (less than or equal to twelve months), the face value of outstanding commercial paper is considered as fair value and is classified as Level 3

### Borrowing other than debt securities

The carrying amount of fixed interest rate bearing borrowings and floating interest rate bearing borrowings are taken as fair values, since these are reasonable approximation of their fair value. It is classified under Level 3.

## NOTE 37: Risk Management

### 37.1. Introduction and risk management structure

Company, being a Housing Finance Company is exposed to various types of risks like credit risk, operational risk, liquidity risk, market risk and foreign currency risk. Company is fully committed to manage these risks in an effective and proactive manner, for which HUDCO has in place a Risk Management Policy and Operating Manual in line with its objectives covering both the internal and external environment. With a view to minimize the impact of various risks to which Company is exposed to, Company has in place a Board level Committee namely 'Risk Management Committee of the Board'(RMCB) which reviews various suggestions/ recommendations/reports and action taken by three sub-committees namely:

- Assets & Liabilities Management Committee (ALCO);
- Credit Risk Management Committee (CRMC); and
- Operational Risk Management Committee (ORMC)

HUDCO has effective Assets and Liabilities Management system. ALCO reviews the risks relating to Assets and Liabilities and ensures management of mismatches through liquidity gap analysis, interest rate sensitivity analysis as per NHB guidelines. It is ensured that the ALM risks, if any, are managed within the permissible limits.

The Credit Risk Management Committee (CRMC) oversees and ensures that the institution's credit policies are complied with and the procedures are being consistently applied.

The Operational Risk Management Committee (ORMC) oversees and ensures the implementation of operational risk framework to explicitly manage each and every source of operational risk including Technology risk, Employee risk, Customer risk, Capital Asset risk and External risk.

### 37.2. Credit risk

For management of credit risks in an effective manner, Company has established a strong appraisal mechanism containing comprehensive appraisal techniques/ guidelines in order to ensure timely repayments of principal & interest amount

#### 37.2.1. Derivative financial instruments

Credit risk arising from derivative financial instruments is, at any time, limited to those with positive fair values, as recorded on the balance sheet.

With gross-settled derivatives, the Company is also exposed to a settlement risk, being the risk that the company honours its obligation, but the counterparty fails to deliver the counter value.

#### 37.2.2. Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk was ₹76,989.92 crore and ₹74,291.89 crore as of 31<sup>st</sup> March, 2022 and 31<sup>st</sup> March, 2021 respectively, being the total of the carrying amount of balances with loans.

#### 37.2.3 Analysis of risk concentration

HUDCO takes into consideration NHB/RBI norms for risk categorisation and the norms adopted for extending loan under HUDCO Niwas. Higher LTV is permissible for lower loan amounts while LTV reduces with the higher loan amounts. (Refer Note:10A)

31<sup>st</sup> March, 2022

LTV wise bifurcation:

For Retail portfolio:

(₹ in Crore)

LTV bucket	Stage 1	Stage 2	Stage 3	Total
0%-40%	4.57	0.11	0.72	5.4
41%-60%	8.36	0.01	3.05	11.42
61%-80%	53.96	1.10	8.76	63.82
More than 80%- Individual and bulk loan	6.66	0.29	5.14	12.09
More than 80%- bulk loan	163.92	0	0	163.92
<b>Total</b>	<b>237.47</b>	<b>1.51</b>	<b>17.67</b>	<b>256.65</b>

Customer profile

Customer profile	Stage 1	Stage 2	Stage 3	Total
Government- Housing	42,695.33	1,260.78	448.33	44,404.44
Government - Urban Infrastructure	30,291.74	925.32	148.90	31,365.96
Non-Government	291.65	-	2,194.28	2,485.93
Retail	237.47	1.50	17.68	256.65
<b>Total</b>	<b>73,516.19</b>	<b>2,187.60</b>	<b>2,809.19</b>	<b>78,512.98</b>

Loan Commitments:

Customer profile:

Customer profile	Stage 1	Stage 2	Stage 3	Total
Government- Housing	1,402.34	-	-	1,402.34
Government - Urban Infrastructure	4,394.49	-	-	4,394.49
Non-Government	-	-	-	0.00
Retail	2.69	0	0	2.69
<b>Total</b>	<b>5,799.52</b>	<b>0.00</b>	<b>0.00</b>	<b>5,799.52</b>

31<sup>st</sup> March, 2021

Loans to customers:

LTV wise bifurcation:

For Retail portfolio:

(₹ in Crore)

LTV bucket	Stage 1	Stage 2	Stage 3	Total
0%-40%	6.29	0.61	0.91	7.81
41%-60%	9.82	1.17	3.25	14.24
61%-80%	56.83	4.99	9.47	71.29
More than 80%- Individual and bulk loan	7.92	0.63	5.13	13.68
More than 80%- bulk loan	173.29	-	-	173.29
<b>Total</b>	<b>254.15</b>	<b>7.40</b>	<b>18.76</b>	<b>280.31</b>



**Customer profile:**

Customer profile	Stage 1	Stage 2	Stage 3	Total
Government- Housing	39,377.13	5,930.22	402.57	45,709.92
Government - Urban Infrastructure	26,183.58	980.09	148.90	27,312.57
Non-Government	-	-	2,483.79	2,483.79
Retail	254.15	7.40	18.76	280.31
<b>Total</b>	<b>65,814.86</b>	<b>6,917.71</b>	<b>3,054.02</b>	<b>75,786.59</b>

**Loan Commitments:**
**Customer profile:**

Customer profile	Stage 1	Stage 2	Stage 3	Total
Government- Housing	1,161.92	-	-	1,161.92
Government - Urban Infrastructure	4,258.13	-	-	4,258.13
Non-Government	-	-	-	-
Retail	1.70	-	-	1.70
<b>Total</b>	<b>5,421.75</b>	<b>-</b>	<b>-</b>	<b>5,421.75</b>

**37.3. Liquidity risk**

To manage the liquidity risk, Company has in place an effective Asset Liability Management System. The liquidity risk is being monitored with the help of liquidity gap analysis. Further, the funds are mobilized at competitive rates through various strategies viz. bonds, public deposits, term loans etc.

The Company maintains a pool of liquid assets which represents the primary source of liquidity in stress scenarios. Its composition is subject to limits designed to reduce concentration risks which are monitored on an on-going basis.

**Analysis of financial assets and liabilities by remaining contractual maturities**

(₹ in Crore)

Particulars	On demand to 6 months	6M TO 1Yr	1Y TO 3Yr	3Y TO 5Yr	5Y & Above	Total
<b>As at 31<sup>st</sup> March, 2022</b>						
<b>Financial assets</b>						
Cash and cash equivalent and other bank balances	582.55	45.13	16.25	-	-	643.93
Net settled derivative assets	3.79	-	-	-	-	3.79
Financial assets at fair value through profit and loss	-	-	73.64	-	182.29	255.93
Loans	2742.12	3761.00	11456.76	10728.81	48301.23	76989.93
Financial investments at amortised cost	2.77	-	-	-	0	2.77
Other financial assets	-	8.52	-	526.44	-	534.96
Trade receivables	3.58	3.58	-	-	-	7.16
<b>Total undiscounted financial assets</b>	<b>3334.81</b>	<b>3818.23</b>	<b>11546.66</b>	<b>11255.25</b>	<b>48483.52</b>	<b>78438.46</b>

Particulars	On demand to 6 months	6M TO 1Yr	1Y TO 3Yr	3Y TO 5Yr	5Y & Above	Total
<b>Financial liabilities</b>						
Net settled derivative liabilities	3.43	-	-	-	-	3.43
Deposits	1.01	1.29	1.60	-	-	3.90
Debt securities	6658.47	3577.72	8551.67	6630.97	29031.35	54450.18
Borrowings (other than debt securities)	2726.75	1752.33	2114.90	397.01	57.97	7048.96
Trade payable	0.05	0.04	-	-	-	0.09
Other financial liabilities	743.75	743.75	156.41	0.00	0.00	1643.91
<b>Total undiscounted financial liabilities</b>	<b>10133.46</b>	<b>6075.13</b>	<b>10824.58</b>	<b>7027.98</b>	<b>29089.32</b>	<b>63150.47</b>
<b>Net undiscounted financial assets/(liabilities)</b>	<b>(6798.65)</b>	<b>(2256.90)</b>	<b>722.07</b>	<b>4227.27</b>	<b>19394.20</b>	<b>15287.99</b>
<b>As at 31<sup>st</sup> March, 2021</b>						
<b>Financial assets</b>						
Cash and cash equivalent and other bank balances	1,271.73	30.69	31.55	-	-	1,333.97
Net settled derivative assets	3.68	3.68	3.68	-	-	11.04
Financial assets at fair value through profit and loss	-	-	-	-	243.28	243.28
Loans	5,398.81	5,176.22	19,217.13	15,917.30	55,169.07	1,00,878.53
Financial investments at amortised cost	7.59	-	-	-	-	7.59
Other financial assets	-	-	8.52	493.42	-	501.94
Trade receivables	3.96	3.97	-	-	-	7.93
<b>Total undiscounted financial assets</b>	<b>6,685.77</b>	<b>5,214.56</b>	<b>19,260.88</b>	<b>16,410.72</b>	<b>55,412.35</b>	<b>1,02,984.28</b>
<b>Financial liabilities</b>						
Net settled derivative liabilities	3.65	3.58	3.51	-	-	10.74
Deposits	13.88	7.80	4.81	0.13	-	26.62
Debt securities	4,431.05	6,217.04	24,937.12	8,049.47	40,236.17	83,870.85
Borrowings (other than debt securities)	182.67	265.11	2,093.42	550.19	182.30	3,273.69
Trade payable	0.05	0.05	-	-	-	0.10
Other financial liabilities	864.66	864.66	-	-	-	1,729.32
<b>Total undiscounted financial liabilities</b>	<b>5,495.96</b>	<b>7,358.24</b>	<b>27,038.86</b>	<b>8,599.79</b>	<b>40,418.47</b>	<b>88,911.32</b>
<b>Net undiscounted financial assets/(liabilities)</b>	<b>1,189.81</b>	<b>(2,143.68)</b>	<b>(7,777.98)</b>	<b>7,810.93</b>	<b>14,993.88</b>	<b>14,072.96</b>

### 37.4. Market risk

In order to mitigate the risks arising from fluctuations in interest rates and foreign currency exchange rates, Company periodically reviews and determines its lending rates based on its cost of funds and the market scenario. Further, the interest rate risk is being monitored with the help of interest rate sensitivity analysis under the Asset Liability Management System.

#### 37.4.1. Total market risk exposure

(₹ in Crore)

	31 <sup>st</sup> March, 2022	31 <sup>st</sup> March, 2021	Primary Risk Sensitivity
	Carrying amount		
<b>Assets</b>			
Cash and cash equivalent and other bank balances	643.93	1,427.40	
Derivative Financial Instruments	0.32	0.66	Interest rate/ FX
Financial assets at FVTPL	253.94	241.28	Equity Price
Loans	76,989.92	74,291.89	Interest Rate
Trade Receivables	7.16	7.93	
Investment in Associates and Joint Ventures	2.00	2.00	
Other Financial Assets	534.96	501.94	
Financial Investments- Amortised cost	2.77	7.59	
<b>Total</b>	<b>78,435.00</b>	<b>76,480.69</b>	
<b>Liabilities</b>			
Borrowings (other than debt securities)	7048.96	2,897.64	Interest rate/FX
Derivative Financial Instruments		-	Interest rate/FX
Deposits	3.90	22.77	
Debt Securities	54,450.18	58,057.55	Interest rate
Trade Payables	0.09	0.10	
Other Financial Liabilities	1643.91	1,729.32	
<b>Total</b>	<b>63,147.04</b>	<b>62,707.38</b>	

#### 37.4.2. Interest rate risk

The interest rate risk is being monitored with the help of interest rate sensitivity analysis under the Asset Liability Management System.

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.

The sensitivity of the statement of profit and loss is the effect of the assumed changes in interest rates on the profit or loss for a year, based on the floating rate non-trading financial assets and financial liabilities held at 31<sup>st</sup> March, 2021 and 31<sup>st</sup> March, 2022.

Particulars	Increase/ (Decrease) in basis points	Sensitivity of Profit & Loss	Sensitivity of Equity	Increase/ (Decrease) in basis points	Sensitivity of Profit & Loss	Sensitivity of Equity
	2021-22	2021-22	2021-22	2020-21	2020-21	2020-21
Derivative Financial Instruments	100/(100)	0.00/(0.00)	-	100/(100)	0.01/(0.01)	-
Loans & Advances	100/(100)	121.12/ (121.12)	-	100/(100)	146.79/ (146.79)	-
Borrowings	100/(100)	1.28/(1.28)	-	100/(100)	2.32/(2.32)	-
Debt Securities	100/(100)	0.04/(0.04)	-	246/(246)	0.31/(0.31)	-

### 37.4.3. Currency risk

In order to mitigate the risks associated with Foreign Currency Fluctuations, Company has a Foreign Currency Risk Management policy.

The table below indicates the currencies to which the Company had significant exposure at the end of the reported periods. The analysis calculates the effect of a reasonably possible movement of the currency rate against the INR (all other variables being constant) on the statement of profit and loss (due to the fair value of currency sensitive monetary assets and liabilities). A negative amount in the table reflects a potential net reduction in the statement of profit and loss or equity, while a positive amount reflects a net potential increase. An equivalent decrease in each of the currencies below against the INR would have resulted in an equivalent but opposite impact.

Currency	Change in currency rate in % 2021-22	Effect on profit before tax 2021-22 ₹ in crore	Effect on equity 2021-22 ₹ in crore	Change in currency rate in % 2020-21	Effect on profit before tax 2020-21 ₹ in crore	Effect on equity 2020-21
USD	1	0.97/(0.97)	-	1	1.62/(1.62)	-
JPY	1	0.27/(0.27)	-	1	0.59/(0.59)	-

### 37.4.4. Equity price risk

Equity price risk is the risk that the fair value of equities decreases as a result of changes in the level of equity indices and individual stocks. At 10 per cent increase in the value of the Company's equities at 31st March, 2022 would have increased equity by ₹18.02 crore. An equivalent decrease would have resulted in an equivalent but opposite impact and would cause a potential impairment, which would reduce profit before tax by approximately ₹18.02 crore.

### 37.4.5. Operational Risk

In order to mitigate the operational risk(s) associated with the operations of the organization both internal as well as external including technology risk, employee risk, capital asset risk, external risk, compliance risks viz. external fraud, legal risk, etc, Company has established a strong reporting and monitoring mechanism.

Operational Risk Management framework covers managing each and every source of Operational Risk as a distinct risk to the institution's safety and soundness. The requisite information on the Operational risk is obtained through quarterly reports of 'Operational Risk Factors and Key Risk Indicators (KRIs)' from Regional Offices/ departments which are further reviewed and analysed for mitigation of operational risk.

## NOTE 38: Tax Expenses

(₹ in Crore)

Particulars	Period ended 31 <sup>st</sup> March, 2022	Period ended 31 <sup>st</sup> March, 2021
<b>Current income tax:</b>		
Current income tax charge	419.00	427.50
Adjustments in respect of current income tax of previous year	(0.24)	(4.08)
<b>Deferred tax:</b>		
Relating to origination and reversal of temporary differences	210.57	226.64
<b>Income tax expense reported in the statement of profit or loss</b>	<b>629.33</b>	<b>650.06</b>

**Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March, 2022:**

(₹ in Crore)

Particulars	Period ended 31 <sup>st</sup> March, 2022	Period ended 31 <sup>st</sup> March, 2021
<b>Accounting profit before income tax</b>	<b>2345.94</b>	<b>2,228.64</b>
Tax at statutory Income Tax rate of 25.168 %	590.43	560.90
Adjustment in respect of Current Income Tax of Prior Years	(0.24)	(4.08)
<b>Income not subject to Tax (Less)</b>		
Dividend Income	-	-
Rental Income (30%: Standard Deduction)	3.70	3.07
<b>Deductions</b>		
Difference in Depreciation	(0.54)	(0.13)
Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961	106.18	109.31
Provision for Bad & Doubtful Debt u/s 36(1)(viiia) of the Income Tax Act, 1961	21.53	22.10
PM Care Fund	-	-
Reversal of Excess Provision for short Income tax	0.02	0.07
<b>Expenses disallowed in Income Tax Act 1961 (Add)</b>		
ECL and Principal Waiver	(62.82)	(18.66)
Provision on Advances, Debtors etc.	0.88	0.09
Provisions for Employee Benefit	9.81	7.76
Disallowance as per sec 43B	(0.45)	0.15
Others	1.48	0.42
Interest u/s 234	0.13	0.13
CSR	11.82	21.63
Ind AS Adjustment to P& L A/C	(0.31)	(10.24)
<b>Sub Total</b>	<b>418.76</b>	<b>423.42</b>
<b>Deferred Tax Liability</b>	<b>210.57</b>	<b>226.64</b>
<b>Total Tax expenses</b>	<b>629.33</b>	<b>650.06</b>
<b>Effective Income tax Rate (in %)</b>	<b>26.83</b>	<b>29.17</b>

**Deferred Tax**

The following table shows deferred tax recorded in the balance sheet and changes recorded in the Income tax expense:

(₹ in Crore)

Particulars	Deferred Tax Liability	Deferred Tax Asset	Income statement	OCI
	31 <sup>st</sup> March, 2022	31 <sup>st</sup> March, 2022	2021-22	2021-22
Derivative Financial Instruments	0.08		0.09	
Investments	25.56		(1.28)	
Property, Plant and Equipment	4.35		(0.59)	

Particulars	Deferred Tax Liability	Deferred Tax Asset	Income statement	OCI
	31 <sup>st</sup> March, 2022	31 <sup>st</sup> March, 2022	2021-22	2021-22
Debt Securities	10.84		1.98	
Deposits				
Other Financial Liabilities	0.36		(0.24)	
Other Non- Financial Liabilities		0.31	0.23	
Other Equity	1519.63		(156.04)	
Loans		641.65	(64.10)	
Receivable		4.82	0.22	
Other Financial Assets		0.01	0.00	
Other Non-Financial Assets	3.11		0.09	
Borrowings		0.1	(0.43)	
Provisions		73.43	10.15	
OCI			(0.65)	0.65
<b>Total</b>	<b>1563.93</b>	<b>720.32</b>	<b>(210.57)</b>	<b>0.65</b>

(₹ in Crore)

Particulars	Deferred Tax Liability	Deferred Tax Asset	Income statement	OCI
	31 <sup>st</sup> March, 2021	31 <sup>st</sup> March, 2021	2020-21	2020-21
Derivative Financial Instruments	0.17	-	0.24	-
Investments	24.28	-	(1.03)	-
Property, Plant and Equipment and Investment Property	3.76	-	0.17	-
Debt Securities	12.82	-	3.72	-
Deposits		-	0.04	-
Other Financial Liabilities	0.12	-	8.22	-
Other Non- Financial Liabilities	-	0.08	0.40	-
Other Equity	1,363.59	-	(179.06)	-
Loans	-	705.75	(45.59)	-
Receivable	-	4.60	0.36	-
Other Financial Assets	-	0.01	(2.19)	-
Other Non-Financial Assets	3.20	-	(7.51)	-
Borrowings	-	0.53	(5.66)	-
Provisions	-	63.29	7.76	-
OCI	-	-	(6.51)	6.51
<b>Total</b>	<b>1,407.94</b>	<b>774.26</b>	<b>(226.64)</b>	<b>6.51</b>

## NOTE 39 : Ind AS-116 Leases-Amendment effective from 01<sup>st</sup> April, 2019

The Company adopted Ind AS 116 using the modified retrospective method of adoption with the date of initial application of 01<sup>st</sup> April, 2019. Under this method, the standard is applied retrospectively with the cumulative effect of initially applying the standard recognized at the date of initial application. The Company elected to use the transition practical expedient not to reassess whether contract is or contains lease at 01<sup>st</sup> April, 2019. Instead, the Company applied the standards only to contracts that were previously identified as leases applying Ind AS 17.

Before the adoption of Ind AS 116, the Company classified each of its leases (as lessee) at the inception date as either a finance lease or an operating lease. Upon adoption of Ind AS 116, the company applied a single recognition and measurement approach for all leases except for short-term leases.

### Leases previously classified as finance leases

The Company did not change the initial carrying amounts of recognized assets at the date of initial application for leases previously classified as finance leases.

### Leases previously accounted for as operating leases

Company has lease contracts for the office building which are cancellable by the both the lessor and lessee. Company has some contracts which are cancellable by the either lessor and lessee and at present there is no estimation by the company to continue or discontinue the same, further amount of that leases is not material for the company and therefore company is not creating ROU on that assets based on the materiality as per the guidance given under the Indian accounting standard. Further company used hindsight in determining the lease term where the contract contained options to extend or terminate the lease and therefore its leases are covered under the short-term leases as per the guidance under the Ind AS-116.

Amounts recognised in Statement of Profit and Loss relating to short term leases is ₹1.55 crore during the year 2021-22 and in the previous year 2020-21 is ₹1.59 crore.

### b) Company as a Lessor

The Company has given its Assets on the leases; details of the same are given under the Note No-14A Investment Property.

Lease Rental recognized as income during the year 2021-22 is ₹49.04 Crore and in the Previous year 2020-21 is ₹40.60 crore.

## NOTE 40: EXPLANATORY NOTES TO ACCOUNTS

- The financial results for the Financial Year ended 31<sup>st</sup> March, 2022 have been drawn up on the basis of Ind-AS that are applicable to the Company based on MCA Notification G. S. R. 111 (E) and G. S. R. 365 (E) dated 16<sup>th</sup> February, 2015 and 30<sup>th</sup> March, 2016 respectively as amended from time to time. Any guidance/ clarifications issued by NHB/RBI or other regulators are adopted/ implemented as and when they are issued/ applicable. The results have been prepared based on the Schedule III for Non-Banking Financial Companies as per Notification G.S.R. 1022 (E) issued by the Ministry of Corporate Affairs on 11<sup>th</sup> October, 2018 and as amended vide notification GSR ( E) dated 24<sup>th</sup> March, 2021.

### 2) Contingent Liabilities & other commitments not provided for and counter guarantees issued by the Company:

#### (a) Contingent Liabilities:

(₹in Crore)

	Particulars	2021-22	2020-21
i.	Demand (including penalty) on account of payment of guarantee fee on SLR debentures guaranteed by Government of India	31.61	31.61
ii.	Disputed Income tax and Interest tax demands against which Company has gone in appeal. The Company has paid a cumulative amount up to 31 <sup>st</sup> March, 2022 of ₹279.80 crore (previous year ₹279.80 crore) under protest. (This does not include un-quantified demands pertaining to interest/ penalties which may be levied after the finalization of appeals)	297.73	284.02
iii.	TDS demands as per TRACES Portal	0.12	0.21



	Particulars	2021-22	2020-21
iv.	Disputed service tax demands against which Company has gone in appeal. The Company has paid a cumulative amount upto 31 <sup>st</sup> March, 2022 of ₹0.14 crore (previous year ₹0.14 crore) under protest. (This does not include un-quantified demands pertaining to interest/penalties which may be levied after the finalisation of appeals).	7.07	4.23
v.	Levy of Fine by Stock Exchanges (NSE & BSE) due to Non-Compliance with Corporate Governance requirements: (NSE: ₹87,99,260) BSE: (Rs.49,12,340) for the period 30 <sup>th</sup> September, 2019 to 31 <sup>st</sup> December 2021	1.37	-

**(b) Capital commitments not provided for**

(₹in Crore)

	Particular	2021-22	2020-21
i.	Estimated Amount of commitments remaining to be executed on capital account	167.82	19.57

**(c) Finance Lease Commitments:**

(in ₹)

Particulars	31 <sup>st</sup> March, 2022		31 <sup>st</sup> March, 2021	
	Minimum lease payments	Present value of MLP	Minimum lease payments	Present value of MLP
Within one year	23,532	2,206	23,532	2,394
After one year but not more than five years	23,532	2,033	47,064	4,239
<b>Total minimum lease payments</b>	<b>47,064</b>	<b>4,239</b>	<b>70,596</b>	<b>6,632</b>
Less amounts representing finance charges	-	-	63,964	-
<b>Present value of minimum lease payments</b>	<b>47,064</b>	<b>4,239</b>	<b>6,632</b>	<b>6,632</b>

The above does not include any contingent liability in respect of Andrews Ganj Project (AGP), arising on account of various court cases/ arbitration/ allottees' claims against cancellation of allotment etc., as in this case, HUDCO is only working as an agent being project executed on behalf of Govt. of India. As such, liability (if any) whenever ascertained / finalized shall be passed on to MoHUA, Govt. of India and met out of AGP (No Lien AGP Account), being maintained separately, in line with the directions of the then MoUD.

**3) Andrews Ganj Project**

- i) HUDCO had initiated execution of Andrews Ganj Project (AGP) on behalf of the then Ministry of Urban Development, (MoUD) in the year 1989-90.
- ii) As per minutes of the meeting held on 7<sup>th</sup> September, 1995, it has been agreed to pay interest @ 17% p.a. (simple) on the expenditure incurred on AGP along with 1.5% of project cost as administrative charges.
- iii) As per Perpetual Lease Deed dated 04<sup>th</sup> July, 1997, the Company is liable to make available "Net Resources" from the development and disposal of properties of the AGP to then MoUD and accordingly the Company was crediting interest on Net Resources generated on the project upto 03<sup>rd</sup> November, 2004. Subsequently, a separate "No Lien AGP Account" has been opened under the name of "HUDCO AGP Account", in which the surplus lying to the credit of the then MoUD was credited and interest accrued/ earned on "No Lien AGP Account" was also credited to that account.
- iv) HUDCO contends that as per minutes of the meeting held on 07<sup>th</sup> September, 1995 and in terms of Perpetual Lease Deed dated 04<sup>th</sup> July, 1997, the status of the Company is "Agent of MoUD". The contention of HUDCO is that it is working as an agent and as such total ownership rights and responsibilities of AGP are of MoHUA-GOI (erstwhile MoUD) and there is no financial liability of HUDCO in respect of AGP. This has been upheld by learned Shri GE

## NOTES : 40 (Contd.)

Vahanvati, the then Solicitor General of India, vide his opinion dated 12<sup>th</sup> April, 2005. This opinion was re-confirmed by learned Shri GE Vahanvati as Attorney General of India vide his opinion dated 19<sup>th</sup> August, 2009. The opinion was also duly endorsed by the then Law Secretary and Law Minister of Government of India.

- v) Keeping this position in view and in accordance with HUDCO's Board decision in 459<sup>th</sup> meeting dated 24<sup>th</sup> August, 2009, HUDCO has been making payments / settling claims on Ministry's behalf and accounting them in "No Lien AGP Account" being separately maintained by HUDCO. As on 31<sup>st</sup> March, 2022, this account has a deficit in the form of debit balance of ₹526.27 crore, recoverable from MoHUA (erstwhile MoUD). This represents amount paid by HUDCO on behalf of the Ministry for the capital and revenue expenditures on AGP project over and above the recoveries and the accumulated interest amounting to ₹263.30 crore charged @ 10.75% p.a. (simple), on excess of expenditure over recoveries. The MoHUA (erstwhile MoUD) in a meeting held on 27<sup>th</sup> April, 2015 have also asserted that HUDCO shall continue to implement and manage the AGP in terms of Perpetual Lease Deed and all the pending issues shall be looked into for resolution by the Ministry. The MoHUA (erstwhile MoUD) in the said meeting has also decided that HUDCO as a Lessee will bear all the liabilities including the liabilities generated out of compliance of various court orders in cases related to the project. The company vide its letter dated 30<sup>th</sup> September, 2015, conveyed its reservation to accept the decision for bearing the liabilities of Andrews Ganj project as HUDCO is acting as an agent of MoHUA, Government of India, for AGP, in terms of perpetual lease deed conditions and other agreed terms.
- vi) The Ministry has been informed specifically of the above facts and figures on various occasions through correspondence as also in the meetings. A communication was received from Dy. L&DO vide letter dated 22<sup>nd</sup> March, 2016 wherein Dy. L&DO had conveyed that HUDCO may continue to implement Andrews Ganj project and manage "No Lien AGP Account" in line with the terms and conditions as stipulated in the Perpetual Lease Deed dated 04<sup>th</sup> July, 1997. The Ministry again informed in specific vide Dy L&DO letter dated 31<sup>st</sup> May, 2018 that HUDCO as a lessee is permitted to incur/book maintenance and legal expenditure in respect to Andrews Ganj Project from "No Lien AGP Account". Like earlier years, in-line with the minutes of meeting dated 07<sup>th</sup> September, 1995, the perpetual lease deed dated 04<sup>th</sup> July, 1997, income of ₹ 28.02 crore on account of interest accrued on AGP Project has been credited to Statement of Profit and Loss for the period year ended 31<sup>st</sup> March, 2022.
- vii) As decided by HUDCO Board in its 596<sup>th</sup> meeting held on 14<sup>th</sup> June, 2018, Ministry of Housing and Urban affairs has been requested vide letter dated 09<sup>th</sup> July, 2018 to consider taking over the Andrews Ganj project with assets and liabilities and pay the amount incurred / to be incurred by HUDCO, towards implementing the project. It has also been conveyed that "till the project is taken over by Ministry", HUDCO shall be continuing implementing the project as per existing arrangements and continue booking maintenance and legal expenses, interest @ 10.75% p.a. and administrative charges @1.5% in "No Lien AGP Account". The decision on the same from the Ministry is awaited.
- viii) The company, in its aforesaid capacity as an agent of MoHUA (erstwhile MoUD), relating to AGP, is in possession of real estate properties (9 guest houses blocks and hotel site) which command much higher realizable market value sufficient to recover aforesaid amount of ₹ 526.27 crore, as on 31<sup>st</sup> March, 2022.
- ix) MoHUA was requested vide letter dated 13<sup>th</sup> January, 2021 to make arrangements towards reimbursement of the amount recoverable endorsement for settling the same from the project proceeds as and when the same are realized, which is also in line with the Lease agreement and well settled and agreed.

In reply to the same, Ministry vide letter dated 10<sup>th</sup> March, 2021 has requested for certain additional information including the breakup details of principal amount and interest amount as contained in the "No Lien AGP Account" to process HUDCO's request.

Ministry vide letter dated 28<sup>th</sup> June, 2021 has stated that the "HUDCO's proposal is under examination in consultation with IFD, MoHUA. Till the proposal of HUDCO vide their letter dated 13<sup>th</sup> January, 2021 is approved, the existing arrangement may be continued as conveyed vide this office letter dated 22<sup>nd</sup> March, 2016 and 31<sup>st</sup> May, 2018".

- (c) i) The Company had allotted a hotel site including car parking space to M/s .Tomorrowland Technologies Exports Ltd. i.e. TTEL (formerly known as M/s. M S Shoes East Limited). Due to default in payment of installments by TTEL, the Company cancelled the allotment of hotel site including car parking space and forfeited the amount paid by TTEL in terms of the allotment letter.

TTEL started litigation regarding hotel site and filed suit for declaration in lower courts that cancellation of allotment letter by HUDCO, be declared as null & void. The Sr. Civil Judge passed final order dated 03<sup>rd</sup> July, 2010 against HUDCO. HUDCO filed first appeal against the Order of Sr. Civil Judge Before Additional District Judge (ADJ) Delhi. The ADJ vide Order dated 18<sup>th</sup> July, 2014 dismissed the first appeal of HUDCO and passed the judgment in favour of

## NOTES : 40 (Contd.)

TTEL. HUDCO filed Regular Second Appeal (RSA) with Hon'ble High Court of Delhi which passed the final judgment on 03<sup>rd</sup> July, 2016 in favour of HUDCO. TTEL challenged the High Court Order by filing SLP NO: 34338/2016 in the Supreme Court. The matter is currently in pendency before Hon'ble Supreme Court.

- ii) The allotment of 9 blocks of guest houses, restaurants, kitchens and shops, which were allotted to TTEL, was cancelled due to default in payment of installment by TTEL and amount of first installment paid by TTEL was forfeited as per terms of allotment letter. TTEL filed a civil suit for permanent injunction and possession against HUDCO & Union of India. The Hon'ble High Court, vide Order dated 10<sup>th</sup> August, 2016, directed that HUDCO & Union of India should consider the proposal given by TTEL for refund of entire amount deposited by way of 1<sup>st</sup> installment by it with HUDCO along with interest at such rate which may be deemed appropriate by Court.

In view of Hon'ble High Court of Delhi order dated 10<sup>th</sup> August, 2016, the Board in its 568<sup>th</sup> meeting held on 23<sup>rd</sup> August, 2016 resolved to approve the proposal to refund first installment forfeited by HUDCO excluding earnest money & the interest for delayed payment paid thereof by TTEL for guest house blocks after adjusting the commercial losses caused to HUDCO and other expenses incurred by HUDCO since 1997-98 from the date of completion of project subject to necessary approval/NOC of MoUD, Govt. of India.

The Hon'ble High Court passed a decree dated 13<sup>th</sup> January, 2017 for payment of 1<sup>st</sup> installment of ₹35.75 crore to TTEL along-with interest @ 6% p.a., w.e.f. 30<sup>th</sup> January, 1995 till date of payment and directed HUDCO to refund the interest paid by TTEL (₹0.99 crore) on the delayed period of payment of 1<sup>st</sup> installment (from 30<sup>th</sup> November, 1994 till 30<sup>th</sup> January, 1995). If the entire amount is not paid on or before 31<sup>st</sup> December, 2017, the rate of interest would then stand enhanced to 11% p.a. However, the decree was made in-executable till 30<sup>th</sup> June, 2017.

TTEL filed Review Petition in the month of May, 2017, before Hon'ble High Court of Delhi for review of the Decree dated 13<sup>th</sup> January, 2017, praying inter-alia for refund of EMD, grant of interest @ 16.48% p.a. on quarterly rests. Subsequently, Review Petition filed by TTEL was disposed off by the High Court on 12<sup>th</sup> December, 2017. Thereafter, TTEL has filed Special Leave Petition (SLP No 10752/53 of 2018) in Hon'ble Supreme Court against the Decree dated 13<sup>th</sup> January, 2017 and Hon'ble High Court Order dated 12<sup>th</sup> December, 2017. The Company filed application for recalling the Hon'ble High Court Order dated 13<sup>th</sup> January, 2017, in view of the Review Petition filed by TTEL and directions of Govt. of India. The matter was listed on 28<sup>th</sup> August, 2018, after hearing all parties, Hon'ble High Court dismissed the "Recall Application" of HUDCO. HUDCO filed SLP in Supreme Court challenging the High Court Order dated 28<sup>th</sup> August, 2018 and 13<sup>th</sup> January, 2017. Vide Order dated 18<sup>th</sup> September, 2018, the Hon'ble Supreme Court has dismissed the SLP as withdrawn, with liberty to HUDCO to file all legal objections regarding the executability of the decree in the executing Court.

Further, TTEL also filed first Execution Petition in Delhi High Court and later on, the same was also withdrawn by TTEL on 23<sup>rd</sup> December, 2017. Thereafter, TTEL has filed Revised Execution Petition, making Govt. of India also a party and claiming rate of interest @ 11% p.a. as per the decree dated 13<sup>th</sup> January, 2017. The matter was listed on 3<sup>rd</sup> May, 2018, wherein the Hon'ble High Court first directed for attachment of HUDCO Property i.e. HUDCO Bhawan, IHC, Lodhi Road, New Delhi. However, after hearing the submission of HUDCO vide the same order, Hon'ble High Court kept the attachment order of HUDCO Property in abeyance till the next date and also directed that HUDCO will not sell the property at Andrews Ganj, Delhi. Further, the learned Justice V.N. Khare, former Chief Justice of India, has opined that, "HUDCO's consent to perform the terms of the Order dated 13<sup>th</sup> January, 2017 was conditional on UOI's support and in the event any liability is indeed ascribed to HUDCO, the same should then be recoverable from the UOI".

In view of the Supreme Court's Order dated 18<sup>th</sup> September, 2018, HUDCO filed objection in the Execution Petition, pending in Delhi High Court. The matter was listed on 29<sup>th</sup> October, 2018. After hearing the submission of HUDCO's Counsel, the Hon'ble Court dismissed the objections. HUDCO filed two appeals in Delhi High Court as under: -

- i) Regular first Appeal (RFA 79/2018) against the final order/ decree 13<sup>th</sup> January, 2017 and order dated 28<sup>th</sup> August, 2018 (Dismissal of Recall application by High Court). Notices have been issued.
- ii) Execution First Appeal (EFA No 19/2018) against the order dated 29<sup>th</sup> October, 2018, wherein objections of HUDCO in execution petition were dismissed. The matter was listed on 27<sup>th</sup> November, 2018. After hearing the matter, the Hon'ble Court stayed the execution proceeding pending in Delhi High Court till the next date. The matter was listed again on the application of the M/s TTEL for vacation of stay on 08<sup>th</sup> July, 2020 before Division Bench, Delhi High Court, after hearing the matter, the Hon'ble Court directed that Execution First Appeal (EFA) 19/2018) shall be adjourned sine die and will be listed after the final disposal of the Regular First appeal (RFA 79/2018). The parties are at liberty to move the application for revival of EFA after final disposal of RFA 79/2018. Till the further order, the stay on the Execution

## NOTES : 40 (Contd.)

proceedings shall be continued. Both the cases are pending.

TTEL filed SLP in Supreme Court, against the High Court Order dated 27<sup>th</sup> November, 2018, wherein High Court stayed the execution proceedings. However, the same has been withdrawn by TTEL on 14<sup>th</sup> January, 2019.

TTEL has filed Special Leave Petition (SLP No 10752/53 of 2018) in Supreme Court against Decree dated 13<sup>th</sup> January, 2017 and Hon'ble High Court Order dated 12<sup>th</sup> December, 2017. The SLP filed by TTEL is currently pending in Hon'ble Supreme Court. Further, in the SLP No 10752/53 of 2018, the Union of India has filed an affidavit denying its liability on this account. The said affidavit, was placed before the Board of Directors of HUDCO and as per the decision, the company has also filed a reply/affidavit to the affidavit of Union of India denying its liabilities on account of the same bases on perpetual Lease Deed 04<sup>th</sup> July, 1997 and Record Note of discussion dated 07<sup>th</sup> September, 1995. The matter is currently pending before Hon'ble Supreme Court of India.

Hence, in view of the facts and circumstances stated above, the Company does not expect any liability on this account and any expenditure related thereof. In case of any liability by virtue of any court order or otherwise, the same shall be in the account of "No Lien AGP Account" of MoUD, based on the facts and documents and the legal opinions obtained by HUDCO.

- (d) The arbitrator has passed an award in favour of M/s. Ansal Properties and Industries Ltd. (APIL) amounting to ₹8.84 crore along with interest @ 18% p.a. on 28<sup>th</sup> July, 2005 in respect of the property leased to APIL at AGP. The Arbitrator has also allowed the counter claim of HUDCO amounting to approximately ₹0.85 crore along with interest @ 18% p.a. on account of maintenance charges w.e.f. 1<sup>st</sup> January, 2001 up-to 31<sup>st</sup> July, 2005. HUDCO has challenged the award before the Hon'ble High Court of Delhi and, as per the directions of the court, has deposited a sum of ₹7.99 crore in the court out of "No Lien AGP Account". Now, the case is listed before Registrar General, Hon'ble High Court for further proceedings.

APIL has invoked arbitration for refund of ground rent paid by it from November, 1995 to October, 1999 and the arbitrator has pronounced the award on 21<sup>st</sup> July, 2006 holding therein that APIL is not liable to pay the ground rent up to October, 1999 i.e. till the shopping arcade was constructed and became operational in October, 1999. The amount of ₹3.93 crore deposited earlier by APIL has been directed to be adjusted towards the future ground rent payment dues w.e.f. November, 1999 along-with Interest @ 7% p.a. for delayed payment. HUDCO has filed petition challenging the award before the Hon'ble High Court of Delhi. The Hon'ble High Court on 10<sup>th</sup> May, 2012 has set aside the arbitration award dated 21<sup>st</sup> July, 2006. APIL filed an appeal against the above-mentioned order before Division Bench of Hon'ble High Court, Delhi. Division Bench vide its order dated 24<sup>th</sup> January, 2013, allowed APIL appeal and upheld the Arbitrators award. HUDCO filed SLP on 10<sup>th</sup> May, 2013 before Hon'ble Supreme Court against this order which is currently pending.

- 4) HUDCO had allotted 6435 sq. mtr. of built-up space in 1993 at HUDCO Vishala, Bhikaji Cama Place, New Delhi to EPFO on Long Term Sub-lease basis. The sub-lease in favour of EPFO is yet to be executed and ₹0.35 crore is recoverable from EPFO.
- 5) (a) The Company has a procedure for seeking confirmation of outstanding balances at each quarter end from all the borrowers except cases under litigation. In case of receipt of balance confirmation from the agency for any Quarter of the year, the same is treated as confirmed during the year. Confirmation of balances covering approximately 92.63% received upto 11<sup>th</sup> May 2022 (previous year 89.65% received upto 14<sup>th</sup> June 2021) in value of the total project loan outstanding (excluding Litigation cases) have been received from the borrowers.
- (b) The Company has impairment provision on loans (as per ECL approach) of ₹2,504.23 crore as on 31<sup>st</sup> March, 2022 and ₹2,753.78 crore as on 31<sup>st</sup> March, 2021 as per Ind-AS requirement.
- (c) As per RBI notification no. RBI/2019-20/170 Circular DOR (NBFC).CC.PD.No.109/ 22.10.106/2019-20 dated 13<sup>th</sup> March, 2020 on implementation of Indian Accounting Standards, Housing Finance Companies are required to create an Impairment Reserve for any shortfall in impairment allowances under Ind-AS 109 and IRAC norms (including provision on standard assets). The impairment allowance under Ind-AS 109 made by the company is lower than the total provision required under IRAC as at 31<sup>st</sup> March, 2022 and accordingly, impairment reserve of ₹60.18 crore has been created.

**NOTES : 40 (Contd.)**

(₹in Crore)

Asset Classification as per RBI Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS*	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
(1)	(2)	(3)	(4)	(5)=(3)-(4)	(6)	(7)=(4)-(6)
<b>Performing Assets</b>						
Standard	Stage 1	73,516.18	30.84	73,485.34	317.67	
	Stage 2	2,187.60	51.36	2,136.24		
<b>Sub-total</b>		<b>75,703.78</b>	<b>82.20</b>	<b>75,621.58</b>	<b>317.67</b>	<b>(235.47)</b>
<b>Non- Performing Assets</b>						
Sub-standard	Stage 3	61.17	19.37	41.79	9.17	10.20
Doubtful-						
upto 1 year	Stage 3	346.65	107.51	239.15	86.66	20.84
1 to 3 years	Stage 3	147.79	57.48	90.31	59.12	(1.64)
More than 3 Years	Stage 3	2,231.05	2,214.51	16.54	2,231.05	(16.54)
<b>Sub-total for Doubtful</b>		<b>2,725.49</b>	<b>2,379.50</b>	<b>346.00</b>	<b>2,376.83</b>	<b>2.66</b>
Loss	Stage 3	22.54	22.54	-	22.54	-
<b>Sub-total for NPA</b>		<b>2,809.20</b>	<b>2,421.41</b>	<b>387.79</b>	<b>2,408.54</b>	<b>12.86</b>
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms						
	Stage 1	0	0.62	0	0	0.62
	Stage 2	0	0	0	0	0
	Stage 3	0	0	0	0	0
<b>Sub-total</b>		<b>0</b>	<b>0.62</b>	<b>0</b>	<b>0</b>	<b>0.62</b>
<b>Total</b>	<b>Stage 1</b>	<b>73,516.18</b>	<b>31.46</b>	<b>73,484.72</b>	<b>317.68</b>	
	<b>Stage 2</b>	<b>2,187.60</b>	<b>51.36</b>	<b>2,136.24</b>		
	<b>Stage 3</b>	<b>2,809.20</b>	<b>2,421.41</b>	<b>387.79</b>		<b>2,408.54</b>
	<b>Total</b>	<b>78,512.98</b>	<b>2,504.23</b>	<b>76,008.75</b>		<b>(221.99)</b>

\* Does not include Interest Accrued, Ind AS Adjustment etc.

- 6) The receipts from the agencies in the loan accounts is appropriated as per loan agreement in the following order:
- Other dues/ expenses recoverable
  - Penal interest
  - Normal interest
  - Principal

In the event of excess payment, the same is adjusted towards principal.

However, in respect of default cases, repayments are first adjusted towards liquidation of the oldest default by following above order and after appropriation of default, the balance, if any, is adjusted as per the normal practice as above.

- 7) During the FY 2020-21, the company has implemented restructuring plan in case of RKM Powergen Pvt Limited in December, 2020, with principal outstanding ₹482.57 crore, as per RBI Circular dated 7<sup>th</sup> June, 2019 on "Prudential Framework for



## NOTES : 40 (Contd.)

Resolution of Stressed Assets". As per the restructured plan part of the outstanding loan was converted into a Sustainable Debt of ₹297.12 crore and as per NHB norms, the same was kept as Sub-standard under watch period for one year. Now, after completion of period of one year and on regular servicing of the dues, the said account has been upgraded to Standard Asset and the corresponding ECL allowance has been reversed during the current year.

- 8) Our country has experienced waves of Covid-19 pandemic following the discovery of new mutant variants. Temporary localised regional lockdowns were imposed, which were subsequently lifted. Improved coverage of vaccination programme and growing immunity against the disease has resulted in witnessing recovery of demand. As HUDCO operates in the space of providing financial assistance for Housing and Urban development projects of Government and Government agencies, the company has strong credit profile with stable assets class, smooth liquidity access and availability of contingency buffers. The company has no reason to believe that Covid-19 crisis will have any significant impact on its operations including the going concern assessment. However, the impact will continue to depend on uncertain future developments of further variants and their severity.
- 9) The Company had made Long Term Investments at a total cost of ₹99.86 crore which represents Trade Investment in Equity Shares, Investments in Associates, Infrastructure Debt Fund and bonds. As per the applicable Ind AS, Investments as on 31<sup>st</sup> March, 2022 are being shown at fair value through profit or loss of ₹253.94 crore.
- 10) Loans granted by the company directly to individuals and bulk loans under HUDCO Niwas Scheme are secured fully/partly by:

- (i) Equitable Mortgage of the property and /or
- (ii) Undertaking to create security through execution of Tripartite Agreement between the Company, borrower and the Developing Authority / Developer;
- (iii) Hypothecation of Distribution Assets of the borrower Company.
- (iv) Negative Lien on the assets of the borrower Company. Assets of the Company include the book debts and future receivable.
- (v) Government Guarantee, first charge on the assets of the housing finance company or First Pari-Passu charge on the outstanding loans or Exclusive Charge/ First Pari-Passu charge on the present and future receivables/ Book Debts, Escrow mechanism, postdated cheques or ECS or RTGS, First Pari-Passu charge on immovable property/ Undertakings, Demand promissory note and irrevocable Power of Attorney in favour of HUDCO to recover the money from individual borrowers.

In addition to (i) and (ii) above, the assignment of Life Insurance Policies, pledge of National Saving Certificates, Fixed Deposits, etc. are also obtained.

- 11) The Company has adopted Ind AS-19 'Employee Benefits'. Defined employee benefit schemes are as follows:

- (a) The Company has a separate trust to manage provident fund scheme and provides interest guarantee as per Employees' Provident Fund Scheme, 1952. The Company pays fixed contribution of provident fund at a predetermined rate to the trust, which invests the funds in permitted securities. The trust is required to pay a minimum notified rate of interest on contribution to the members of the trust and the provident fund scheme additionally requires the company to guarantee the payment of interest at rates notified by the Central Government from time to time under the Employees' Provident Fund Scheme, 1952 and recognizes such deficiency as an expense in the year it is determined.

In view of the interest rate guarantee by the Company, the plan although being a defined contribution plan is being treated as defined benefit plan for the purpose of disclosure as per Ind AS 19, since as per Section 17 of the Employees Provident Funds (EPF) Act, 1952, the company has to guarantee the interest rate as announced by the EPFO from time to time. Accordingly, the actuarial valuer has done valuation to the extent of interest rate guarantee and details of the same have been disclosed as given below.

The fair value of the plan assets of the Provident Fund and the accumulated members' corpus is ₹338.93 crore and ₹377.44 crore respectively (Previous year - ₹328.88 crore and ₹364.09 crore respectively). The fair value of the assets of the provident fund as at 31<sup>st</sup> March, 2022 is lower than the obligation under the defined contribution plan. Provision of ₹38.51 crore (Previous year ₹35.21 crore) is outstanding based on actuarial valuation.

The charge to Profit and loss Account for the valuation period is ₹11.31 crore. The amount for Other Comprehensive Income is ₹2.58 crore.

The actuarial assumptions include discount rate of 6.81% (Previous year - 6.55%) and an average expected future

## NOTES : 40 (Contd.)

period of 6.85 years (Previous year 8.39 years). The Company recognized ₹10.62 crore (Previous year - ₹9.44 crore) for Provident Fund contributions in the Statement of Profit and Loss. The contributions payable to this plan by the Company are at rates specified in the rules of the schemes.

- (b) The Company has a defined benefit gratuity plan. Every employee is entitled to gratuity as per the provisions of the payment of Gratuity Act, 1972. The scheme is managed by a separate trust through LIC Policy and the premium paid by the Trust is funded by the Company.
- (c) The summarized position of various defined benefit schemes recognized in the Statement of Profit & Loss, Balance Sheet and the funded status are as under:

(₹ in Crore)

Particulars	Gratuity		Leave Encashment				Post-Retirement Medical Benefits	
	2021-22	2020-21	EL		HPL		2021-22	2020-21
			2021-22	2020-21	2021-22	2020-21		
<b>1. Component of Employer Expenses</b>								
a. Current Service Cost	2.47	2.51	3.38	3.64	1.05	0.90	4.82	4.32
b. Interest Cost	0.00	0.06	2.09	2.11	0.66	0.66	11.64	10.77
c. Past Service Cost		-	-	-	-	-	25.74	-
d. Unrecognized Past service cost		-	-	-	-	-	-	-
e. Expected return on plan assets	4.34	(0.18)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
f. Actuarial (Gain) / Loss	0.36	0.66	5.31	1.97	0.81	0.15	(4.72)	7.76
g. Recognised in Other Comprehensive Income	(4.70)	(0.48)	N.A.	N.A.	N.A.	N.A.	4.72	(7.76)
h. Recognised in the Statement of Profit & Loss.	2.47	2.58	10.78	7.71	2.52	1.70	42.20	15.09
<b>2. Net Asset / (Liability) recognised in Balance Sheet as at 31.03.2022</b>								
a. Present value of Obligation as at 31.03.2022	78.11	77.57	39.25	33.44	11.96	10.61	200.71	171.44
b. Fair Value of plan assets as at 31.03.2022	79.18	78.75	N.A.	N.A.	N.A. #	N.A. #	N.A. #	N.A. #
c. Liability / (Assets) recognised in Balance Sheet	(1.07)	(1.18)	39.25	33.44	11.96	10.61	200.71	171.44
<b>3. Change in present value of obligation as on 31.03.2022</b>								
Present Value of obligation as at 31.03.2021	77.57	75.09	33.44	32.00	10.61	9.96	171.44	158.21
Current service cost	2.47	2.51	3.38	3.64	1.05	0.90	4.82	4.32
Interest Cost	4.93	4.73	2.09	2.11	0.66	0.66	11.64	10.77
Past Service Cost	-	-	-	-	-	-	25.74	-
Unrecognized Past service cost	-	-	-	-	-	-	-	-
Actuarial gains and losses arising from changes in demographic assumptions	0.00	-	0.00	-	0.00	-	0.00	-



## NOTES : 40 (Contd.)

Particulars	Gratuity		Leave Encashment				Post-Retirement Medical Benefits	
	2021-22	2020-21	EL		HPL		2021-22	2020-21
			2021-22	2020-21	2021-22	2020-21		
Actuarial gains and losses arising from changes in financial assumptions	(2.29)	1.61	0.00	0.63	0.00	0.21	(21.72)	2.46
Actuarial gains and losses arising from experience adjustments	2.66	(0.95)	5.31	1.34	0.81	(0.07)	17.00	5.29
Benefits Paid	(7.23)	(5.42)	(4.96)	(6.28)	(1.17)	(1.05)	(8.21)	(9.61)
Present Value of obligation as at 31.03.2022	78.11	77.57	39.25	33.44	11.96	10.61	200.71	171.44
<b>4. Change in the Fair Value of Plan Assets</b>								
Present value of plan assets as on 31.03.2021	78.75	72.95	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
Expected return on Plan Assets	4.92	4.67	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
Actual company Contribution	7.07	6.37	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
Benefits Paid	(7.23)	(5.42)	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
Return on Plan Assets excluding amount included in Net Interest Expense	(4.34)	0.18	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
Actuarial gains and losses arising from changes in demographic assumptions	-	-	-	-	-	-	-	-
Actuarial gains and losses arising from changes in financial assumptions	-	-	-	-	-	-	-	-
Actuarial gains and losses arising from experience adjustments	-	-	-	-	-	-	-	-
Fair Value of Plan Assets as at 31.03.2022	79.17	78.75	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
Actual Return on plan assets	0.58	4.85	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
<b>5. The Principal assumptions used in determining defined benefits obligations for the company's plans</b>								
Discount Rate (p.a.) (%)	6.81	6.25	6.81	6.25	6.81	6.25	7.49	6.80
Expected rate of returns on plan assets (p.a.) (%)	6.81	6.25	N.A	N.A	N.A	N.A	N.A	N.A
Salary increase rate (p.a.) (%)	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50
Withdrawal Rates	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages
Leave avilment rate	N.A	N.A	3% p.a.	3% p.a.	3% p.a.	3% p.a.	N.A	N.A

**NOTES : 40 (Contd.)**

Particulars	Gratuity		Leave Encashment				Post-Retirement Medical Benefits	
	2021-22	2020-21	EL		HPL		2021-22	2020-21
			2021-22	2020-21	2021-22	2020-21		
Leave encashment in service	N.A	N.A	2% p.a.	2% p.a.	0%	0%	N.A	N.A
<b>6. Details of the Plan Assets at cost as on 31.03.2021</b>								
Government of India Securities, Corporate Bonds etc.	N.A#	N.A#	N.A#	N.A#	N.A#	N.A#	N.A#	N.A#
Gratuity Fund Managed by Insurer	100%	100%						

**Gratuity**

Assumptions	31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21	
	Discount rate				Future salary increases				Withdrawal rate sensitivity			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	W.R. x 110%	W.R. x 90%	W.R. x 110%	W.R. x 90%
Impact on defined benefit obligation	76.15	80.15	75.28	79.97	78.52	77.65	78.14	76.98	78.24	77.98	77.73	77.42

**HPL**

Assumptions	31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21	
	Discount rate				Future salary increases				Withdrawal rate sensitivity			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	W.R. x 110%	W.R. x 90%	W.R. x 110%	W.R. x 90%
Impact on defined benefit obligation	11.61	12.35	10.30	10.93	12.38	11.61	10.91	10.32	11.87	12.05	10.55	10.67

**EL**

Assumptions	31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21	
	Discount rate				Future salary increases				Withdrawal rate sensitivity			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	W.R. x 110%	W.R. x 90%	W.R. x 110%	W.R. x 90%
Impact on defined benefit obligation	38.19	40.48	32.54	34.37	40.55	38.23	34.37	32.54	39.15	39.40	33.39	33.49

**Medical Benefits**

Assumptions	31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21	
	Discount rate				Medical growth rate increase			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	186.87	216.06	159.65	184.60	208.85	193.91	176.30	167.03

## NOTES : 40 (Contd.)

Expected payment for future years	Gratuity		HPL		EL		Medical benefits	
	31-Mar-22	31-Mar-21	31-Mar-22	31-Mar-21	31-Mar-22	31-Mar-21	31-Mar-22	31-Mar-21
Within the next 12 months (next annual reporting period)	7.36	6.28	0.80	1.30	2.10	3.23	7.61	5.45
Between 2 to 5 years	37.54	33.46	5.26	4.57	17.89	15.70	39.25	27.51
Between 5 and 10 years	44.19	44.97	8.12	5.78	24.11	18.33	79.18	53.39
<b>Total expected payments</b>	<b>89.09</b>	<b>84.71</b>	<b>14.18</b>	<b>11.65</b>	<b>44.10</b>	<b>37.26</b>	<b>126.04</b>	<b>86.35</b>

The estimates of future salary increase on account of inflation, promotions and other relevant factors have been considered in actuarial valuation.

\$ It represents the amount to be recognised in the Statement of Profit & loss as per actuarial valuation. However, since the scheme is managed by a separate trust through LIC Policy and the premium paid by the Trust is funded by the Company, so the premium paid is debited to the Statement of Profit & Loss.

# The scheme of Gratuity is managed by a separate trust through LIC Policy and the premium paid by the Trust is funded by the Company. Further, the schemes of Leave Encashment and Post-Retirement medical benefits are unfunded.

\* The Company expects to contribute ₹ 1.24 crore (Previous year ₹2.49 crore) to the Gratuity Fund in the next financial year. The weighted average duration of the defined benefit obligation as at 31<sup>st</sup> March, 2022 is 6.85 years (Previous year 6.29 years)..

The Company expects to contribute ₹7.34 crore (Previous year ₹5.45 crore) to the Medical Benefit Fund in the next financial year. The weighted average duration of the defined benefit obligation as at 31<sup>st</sup> March, 2022 is 21.43 years (Previous year 22.48 years).

### 12) Details of Provisions

(₹in Crore)

S. No.	Particulars	Opening Balance	Additions During the year	Paid/ Adjusted during the year	Closing Balance
<b>A</b>	<b>Provision for employees benefit</b>				
(i)	Leave encashment	44.05	13.29	6.13	51.21
	Previous Year	41.95	9.43	7.33	44.05
(ii)	Post-retirement medical benefit	171.43	42.21	12.93	200.71
	Previous Year	158.21	15.07	1.85	171.43
(iii)	Welfare expenses	1.94	(0.31)	0.28	1.35
	Previous Year	1.90	0.20	0.16	1.94
(iv)	Gratuity	(1.17)	2.47	2.37	(1.07)
	Previous Year	2.14	2.58	5.89	(1.17)
(v)	Provident Fund	35.21	11.32	8.02	38.51
	Previous Year	16.44	11.06	(7.71)	35.21
<b>B</b>	<b>Others</b>				
(i)	Provision for Income Tax	428.00	419.50	428.00	419.50
	Previous Year	455.00	428.00	455.00	428.00
<b>C</b>	<b>Provisions on Loans (ECL -Net)</b>				
(i)	Provision on loans (ECL)	2,753.78	0.00	249.55	2,504.23
	Previous Year	2,939.67	0.00	185.91	2,753.76
<b>D</b>	<b>Provision on Corporate Social Responsibility (CSR)</b>				

## NOTES : 40 (Contd.)

S. No.	Particulars	Opening Balance	Additions During the year	Paid/ Adjusted during the year	Closing Balance
	Provision on CSR	80.19	46.95	79.47	47.67
	Previous Year	0.00	80.19	0.00	80.19
<b>E</b>	<b>Provisions on Investment/ Advances/ Debtors/ Staff Advances/against disputed service tax paid</b>				
(i)	Provisions on Investment	3.11	-	-	3.11
	Previous Year	3.11	-	-	3.11
(ii)	Provision on staff advances	0.14	0.01	-	0.15
	Previous Year	0.14	-	-	0.14
(iii)	Provision on Advances	3.41	3.25	0.00	6.66
	Previous Year	3.03	0.38	0.00	3.41
(iv)	Provision on Doubtful Debts	16.80	0.21	0.00	17.01
	Previous Year	16.83	0.00	0.03	16.80
(v)	Provision against disputed service tax paid	2.49	-	-	2.49
	Previous Year	2.49	-	-	2.49

- 13) The Govt. of India through its Notification dated 9<sup>th</sup> August, 2019 had made Reserve Bank of India (RBI) as the regulator for HFCs and the supervision part continued to remain with NHB.

RBI has issued notification dated 22<sup>nd</sup> October, 2020, on regulatory framework for HFCs, by which the definition of HFCs has undergone a change. As per the notification, HFC shall mean a company incorporated under the Companies Act, 2013 which inter-alia, fulfills the following conditions:

- The financial assets, in the business of providing finance for housing constitute at least 60% of its total assets and
- Out of the total assets not less than 50% should be by way of housing finance for individuals.

HFCs which are unable to fulfill the criteria shall be treated as NBFC – Investment and Credit Companies (NBFC-ICC).

HUDCO qualifies as a HFC as per Para 1(a) of the RBI circular, but the condition of 50% financing to Individuals is not met out, as mentioned in point no. 1(b) above. Accordingly, in view of the non-fulfillment of the above condition, HUDCO requested RBI vide letter dated 16<sup>th</sup> December, 2020 for special dispensation to HUDCO for granting exemption from the clause pertaining to 50% lending to individuals and treat HUDCO as HFC.

RBI in its reply letter dated 10<sup>th</sup> February, 2021 has informed its inability to accede to HUDCO's request for exemption and accordingly suggested to submit a Board approved plan to fulfill the principal business criteria for HFC or to convert into a NBFC-ICC.

In the meantime, as per RBI's Master Directions issued vide Notification dated 17<sup>th</sup> February, 2021 for NBFC-HFC, certain circulars issued by NHB have been repealed. As HFC status is ruled out by the RBI, the decision to convert HUDCO into NBFC- Investment and Credit Company (ICC) or Infrastructure Finance Company (IFC) from the present HFC status, requires detailed analysis to be carried out on various pros and cons.

RBI was requested vide letter dated 8<sup>th</sup> March, 2021 to grant six months' time for transition to NBFC and to retain the status of HFC and to continue operations with the special dispensations/ relaxations given earlier with regard to credit concentration norms/ exposure norms permitted by NHB/ RBI.

In response to HUDCO's request, RBI vide letter dated 26<sup>th</sup> March, 2021 has granted six months' time to submit Board approved plan for conversion to NBFC. RBI has further advised that the exemptions from concentration/exposure norms granted previously by NHB/RBI would continue to apply at present subject to the conditions specified while granting such exemptions. Owing to second wave of Covid 19 pandemic, RBI was requested vide letter dated 23<sup>rd</sup> September, 2021 to grant further six months' time to HUDCO for submission of Board approved plan for transition to NBFC – IFC. In response to HUDCO's request, RBI vide letter dated 27<sup>th</sup> September, 2021 granted time till 31<sup>st</sup> December, 2021 to submit Board approved plan for conversion to NBFC.

## NOTES : 40 (Contd.)

The proposal for transition of HUDCO from its present status of HFC to NBFC – IFC was approved in principle by the HUDCO Board in its meeting held on 28<sup>th</sup> December, 2021. Thereafter HUDCO required approval from Ministry of Housing and Urban Affairs for the conversion before submission of application form to RBI. RBI was requested vide letter dated 28<sup>th</sup> December, 2021 to grant three months' time for submission of application to RBI and to retain the status of HFC and to continue operations with the special dispensations/ relaxations given earlier with regard to credit concentration norms/ exposure norms permitted by NHB/ RBI. In response to HUDCO's request, RBI vide letter dated 31<sup>st</sup> December, 2021 granted time till 31<sup>st</sup> March, 2022 for conversion from HFC to NBFC-IFC.

HUDCO has submitted application to RBI on 29<sup>th</sup> March, 2022 to convert from HFC to NBFC-IFC. The RBI vide its letter dated 8<sup>th</sup> April, 2022 called for specific details and information from HUDCO.

The management reckons to receive the said approval from RBI in FY 2022-23. Till such time, HUDCO continues to retain the status of HFC.

- 14) RBI has issued Master Directions for NBFC-HFC vide their Notification dated 17<sup>th</sup> February, 2021. RBI's credit concentration norms state that a Housing Finance Company's lending exposure to any single borrower or investment in the shares of another company should not exceed 15% of its owned funds and lending exposure to any single group of borrowers or investment in the shares of single group of companies should not exceed 25% of its owned funds. As per the said circular, Investment of a Housing Finance Company (HFC) in the shares of another HFC shall not exceed 15% of the Equity Capital of the investee company.

The Company is complying with National Housing Bank's credit concentration norms except in one case of investment in another HFC viz., Indbank Housing Ltd. (IBHL), a subsidiary of Indian Bank in which HUDCO has invested 25% capital of investee.

HUDCO had invested ₹2.50 crore, even before guidelines were applicable, in the Equity Shares of IBHL, whose total paid-up capital is ₹10 crore resulting in investment to the extent of 25% of the equity.

IBHL through their letter has informed that the earlier decision for merger of IBHL with the parent bank was taken by the IBHL Board on account of the then situation prevailing at that point of time. IBHL took various steps towards revival of housing finance business. The authorized capital of the company was increased from ₹50crore to ₹150crore. The company-initiated steps for restructuring of capital by converting loan liabilities of Indian Bank into Compulsory Convertible Preference shares (CCPS) carrying 0.01% rate for ₹129crore. However, the required permission of RBI was not forthcoming and hence conversion of loan liability to CCPS could not be carried out.

IBHL has engaged the services of SBI Capital Market Services Ltd with effect from 1<sup>st</sup> August 2019 for the purpose of finding suitable investor. Since then, several discussions have taken place with real estate players and PE investors, however, the deal is yet to materialize. HUDCO would also exit partially/ fully once new investor is finalized

NHB/ RBI, from time to time, has given certain relaxations from credit concentration norms considering the role envisaged for HUDCO. However, vide its letter No. NHB(ND)/ DRS/ SUP/ 3911/ 2018 dated 2<sup>nd</sup> April, 2018, NHB capped the credit concentration (Exposure) limit for Government/Public agencies as follows:

- (a) The individual exposure limit of HUDCO to Government/Public Agencies (inclusive of the exposure limit of upto 30% for infrastructure/ non-housing related activities) shall be capped at 50% of its NOF.
- (b) The exposure limit of HUDCO for State Government (under group exposure) shall be capped at 150% of its NOF in respect of State of Telangana and 100% of NOF for all other States. HUDCO is required to take suitable steps to bring down the group exposure in respect of State of Telangana also to 100% within a maximum period of 3 years. The conditions relating to compliance by the concerned State with the FRBM limits shall continue to be ensured by HUDCO.

The Board of Directors of HUDCO in its 594<sup>th</sup> meeting held on 19<sup>th</sup> April, 2018 considered above and directed that "NHB be again requested to expeditiously review its decision communicated vide its letter dated 2<sup>nd</sup> April, 2018 and permit HUDCO to continue on the already approved pattern of credit concentration norms communicated by NHB vide its letters from time to time".

## NOTES : 40 (Contd.)

NHB vide its letter no. NHB(ND)/DRS/SUP/7085/2018 dated 13<sup>th</sup> July, 2018 has conveyed its decision to allow HUDCO to continue its disbursements as per the schedule in relation to the existing sanctions made upto 31<sup>st</sup> May, 2018. However, HUDCO shall be required to take suitable steps to bring down the exposure to Government/Public Agencies and State Governments (under group exposure) in the above cases also to 50% and 100% respectively latest by March, 2023.

The exposure limits of upto 50% for Government/Public Agencies (inclusive of the exposure limit of upto 30% for infrastructure/non-housing related activities) and upto 100% for State Governments (under group exposure) will continue to be applicable in all other cases. The condition relating to compliance by the concerned State with the FRBM limits shall continue.

HUDCO vide letter dated 6<sup>th</sup> March, 2019 requested NHB seeking relaxation in the individual/group exposure norms. Further, HUDCO also sought exemption from exposure norms for funding of PMAY (U) programme through Extra Budgetary Resources (EBRs).

NHB has vide its letter no. NHB(ND)/DRS/SUP/879/2019 dated 8<sup>th</sup> March, 2019 granted relaxation in credit concentration norms (under individual borrower exposure to Government /public agency) to HUDCO to extend loan upto ₹20,000 crore to BMTPC under the PMAY-U subject to the condition that demand under Credit Linked Subsidiary Scheme (CLSS) is met on priority while utilizing funds lent to BMTPC.

NHB has vide its letter no. NHB(ND)/DRS/SUP/880/2019 dated 8<sup>th</sup> March, 2019 granted relaxation to HUDCO in respect of credit concentration (exposure) norms upto 140%, 175% and 120% of the NOF in respect of the State of Andhra Pradesh, Telangana and Uttar Pradesh respectively (under group exposure) and upto 55% (under individual exposure) each in case of APTIDCO and HMWSSB subject to the following conditions:

- (i) HUDCO shall continue to ensure that the extended exposures (beyond 50% and 100% respectively) are guaranteed by the State Government(s) and HUDCO will cease to extend further exposure to these states if FRBM limits are breached.
- (ii) HUDCO shall also be required to bring down its exposure to 50% in respect of individual exposure and 100% in respect of group exposure latest by 31<sup>st</sup> March, 2023, in accordance with the roadmap for graded reduction in exposure approved by Board of Directors.
- (iii) The position should be reviewed by the Board of HUDCO on a six monthly basis to ensure strict adherence to the Board approved exposure reduction plan.
- (iv) In the event of HUDCO failing to comply with the above exposure reduction plan, HUDCO will be required to assign risk weight of 100% on the excess exposure in addition to any regulatory penalty as may be applied by the NHB.

The exposure limit of up-to 50% for Govt./Public agencies (inclusive of the exposure limit of up-to 30% for infrastructure/Non housing related activities) and up-to 100% for State Govt. (under group exposure) will continue to be applicable in all other cases.

RBI has vide its letter no 1736/3.10.136/2019-20 dated 5<sup>th</sup> March, 2020 granted relaxation of credit concentration norms for exposure to Telangana State Housing Corporation Limited (TSHCL) upto 75% of Net Owned Fund of HUDCO subject to following conditions:

- (i) The additional exposure is backed by explicit guarantee from State Government.
- (ii) The exposure to TSHCL will be brought down to 50% of NOF by 31<sup>st</sup> March, 2023 as prescribed by NHB (ND)/DRS/SUP/880/2019 letter dated 8<sup>th</sup> March, 2019. A detailed action plan to this effect may be forwarded to NHB.
- (iii) Other conditions as prescribed by NHB vide their above mentioned letter dated 8<sup>th</sup> March, 2019 are adhered to.

RBI vide their letter dated 26<sup>th</sup> March, 2021 has permitted that the exemptions from concentration/exposure norms granted previously by NHB/RBI would continue to apply at present subject to the conditions specified while granting such exemptions. However, a review shall be undertaken at the time of conversion to NBFC.

## NOTES : 40 (Contd.)

### 15) Details of registration number obtained from financial sector regulators:

S. No.	Particulars	Registration Number
a.	Ministry of Corporate Affairs	CIN : L74899DL1970GOI005276
b.	National Housing Bank(NHB)	01.0016.01*

\*NHB has granted status of Housing Finance Company (HFC) to HUDCO on 31<sup>st</sup> July, 2001. The company is operating in India and does not have any subsidiary including overseas subsidiary.

- 16) In respect of Bonds/ Deposits, the Company in terms of section 125 of the Companies Act, 2013 read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 notified on 5<sup>th</sup> September, 2016 is presently transferring unclaimed principal and/or interest, or both (if any), which are paid on due dates as per the terms of the Bonds/ Public Deposit Scheme, after 7 years from the maturity date of the Bonds/ Deposits/ Debentures to Investor Education and Protection Fund (IEPF). The unclaimed amount for the series which have redeemed includes interest of ₹0.98 crore as on 31<sup>st</sup> March, 2022 (previous year ₹0.02 crore), which have lapsed seven years from the respective due dates of interest payment and not transferred to IEPF, since seven years from the maturity date of the Bonds/ Debentures has not been completed yet.
- 17) The disclosure relating to unpaid amount as at the year-end together with interest paid / payable as required under the MSMED Act, 2006 have been given to the extent such parties could be identified on the basis of the information available with the company regarding the status of suppliers under MSMED Act, 2006. No interest has been paid/payable by the Company during the current year to the parties covered under the Micro, Small and Medium Enterprises Development Act, 2006.
- 18) The Company is engaged in the business of providing loans/finance for Housing/ Infrastructure projects and all other activities of the Company revolve around the main business within India. Accordingly, the company does not have separate reportable segments in terms of Indian Accounting Standard (Ind AS-108) on "Operating Segments".
- 19) (i) The company has tested Impairment on assets in detail as per Ind-As 36 and as a result of assessment/testing, there is no Impairment of Assets during the Financial Year 2021-22.  
(ii) Vide gazette notification no. 26/2019 dated 20<sup>th</sup> March, 2019, Company was notified for the purposes of Section 194A(3) (iii) (f) of the Income Tax Act, 1961 for non-deduction of Tax at source.
- 20) The Company has discontinued acceptance/renewal of Public Deposits under its Public Deposit Scheme from 01<sup>st</sup> July, 2019. However, redemption of deposits already taken shall be made on due dates.
- 21) In one of the Regional Office, during the FY 2011-2012 and 2012-2013, inadvertently payment of interest to depositors on maturity was largely booked as expenditure instead of debiting to accrued interest payable, accumulated over the period of deposits mainly in cumulative scheme. As a result, the excess provision of Rs.7,13,30,003/- lying in "interest accrued but not due" as on 31.03.2022, has been reversed and booked as income in the financial year 2021-2022.
- 22) The company has maintained 100% asset cover by way of charge on the receivables of the company and/ or lien on deposits for all the secured bonds issued by the company and outstanding as on 31<sup>st</sup> March, 2022.
- 23) "The Company is a 'Large Corporate' in terms of the 'Framework for fund raising by issuance of Debt Securities by Large entities' laid under SEBI Operational Circular. Disclosure required under the said circular are given below

Particulars	31.03.2022	31.03.2021
Name of the company	Housing and Urban Development Corporation Ltd.	
CIN	L74899DL1970GOI005276	
Outstanding borrowing of company as on March 31 (in ₹crore)	58,829.42	59,299.28
Highest Credit Rating During the previous FY along with name of the Credit Rating Agency	"AAA" (with Stable Outlook) by India Ratings, ICRA and CARE Ratings.	



## NOTES : 40 (Contd.)

Particulars	31.03.2022	31.03.2021
Name of Stock Exchange in which the fine shall be paid, in case of shortfall in the required borrowing under the framework	BSE Ltd.	
<b>Report filed for FY</b>	<b>2021-22</b>	<b>2020-21</b>
Details of Incremental borrowings: (₹ in crore)		
Incremental borrowing done in FY (With Original maturity of more than 1 year) (a)	4500.00	6,350.00
Mandatory borrowing to be done through issuance of debt securities (b) = (25% of a)	1,125.00	1,587.50
Actual borrowings done through debt securities in FY (c)	2,500.00	6,350.00
Shortfall in the mandatory borrowing through debt securities, if any (d) = (b) - (c)	NIL	NIL
Reasons for short fall, if any, in mandatory borrowings through debt securities	NA	NA

\* Borrowings include all outstanding borrowings (undiscounted) having original maturity of more than one year, but do not include external commercial borrowings as per SEBI Circular.

- 24) During the year ended 31<sup>st</sup> March 2022, the Company has raised funds through issue of listed Non-convertible debt securities of different tenors on private placement basis. The issue proceeds of non-convertible debt securities issued during the period, have been fully utilized for the purpose(s)/ objects stated in the offer documents/ Information memorandum and there has been no deviation / variation in the use of proceeds of non-convertible debt securities from the objects stated in the offer documents/ Information memorandum. Further, there has been no default in repayment of debt securities, borrowings and other liabilities and the Company has met all its debt servicing obligations, both towards principal and interest, during the period in a timely manner
- 25) The Company makes full provision on doubtful debtors/ receivables which are outstanding for more than three years.
- 26) The Company has taken various office premises on cancellable operating lease basis with an option to renew the lease by mutual consent on mutually agreeable terms. The aggregate lease rentals payable is charged as office rent under Note No. 32- Other Expenses of the Statement of Profit & Loss. Further, there is no financial lease as Company's leasing arrangement does not transfer substantially all risks & rewards incidental to the ownership of an asset.
- 27) During the year under review, a provision for bad and doubtful debts under section 36(1)(vii), of Income Tax Act 1961 equivalent to 5% of the taxable income (after allowing deduction u/s 36(1)(viii)), totaling to ₹120 crore has been created.
- 28) (a) The company has declared an interim dividend of ₹150.14 crore @ ₹0.75 per share of ₹10/- each, to its shareholders, during the year 2021-22 after approval of Board of Directors in its meeting held on 22<sup>nd</sup> March 2022. The same has been paid on 30<sup>th</sup> March 2022 to the Ministry of Housing & Urban affairs and Ministry of Rural Development, GOI and on 11<sup>th</sup> April 2022 to the Retail Public.
- (b) The Board of Directors at its meeting held on 27<sup>th</sup> May, 2022 has recommended a Final Dividend of ₹2.75 /- per share of ₹10/- each, which is subject to approval of shareholders at the ensuing Annual General Meeting.

### 29) Details of Expenditure / Earnings in foreign currency:

( in Crore)

Particulars	2021-22	2020-21
<b>Expenditure</b>		
a) Travelling	-	-
b) Interest on foreign loan	1.45	3.30
c) Others	0.01	-
<b>Total Expenditure</b>	<b>1.46</b>	<b>3.30</b>
<b>Earnings</b>		
a) Interest on overseas deposit	0.27	1.18

## NOTES : 40 (Contd.)

### 30) Earnings Per Share

Earnings per share is calculated by dividing the profit attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year as under:

( in Crore)

Particulars		2021-22	2020-21
Net Profit for the period attributable to equity shareholders (₹ in Crore) (a)		1716.60	1578.58
Weighted Average number of Equity Shares (b)		2,00,19,00,000	2,00,19,00,000
Basic / Diluted Earning Per Share of ₹10/- each (₹) (a / b)		8.57	7.89

31) As per the Ind AS- 109, the impairment of the loan asset is being arrived by working out on Expected Credit Loss. The Project loans portfolio is segregated into Government and Non-Government segment. In case of government loans, it is segregated into Housing and UIF segment and non-government loans are segregated sector wise i.e. Building Material Industries, Core, Emerging, Energy, Roads and Transportation Value Added Real Estate and Social Housing. Further, all the loans are divided into three categories: -

- Stage – 1 - 0-30 days
- Stage – 2 - 31-90 days
- Stage – 3 - Above 90 days.

#### Summary of ECL as on 31<sup>st</sup> March, 2022

Portfolio	Stage 1	Stage 2	Stage 3	Total
<b>Government</b>				
Govt- Housing	3.97	6.45	167.39	177.81
Govt- UIF	3.36	44.87	58.77	107.00
<b>Govt - Total</b>	<b>7.33</b>	<b>51.32</b>	<b>226.16</b>	<b>284.81</b>
<b>Non-Government</b>				
BUILDING MATERIAL INDUSTRIES	-	-	12.51	12.51
CORE SECTOR	-	-	2.82	2.82
EMERGING SECTOR	-	-	349.88	349.88
ENERGY SECTOR	22.75	-	1223.42	1246.17
ROADS AND TRANSPORTATION SECTOR	-	-	97.47	97.47
VALUE ADDED REAL ESTATE	-	-	478.14	478.14
SOCIAL HOUSING SECTOR	-	-	13.32	13.32
<b>Non Govt - Total</b>	<b>22.75</b>	<b>-</b>	<b>2177.56</b>	<b>2200.31</b>
<b>ECL on Loan Commitment</b>	<b>0.62</b>	<b>-</b>	<b>-</b>	<b>0.62</b>
<b>ECL on Interest Accrued</b>	<b>0.52</b>	<b>-</b>	<b>-</b>	<b>0.52</b>
<b>ECL on FITL Cards</b>	<b>0.04</b>	<b>-</b>	<b>-</b>	<b>0.04</b>
<b>ECL on Project loans</b>	<b>31.26</b>	<b>51.32</b>	<b>2403.72</b>	<b>2486.30</b>
ECL on Interest Accrued HN	0.00	-	-	0.00
Loan Commitment (HN)	0.01	-	-	0.01
ECL on HN Loans	0.20	0.04	17.68	17.92
<b>Total ECL On HN</b>	<b>0.21</b>	<b>0.04</b>	<b>17.68</b>	<b>17.93</b>
<b>Total ECL</b>	<b>31.47</b>	<b>51.36</b>	<b>2421.40</b>	<b>2504.23</b>

## NOTES : 40 (Contd.)

### 32) Exit from Associate Companies:

#### (a) Signa Infrastructure India Ltd. (SIIL)

The company has decided to exit from the Associate Company (Signa Infrastructure India Ltd.-SIIL) with Marg Construction Ltd. In pursuance of the Board's approval, the valuer was appointed by the Associate Company i.e. SIIL and indicated the value of the shares (₹10 each) at ₹76.22 per share. HUDCO has made an offer to the Associate Partner to purchase HUDCO shares in SIIL. The company has not responded to HUDCO offer. The Board of HUDCO was updated of the latest status and HUDCO Board in its meeting held on 19<sup>th</sup> December, 2019 decided that steps be taken for termination of joint venture agreement with M/s. Marg construction Ltd. (Promoter of Signa Infrastructure India Ltd) withdrawal of HUDCO Nominee Director and further action for dissolution (wind up) of Associate Company on grounds of non-compliance of various statutory compliances. In pursuance of Board Decision, HUDCO Nominee Director has submitted his resignation to the Company.

#### (b) Pragati Social Infrastructure & Development Ltd.

The company has decided to exit from the Associate Company (Pragati Social Infrastructure & Development Ltd.-PSIDL) with Pragati 47. PSIDL is not providing any financial information for the purpose of valuation of shares because of Court injunction. Further, HUDCO has also filled petition to National Company Law Tribunal (NCLT), which is pending adjudication.

#### (c) Shristi Urban Infrastructure Development Ltd.

The company had decided to exit from the Associate Company (Shristi Urban Infrastructure Development Ltd.-SUIDL) with Shristi Infrastructure Development Corporation Ltd. In pursuance of the Board's approval, the valuation of Associate Company is being carried out.

### 33) Valuation of Investment

The Company had invested ₹ 2.50 crore in the shares of the Indbank Housing Ltd. (IBHL) more than 30 years back. Considering the fact that IBHL has highly negative Net Worth and meagre volume of trading in the share of the company, even though market price of the share as on 31<sup>st</sup> March, 2022 is ₹ 27.40 per share (previous year ₹ 32.10 per share), HUDCO continues to reflect the investment of ₹ 2.50 crore in IBHL at diminished value of ₹ 1 only as on 31<sup>st</sup> March, 2022.

### 34) Related parties Disclosure:

#### (a) Associates

- (1) Shristi Urban Infrastructure Development Ltd.
- (2) Pragati Social Infrastructure & Development Ltd.
- (3) Signa Infrastructure India Ltd.
- (4) Indbank Housing Ltd.

#### (b) Key Management Personnel during the year 2021-22

Sl. No.	Director(s)	Status
1	Shri Kamran Rizvi IAS,	Chairman & Managing Director (Addl. Charge)
2	Shri M. Nagaraj	Director Corporate Planning (DCP) (Whole time Director) (w.e.f. 01.02.2019)
3	Shri D. Guhan	Director Finance (DF) & Chief Financial Officer (Whole time Director) (w.e.f. 31.12.2019)
4	Shri Harish Kumar Sharma	Company Secretary (w.e.f. 06.11.2013)

## NOTES : 40 (Contd.)

### (c) Transactions with Associates: Investment in Associates

(₹ in Crore)

Proportion of ownership	25%	40%	26%		Total
Nature of Transactions	Ind bank Housing Ltd.	Shristi Urban Infrastructure Development Ltd.	Pragati Social Infrastructure & Development Ltd.	Signa Infrastructure India Ltd.	
<b>Investments</b>					
Balance as at 01.04.2021	2.50	2.00	0.13	0.01	4.64
Additions during the year	-	-	-	-	-
Deductions during the year	-	-	-	-	-
<b>Balance as at 31.03.2022</b>	<b>2.50</b>	<b>2.00</b>	<b>0.13</b>	<b>0.01</b>	<b>4.64</b>

### (d) Transactions with Key Management Personnel:

- Shri M. Nagaraj, DCP, has not taken any advance during the year. Hence, there is no outstanding towards advances as on 31<sup>st</sup> March, 2022.
- Shri D. Guhan, DF, has not taken any advance during the year. Hence, there is no outstanding towards advances as on 31<sup>st</sup> March, 2022.
- Shri Harish Sharma, Company Secretary has taken the following advances in the ordinary course of business.
  - House Building loan of ₹ 0.22 crore (interest bearing) from the company which was released in two tranches of ₹ 0.11 crore in December, 2016 and ₹ 0.11 crore in March, 2018. The balance outstanding as on 31<sup>st</sup> March, 2022 is ₹ 0.05 crore including interest accrued ₹ 0.02 crore (maximum outstanding during the period is ₹ 0.10 crore).
  - Welfare Advance of ₹ 0.02 crore in February, 2021. The balance outstanding as on 31<sup>st</sup> March, 2022 is ₹ 0.01 crore including NIL interest accrued (maximum outstanding during the period is ₹ 0.02 crore).
  - Festival Advance (interest free) of ₹ 0.01 crore in October, 2020. The balance outstanding as on 31<sup>st</sup> March, 2022 is ₹ 0.01 crore (maximum outstanding during the period is ₹ 0.01 crore).

### (e) Managerial Remuneration:

The remuneration of key management personnel and a relative of key management personnel of the Company are set out below in aggregate for each of the categories specified in Ind AS 24 Related party disclosures.

(₹ in Crore)

	2021-22	2020-21
Short term employees benefits	1.22	1.26
Post-employment benefits#	0.16	0.21
Other long term benefits	-	-
Terminal benefits	-	-
<b>TOTAL</b>	<b>1.38</b>	<b>1.47</b>

# Does not include gratuity and compensated absences as these are provided in the books of accounts on the basis of actuarial valuation for the company as a whole and hence individual amount cannot be determined.

## NOTES : 40 (Contd.)

- (f) As per DPE letter dated 21<sup>st</sup> January, 2013, the Chairman and Managing Director and Whole Time Directors are entitled to use staff car for private use upto 1,000 km. per month against payment of ₹2,000/- per month.

### 35) Information in relation to the interest of the company in Associates:

#### a) Details of Associates

Name of the Company	Contribution towards equity (₹ in Crore)	Country of Residence	Proportion of ownership
Shristi Urban Infrastructure Development Ltd.	2.00	India	40%
Pragati Social Infrastructure & Development Ltd.	0.13	India	26%
Signa Infrastructure India Ltd.	0.01	India	26%
Indbank Housing Ltd.	2.50	India	25%
<b>Total</b>	<b>4.64</b>		

#### b) The following table summarizes key information relevant to associate Shristi Urban Infrastructure Development Ltd.

(₹ in Crore)

Particulars	31 <sup>st</sup> March, 2022*	31 <sup>st</sup> March, 2021
Cash and cash equivalents	0.10	0.07
Trade receivables	5.20	5.20
Property, plant and equipment	0.01	0.01
Capital work-in-progress	33.73	32.78
Other financial assets	0.54	0.53
Other current assets	0.25	0.25
Other non-current assets	1.27	1.27
Current tax assets	0.15	0.18
Provisions	(0.03)	(0.02)
Borrowings	(21.99)	(21.82)
Trade payable	(0.37)	(0.37)
Other liabilities	(15.66)	(14.40)
<b>Net Assets</b>	<b>3.20</b>	<b>(3.68)</b>
<b>Profit after tax</b>	<b>(0.47)</b>	<b>(0.19)</b>

\*Based on the unaudited financial results of associate company.

Information in respect of Investments in Associate viz., Pragati Social Infrastructure & Development Ltd, M/s. Signa Infrastructure India Ltd and Ind bank Housing Limited has not been incorporated as HUDCO has decided to exit from the Associate and has provided for full diminution in the value of investment.

### 36) i) Corporate Social Responsibility

- a. The Company has formulated a CSR Policy in line with the guidelines issued by Department of Public Enterprise (DPE) vide its Office Memorandum No. CSR- 15/0008/2014-Dir (CSR) dated 01<sup>st</sup> August, 2016 and provisions of CSR in the Companies Act, 2013 with the approval of HUDCO's Board on the recommendations of Committee of Board.

## NOTES : 40 (Contd.)

As per Companies Act, 2013, company approved allocation for CSR Budget for the FY 2021-22, equivalent to 2% of the average profit (Profit before Tax) of immediately preceding three financial years amounting to ₹41.99 crore. The amount spent during the year is ₹46.95 crore.

(₹ in Crore)

S.No.	Particulars	Amount			
		2021-22		2020-21	
1.	Gross Amount of CSR required to be spent	41.99		34.46	
2.	Amount spent during the year on:	In cash	Yet to be paid in cash	In cash	Yet to be paid in cash
	i) Construction/ Acquisition of any asset	--	--	--	--
	ii) On purpose other than (i) above	29.47	--	5.74	--

As per HUDCO's approved CSR Policy, 1<sup>st</sup> instalment of CSR assistance is released on completion of documentation and the subsequent instalments are released on receipt of utilization of certificate of the released CSR grant and after achieving physical/financial progress in the proposal. There has been a couple of cases where even after sanction of CSR Fund by HUDCO, documentation formalities were not completed by the agency and therefore the 1<sup>st</sup> instalment could not be released, as originally envisaged. In some of the cases, the agencies concerned could not achieve required physical/ financial progress and the due utilisation certificate for the CSR assistance released was not submitted by agencies. These factors result in delay/ time gap in incurring CSR expenditure.

- b. Companies (CSR Policy) Amendment Rules 2021 dated 22<sup>nd</sup> January, 2021 issued by Ministry of Corporate Affairs has notified that the Company hereafter follows the amended rules. The legislative intent of these amendment was to restrain the companies from using the funds earmarked for CSR projects for meeting their working capital requirements, hence the new rules made it mandatory for the companies to transfer the available funds including the undisbursed amount of the ongoing projects to a separate bank account. Accordingly, any amount remaining unspent pursuant to ongoing projects undertaken by a company in pursuance of its CSR policy shall be transferred by the company in the unspent CSR Account within a period of 30 days from the end of financial year. CSR amount transferred to the said account shall be spent by the company in pursuance of its obligation towards CSR Policy within a period of three financial year from the date of such transfer. Thereafter, balance of unspent amount, if any, shall be transferred to a fund specified in Schedule VII mentioned under section 135 of Companies Act 2013, within a period of 30 days from the date of completion of the third financial year.
- c. In compliance with the Ministry of Corporate Affairs, Government of India notification dated 22<sup>nd</sup> January, 2021, HUDCO has transferred an amount of ₹50,00,83,580/- being the unspent CSR amount other than earmarked for ongoing project out to total amount of ₹80,19,41,235/- for the financial year 2020-21 to the PM CARES Fund a fund specified in Schedule VII of the Companies Act,2013 on 29.09.2021.
- d. During the year 2021-22, the company has spent a total amount of ₹29,47,06,496/- on CSR activities comprising of ₹25crore towards the PM CARES Fund out of the CSR budget allocated for the year 2021-22 and ₹1,40,17,291/- spent during current financial year 2021-22 for the ongoing CSR projects during the for the projects sanctioned prior to 31<sup>st</sup> March,2021. Further, Utilization certificates have been received for an amount of Rs.3,06,89,205/- for the amount spent on CSR projects for the projects sanctioned prior to 31<sup>st</sup> March,2021.
- e. As on 31.03.2022, the total amount available under Unspent CSR Account is ₹27,02,24,158/- (Previous year 31.03.2021, ₹30,18,57,655/-). Further, for twelve Projects which has been sanctioned during 2017-18 to 2019-20 for an amount of ₹7,97,19,000/- has been closed due to non-compliance of sanction conditions by the agency. Further, in seven CSR schemes, CSR grant has been curtailed to the extent of Rs.91,71,596 for the schemes which has been sanctioned prior to 31<sup>st</sup> March 2021.
- f. As of 31.03.2022, an amount of ₹25,87,90,596/- is the unspent CSR amount other than ongoing CSR activities (i.e., ₹16.99 crore for 2021-22 and Rs.8,88,90,596/- up to 2020-21) shall be transferred to Govt., fund specified in Schedule VII of the Companies Act,2013 within the stipulated time period, i.e., on or before 30<sup>th</sup> September,2022.

## NOTES : 40 (Contd.)

### 37) Research & Development (R&D)

The Company had formulated a Research & Development (R&D) policy in line with the guidelines issued by the Department of Public Enterprises vide Office Memorandum No. 3(9)/ 2010-DPE (MoU) dated 20.09.2011. However, vide Office Memorandum No. M-05/0012/2014-DPE(MoU) dated 17<sup>th</sup> July, 2019, DPE informed that the guidelines prescribed vide above Office Memorandum dated 20.09.2011 have become redundant and stood withdrawn. The Board of Directors of HUDCO in its meeting held on 19.02.2020 noted the above development and has also approved to continue with HUDCO's own R&D policy formulated in 2012. The Board of Directors also approved to discontinue with earmarking 0.5% of PAT until the accumulated non-lapsable R&D funds are fully utilized. An amount of ₹9.75 crore as on 31.03.2021 was available with HUDCO as non-lapsable R&D funds. During the FY 2021-22, an amount of ₹0.32 crore was spent on R&D.

38) The President of India, being the promoter through MoHUA, Government of India has further divested 8% (16,01,63,774 equity shares of face value of Rs.10/- each) of its holding in HUDCO in July & August, 2021 through Offer for Sale (OFS). After this dis-investment, the shareholding of President of India in HUDCO has been reduced from 89.81% to 81.81%. The present shareholding in HUDCO is - President of India through MoHUA and MoRD 61.08% and 20.73% respectively and Public shareholding 18.19%.

### 39) Additional Disclosure requirement as per NHB/RBI Directions

#### a) Capital to Risk Assets Ratio (CRAR)

Particulars	2021-22*	2020-21**
CRAR (%)		
CRAR - Tier I capital (%)	64.65%	61.77%
CRAR - Tier II Capital (%)	0.14%	0.04%
Amount of subordinated debt raised as Tier-II Capital	-	-
Amount raised by issue of Perpetual Debt Instruments	-	-

\*CRAR is prepared on half yearly basis. CRAR as on 31<sup>st</sup> March, 2022 has been calculated based on provisional unaudited Ind-AS financial statements.

\*\* Previous year's figures have been changed on the basis of audited accounts.

#### b) Reserve Fund u/s 29C of NHB Act,1987

(₹ in Crore)

Particulars	2021-22	2020-21
<b>Balance at the beginning of the year</b>		
(a) Statutory Reserve u/s 29C of the NHB Act, 1987		
(b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	5,235.19	4,795.19
(c) Total	5,235.19	4,795.19
Addition / Appropriation / Withdrawal during the year		
<b>Add:</b>		
(a) Amount transferred u/s 29C of the NHB Act, 1987		
(b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	500.00	440.00



## NOTES : 40 (Contd.)

Particulars	2021-22	2020-21
<b>Less:</b>		
(a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
(b) Amount withdrawn from the Special Reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account which has been taken into account for the purpose of provision u/s 29C of the NHB Act, 1987		
(c) Transfer to General Reserve	-	-
<b>Balance at the end of the year</b>		
(a) Statutory Reserve u/s 29C of the NHB Act, 1987		
(b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	5,735.19	5,235.19
<b>(c) Total</b>	<b>5,735.19</b>	<b>5,235.19</b>

### c) Investments

(₹ in Crore)

Particulars	2021-22	2020-21
<b>3.5.1. Value of Investments</b>		
(i) Gross value of Investments		
(a) In India	261.82	253.98
(b) Outside India	-	-
(ii) Provisions for Depreciation		
(a) In India	3.11	3.11
(b) Outside India	-	-
(iii) Net value of Investments		
(a) In India	258.71	250.87
(b) Outside India	-	-
<b>3.5.2. Movement of provisions held towards depreciation on investments.</b>		
(i) Opening balance	3.11	3.11
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off/Written-back of excess provisions during the year	-	-
(iv) Closing balance	3.11	3.11

### d) Derivatives

#### i. Forward Rate Agreement (FRA)/Interest Rate Swap (IRS)

(₹ in Crore)

Particulars	2021-22	2020-21
(i) The notional principal of swap agreements	-	-
(ii) Losses which would be incurred if counter parties failed to fulfill their obligations under the agreements	-	-

## NOTES : 40 (Contd.)

	Particulars	2021-22	2020-21
(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	-	-

### ii) Exchange Traded Interest Rate (IR) Derivative

	Particulars	Amount
(i)	Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument-wise)	NIL
(ii)	Notional principal amount of exchange traded IR derivatives outstanding as on 31 <sup>st</sup> March, 2022 (instrument-wise)	NIL
(iii)	Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	NIL
(iv)	Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	NIL

### iii) Disclosures on Risk Exposure in Derivatives

#### A. Qualitative Disclosure

The Company has Risk Management Policy duly approved by the Board. The Policy covers the currency risk (including interest rate risk) of the Company. This policy provides the guiding parameters within which the Company can take decisions for managing the Currency Risk that it is exposed to on account of foreign currency loans. The purpose of the policy is to provide a framework to the company for management of its foreign currency risk.

#### B. Risk Management Structure:

- a) The Company enters into derivatives viz. Principal only Swaps, Currency and Interest Rate Swaps for hedging the interest/ exchange rate risk in foreign currency liabilities. An Asset Liability Management Committee (ALCO) is currently functioning under the chairmanship of Director Finance with Head of Resources, Head of Operations, Head of Loan accounts, Head of General Accounts, Head of Economic Cell, Head of Risk Management as Member Secretary, or any other officer nominated as by ALCO Chairman as its member ALCO monitors effectiveness of existing and new hedging instruments/ strategies being used/ to be used for management of the Currency risk and also for taking stock of the market movements. The decisions of the ALCO are reviewed by the Risk Management Committee (RMC) for managing the risks. The decisions taken by the RMC are subsequently reported to the Board of Directors.
- b) These derivative transactions are done for hedging purpose and not for trading or speculative purpose.
- c) Reference may be drawn to Sub Point No. 4.6 of para 4 of Notes forming part of accounts under Significant Accounting Policies for relevant accounting policy on Transactions in Foreign Currency.

#### C. Quantitative Disclosure

(₹ in Crore)

	Particulars	Currency Derivatives* 2021-22	Interest Rate Derivatives 2021-22
(i)	Derivatives (Notional Principal Amount)	3.43	-
(ii)	Marked to Market Positions[1] **		
	(a) Assets(+)	0.32	-
	(b) Liability(-)		

## NOTES : 40 (Contd.)

	Particulars	Currency Derivatives* 2021-22	Interest Rate Derivatives 2021-22
(iii)	Credit Exposure[2]***	0.36	-
(iv)	Unhedged Exposures	88.50	-

\* Swap arrangement entered into with Bank of India and Exim Bank in respect of foreign currency loans availed from ADB and USAID have not been considered as Currency Derivatives. Only the Currency Swap entered into by the Company with ICICI Bank in respect of USAID-II loan has been considered as Currency Derivative.

\*\* The mark to market positions mentioned above are those as informed by the counterparties (generally banks).

\*\*\* Sum of the total replacement cost (obtained by "making to market") of all contracts with positive value and an amount for potential future changes in credit exposure calculated on the basis of the total notional principal amount of the contract multiple by credit conversion factor according to the resident maturity of the contract (i.e., 1% in the case of exchange rate contract with maturity of less than one year).

### e) Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities)

(₹ in Crore)

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over One month upto 2 months	Over 2 months upto 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 to 5 years	Over 5 years	Total
<b>Liabilities</b>											
Deposits	0.21	0.02	0.07	0.34	0.18	0.21	1.29	1.60	-	-	3.92
Borrowings from banks	-	600.00	33.96	1,250.00	718.93	73.38	1,734.29	2,094.51	377.49	25.29	6,907.85
Market Borrowings	-	1,910.00	-	-	1,498.47	3,250.00	3,577.72	8,551.67	6,630.97	29,031.35	54,450.18
Foreign Currency Liabilities	-	-	-	-	32.80	17.68	18.04	20.39	19.52	32.68	141.11
<b>Assets</b>											
Advances	0.60	0.62	34.49	1,255.86	94.99	1,355.56	3,761.00	11,456.76	10,728.81	48,301.23	76,989.92
Investments	-	-	2.77	-	-	-	-	73.65	-	182.29	258.71
Foreign Currency Assets	-	-	-	-	32.42	-	-	-	-	-	32.42

\*Mismatches, if any, are supported by committed/undrawn working capital limits from banks.

### f) Exposure

#### i) Exposure to Real Estate Sector

(₹ in Crore)

Category		2021-22	2020-21
a)	<b>Direct Exposure</b>		
	<b>(i) Residential Mortgages-</b>		
	Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented; (Individual housing loans up to ₹ 15 lakh may be shown separately)	44.00	54.65

**NOTES : 40 (Contd.)**

Category		2021-22	2020-21
	<b>(ii) Commercial Real Estate-</b>		
	Lending secured by mortgages on commercial real estates (office buildings, retail space, multi- purpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels land acquisition, development and construction, etc.). Exposure would also include non-fund based (NFB) limits:	1101.85	1,130.75
	<b>(iii) Investments in Mortgage Backed Securities (MBS) and other securitized exposures-</b>		
	a) Residential	-	-
	b) Commercial Real Estate	-	-
<b>b)</b>	<b>Indirect Exposure</b>		
	Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-
	<b>A)</b> Indbank Housing @	2.50	2.50
	<b>B)</b> Centbank housing	11.30	11.30
	<b>C)</b> Exposure to group companies in real estate sector Shrishti Urban Infrastructure limited	2.00	2.00

Note@: 100% Provision made in the books and Shown as Re 1 in the books

**ii) Exposure to Capital Market**

(₹ in Crore)

Particulars	2021-22	2020-21
(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; (At Cost)	46.75	46.75
(ii) Advances against shares/ bonds/ debentures or other securities or on clean basis to individuals for investment in shares (including IPOs/ ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	NIL	NIL
(iii) Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	NIL	NIL
(iv) Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares/convertible bonds/ convertible debentures/ units of equity oriented mutual funds' does not fully cover the advances;	NIL	NIL
(v) Secured and unsecured advances to stock brokers and guarantees issued on behalf of stock brokers and market makers;	NIL	NIL
(vi) Loans sanctioned to corporate against the security of shares/ bonds/ debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	NIL	NIL
(vii) Bridge loans to companies against expected equity flows/issues;	NIL	NIL
(viii) All exposures to Venture Capital Funds (both registered and unregistered)	NIL	NIL
<b>Total Exposure to Capital Market</b>	<b>46.75</b>	<b>46.75</b>

## NOTES : 40 (Contd.)

(iii) Details of financing of parent company products: Not Applicable on company

g) Disclosure of Penalties imposed by NHB and other regulators: No penalty has been levied.

h) Unsecured Advances

(₹ in Crore)

S. No.	Particulars	2021-22	2020-21
1.	Unsecured Advances (Gross)	374.47	286.01

i) Registration obtained from Other regulators

Refer note 40(13) for details

j) Rating assigned by Credit Rating Agencies and migration of rating during the year

- The credit rating of HUDCO's domestic debt instrument(s) and Banking Sector Loan(s)/Facilities reaffirmed as "AAA-Stable" (Long term) and "A1+" (Short term) – the highest rating on Standalone basis by the three credit rating agencies, viz., M/s India Ratings and Research Private Ltd (IRRPL), M/s CARE Ratings and ICRA Ratings.
- During the financial Year 2021-22, two International Credit Rating agencies viz., Fitch and Moody's has re-affirmed credit rating of "BBB-with Negative Outlook" and "Baa3 with Stable Outlook" respectively of the company. Each of the above credit ratings is equivalent to India's sovereign rating, and is of Investment grade.

k) Provision and Contingencies

(₹ in Crore)

S. No.	Break up of Provisions and Contingencies shown under the head Expenditure in Profit and Loss Account	2021-22	2020-21
1.	Provisions for depreciation	-	-
2.	Provision made towards Income tax	419.00	427.50
3.	Provision towards NPA*	98.48	74.02
4.	Provision for Standard Assets *		
	i) Commercial Real Estate (Residential Housing) - CRE-RH	(1.93)	(4.17)
	ii) Commercial Real Estate– CRE	(0.51)	(0.85)
	iii) Other than CRE & CRE-RH	11.71	(0.83)
	iv) Others (special dispensation by NHB)	-	-
	v) Investment in unquoted Bonds	-	-
5.	Other Provision and Contingencies		
	A. Provision for Employee Benefit		
	i) Leave Encashment	7.16	2.09
	ii) Post-Retirement medical benefit	29.27	13.23
	iii) Welfare expenses	(0.59)	0.04
	iv) Gratuity	0.11	(3.31)
	v) Provident Fund	3.30	18.77
	B. Provision on Debtors/ recoverable, other loans and advances	3.89	0.49

\*The figures reported above are as per NHB Provision, however the same is not appearing in the Profit & Loss due to application of ECL as per Ind as norms.

## NOTES : 40 (Contd.)

### I) Concentration of Public Deposits, Advances, Exposures and NPAs

#### i. Concentration of Public Deposits\*

Particulars	2021-22	2020-21
Total Deposits of twenty largest depositors (₹ in crore)	2.69	15.24
Percentage of Deposits of twenty largest depositors to Total Advances of the HFC	68.99%	66.87%

\*The Company has discontinued acceptance/ renewal of Public Deposits under its Public Deposit Scheme from 1st July, 2019.

#### ii. Concentration of Loans & Advances

Particulars	2021-22	2020-21
Total Loans & Advances to twenty largest borrowers (₹ in crore)	65,743.05	62,517.43
Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC	84.01%	82.80%

#### iii. Concentration of all Exposure (including off-balance sheet exposure)

Particulars	2021-22	2020-21
Total Exposure to twenty largest borrowers / Customers (₹ in crore)	68,433.31	67,367.75
Percentage of Exposures to twenty largest borrowers/customers to Total Exposure of the HFC on borrowers/customers	81.17%	82.96%

#### iv. Concentration of NPAs

(₹ in Crore)

Particulars	2021-22	2020-21
Total Exposure to top ten NPA accounts	2056.43	2,291.74

#### v. Sector wise NPA

Sl. No.	Sector	Percentage of NPAs to Total Advances in that sector	
		2021-22	2020-21
<b>A.</b>	<b>Housing Loans:</b>		
1.	Individuals	19.06%	17.52%
2.	Builders/Project Loans	100.00%	100.00%
3.	Corporates	100.00%	100.00%
4.	Others(specify)	1.01%	0.88%
<b>B.</b>	<b>Non-Housing Loans:</b>		
1.	Individuals	0.00%	0.00%
2.	Builders/Project Loans	100.00%	100.00%
3.	Corporates	85.19%	85.03%
4.	Others(specify)	1.57%	1.80%

## NOTES : 40 (Contd.)

### m) Movement of NPAs

(₹ in Crore)

Particulars	2021-22	2020-21
(I) Net NPAs to Net Advances (%)	0.53%	0.61%
(II) Movement of NPAs (Gross)		
a) Opening balance	2756.89	2,445.07
b) Additions during the year	61.08	362.47
c) Reductions during the year	8.77	50.66
d) Closing balance	2809.2	2,756.89
(III) Movement of Net NPAs		
a) Opening balance	446.83	209.04
b) Additions during the year	7.97	246.65
c) Reductions during the year	54.15	8.86
d) Closing balance	400.65	446.83
(IV) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	2310.06	2,236.04
b) Provisions made during the year	113.97	114.92
c) Write-off/write-back of excess provisions	15.48	40.90
d) Closing balance	2408.55	2,310.06

### n) Disclosure regarding provisions made for loans and depreciation in investments as per National Housing Bank Guidelines on prudential norms applicable to Housing Finance Companies

(₹ in Crore)

Break up of Loan & Advances and Provisions thereon	Housing		Non-Housing	
	2021-22	2020-21	2021-22	2020-21
<b>Standard Assets*</b>				
a) Total Outstanding Amount	44,559.59	46,008.55	31,706.75	27,689.78
b) Provisions made	182.69	190.37	134.98	118.03
<b>Sub-Standard Assets</b>				
a) Total Outstanding Amount	61.16	362.52	0.00	0.00
b) Provisions made	9.18	54.38	0.00	0.00
<b>Doubtful Assets – Category-I</b>				
a) Total Outstanding Amount	346.66	0.52	0.00	143.05
b) Provisions made	86.67	0.13	0.00	35.76
<b>Doubtful Assets – Category-II</b>				
a) Total Outstanding Amount	1.03	0.39	146.75	103.69
b) Provisions made	0.41	0.16	58.70	72.91
<b>Doubtful Assets – Category-III</b>				
a) Total Outstanding Amount	150.45	152.61	2,067.12	1,971.53
b) Provisions made	150.45	152.61	2,067.12	1,971.53
<b>Loss Assets</b>				



## NOTES : 40 (Contd.)

Break up of Loan & Advances and Provisions thereon	Housing		Non-Housing	
	2021-22	2020-21	2021-22	2020-21
a) Total Outstanding Amount	23.39	22.59	12.63	0.00
b) Provisions made	23.39	22.59	12.63	0.00
<b>TOTAL</b>				
a) Total Outstanding Amount	<b>45,142.28</b>	<b>46,547.18</b>	<b>33933.25</b>	<b>29,908.05</b>
b) Provisions made	<b>452.79</b>	<b>420.23</b>	<b>2273.43</b>	<b>2,198.24</b>
c) Additional Provision made	<b>0.53</b>	<b>0</b>	<b>0.00</b>	<b>297.12</b>
d) Total Provision made	<b>453.32</b>	<b>420.23</b>	<b>2273.43</b>	<b>2,495.36</b>

\* Includes Interest Accrued Figures also

### o) Overseas Assets

Particulars	2021-22		2020-21	
	(₹in crore)	(US \$ in Millions)	(₹in crore)	(US \$ in Millions)
Bank Deposits - Under lien with Bank of India, Cayman Islands branch, USA	16.25	2.14	45.75	6.22

### p) Off-balance Sheet SPVs sponsored (which are required to be consolidated as per accounting Norms)

No SPV has been sponsored by the company

### q) Customers Complaints

Particulars	2021-22	2020-21
a) No. of complaints pending at the beginning of the year	0	0
b) No. of complaints received during the year	2085	1867
c) No. of complaints redressed during the year	2085	1866
d) No. of complaints pending at the end of the year	0	1

r) There are no advances outstanding for which intangible securities such as charge over the rights, licenses, authority etc. has been taken.

s) The Company has not extended any loan/advances against gold as collateral security.

t) There is no change in accounting policies during the Financial year.

### 40) Public Disclosure on Liquidity Risk, pursuant to RBI Guidelines on Liquidity Risk Management Framework for Housing Finance Companies dated February 17, 2021

#### (i) Funding Concentration based on significant counterparty<sup>1</sup> (both deposits\* and borrowings):

Number of Significant Counterparties <sup>1**</sup>	Amount (₹in Crore)	% Of Total deposits <sup>2</sup>	% Of Total Liabilities <sup>3</sup>
14	29,841.82	NA**	46.34

\* Total Deposits - ₹22.40 crore, which includes Term deposits from public of Rs.3.90 crore and amount of ₹18.50 crore invested by Individuals/ HUF and Trust in the unsecured non-convertible debentures of the company with a maturity of more than one year and having subscription of less than Rs.1 crore.

\*\* The company does not have any depositor who would be eligible as significant Counter Party<sup>1</sup>.

## NOTES : 40 (Contd.)

### (ii) Top 20 Large Deposits:

As at 31.03.2022	
Amount (₹in Crore)	% Of Total deposits*
20.94**	93.48%

\* Total Deposits - ₹22.40 crore, which includes Term deposits from public of Rs.3.90 crore and amount of ₹18.50 crore invested by Individuals/ HUF and Trust in the non-convertible debentures of the company with a maturity of more than one year and having subscription of less than Rs.1 crore.

\*\* There are more than one investor with same value of investment. For proper depiction, all such investors have been clubbed together and forms part of top 20 large deposits.

### (iii) Top 10 borrowings:

As at 31.03.2022	
Amount (₹in Crore)	% Of Total Borrowings
29,236.03*	47.54%

\*Based on size of bond issuance / term loans from banks.

### (iv) Funding Concentration based on significant instrument /product<sup>1</sup>:

Sr. No.	Significant instrument /product <sup>1</sup>	As at 31.03.2022	
		Amount (crore)	% Of Total Liabilities <sup>3</sup>
1.	Debt Securities		
	- Tax- Free NCDs	14,989.79	23.28
	- Taxable NCDs	39,460.38	61.28
	<b>Sub Total (1)</b>	<b>54,450.17</b>	<b>84.56</b>
2.	Borrowings (Other than Debt Securities)		
	- Refinance Facility from NHB	1,024.92	1.59
	- Refinance facility from IIFCL	1,294.00	2.00
	- Banking facilities (Long Term + Short Term)	4,588.93	7.13
	<b>Sub Total (2)</b>	<b>6,907.85</b>	<b>10.72</b>
	<b>Total (1+2)</b>	<b>61,358.02</b>	<b>95.28</b>

### (v) Stock Ratios:

Sr. No.	Particulars	Amount (₹In crore)	% To total public funds	% To total liabilities	% To total assets
1.	Commercial papers	-	-	-	-
2.	Non-convertible debentures (original maturity less than 1 year)	-	-	-	-
3.	Other short-term liabilities*	1819.95	2.96	2.83	2.31

\* Other Short-Term Liabilities include Financial Liabilities and non-financial liabilities payable within a year (excluding Commercial Papers and Non-convertible debentures of original maturity of less than 1 year).

## NOTES : 40 (Contd.)

### Notes:

1. Significant counterparty/ Significant instrument/ product is defined as single counterparty/ single instrument/ product or group of connected or affiliated counterparties accounting in aggregate for more than 1% of the total liabilities.
2. "Public Deposits" are as defined in the Master Directions - Non-Banking Financial Companies Acceptance of Public Deposits (Reserve Bank) Directions, 2016.
3. Total Liabilities has been computed as sum of all financial and non-financial liabilities (extracted from the audited Standalone Financial Statements prepared as per IND-AS for the period ended March 31, 2022) and does not include equities and Reserve & Surplus.
4. "Public Funds" are as defined in Master Directions- Non-Banking Financial Company –Systemically Important Non-Deposit taking Company and Deposit taking Company (Reserve Bank) Directions, 2016, which states that "Public funds" includes funds raised either directly or indirectly through public deposits, inter-corporate deposits, bank finance and all funds received from outside sources such as funds raised by issue of Commercial Papers, debentures etc. but excludes funds raised by issue of instruments compulsorily convertible into equity shares within a period not exceeding 5 years from the date of issue.
5. The information stated in this disclosure is based on audited Standalone Financial Statements (prepared as per IND-AS) for the period ended March 31, 2022.

### 41) Disclosure on Liquidity Coverage Ratio

#### Qualitative Disclosure:

Institutional set-up for the Liquidity Risk Management: HUDCO has implemented an integrated risk management approach through which it reviews and assesses significant risks on a regular basis to ensure that there is a robust system of risk controls and mitigation in place. HUDCO has a well-structured robust Risk Management Policy and Operating Manual in line with its objectives to address the various risks.

In compliance with the SEBI (LODR) Regulations, 2015, HUDCO has in place a Board Level Committee under the nomenclature 'Risk Management Committee' (RMC) headed by an Independent Government Nominee Director, which reviews various decisions/ recommendations of the three sub-committees namely:

- Assets & Liabilities Management Committee (ALCO);
- Credit Risk Management Committee (CRMC); and
- Operational Risk Management Committee (ORMC)

The Risk Management Committee (RMC), which is a committee of the Board, is responsible for evaluating and monitoring the integrated risk management system of the Company including liquidity risk. The ALCO is responsible for ensuring adherence to the liquidity risk tolerance/limits set out in the board approved Asset Liability Management (ALM) policy. The role of the ALCO with respect to liquidity risk includes, inter alia, decision on desired maturity profile for assets & liabilities, responsibilities and controls for managing liquidity risk, and overseeing the liquidity position of the company. The ALM Policy is reviewed periodically to realign the same pursuant to any regulatory changes in the economic landscape or business needs and tabled to the Board for approval.

Management regularly reviews the position of cash and cash equivalents by aligning the same with the projected maturity of financial assets and financial liabilities, economic environment, liquidity position in the financial market, anticipated pipeline of future borrowing & future liabilities and threshold of minimum liquidity defined in the ALM policy with additional liquidity buffers as management overlay

The Liquidity Coverage Ratio (LCR) is a global minimum standard to measure the Company's liquidity position. The Reserve Bank of India (RBI), vide its Master Direction - Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, dated February 17, 2021, introduced the LCR requirement for all non-deposit-taking HFCs with an asset size of ₹ 10,000 crore and above and all deposit taking HFCs irrespective of their asset size as per the following timeline:

## NOTES : 40 (Contd.)

From	December 01, 2021	December 01, 2022	December 01, 2023	December 01, 2024	December 01, 2025
Minimum LCR	50%	60%	70%	85%	100%

Hence, the company is required to maintain minimum LCR of 50% w.e.f. December 01, 2021.

Further, the aforementioned Master Direction states that the guidelines on Liquidity Risk Management Framework prescribed for NBFCs by the RBI vide its Master Direction - Non-Banking Financial Company – Systematically Important Non-Deposit taking Company and Deposit taking Company (Reserve Bank) Directions, 2016, dated September 01, 2016 shall apply mutatis mutandis to Housing Finance Companies (HFCs).

As per the said guidelines, the Company shall maintain an adequate level of unencumbered High Quality Liquid Assets (HQLA) that can be converted into cash to meet its liquidity needs for a 30 calendar-day time horizon under a significantly severe liquidity stress scenario. "HQLA" means liquid assets that can be readily sold or immediately converted into cash at little or no loss of value or used as collateral to obtain funds in a range of stress scenarios. "Unencumbered" means free of legal, regulatory, contractual or other restrictions on the ability of the NBFC to liquidate, sell, transfer or assign the asset. Assets to be included in the computation of HQLAs are those that the NBFC is holding on the first day of the stress period. Such assets shall be valued at an amount not greater than their current market value for the purpose of computing the LCR. Depending upon the nature of assets, they have been assigned different haircuts, which are to be applied while calculating the HQLA for the purpose of calculation of LCR.

In order to determine HQLA, the company considers Fixed Deposits which are maintained with Scheduled Commercial Banks owing to the fact that it bears 0% haircut. As a matter of prudence for the purpose of maintenance of LCR, highest level of HQLA requirement in the forthcoming 7 days is considered on continuous basis by the company.

Liquidity Coverage Ratio (LCR) is represented by the following ratio:

$$\frac{\text{Stock of High Quality Liquid Assets (HQLAs)}}{\text{Total Net Cash Outflows over the next 30 calendar days}}$$

In order to determine Net Cash Outflows, the Company considers total expected cash outflow minus total expected cash inflows for the subsequent 30 calendar days by assigning a predefined stress percentage to the overall cash inflows and cash outflows. Total expected cash outflows (stressed outflows) are calculated by multiplying the outstanding balances of various categories or types of liabilities and off-balance sheet commitments by 115% (15% being the rate at which they are expected to run off further or be drawn down). Total expected cash inflows (stressed inflows) are calculated by multiplying the outstanding balances of various categories of contractual receivables by 75% (25% being the rate at which they are expected to underflow). However, total cash inflows will be subjected to an aggregate cap of 75% of total expected cash outflows. In other words:

Total Net Cash Outflows over the next 30 days = Stressed Outflows – Lower of (Stressed Inflows or 75% of Stressed Outflows).

One of the components of cash outflow of this disclosure includes Other Contractual Funding Obligations, which, inter alia, includes payment of taxes and dividend paid by the company.

The Company computes the LCR and reports the same to the Asset Liability Management Committee (ALCO) every month for review and approval.

### Quantitative Disclosure

High Quality Liquid Assets		As on 31 <sup>st</sup> March, 2022	
		Total Unweighted Value (average)	Total weighted Value (average)
1	Total High Quality Liquid Assets (HQLA)	349.65	349.65
Cash Outflows			
2	Deposits (for deposit taking companies)	1.90	2.18
3	Unsecured wholesale funding	1,014.70	1,166.91
4	Secured wholesale funding	1,006.60	1,157.59
5	Additional requirements, of which,		

**NOTES : 40 (Contd.)**

High Quality Liquid Assets		As on 31 <sup>st</sup> March,2022	
		Total Unweighted Value (average)	Total weighted Value (average)
(i)	Outflows related to derivative exposures and other collateral requirements	1.34	1.54
(ii)	Outflows related to loss of funding on debt products	-	-
(iii)	Credit and liquidity facilities	-	-
6	Other contractual funding obligations	104.56	120.24
7	Other contingent funding obligations	2.00	2.30
8	TOTAL CASH OUTFLOWS	2,131.10	2,450.76
Cash Inflow			
9	Secured lending	1,077.80	808.35
10	Inflows from fully performing exposures	-	-
11	Other cash inflows	10,670.29	8,002.71
12	TOTAL CASH INFLOWS	11,748.09	8,811.06
			Total Adjusted Value
13	TOTAL High Quality Liquid Assets		349.65
14	TOTAL NET CASH OUTFLOWS		612.69
15	LIQUIDITY COVERAGE RATIO (%)		57.07%

**Notes:**

1. Unweighted values calculated as outstanding balances maturing or callable within 30 days (for Cash Inflows and Cash Outflows).
2. Weighted values calculated after the application of respective haircuts (for HQLA) and stress factors (on Cash Inflow/Cash Outflow).
3. The average unweighted and weighted amounts are calculated taking simple averages of daily observations.

**42) Annexure III as per RBI**
**Schedule to the Balance Sheet of HUDCO**
**(As at 31.03.2022)**

(₹in Crore)

Particulars		Amount outstanding	Amount overdue
Liabilities side			
1	Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:		
(a)	Debentures:		
	Secured	14,993.99	-
	Unsecured	39,456.18	-
	(Other than falling within the meaning of public deposits)		
(b)	Deferred Credits	-	-
(c)	Term loans	7,048.96	-

## NOTES : 40 (Contd.)

	(d)	Inter-corporate loans and borrowing	-	-
	(e)	Commercial paper	-	-
	(f)	Public Deposits	3.90	-
	(g)	Other Loan (Please Specify)	-	-
2	Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):			
	(a)	In the form of Unsecured debentures	-	-
	(b)	In the form of partly secured debentures i.e., debentures where there is a shortfall in the value of security	-	-
	(c)	Other public deposits	3.90	-
<b>Assets Side</b>			<b>Amount outstanding</b>	
3	Break up of Loans and Advances including bills receivables [ other than those included in (4) below]:			
	(a)	Secured		79,119.83
	(b)	Unsecured		374.47
4.	Break-up of Leased Assets and stock on hire and other assets counting towards asset financing activities			
	(i)	Lease assets including lease rentals under sundry debtors		
		(a) Financial lease		-
		(b) Operating lease		-
	(ii)	Stock on hire including hire charges under sundry debtors:		
		(a) Assets on hire		-
		(b) Repossessed Assets		-
	(iii)	Other loans counting towards asset financing activities		
		(a) Loans where assets have been repossessed		-
		(b) Loans other than (a) above		-
<b>Assets Side</b>			<b>Amount outstanding</b>	
5	Break up of investments			
	Current Investments			
	1.	Quoted		
		(i) Shares		
		Equity		-
		Preference		-
		(ii) Debentures and Bonds		-
		(iii) Units of mutual funds		-
		(iv) Government Securities		-
		(v) Others (please specify)		-
	2.	Unquoted		
		(i) Shares		
		Equity		-
		Preference		-

## NOTES : 40 (Contd.)

	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	-
	(iv) Government Securities	2.75
	(v) Others (please specify)	-
	Short Term Deposits (INR)	-
	Commercial Papers (Impairment fully provided)	-
Long Term investments		
Quoted		
	(i) Shares	
	Equity	0.10
	Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	50.00
	(iv) Government Securities	-
	(v) Others (please specify)	-
Unquoted		
	(i) Shares	
	Equity	46.65
	Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	-
	(iv) Government Securities	-
	(v) Others (please specify)	-

### Borrower group-wise classification of assets financed as in (3) and (4) above

6	Category	Amount (Net of Provisions) (₹ in Crore)		
		Secured	Unsecured	Total
1	Related Parties	-	-	-
	(a) Subsidiaries	-	-	-
	(b) Companies in the same group	-	-	-
	(c) Other related parties	-	0.05	0.05
2	Other than related parties	76,978.86	11.01	76,989.87
<b>Total</b>		<b>76,978.86</b>	<b>11.06</b>	<b>76,989.92</b>

7	Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted):		
	Category	Market value/ Break up or fair value or NAV	Book Value (Net of Provisions)
1	Related Parties		
	(a) Subsidiaries	-	-



## NOTES : 40 (Contd.)

	(b) Companies in the same group	2.00	2.00
	(c) Other related parties	-	-
2	Other than related parties	256.70	97.50
	<b>Total</b>	<b>258.70</b>	<b>99.50</b>
8	Other Information		
	<b>Particulars</b>	<b>Amount (₹ in Crore)</b>	
	(i) Gross Non-Performing Assets		
	(a) Related Parties		-
	(b) Other than related parties		2,809.21
	(ii) Net Non-Performing Assets		
	(a) Related Parties		-
	(b) Other than related parties		387.79
	(iii) Assets acquired in satisfaction of debt		-

### Schedule to the Balance Sheet of HUDCO (As at 31.03.2021)

(₹ in Crore)

Particulars			
Liabilities side		Amount outstanding	Amount overdue
1	Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:		
	(a) Debentures:		
	Secured	17,352.04	-
	Unsecured	39,205.51	-
	(Other than falling within the meaning of public deposits)		
	(b) Deferred Credits	-	-
	(c) Term loans	2,897.64	-
	(d) Inter-corporate loans and borrowing	-	-
	(e) Commercial paper	1,500.00	-
	(f) Public Deposits	22.77	-
	(g) Other Loans	-	-
2	Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):		
	(a) In the form of Unsecured debentures	-	-
	(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-
	(c) Other public deposits	22.77	-
	<b>Assets Side</b>	<b>Amount outstanding</b>	
3	Break up of Loans and Advances including bills receivables [other than those included in (4) below]:		

**NOTES : 40 (Contd.)**

	(a) Secured	76,759.80
	(b) Unsecured	286.01
4	Break-up of Leased Assets and stock on hire and other assets counting towards asset financing activities	
	(i) Lease assets including lease rentals under sundry debtors	
	(a) Financial lease	-
	(b) Operating lease	-
	(ii) Stock on hire including hire charges under sundry debtors:	
	(a) Assets on hire	-
	(b) Repossessed Assets	-
	(iii) Other loans counting towards asset financing activities	
	(a) Loans where assets have been repossessed	-
	(b) Loans other than (a) above	-
	<b>Assets Side</b>	<b>Amount outstanding</b>
5	Break up of investments	
	Current Investments	
	1. Quoted	
	(i) Shares	
	Equity	-
	Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	-
	(iv) Government Securities	-
	(v) Others (please specify)	-
	2. Unquoted	
	(i) Shares	
	Equity	-
	Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	-
	(iv) Government Securities	7.53
	(v) Others (please specify)	-
	Short Term Deposits (INR)	-
	Commercial Papers (Impairment fully provided)	-
	Long Term investments	
	Quoted	

## NOTES : 40 (Contd.)

	(i) Shares	
	Equity	0.10
	Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	50.00
	(iv) Government Securities	-
	(v) Others (please specify)	-
	Unquoted	
	(i) Shares	
	Equity	46.65
	Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	-
	(iv) Government Securities	-
	(v) Others (please specify)	-

### Borrower group-wise classification of assets financed as in (3) and (4) above

6	Category	Amount (Net of Provisions) (₹ in Crore)		
		Secured	Unsecured	Total
1	Related Parties			
	(a) Subsidiaries	-	-	-
	(b) Companies in the same group	-	-	-
	(c) Other related parties	-	0.11	0.11
2	Other than related parties	74,281.16	10.62	74,291.78
	<b>Total</b>	<b>74,281.16</b>	<b>10.73</b>	<b>74,291.89</b>
7	<b>Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted):</b>			
	<b>Category</b>	<b>Market value/ Break up or fair value or NAV</b>	<b>Book Value (Net of Provisions)</b>	
1	Related Parties			
	(a) Subsidiaries		-	-
	(b) Companies in the same group		2.00	2.00
	(c) Other related parties			
2	Other than related parties		248.87	102.28
	<b>Total</b>		<b>250.87</b>	<b>104.28</b>
8	<b>Other Information</b>			
	<b>Particulars</b>	<b>Amount (₹ in Crore)</b>		
(i)	Gross Non-Performing Assets			
	(a) Related Parties	-		
	(b) Other than related parties	3,054.01		

## NOTES : 40 (Contd.)

(ii)	Net Non-Performing Assets	
	(a) Related Parties	-
	(b) Other than related parties	369.03
(iii)	Assets acquired in satisfaction of debt	-

### 43) Relationship with Struck-off Companies

S. No.	Name of the Struck-off Company	Nature of transactions with Struck-off Company	Balance Outstanding as on 31.03.2022	Relationship with the Struck-off Company, if any, to be disclosed
1)	Intra Consolid (India) Limited	Investments in securities	Rs. 10 Lacs and 100% Provision made in the books and Shown as Re 1 in the books.	Shareholder Of the company
2)	Periwal Bricks Limited		Rs. 10 Lacs and 100% Provision made in the books and Shown as Re 1 in the books.	
3)	Chesterton Meghraj Property Consultants Pvt Ltd.	Payables	50,050.00	Consultant

**Note:** The exercise to trace the relationship of the company with the struck off companies, has been carried out in-house, and to the best of knowledge and understanding three agencies have been traced where name has been struck off by MCA under Companies Act 2013

### 44) Disclosure on Corporate Social Responsibility (CSR) Activity.

(₹ in Crore)

S.No.	Particulars	2021-22	2020-21
a	Amount required to be spent	41.99	34.46
b	Amount of expenditure incurred.	29.47	5.74
c	Shortfall at the end of the year	16.99	30.64
d	Total of previous years shortfall	30.68	49.55
e	Reason for shortfall	The entire amount could not be utilized due to the reasons that most of the projects under implementation, the execution come to a halt because of COVID-19 lockdown. Besides in many proposals, concerned agencies could not achieve required physical/financial progress and submit the utilization certificates for the CSR assistance to be released due to delay in obtaining required approvals, finalization of tenders, etc. resulting in delay in implementation of the proposals and consequent released of subsequent instalments of the CSR assistance. Also, in some proposals where CSR assistance has been sanctioned, documentation could not be completed by the concerned agencies in time and in view of this 1st instalment of sanctioned CSR assistance could not be released.	
f	Nature of CSR activities	Night Shelter, Sanitation, Solid Waste Management, School Education, Health Care, Nutrition, Sustainable Development, Disaster Management, Rural Development Projects and PM CARES Fund.	

## NOTES : 40 (Contd.)

S.No.	Particulars	2021-22	2020-21
g	Details of related party transactions, e.g. contribution to a trust controlled by the company in relation to CSR activities as per relevant accounting standard.	Nil	
h	Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year shall be shown separately.	Nil	

45) (a) Figures of the previous period have been regrouped/ rearranged/ re-casted wherever considered necessary to make them comparable with figures for current year.

(b) Figures in rupees have been rounded off to crore without decimals except where specifically indicated.

For and on behalf of the Board of Directors

Sd/-  
Harish Kumar Sharma  
Company Secretary  
ACS 6557

Sd/-  
D. Guhan  
Director Finance & Chief Financial Officer  
DIN 06757569

Sd/-  
M. Nagaraj  
Director Corporate Planning  
DIN 05184848

Sd/-  
Kamran Rizvi  
Chairman & Managing Director  
DIN: 01653503

As per our separate report of even date attached

For A P R A & Associates LLP  
Chartered Accountants  
FRN- 011078N/N500064

Place: New Delhi  
Date: 27<sup>th</sup> May, 2022

Sd/-  
Arun Kumar Gupta  
Partner  
(M. No.- 089657)

## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED

#### Report on the Audit of the Consolidated Financial Statements

##### Opinion

1. We have audited the accompanying consolidated financial statements of Housing and Urban Development Corporation Limited (hereinafter referred to as the 'the Company') and of its associate (collectively known as "Consolidating Company"), which comprise of the Consolidated Balance Sheet as at 31<sup>st</sup> March, 2022 and the Consolidated Statement of Profit and Loss (including other Comprehensive Income), Consolidated statement of changes in equity and the Consolidated Cash Flows statement for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Consolidated financial statements").
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the consolidated state of affairs of the company and its associate as at 31<sup>st</sup> March, 2022, of consolidated Profit and Total Consolidated Comprehensive Income, Consolidated Changes in equity and its Consolidated Cash Flows for the year ended on that date.

##### Basis for Opinion

3. We conducted our audit of consolidated financial statements in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the company and its associate in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Companies Act, 2013 and the Rules made there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics.

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

##### Emphasis of Matter:

4. We draw attention to the following matter in the Notes to the Consolidated financial statements:
  - i) The company has recognised interest income on "No Lien AGP Account" amounting to Rs 28.02 crore [Rs. 27.59 crore for the previous year ended 31<sup>st</sup> March 2021] for the year ended 31<sup>st</sup> March 2022. The same has been shown in Note 28 (Other Income) under head 'Interest on Construction Project'.  
  
The balance outstanding as at the end of the year is Rs. 526.27 crore (debit) in "No Lien AGP Account". The company is in discussion with MoHUA for recovery/reimbursement of outstanding amount including interest as well as booking of expenses.[Refer Para 3 of Note 40]  
  
Our opinion is not modified in respect of this matter.
  - ii) We draw your attention to Para 8 of Note 40 to the Consolidated financial results which explains the uncertainties and the management's assessment of the financial impact due to the lock-downs and other restrictions and conditions related to the Covid-19 pandemic situation, for which a definitive assessment of the impact in the subsequent period is highly dependent upon circumstances as they evolve in the subsequent period.  
  
Our opinion is not modified in respect of this matter.

##### Key Audit Matters

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

Sr.No	Key Audit Matter	Auditor's Response
1.	<p>Ind AS 109 on Financial Instruments establishes a comprehensive framework for determining expected credit losses, accuracy of classification, recognition, de-recognition and measurement requirements for all the financial assets and liabilities. Considering the materiality of the amounts involved, possible effect from the pandemic Covid-19, the significant management judgment required in estimating the expected credit losses as well as measuring Financial Assets and Financial Liabilities and such estimates and judgments being inherently subjective, this matter has been identified as a key audit matter for the current year audit.</p> <p>(Refer Notes : 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 33, 36, 37 and 40 to consolidated financial statements)</p>	<p><u>Principal Audit Procedures</u></p> <p>Our procedures included, but were not limited to the following:</p> <p>Our Audit approach consisted testing of the design and operating effectiveness of the internal controls and substantive testing as follows:</p> <ul style="list-style-type: none"> <li>• Obtained an understanding of the systems, processes and controls implemented by management for recording and calculating Expected credit losses (ECL), recognition, de-recognition and measurement of Financial Assets and Financial Liabilities, for classifying financial assets portfolio into stages based on credit risk.</li> <li>• Discussed with appropriate senior management and evaluated management's underlying key assumptions in estimating the expected credit losses and measuring Financial Assets and Financial Liabilities.</li> <li>• Selected the sample and tested the operating effectiveness of the internal control, relating to recognition, measurement and de-recognition of, financial assets and financial liabilities and calculation of ECL. We carried out a combination of procedures involving enquiry and observation, performance and inspection of evidence in respect of operation of these controls</li> <li>• Tested the relevant information technology systems access and change management controls relating to contracts and related information used in recording financial assets/ liabilities and calculation of ECL in accordance with the said Ind AS.</li> <li>• Tested the appropriate staging of assets basis, their days past due and other loss indicators on sample basis</li> </ul>

### Other Information

6. The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's Annual Report, but does not include the consolidated financial statements and our auditor's report thereon. The Annual report for the year ending 31<sup>st</sup> March 2022 is expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated 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 consolidated 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 consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

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



### Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

7. The Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of the Companies Act, 2013 (the Act) that give a true and fair view of the consolidated financial position, consolidated financial performance, and consolidated cash flows of the Group including its associate in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under Section 133 of the Act. The respective Board of Directors of the company and of its associate are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are responsible and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring 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, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Company, as aforesaid.
8. In preparing the consolidated financial statements, the respective Board of Directors of the company and of its associate are responsible for assessing the ability of the Company and of its associate to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.
9. The respective Board of Directors of the company and of its associate are responsible for overseeing the financial reporting process of the group and of its associate.

### Auditor's Responsibilities for the Audit of the Consolidated Financial Statements.

10. Our objectives are to obtain reasonable assurance about whether the consolidated 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. Misstatement 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 consolidated financial statements.
11. 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 consolidated 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
  - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
  - Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associate 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 consolidated 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 Group and its associate to cease to continue as a going concern.
  - Evaluate the overall presentation, structure and contents of the consolidated financial statements, including the disclosures, and whether the consolidated statements representing the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the company and of its associate to express an opinion on the consolidated financial statements.
12. We communicate with those charged with governance of the company 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.
  13. 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.
  14. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated 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.

#### Other Matters

15. The consolidated financial statements also include the Group's share of net loss of Rs. 0.19 Crore for the year ended 31<sup>st</sup> March 2022, as considered in the consolidated financial statements, in respect of one associate, whose financial statements/ information have not been audited by us. These financial statements are unaudited and have been furnished to us by the management and our opinion on the consolidated financial statement, in so far as it relates to the amounts and disclosures included in respect of the associate, and our report in terms of sub sections (3) and (11) of Section 143 of the Act in so far as it relates to the aforesaid associate is based solely on such unaudited financial statements / financial information. In our opinion and according to the Information and explanation give to us by the management, these financial statements/ financial information are not material to the Consolidating Company.

Our opinion on the consolidated financial statements, and our report on other legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the financial statements/financial information certified by the management.

#### Report on Other Legal and Regulatory Requirements

16. As required by section 143(3) of the Act, we report, to the extent applicable, 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 of the aforesaid consolidated financial statements.
  - b) In our opinion, proper books of accounts as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and our reliance on the consolidated financial statements /financial information certified by the management of the company.
  - c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and loss, and the consolidated statement of Changes in Equity and the Consolidated Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account maintained for the purposes of preparation of the consolidated financial statements.
  - d) In our opinion, the aforesaid consolidated financial statements comply with the Indian Accounting Standard specified under Section 133 of the Act.
  - e) The provisions of section 164(2) of the Companies Act, 2013 in respect of disqualifications of directors are not applicable to the Company being Government Company in terms of Notification no. G.S.R. 463(E) dated 5<sup>th</sup> June,2015 issued by the Ministry of Corporate affairs.
  - f) With respect of the adequacy of the Internal Financial Controls over financial reporting of the Group and the operating effectiveness of such controls, refer to our separate report in **Annexure 'A'**; 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 Consolidated financial statements disclose the impact of pending litigations on the Consolidated financial position of the Group and its associate **(Refer Para 2 of Note 40 to consolidated financial statement)**.
- ii) The Company does not have any material foreseeable losses, if any, on long terms contracts including derivative contracts; **(Refer Para 38 of Note 40 to consolidated financial statement)**
- iii) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protections Fund by the Company. However, in case of associate company, incorporated in India, the same can't be commented in view of non-availability of audited accounts **(Refer Para 16 of Note 40 to consolidated financial statement)**.

#### **NHB/RBI Directions**

17. The Company is complying with **National Housing Bank's (NHB)/ Reserve Bank of India's (RBI)** credit concentration norms in respect of loans to Private Sector Agencies. However, in case of loans to State Governments / State Governments Agencies/ Central Government Agencies , the said norms have been relaxed by the **NHB/RBI** vide various letters **(Refer Para no. 14 of Note No. 40 to consolidated financial statements)**; the same is complied with except in case of Investment in equity shares of Housing Finance Company Ind bank Housing Limited **(Investee company)** where investment in **25%** of equity capital of investee company has been made instead of prescribed limit of **15%**.

**For A P R A & Associates LLP**  
**Chartered Accountants**  
**(Firm Registration No. 011078N / N500064)**

Sd/-  
**Arun Kumar Gupta**  
**Partner**

**(Membership No.089657)**  
**UDIN: 22089657AJTAZL9676**

**Place : New Delhi**

**Date : 27<sup>th</sup> May 2022**

## ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT OF EVEN DATE TO THE MEMBERS OF HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED ON THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31<sup>st</sup>, 2022

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

1. In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31<sup>st</sup>, 2022, we have audited the internal financial controls over financial reporting of **HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED** (‘the Company’) and of its associate, which is a company incorporated in India, as of that date (hereinafter referred to as “**Consolidating Company**”).

#### Management’s Responsibility for Internal Financial Controls

2. The respective board of Directors of the Consolidating company are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to respective company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

#### Auditor’s Responsibility

3. Our responsibility is to express an opinion on The Consolidating Company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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 consolidated financial statements, whether due to fraud or error.
5. We believe that the audit evidence we have obtained and subject to the limitation regarding the financial statements/ financial information of the associate entity being unaudited and have been furnished to us by the Management, is sufficient and appropriate to provide a basis for our audit opinion on the Company’s internal financial controls system over financial reporting.

#### 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 consolidated 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 consolidated 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 consolidated 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.

### Qualified Opinion

According to the information and explanations given to us and based on our audit, the following deficiencies have been identified as at March 31<sup>st</sup>, 2022

1. The company needs to strengthen its internal control system for the review and follow-up of the terms of the rent agreements entered in relation to the operating leases on investment properties. During the year 2021-2022 the company has received the rent with delay as per the rent agreement terms and conditions and has billed the interest on delay of rent payment amounting to INR 0.7 crore during the financial year 2022-23.

Further the company needs to revise the terms in relation to the refundable security deposits for the operating leases on investment properties. The security deposit needs to be increased in the same proportion as the increase in property rent. In absence of the same security deposit for some of the investment properties are inadequate to cover 3 month's rent as per the agreed terms.

The internal auditor of the company has also pointed out the above in their report.

2. It has been identified in respect of entity level controls as well as financial closure processes with regard to reconciliations of various accounts carrying old credit/debit balances and supervision and monitoring of flow of information to/from regional offices/out sourced agencies to corporate office, necessary for financial closure and reporting leading to deficiencies in operating effectiveness of the Company's Internal financial controls with reference to financial statements as at March 31, 2022.
3. The company needs to strengthen its Internal financial controls regarding Fixed Asset identification/ physical verification process. The company needs to ensure that fixed asset records/registers are regularly updated with the asset identification numbers.

In our opinion considering nature of business, size of operation and organizational structure of the entity, except for the effects/ possible effects of the deficiencies described above on the achievement of the objectives of the control criteria, the Company has maintained, in all material respects, adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as of March 31<sup>st</sup>, 2022, based the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

We have considered the deficiencies identified and reported above in determining the nature, timing, and extent of audit tests applied in our audit of the March 31<sup>st</sup>, 2022 standalone financial statements of the Company, and these deficiencies does not affect our opinion on the standalone financial statements of the Company.

However, in case of its associate, which is company incorporated in India, where the financial statements/ financial information are unaudited and certified by the Management, we are not in a position to offer our comments on the adequacy and operating effectiveness of internal financial control over financial reporting of the said associate.

**For A P R A & Associates LLP**  
**Chartered Accountants**  
**(Firm Registration No. 011078N / N500064)**

**Sd/-**  
**Arun Kumar Gupta**  
**Partner**

**(Membership No.089657)**  
**UDIN: 22089657AJTAZL9676**

**Place : New Delhi**  
**Date : 27<sup>th</sup> May 2022**

## CONSOLIDATED BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2022

(₹ in crore)

S. No.	PARTICULARS	NOTE No.	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>I</b>	<b>ASSETS</b>			
<b>1</b>	<b>Financial Assets</b>			
(a)	Cash and Cash Equivalents	6	559.99	1,286.12
(b)	Bank Balance other than (a) above	7	83.94	141.28
(c)	Derivative Financial Instruments	8	0.32	0.66
(d)	Receivables	9		
	- Trade Receivables		7.16	7.93
	- Other Receivables		1.92	3.89
(e)	Loans	10	76,989.92	74,291.89
(f)	Investments	11	256.71	248.87
(g)	Investment in Associate	11	0.50	0.69
(h)	Other Financial Assets	12	534.96	501.94
	<b>Sub Total (1)</b>		<b>78,435.42</b>	<b>76,483.27</b>
<b>2</b>	<b>Non-Financial Assets</b>			
(a)	Current Tax Assets (Net)	13	-	-
(b)	Investment Property	14A	17.65	18.62
(c)	Property, Plant and Equipment	14B	74.38	62.58
(d)	Capital Work-in-Progress	14C	17.26	17.49
(e)	Intangible Assets under Development	14D	8.14	21.15
(f)	Other Intangible Assets	14E	1.09	0.31
(g)	Other Non-Financial Assets	15	339.73	354.32
	<b>Sub Total (2)</b>		<b>458.25</b>	<b>474.47</b>
	<b>TOTAL ASSETS (1+2)</b>		<b>78,893.67</b>	<b>76,957.74</b>
<b>II</b>	<b>LIABILITIES AND EQUITY</b>			
<b>A</b>	<b>Liabilities</b>			
<b>1</b>	<b>Financial Liabilities</b>			
(a)	Derivative Financial Instruments		-	-
(b)	Payables	16		
(i)	Trade Payable			
	- Total outstanding dues of MSME		-	-
	- Total outstanding dues of creditors other than MSME		0.09	0.10
(ii)	Other Payables			
	- Total outstanding dues of MSME		0.29	0.39
	- Total outstanding dues of creditors other than MSME		9.26	11.73
(c)	Debt Securities	17	54,450.18	58,057.55
(d)	Borrowings	18	7,048.96	2,897.64
(e)	Deposits	19	3.90	22.77
(f)	Other Financial Liabilities	20	1,643.91	1,729.32
	<b>Sub Total (A-1)</b>		<b>63,156.59</b>	<b>62,719.50</b>
<b>2</b>	<b>Non-Financial Liabilities</b>			
(a)	Current Tax Liabilities (Net)	13	7.51	8.41
(b)	Provisions	21	339.44	332.82
(c)	Deferred Tax Liabilities (Net)	22	843.61	633.68
(d)	Other Non-Financial Liabilities	23	79.70	75.59
	<b>Sub Total (A-2)</b>		<b>1,270.26</b>	<b>1,050.50</b>
	<b>Sub Total (A)</b>		<b>64,426.85</b>	<b>63,770.00</b>
<b>B</b>	<b>Equity</b>			
(a)	Equity Share Capital	24	2,001.90	2,001.90
(b)	Other Equity	25	12,464.92	11,185.84
	<b>Sub Total (B)</b>		<b>14,466.82</b>	<b>13,187.74</b>
	<b>TOTAL LIABILITIES AND EQUITY (A+B)</b>		<b>78,893.67</b>	<b>76,957.74</b>
<b>Note to Accounts</b>				
Note: The Notes referred to above form an integral part of the Financial Statements		1 to 40		

Sd/-  
Harish Kumar Sharma  
Company Secretary  
ACS 6557

Sd/-  
D. Guhan  
Director Finance & Chief Financial Officer  
DIN 06757569

Sd/-  
M. Nagaraj  
Director Corporate Planning  
DIN 05184848

For and on behalf of the Board of Directors  
Sd/-  
Kamran Rizvi  
Chairman & Managing Director  
DIN: 01653503

As per our separate report of even date attached

For A P R A & Associates LLP  
Chartered Accountants  
FRN- 011078N/500064

Place: New Delhi  
Date: 27<sup>th</sup> May, 2022

Sd/-  
Arun Kumar Gupta  
Partner  
(M. No.- 089657)

**CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH 2022**

(₹ in crore)

S.No.	PARTICULARS	NOTE No.	Year Ended 31 <sup>st</sup> March, 2022	Year Ended 31 <sup>st</sup> March, 2021	
<b>I</b>	<b>INCOME</b>				
<b>A</b>	<b>Revenue from Operations</b>				
(a)	Interest Income	26	6,888.05	7,172.62	
(b)	Dividend Income		0.08	3.44	
(c)	Rental Income	14A	49.04	40.60	
(d)	Fees and Commission Income		2.57	6.39	
(e)	Net Gain on Fair Value changes	27	12.31	8.82	
(f)	Sale of Services		2.03	2.71	
	<b>Total Revenue from Operations (A)</b>		<b>6,954.08</b>	<b>7,234.58</b>	
<b>B</b>	<b>Other Income</b>	28	43.58	43.15	
	<b>Total Income I (A+B)</b>		<b>6,997.66</b>	<b>7,277.73</b>	
<b>II</b>	<b>EXPENSES</b>				
(a)	Finance Cost	29	4,532.53	4,764.82	
(b)	Fees and Commission Expense		2.24	2.03	
(c)	Net Loss on Fair Value Changes	27	-	-	
(d)	Employee Benefit Expense	30	218.09	206.25	
(e)	Impairment on Financial Instruments	31	(245.66)	(73.63)	
(f)	Depreciation, Amortization & Impairment	14A,B&E	7.90	6.98	
(g)	Corporate Social Responsibilities	40(33)(i)	46.95	85.93	
(h)	Other Expenses	32	89.67	56.71	
	<b>Total Expenses II</b>		<b>4,651.72</b>	<b>5,049.09</b>	
<b>III</b>	<b>Profit/ (Loss) Before Tax and share of profit/(Loss) in Associate (I-II)</b>		<b>2,345.94</b>	<b>2,228.64</b>	
<b>IV</b>	<b>Share of profit/(Loss) of Associate(Net of Tax)</b>		<b>(0.19)</b>	<b>(0.08)</b>	
<b>V</b>	<b>Profit/(Loss) before Tax(III-IV)</b>		<b>2,345.75</b>	<b>2,228.56</b>	
<b>VI</b>	<b>Tax Expense:</b>				
(i)	Current Tax		419.00	427.50	
(ii)	Deferred Tax		210.58	226.64	
(iii)	Adjustment of tax of earlier years (Net)		(0.24)	(4.08)	
	<b>Total Tax Expenses IV ( i+ii+iii )</b>		<b>629.34</b>	<b>650.06</b>	
<b>VII</b>	<b>Profit/ (Loss) for the Period</b>		<b>1,716.41</b>	<b>1,578.50</b>	
<b>VIII</b>	<b>Other Comprehensive Income</b>				
A (i)	Items that will not be reclassified to profit or loss (specify items and amounts)				
	Re-measurement gains (losses) on defined benefit plans		(2.57)	(25.88)	
(ii)	Income tax relating to items that will not be reclassified to profit or loss		0.65	6.51	
	<b>Sub-total (A)</b>		<b>(1.92)</b>	<b>(19.37)</b>	
B (i)	Items that will be reclassified to profit and loss (specify items and amounts)		-	-	
(ii)	Income tax relating to items that will be reclassified to profit or loss		-	-	
	<b>Sub-total (B)</b>		<b>-</b>	<b>-</b>	
	<b>Other Comprehensive Income (A + B)</b>		<b>(1.92)</b>	<b>(19.37)</b>	
<b>IX</b>	<b>Total Comprehensive Income for the period</b>		<b>1,714.49</b>	<b>1,559.13</b>	
	<b>Earnings per equity share (for continuing operations)</b>				
	Basic (₹)		<b>8.57</b>	<b>7.89</b>	
	Diluted (₹)		<b>8.57</b>	<b>7.89</b>	
<b>Note to Accounts</b>			<b>1 to 40</b>		
Note: The Notes referred to above form an integral part of the Financial Statements					
Sd/- Harish Kumar Sharma Company Secretary ACS 6557		Sd/- D. Guhan Director Finance & Chief Financial Officer DIN 06757569		Sd/- M. Nagaraj Director Corporate Planning DIN 05184848	
				For and on behalf of the Board of Directors Sd/- Kamran Rizvi Chairman & Managing Director DIN: 01653503	
				As per our separate report of even date attached For A P R A & Associates LLP Chartered Accountants FRN- 011078N/N500064	
Place: New Delhi Date: 27 <sup>th</sup> May, 2022				Sd/- Arun Kumar Gupta Partner (M. No.- 089657)	



## STATEMENT OF CHANGES IN EQUITY

### (A) EQUITY SHARE CAPITAL

(1). FOR THE FINANCIAL YEAR 2021-2022

Balance at the beginning of the current reporting period i.e. 01.04.2021	Changes in Equity Share Capital due to prior period error	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year	Balance at the end of the current reporting period i.e. 31.03.2022	
				0.00	2001.90
2001.90	0.00	0.00	0.00	2001.90	2001.90

(2). FOR THE FINANCIAL YEAR 2020-2021

Balance at the beginning of the Previous reporting period i.e. 01.04.2020	Changes in Equity Share Capital due to prior period error	Restated balance at the beginning of the Previous reporting period	Changes in equity share capital during the Previous year	Balance at the end of the Previous reporting period i.e. 31.03.2021	
				0.00	2001.90
2001.90	0.00	0.00	0.00	2001.90	2001.90

### (B) OTHER EQUITY

S. No.	Particulars	Share Application money pending allotment	Equity component of compound financial instruments	Capital Reserve	Securities Premium (Bonds)*	Reserves and Surplus					Money received against share warrants	Total		
						Debtenture/Bond Redemption Reserve**	Statutory Reserves	Impairment Reserve#	Capital Reserve (KIM) Reserve	Other Reserves			Retained Earning	
1	Balance as at 1 <sup>st</sup> April, 2021				1.26	3,876.87	5,235.19	161.81	59.96	72.07	89.00	1,405.08 (0.44)	285.03	11,185.84
	Less: Impairment in investment in Associates													(285.27)
	Final Dividend for 2020-21													1,716.41
	Profit during FY 2021-22													(1.92)
	Other Comprehensive Income for the year 2021-22													1,714.49
	Total Comprehensive Income for the year 2021-22													1,714.49
	Transferred to from Surplus to General Reserve													-
	Transferred to from Surplus to Impairment Reserve							60.17						(60.17)
	Transferred from Surplus to DRR					331.51								(331.51)
	Transferred from Surplus to Reserve for Bad & Doubtful Debt									120.00				(120.00)
	Use of Reserve for Bad & Doubtful Debts against Principal Waiver													-
	Transferred from Surplus to Special Reserve						500.00							(500.00)
	Transferred to General Reserve					(1,083.20)								1,083.20
	Interim Dividend during FY 2021-22													(150.14)

S. No.	Particulars	Share Application money pending allotment	Equity component of compound financial instruments	Capital Reserve	Securities Premium (Bonds)*	Reserves and Surplus					Money received against share warrants	Total		
						Debtenture/Bond Redemption Reserve**	Special Reserve ***	Impairment Reserve#	Capital (KW) Reserve	Other Reserves			Retained Earning	
2	Balance as at 31 <sup>st</sup> March, 2022				1.26	3,125.18	5,735.19	221.98	59.96	72.07	209.00	2,487.84	552.43	12,464.92
3	Balance as on 01 <sup>st</sup> April, 2020				1.26	3,437.04	4,795.19	-	59.96	72.07	93.08	1,405.08	477.12	10,340.36
	Final Dividend for the year 2019-20													(470.44)
	Profit during FY 2020-21												1,578.50	1,578.50
	Other Comprehensive Income for the year 2020-21												(19.37)	(19.37)
	Total Comprehensive Income for the year 2020-21											1,559.13		1,559.13
	Transferred from Surplus to General Reserve												-	-
	Transferred to from Surplus to Impairment Reserve						161.81						(161.81)	-
	Transferred from Surplus to DRR for Bad & Doubtful Debt					439.83							(439.83)	-
	Transferred from Surplus to Reserve										89.00		(89.00)	-
	Use of Reserve for Bad & Doubtful Debts against Principal Waiver												(93.08)	(93.08)
	Transferred from Surplus to Special Reserve						440.00						(440.00)	-
	Interim Dividend during FY 2020-21												(150.14)	(150.14)
4	Balance as at 31 <sup>st</sup> March, 2021				1.26	3,876.87	5,235.19	161.81	59.96	72.07	89.00	1,405.08	285.03	11,185.84

1 to 40

**Note to Accounts**  
Note: The Notes referred to above form an integral part of the Financial Statements

\* Securities Premium Account represent the premium received on issue of Tax Free Bonds through private placement.  
 \*\* 1.) Prior to the issuance of circular No. 04/2013 dated 11.02.2013, issued by the Ministry of Corporate Affairs (MCA), the company had to create a Debenture / Bond Redemption Reserve (DRR / BRR) equivalent to 50% of the value of bonds issued (based on repayment tenure of respective bonds) through public issue, before the commencement of redemption of respective bonds as per the then prevalent SEBI Debt Regulations and Section 117 C of the Companies Act, 1956. The creation of DRR / BRR was revised to 25% after issuance of the above circular.  
 2.) The company, accordingly, has created proportionate Debenture / Bond Redemption Reserve on Bonds issued upto the financial year 2012-13, equivalent to 50% on yearly basis, before commencement of redemption of respective bonds; and equivalent to 25% on bonds issued during the financial year 2013-14 and 2015-16.  
 \*\*\* Created u/s 36(1) (vii) of the Income Tax Act, 1961 and u/s 29C of NHB Act, 1987 (upto Financial Year 1996-97) amounting to ₹181.75 crore and Created and Maintained u/s 36(1) (viii) of the Income Tax Act, 1961 and 29C of NHB Act, 1987 from Financial Year 1997-98 onwards) amounting to ₹ 5553.44 crore.  
 # Refer Point no. 5 of Explanatory Note 40.

For and on behalf of the Board of Directors

Sd/-  
Harish Kumar Sharma  
Company Secretary  
ACS 6557

Sd/-  
D. Guhan  
Director Finance & Chief Financial Officer  
DIN 06757569

Sd/-  
M. Nagaraj  
Director Corporate Planning  
DIN 05184848

Sd/-  
Kamran Rizvi  
Chairman & Managing Director  
DIN: 01653503

As per our separate report of even date attached  
For A P R & Associates LLP  
Chartered Accountants  
FRN- 011078/N/500064

Sd/-  
Arun Kumar Gupta  
Partner  
(M. No.- 089657)

Place: New Delhi  
Date: 27<sup>th</sup> May, 2022

## CONSOLIDATED CASH FLOW STATEMENT FOR THE PERIOD ENDED 31<sup>ST</sup> MARCH, 2022

(₹ in crore)

S. No.	Particulars	Year Ended 31 <sup>st</sup> March, 2022	Year Ended 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Operating activities</b>		
	Profit before tax	2,345.75	2,228.64
	<b>Adjustments to reconcile profit before tax to net cash flows:</b>		
(i)	Depreciation & amortisation	7.90	6.98
(ii)	Impairment on financial instruments	(245.66)	(73.63)
(iii)	Unrealised foreign exchange gain/loss and EIR on borrowings	8.93	3.82
(iv)	Unrealised loss/ (gain) on investment held for trading & derivatives	(12.65)	(9.77)
(v)	Change in the fair value of hedged item	0.34	0.95
(vi)	Dividend income	(0.08)	(3.44)
(vii)	Interest on investments	(0.24)	(0.48)
(viii)	Provision for employee benefits and CSR	4.04	85.13
(ix)	Provision for Interest under Income Tax Act	0.50	0.50
(x)	Loss/ (Profit) on sale of Fixed Assets (Net)	(0.01)	-
(xi)	EIR on Advances	7.16	9.58
(xii)	Discounting of security deposit and deposit for services	(0.01)	-
(xiii)	Discounting of Interest Income on Staff Advances	(2.61)	(2.63)
(xiv)	Discounting of Employee cost of Staff advances	2.35	2.38
	<b>Operating Profit before Working capital changes</b>	<b>2,115.71</b>	<b>2,248.03</b>
	<b>Working capital changes</b>		
(i)	Loans	(2,455.65)	(52.50)
(ii)	Trade receivables, financial and non-financial assets	38.03	274.47
(iii)	Liabilities and provisions	(92.03)	110.50
	<b>Sub Total</b>	<b>(2,509.65)</b>	<b>332.47</b>
	Income tax paid (Net of refunds)	(411.99)	(419.59)
	<b>Net cash flows from/(used in) operating activities -A</b>	<b>(805.93)</b>	<b>2,160.91</b>
<b>B</b>	<b>Investing activities</b>		
(i)	Purchase of fixed and intangible assets	(6.41)	(10.83)
(ii)	Proceeds from sale of property and equipment	0.16	0.09
(iii)	Investments at fair value through Profit and Loss	5.24	(7.11)
(iv)	Dividend received	0.08	3.44
	<b>Net cash flows from/(used in) investing activities - B</b>	<b>(0.93)</b>	<b>(14.41)</b>
<b>C</b>	<b>Financing activities</b>		
(i)	Change in borrowings	516.15	(462.47)
(ii)	Dividends paid including DDT	(435.42)	(620.58)
	<b>Net cash flows from financing activities - C</b>	<b>80.73</b>	<b>(1,083.05)</b>
<b>D</b>	<b>Net increase in cash and cash equivalents A+B+C</b>	<b>(726.13)</b>	<b>1,063.45</b>
	Cash and cash equivalents at Beginning of year	1,286.12	222.67
	<b>Cash and cash equivalents at the end of year</b>	<b>559.99</b>	<b>1,286.12</b>
<b>Components of Cash &amp; Cash Equivalents</b>			
<b>A</b>	<b>Cash &amp; Cash Equivalents</b>		
(i)	Cash & Revenue Stamps in hand	-	-
(ii)	Imprest	-	-
(iii)	Bank Deposits (3 months and less than 3 months)*	333.73	1,228.89
(iv)	<b>Balances in Current Account with</b>		
	- Reserve Bank of India	0.02	0.02
	- Scheduled Banks*	226.24	57.21
	- Demand Drafts in hand	-	-
	<b>Total</b>	<b>559.99</b>	<b>1,286.12</b>
*	Earmarked balances in cash & cash equivalents are ₹186.53 crore (previous year ₹ 52.20 crore)		
<b>Note:</b>	Cash Flows has been prepared using Indirect Method whereby profit for the year is adjusted for the effects of transactions of a non cash nature, any deferrals or accruals of past or future operating cash receipts or payments and items of income or expense associated with investing or financing cash flows. Cash flows are separated into operating, investing and financing activities		
	<b>Sd/-</b> Harish Kumar Sharma Company Secretary ACS 6557	<b>Sd/-</b> D. Guhan Director Finance & Chief Financial Officer DIN 06757569	<b>Sd/-</b> M. Nagaraj Director Corporate Planning DIN 05184848
	<b>For and on behalf of the Board of Directors</b>		
	<b>Sd/-</b> Kamran Rizvi Chairman & Managing Director DIN: 01653503		
	As per our separate report of even date attached		
	For A P R A & Associates LLP Chartered Accountants FRN- 011078N/N500064		
	<b>Sd/-</b> Arun Kumar Gupta Partner (M. No.- 089657)		
	Place: New Delhi		
	Date: 27 <sup>th</sup> May, 2022		

## NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

### 1. Corporate information

**Housing and Urban Development Corporation Limited** is a listed public limited company (Government of India undertaking) domiciled in India and incorporated on 25<sup>th</sup> April, 1970 under the provisions of Companies Act, 1956. The Company's registered office is at Core 7A, HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110003. The Company is a Housing Finance Company ('HFC') registered with the National Housing Bank ('NHB'). The Company is primarily engaged in the business of financing Housing and Urban development activities in the country.

The Govt. of India through its Notification dated 9<sup>th</sup> August, 2019 had made Reserve Bank of India (RBI) as the regulator for HFCs and the supervision part continued to remain with NHB. RBI has issued notification dated October 22, 2020, on regulatory framework for HFCs, by which the definition of HFCs has undergone a change. HUDCO has submitted application to RBI on 29<sup>th</sup> March, 2022 to convert from HFC to NBFC-IFC. The management reckons to receive the said approval from RBI in FY 2022-23. Till such time, HUDCO continues to retain the status of HFC. (Refer Point no.13 of Note 40 to the Notes to Accounts).

#### In case of Associate Company

Shristi Urban Infrastructure Development Corporation Ltd. (SUIDCL), the company was incorporated on 20<sup>th</sup> June 2005 with ownership right in the ratio of 60:40 between Shristi Infrastructure Development Corporation Ltd., (SIDCL) and Housing and Urban Development Corporation Ltd., (HUDCO) respectively. In order to promote, establish, monitor, collaborate, construct, either through public and /or private participation, and to act as special purpose vehicle (SPV) for entering into understanding and Associates with various Central and State Govts, their corporation, technology and domain experts, in and outside India, for development creation, expansion and modernisation of housing, commercial, social and urban development facilities. Further, the shares held by SIDCL got transferred to Shristi Housing Development Ltd. w.e.f. 31.03.2009. Shristi Housing Development Ltd. has been amalgamated with Shristi Urban Infrastructure Development Corporation Ltd. w.e.f. 31.03.2016.

The subsidiary company, Shristi Udaipur Hotels & Resorts Pvt Ltd., was incorporated on 2<sup>nd</sup> February, 2007 as promoted by Shristi Urban Infrastructure Development Ltd., to carry on the business of hotels, motels, resorts, restaurants, shopping complex, commercial complex, multiplex etc., and related activities.

Information on the Associate structure and Information on other related party relationships of the company is provided in Note 40(2), 40(34)(a),(c),(g)(a/b/c) & 40(35)(a),(b).

### 2. Basis of Preparation

The consolidated financial statements have been prepared based on the Schedule III for Non-Banking Financial Companies as per Notification G.S. R. 1022 (E) issued by the Ministry of Corporates Affairs on 11-10- 2018.

#### 2.1. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its Associates as at 31<sup>st</sup> March 2022. Control is achieved when the company is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

#### 2.2. Principles of Consolidation

The consolidated financial Statements consist of HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED ("The Company") and its Associate Company. The Consolidated Financial Statements are prepared on the following basis:

Investments in Associates where the Company holds more than 20% of equity are accounted for using equity method as per Indian Accounting Standard (Ind AS) 28 - "Investments in Associates and Joint Ventures".

The consolidated financial statements are prepared using uniform accounting policies and are presented to the extent possible in the same manner as the Company's separate financial statement except where adjustment for the differences are immaterial/ impractical.

#### 2.3. Equity Accounting

Investment in associate is an entity over which the investor has significant influence. Interest in associates are accounted for using the equity method of accounting after initially being recognised at cost.

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses of the investee in Group's profit and loss, and the Group's share of other comprehensive income of the investee in Group's other comprehensive income.

## NOTES : (Contd.)

On acquisition of the investment in an associate, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised directly in equity as capital reserve in the period in which the investment is acquired.

In addition, when there has been a change recognised directly in the equity of the associate or joint venture, the Group recognises its share of any changes, when applicable, in the Consolidated Statement of Changes in Equity. Unrealised gains resulting from transactions between the Group and the associate or joint venture are eliminated to the extent of the Group's interest in the associate or joint venture. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

Dividends received or receivable from associates and joint ventures are recognised as a reduction in the carrying amount of the investment.

When the Group's share of losses of an associate exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture. The Group resumes recognising its share of profits only after its share of the profits equals the share of losses not recognised.

The aggregate of the Group's share of profit or loss of an associate and a joint venture is shown on the face of the Consolidated Statement of Profit and Loss.

The financial statements of the associate are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group. The carrying amounts of equity accounted investments are tested for impairment in accordance with the accounting policy on impairment of non-financial assets.

Upon loss of significant influence over the associate, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of investment in associate upon loss of significant influence or joint control and the fair value of the retained investment and proceeds from disposal is recognised in Consolidated Statement of Profit and Loss.

If the Group's ownership interest in a joint venture or an associate is reduced, but joint control or significant influence is retained, the Group reclassify to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be required to be reclassified to profit or loss on the disposal of the assets or liabilities.

### 3. Application of New Indian Accounting Standards (Ind AS)

All the Indian Accounting Standards issued and notified by the Ministry of Corporate affairs under the Companies (Indian Accounting Standards) Rules 2015(as amended) till the financial statements are authorised have been considered in preparing the consolidated Ind AS Financial Statements.

### 4. Standard/Amendments issued but not yet effective

Ministry of Corporate Affairs ("MCA") vide notification dated March 23, 2022, has issued amendments to the existing standards under Companies (Indian Accounting Standards) Rules, 2015, which shall come into force with effect from 1<sup>st</sup> day of April, 2022. The Company does not expect the amendments to have any impact on its financial statements.

### 5. Significant accounting policies

#### 5.1. Statement of Compliance

The consolidated financial statements of the Company have been prepared in accordance with Ind AS notified under the companies (Indian Accounting Standard) Rules 2015 (as amended).

#### 5.2. Basis of Preparation and Presentation

The consolidated Ind AS financial statements have been prepared on an accrual basis as a going concern and under the historical cost convention, except for certain financial assets (equity instruments classified as Fair Value Through P&L Account etc.) and financial liabilities (derivatives etc.) and financial liabilities that are measured at fair value at the end of each reporting date as required under relevant Ind AS.

## NOTES : (Contd.)

### 5.3. Investment in associates and joint ventures

The Company records the investments in associates and joint ventures at cost less impairment loss, if any.

On disposal of Investment in associate, and joint venture, the difference between net disposal proceeds and the carrying amounts are recognized in the consolidated statement of profit and loss.

### 5.4. Use of estimates

The preparation of consolidated financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

### 5.5. Cash and cash equivalents

Cash and cash equivalent comprise of cash in hand, demand deposits and time deposits with original maturity of less than three months held with bank, debit balance in cash credit account and stamping/franking balance, which are subject to an insignificant risk of changes in value.

### 5.6. Foreign currency

The Company's financial statements are presented in Indian Rupees (INR) which is also the Company's functional currency.

Transactions in foreign currencies are initially recorded by the Company at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Income and expenses in foreign currencies are recorded by the Company at the exchange rates prevailing on the date of the transaction.

At the end of each reporting period, foreign currency denominated monetary assets and liabilities are translated at the functional currency spot rates of exchange (RBI Reference Rate) prevailing at the reporting date and exchange gains and losses arising on settlement and restatement are recognized in the statement of profit and loss in the period in which they arise.

### 5.7. Revenue recognition

#### 5.7.1. Interest income

As per Ind AS 109, Interest income, for all debt instruments measured is recorded using the effective interest rate (EIR). The calculation takes into account all contractual terms of the financial instrument (for example, prepayment options) and includes any fees or incremental costs that are incrementally directly attributable to the instrument and are an integral part of the EIR, but not future credit losses.

The Company has recognized any fees that are incrementally directly attributable to the loans on the basis of Straight Line Basis co-terminus with the term of loan.

Interest income in Non-Performing Assets and /or Stage 3 in Financial Assets is recognized only on cash/receipt basis.

#### 5.7.2. Dividends

Dividend Income is recognised when the Company's right to receive the payment is established, which is generally when shareholders approve the dividend.

#### 5.7.3. Rental income

Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms unless the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.

#### 5.7.4. Revenue from Contracts with Customers

"Revenue from Contracts with Customers" which includes but not limited to Consultancy, trusteeship, & Consortium, charges on Construction Projects, Management Development Program or any other income is recognized as per Ind AS 115 on "Revenue from Contracts with Customers"



## **NOTES : (Contd.)**

### **5.8. Borrowing costs**

Borrowing costs directly attributable to the acquisition are capitalized as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

### **5.9. Investment properties-Ind AS 40**

#### **Recognition**

Investment properties are measured initially at cost, including transaction costs. The cost includes the cost of replacing parts and borrowing costs for long term construction projects if the recognition criteria are met.

Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

#### **Subsequent Measurement (Depreciation)**

Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. The Company depreciates building component of Investment property over useful life prescribed under Part C of schedule II to the Companies Act, 2013. When significant parts of the investment property are required to be replaced at intervals, the company depreciates them separately based on their specific useful lives.

#### **De-recognition**

Investment properties are de-recognized either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in Statement of profit or loss in the period of de-recognition on disposal.

### **5.10. Property, Plant and Equipment (PPE) and Intangible assets**

#### **Recognition**

The company has elected to continue with the carrying value of all of its property, plant and equipment and intangible assets and use that carrying value as the deemed cost of the property, plant and equipment and intangible assets as on 1<sup>st</sup> April, 2017.

#### **Subsequent Measurement (Depreciation)**

Depreciation on Property, Plant and Equipment (PPE) is charged on Straight line method either on the basis of rates arrived at with the reference to the useful life of the assets arrived at based on useful life prescribed under Part C of Schedule II of the Companies Act, 2013.

#### **De-recognition**

An item of Property, Plant and Equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss account when the asset is de-recognized.

#### **Intangible assets**

An intangible asset is recognized only when its cost can be measured reliably and it is probable that the expected future economic benefits that are attributable to it will flow to the Company. Intangible assets acquired separately are measured on initial recognition at cost.

Intangible Assets comprising of Computer Software are stated at Cost less accumulated amortization.

### **5.11. Depreciation and amortization**

- a) Depreciation is provided over the useful life of the PPE set as per Schedule-II of Companies Act, 2013 and depreciation rates have been worked out by applying WDV method after retaining 5% of cost as residual value effective from 1<sup>st</sup> April, 2014.
- b) On PPE costing upto ₹5000 per item are clubbed under "Miscellaneous Assets" and depreciation thereon is provided @100%.



## NOTES : (Contd.)

- c) Books purchased during the year are clubbed under Library Books and depreciation thereon is provided @ 100%.
- d) Computer software is amortized over a period of five years on a straight-line basis.

### 5.12. Capital -work-in -Progress

Capital work in progress includes assets not ready for the intended use and is carried at cost, comprising direct and related incidental expenses.

#### Intangible assets under development

Intangible assets not ready for the intended use on the date of Balance sheet are disclosed as Intangible assets under development.

### 5.13. Leases

#### (a) Company as a lessee

- (i) The Company recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct cost incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.
- (ii) The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-to-use asset or the end of the lease term. The estimated useful life of the right-to-use asset is determined on the same basis as those of property, plant and equipment. In addition, the right-to-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.
- (iii) The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate.
- (iv) The lease liability is measured at amortized cost using the effective interest method, it is re-measured when there is a change in future lease payments from a change in an index or rate. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in the profit and loss if the carrying amount of the right-of-use asset has been reduced to zero.
- (v) The Company presents right-of-use asset that do not meet the definition of Investment property in the "Right of use assets" separately on the face of the Balance sheet and lease liabilities in "other financial liabilities" in the Balance Sheet.
- (vi) Short term Lease and Leases of low value assets: -The Company has elected not to recognize right-of-use asset and lease liabilities for short term leases that have lease term of 12 months or less and leases of low value assets. The Company recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

#### (b) As a lessor

When the Company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially all the risk and rewards incidental to the ownership of the underlying asset. If this is the case, then the lease is a finance lease, if not then it is an operating lease. As part of the assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

The Company recognizes lease payments received under operating lease as income on a straight-line basis over the term of relevant lease unless the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases as part of "Rental Income".

### 5.14. Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

## NOTES : (Contd.)

### Initial recognition and measurement

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and financial liabilities i.e. Loans and advances, Equity investments, Derivative financial instruments and all other financial assets and liabilities are recognised initially at fair value plus or minus transaction costs that are attributable to the acquisition or issue of the financial asset or financial liability except in the case of financial assets or financial liability recorded at fair value through profit or loss where the transaction cost are charged to profit and loss.

### Subsequent measurement

#### a) Non-derivative financial instruments

##### (i) Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

##### (ii) Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments other than which are held for trading and contingent consideration recognized by an acquirer in a business combination to which Ind AS 103 applies are classified as at FVTPL, the subsequent changes in fair value are recognized in other comprehensive income.

##### (iii) Financial assets at fair value through profit or loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

##### (iv) Equity investments

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

##### (v) Financial liabilities

Financial liabilities are subsequently carried at amortised cost using the effective interest method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

#### b) Derivative financial instruments

The Company holds various derivatives to mitigate the risk of changes in exchange rates on foreign currency exposures as well as interest fluctuations including foreign exchange forward contracts, currency and interest rate swaps. The counterparty for these contracts is generally a bank.

##### Financial assets or financial liabilities, at fair value through profit or loss

This category has derivative financial assets or liabilities which are not designated as hedges. Any derivative that is not designated a hedge is categorized as a financial asset or financial liability, at fair value through profit or

## NOTES : (Contd.)

loss.

Derivatives not designated as hedges are recognized initially at fair value and attributable transaction costs are recognized in net profit in the Statement of Profit and Loss when incurred. Subsequent to initial recognition, these derivatives are measured at fair value through profit or loss and the resulting exchange gains or losses are included in Statement of Profit and Loss. Assets/liabilities in this category are presented as financial assets/ financial liabilities if they are either held for trading or are expected to be realized within 12 months after the balance sheet date.

### De-recognition of financial instruments

The Company de-recognises a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and transfer qualifies for de-recognition under Ind AS 109. A financial liability (or a part of a financial liability) is de-recognised from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

### 5.15. Share capital

#### Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares and share options are recognized as a deduction from retained earnings, net of any related income tax effects.

### 5.16. Fair Value measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date using valuation techniques

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either: In the principal market for the asset or liability, or In the absence of a principal market, in the most advantageous market for the asset or liability

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

### 5.17. Impairment

#### a) Financial Assets

The Company recognises loss allowance for Expected Credit Loss (ECL) on a financial asset broadly in accordance with the principles laid down in Ind AS 109. The Company compares the risk of a default occurring on the financial asset as at the reporting date with the risk of a default occurring on the financial asset as at the date of initial recognition and based on the reasonable and supportable information, that is available and is indicative of significant increases in credit risk since initial

## NOTES : (Contd.)

recognition. The risk of default occurring on the financial asset is assessed as at the reporting date and the financial assets are classified into three categories based on the number of days of past due: -

Stage – 1 - 0-30 days

Stage – 2 - 31-90 days

Stage – 3 - Above 90 days.

The ECL is calculated based on the historical data with due weightage to the likely future events which may affect the cash flows. The Company recognises in statement of profit or loss, as an impairment gain or loss, the amount of Expected Credit Loss (or reversal) that is required to adjust the loss allowance at the reporting date.

Additional provisions is made in order to establish a balance in the provision for loans that the Corporation's management considers prudent and adequate keeping in view the unforeseen events and happenings such as change in policy of Government and procedural delays in repayments from the agencies, outcome of pending cases under Insolvency and Bankruptcy code etc.

### Modification of Loans

The company allows concessions or modification of loan term as a response to the borrower's financial difficulties rather than taking possession or to other wise enforce collection of security. The company considers a loan forbore when such concession or modification are provided as a result of the borrower present and expected financial difficulties and the company would not have agreed to them if the borrower had been financially healthy. Indicators of financial difficulties include defaults on covenants, or significant concerns raised by the Credit Risk Department. Forbearance may involve extending the payment arrangement and the agreement of new loan condition. Once the term is negotiated, any impairment is measured by taking into account the original and modified parameter. It is the company's policy to monitor forbore loans to help ensure that future payment continues to be likely to occur. De-recognition decisions and classifications between Stage 2 and Stage 3 are determined on a case-to-case basis. If these procedures identify a loss in relation to loan, it is disclosed and managed as an impaired Stage 3 or forbore asset until it is collected or written off. However, if the modification results into notional gain on account change in expected future value of cash flows, the same shall not be recognized.

When the loan has been renegotiated or modified but not de-recognized, the company also reassesses whether there has been a significant increase in credit risk.

### b) Non-financial assets

#### i. Intangible assets and property, plant and equipment

Intangible assets and property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

If such assets are considered to be impaired, the impairment to be recognized in the Statement of Profit and Loss is measured by the amount by which the carrying value of the assets exceeds the estimated recoverable amount of the asset. An impairment loss is reversed in the Statement of Profit and Loss if there has been a change in the estimates used to determine the recoverable amount. The carrying amount of the asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortization or depreciation) had no impairment loss been recognized for the asset in prior years.

### 5.18. Government grants and subsidies

Government grants are recognised where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is recognised as income in equal amounts over the expected useful life of the related asset.

When the Company receives grants of non-monetary assets, the asset and the grant are recorded at fair value amounts and released to profit or loss over the expected useful life in a pattern of consumption of the benefit of the underlying asset i.e. by equal annual instalments. When loans or similar assistance are provided by governments or related institutions, with an interest rate below the current applicable market rate, the effect of this favourable interest is regarded as a government grant. The loan or assistance is initially recognised and measured at fair value and the government grant is measured as the

## NOTES : (Contd.)

difference between the initial carrying value of the loan and the proceeds received. The loan is subsequently measured as per the accounting policy applicable to financial liabilities.

- (a) The Company acts as a channelizing agency for disbursement of grants / subsidies under various schemes of the Government and Government Agencies. The Company receives the amount of such grants/subsidies and disburses them to eligible parties in accordance with the schemes of the relevant grants/subsidies. The undisbursed grants / subsidies as at the year-end are shown as a part of Financial Liabilities. Where grants/ subsidies disbursed exceed the related amount received, such amount receivable from Government / Government Agencies is shown as a part of other Loans and Advances.
- (b) Grants received from other than Govt. agencies or development partners, in respect of certain schemes for economically weaker sections / low-income groups are also dealt with in the manner described at (a) above. Interest earned on loans given under certain specified schemes is shown under "Financial Liabilities" and is utilized as per the terms of the agreement.

### 5.19. Employee benefits

- (a) Expenditure on company contributions to Provident Fund, Group Saving Linked Insurance Scheme, EPFO's Employees' Pension Scheme and HUDCO's Employees' Pension Scheme is accounted for on accrual basis in accordance with the terms of the relevant schemes and charged to Statement of Profit & Loss. The Company's obligation towards gratuity, provident fund and post-retirement medical benefits to employees are actuarially determined and provided for as per Ind AS 19 on Employee Benefits. Liability for gratuity as per actuarial valuation is paid to a fund administered through a separate trust.
- (b) The Company's obligation towards sick leave, earned leave, gift on completion of 20/25/30/32 years of service & retirement gift are determined on actuarial basis and provided for as per Ind AS 19 on Employee Benefits.

### 5.20. Taxes – Ind AS 12

Tax expense comprises current and deferred tax.

#### Current income tax

Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income Tax Act, 1961.

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity).

In respect of disputed income tax / wealth tax demands, where the Company is in appeal, provision for tax is made when the matter is finally decided.

#### Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

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 measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).

## NOTES : (Contd.)

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

### 5.21. Dividend

Proposed final dividends and interim dividends payable to the shareholders are recognized as changes in equity in the period in which they are approved by the shareholders' meeting and the Board of Directors respectively.

### 5.22. Provisions

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. The expense relating to a provision is presented in the statement of profit and loss.

Reimbursements expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received.

### 5.23. Contingent liabilities and assets

The Company does not recognize a contingent liability but discloses its existence in the financial statements. Contingent liability is disclosed in the case of:

- A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation
- A present obligation arising from past events, when no reliable estimate is possible
- A possible obligation arising from past events, unless the probability of outflow of resources is remote.

Contingent assets are not recognised. A contingent asset is disclosed, as required by Ind AS 37, where an inflow of economic benefits is probable.

## 6. Significant accounting judgements, estimates and assumptions

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities, and the accompanying disclosures, as well as the disclosure of contingent liabilities.

Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

### Judgements

In the process of applying the company's accounting policies, management has made the following judgements, which have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

#### i. Business model assessment

Classification and measurement of financial assets depends on the results of the SPPI and the business model test. The Company determines the business model at a level that reflects how Companies 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. The Company monitors financial assets measured at amortised cost or fair value through other comprehensive income that are de-recognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. 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.

#### Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the



## NOTES : (Contd.)

next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the company. Such changes are reflected in the assumptions when they occur.

### ii. Fair value of financial instruments

The fair value of financial instruments is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price) regardless of whether that price is directly observable or estimated using another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), correlation and volatility.

### iii. Effective Interest Rate (EIR) method

The company's EIR methodology recognises interest income / expense using a rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans given / taken and recognises the effect of potentially different interest rates at various stages and other characteristics of the product life cycle (including prepayments and penalty interest and charges).

This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments, as well expected changes to India's base rate and other fee income/expense that are integral parts of the instrument.

### iv. Impairment of financial asset

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. Elements of the ECL models that are considered accounting judgements and estimates include:

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

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

### v. Provisions and other contingent liabilities

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

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



## NOTES : (Contd.)

**vi. Revenue from contract with Customers**

The Company's contracts with customers include promises to transfer services to a customer. The Company assesses the services promised in a contract and identifies performance obligation involves judgement to determine the deliverables and the ability of the customer to benefit independently from such deliverables.

The Company exercises judgement in determining whether the performance obligation is satisfied at a point in time or over a period of time. The Company considers indicators such as how customer benefits as services are rendered or who controls the asset as it is being created or existence of enforceable right to payment for performance to date and alternate use of such product or services, transfer of significant risks and rewards to the customer, etc.

**vii. Leases**

Ind AS-116 requires lessees to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes an assessment on the expected lease term on a lease-by-lease basis and thereby assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances. Company also used judgement in determining the low value assets as given under the Ind AS-116.

**viii. Impact of Covid:**

Impact of Covid-19 Outbreak - The extent to which the Covid-19 pandemic will impact the Company will depend on future developments, which are uncertain, including, among other things, any new information concerning the severity of the Covid-19 pandemic and any further action by the Govt. or the Company to contain its spread or mitigate its impact.

## NOTE 6: CASH AND CASH EQUIVALENTS

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Cash and Cash Equivalents</b>		
(i)	Cash and Revenue Stamps in hand	-	-
(ii)	Bank Deposits (3 months and less than 3 months) ** #	333.73	1,228.89
(iii)	Balances in Current account with:		
	- Reserve Bank of India	0.02	0.02
	- Scheduled Banks * \$	226.24	57.21
(iv)	Cheque/Demand draft in hand	-	-
	<b>Total</b>	<b>559.99</b>	<b>1,286.12</b>

\$ Balances with Banks in current accounts maintained with various Banks.

# Includes High Quality Liquid Assets (HQLAs) of ₹ 322.50 crore (previous year Nil) maintained as per RBI Directions.

### Components of Cash & Cash Equivalents : Earmarked balances with Bank

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
	* Balances in Current Accounts With Scheduled Banks:		
(i)	Rajiv Rinn Yojana	0.05	0.07
(ii)	No-Lien account of Andrews Ganj Project	0.08	0.08
(iii)	Heritage Project - Retail Finance	0.04	0.04
(iv)	Interest Subsidy for Housing Urban Poor (ISHUP)	0.01	0.01
(v)	Credit Linked Subsidy Scheme	109.78	11.59
(vi)	Hudco CSR unspent fund ##	27.02	-
(vii)	BSUP Project	0.01	0.01
(viii)	Interim Dividend Balance	27.32	15.30
(ix)	Unclaimed Dividend	0.86	0.63
(x)	Unclaimed Bonds	10.58	9.20
(xi)	Unclaimed Principal & Interest PDS	0.20	-
	<b>Sub Total - Balances in Current Accounts With Schedules Banks</b>	<b>175.95</b>	<b>36.93</b>
	** Bank Deposits (3 months & Less than 3 months)		
(i)	Vikat Hotel	4.68	3.93
(ii)	Credit Linked Subsidy Scheme #	2.47	3.00
(iii)	Sagar Co-operative Housing Society #	0.29	0.28
(iv)	Rajiv Rinn Yojana	0.57	0.65
(v)	DRT Chennai	-	0.15
(vi)	Liquid Assets Fixed Deposits @	2.57	7.26
	<b>Sub Total - Bank Deposits (3 months &amp; Less than 3 months)</b>	<b>10.58</b>	<b>15.27</b>

# Includes interest accrued but not due.

@ Fixed Deposits are maintained as per the requirements of section 29B of National Housing Bank Act, 1987.

## CSR Unspent fund Balance.

## NOTE 7: BANK BALANCES OTHER THAN ABOVE

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Bank balance other than above</b>		
(i)	Bank Deposits (More than 3 months & upto 12 months) **%	67.69	95.44
(ii)	Bank Deposits - (More than 12 months) ** #	16.25	45.84
	<b>Total</b>	<b>83.94</b>	<b>141.28</b>

%Includes Deposit with EXIM Bank in terms of swap arrangement in respect of ADB Loan.

### \* Components of Bank balances - Earmarked Bank Deposits (More than 3 months & upto 12 months) :

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
(i)	Human Settlement Management Institute Study Fund #	4.23	4.09
(ii)	Rajiv Rinn Yojana #	40.99	39.60
(iii)	Heritage Project - Retail Finance #	1.89	1.80
(iv)	SPIL #	0.38	0.36
(v)	BSUP Project	3.56	3.45
(vi)	OCRPMO	0.32	0.31
	<b>Sub Total - Bank Deposits (More than 3 months &amp; upto 12 months)</b>	<b>51.37</b>	<b>49.61</b>

Note: Short term deposits are made for varying periods upto one year depending on short term liquidity requirements of HUDCO and earn interest at respective short term deposit rates.

### \*\* Components of Bank balances - Earmarked Bank Deposits (More than 12 months) :

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
(i)	Under lien with Bank of India, Cayman Island branch, USA #	16.25	45.84
		<b>16.25</b>	<b>45.84</b>

# Includes interest accrued but not due.

## NOTE 8: DERIVATIVE FINANCIAL INSTRUMENTS

(₹ in crore)

S. No.	Particulars	As at 31 <sup>st</sup> March, 2022		As at 31 <sup>st</sup> March, 2021		
		Notional amounts (1)	Fair value assets (2)	Notional amounts (1)	Fair value assets (2)	Fair value liabilities (3)
	<b>PART I</b>					
A	Currency Derivatives:					
I	Currency Swaps					
(a)	USAID - II	3.43	0.32	10.30	0.66	-
	- with ICICI Bank	-	-	-	-	-
II	Forward Contract	3.43	0.32	10.30	0.66	-
	<b>Total A</b>					
B	Interest rate derivatives:					
	- Interest rate Swaps	-	-	-	-	-
	<b>Total B</b>					
	<b>Total Part I (A) + (B)</b>	<b>3.43</b>	<b>0.32</b>	<b>10.30</b>	<b>0.66</b>	<b>-</b>
	<b>PART II</b>					
	Included in above (Part I) are Derivatives held for Hedging and Risk Management Purposes as follows:					
A	Fair value hedging:	-	-	-	-	-
	<b>Sub-total A</b>					
B	Cash flow hedging:	-	-	-	-	-
	<b>Sub-total B</b>					
C	Net Investment hedging:	-	-	-	-	-
	<b>Sub-total C</b>					
D	Undesignated derivatives	3.43	0.32	10.30	0.66	-
	<b>Sub-total D</b>	<b>3.43</b>	<b>0.32</b>	<b>10.30</b>	<b>0.66</b>	<b>-</b>
	<b>Total Part II (A) + (B) + (C) + (D)</b>	<b>3.43</b>	<b>0.32</b>	<b>10.30</b>	<b>0.66</b>	<b>-</b>
	<b>Total derivative financial instruments</b>	<b>3.43</b>	<b>0.32</b>	<b>10.30</b>	<b>0.66</b>	<b>-</b>

Note:

- The table above shows fair value of Derivative financial instruments recorded as Assets/Liabilities together with their Notional amounts. The Notional amounts indicate the value of transactions outstanding at the period end and are not indicative of market or credit risk.
- The fair value of the derivative financial instruments are those as informed by the counter parties (generally Banks).
- The Company holds Derivative financial instruments such as foreign exchange forward contracts, currency swaps or currency option contracts to mitigate the risk of changes in foreign exchange rates on foreign currency liabilities/forecasted cash flow denominated in foreign currencies. Derivatives are used exclusively for hedging and not as trading or speculative instruments. Such derivative contracts are not designated as hedges and are accounted for at Fair Value through Profit and Loss. The counter party for these contracts is generally a bank.
- Derivatives are recognised and measured at fair value. Attributable transaction costs are recognised in statement of Profit and Loss.
- The Company's risk management strategy and how it is applied to manage risk are explained in Note 36 of Notes to Accounts.

## NOTE 8: (Cont.)

### Offsetting

#### Financial assets subject to offsetting, netting arrangements

(₹ in crore)

Particulars	Offsetting recognised on the balance sheet			Netting potential not recognised on the balance sheet			Assets not subject to netting arrangements	Total assets	Maximum exposure to risk
	Gross assets before offset	Offset with gross liabilities*	Net assets recognised on the balance sheet	Financial liabilities	Collaterals received	Assets after consideration of netting potential			
At 31 <sup>st</sup> March, 2022	0.32	-	0.32	-	-	-	0.32	0.32	-
At 31 <sup>st</sup> March, 2021	0.66	-	0.66	-	-	-	0.66	0.66	-

\* There is no offsetting done in Balance Sheet, therefore amount shown as NIL.

#### Financial liabilities subject to offsetting, netting arrangements

(₹ in crore)

Particulars	Offsetting recognised on the balance sheet			Netting potential not recognised on the balance sheet			Assets not subject to netting arrangements	Total assets	Maximum exposure to risk
	Gross assets before offset	Offset with gross liabilities*	Net assets recognised on the balance sheet	Financial liabilities	Collaterals received	Assets after consideration of netting potential			
Derivative liabilities	-	-	-	-	-	-	-	-	-
At 31 <sup>st</sup> March, 2022	-	-	-	-	-	-	-	-	-
At 31 <sup>st</sup> March, 2021	-	-	-	-	-	-	-	-	-

\* There is no offsetting done in Balance Sheet, therefore amount shown as NIL.

## NOTE 9: RECEIVABLES

(₹ in crore)

S.No.	PARTICULARS		As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>I</b>	<b>TRADE RECEIVABLE</b>			
(i)	- Considered good- Unsecured	24.17		24.73
(ii)	- Less: Credit Impaired	17.01		16.80
	<b>Sub-total (I)</b>		<b>7.16</b>	<b>7.93</b>
<b>II</b>	<b>OTHER RECEIVABLE</b>			
(i)	- Considered good- Unsecured	4.06		5.37
(ii)	- Less: Credit Impaired	2.14		1.48
	<b>Sub-total (II)</b>		<b>1.92</b>	<b>3.89</b>
	<b>Total (I+II)</b>		<b>9.08</b>	<b>11.82</b>

Footnote:

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>1</b>	- Considered good- Secured	-	-
	- Considered good- Unsecured	28.23	30.10
	- Credit Impaired	19.15	18.28
<b>2</b>	<b>Trade Receivable stated above include debts due by:</b>		
	Director	Nil	Nil
	Other Officers of the Company	Nil	Nil
	Firm in which director is a partner	Nil	Nil
	Private Company in which director is a member	Nil	Nil

## TRADE RECEIVABLE AGEING SCHEDULE

(₹ in crore)

Particulars	Outstanding for following periods from due date of payment#					Total
	Less than 6 months	6 Months - 1 year	1-2 years	2-3 years	More than 3 years	
<b>Balance as at 31<sup>st</sup> March 2021</b>						
(i) Undisputed Trade Receivables - considered good	1.87	0.58	1.84	3.28	0.36	7.93
(ii) Undisputed Trade Receivables - considered doubtful*	0.00	0.00	0.00	0.00	16.80	16.80
(iii) Disputed Trade Receivables considered good	0.00	0.00	0.00	0.00	0.00	0.00
(iv) Disputed Trade Receivables considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00
<b>Balance as at 31<sup>st</sup> March 2022</b>						
(i) Undisputed Trade Receivables - considered good	1.80	0.04	1.13	1.61	2.58	7.16
(ii) Undisputed Trade Receivables - considered doubtful*	0.00	0.00	0.00	0.00	17.01	17.01
(iii) Disputed Trade Receivables considered good	0.00	0.00	0.00	0.00	0.00	0.00
(iv) Disputed Trade Receivables considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00

\* Provision of current year is ₹ 17.01 crore(Previous year ₹16.80 crore) on account of trade receivables- considered doubtful has been created.

## NOTE 10: LOANS

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022					As at 31 <sup>st</sup> March, 2021						
		Amortised Cost	Through other comprehensive income	Through profit or loss	Designated at fair value through profit or loss	Subtotal	Total	Amortised Cost	Through other comprehensive income	Through profit or loss	Designated at fair value through profit or loss	Subtotal	Total
		(1)	(2)	(3)	(4)	5=(2+3+4)	6=(1+5)	(1)	(2)	(3)	(4)	5=(2+3+4)	6=(1+5)
<b>A (i)</b>	<b>Term Loans</b>												
(a)	Loans & advances	79,456.24	-	-	-	-	79,456.24	77,000.04	-	-	-	-	77,000.04
(ii)	Others												
(a)	Staff loans *	38.05	-	-	-	-	38.05	45.77	-	-	-	-	45.77
	<b>Total (A) Gross</b>	<b>79,494.29</b>	-	-	-	-	<b>79,494.29</b>	<b>77,045.81</b>	-	-	-	-	<b>77,045.81</b>
(iii)	Less: Impairment loss allowance	2,504.37	-	-	-	-	2,504.37	2,753.92	-	-	-	-	2,753.92
	(Refer S.No. 5 (b), 12 & 31 of Note No. 40- Explanatory notes)#												
	<b>Total (A) Net</b>	<b>76,989.92</b>	-	-	-	-	<b>76,989.92</b>	<b>74,291.89</b>	-	-	-	-	<b>74,291.89</b>
<b>B (i)</b>	Secured by tangible assets.	6,977.26	-	-	-	-	6,977.26	9,141.26	-	-	-	-	9,141.26
(ii)	Secured by intangible assets.	-	-	-	-	-	-	-	-	-	-	-	-
(iii)	Covered by Bank/Government Guarantees @	72,142.56	-	-	-	-	72,142.56	67,618.54	-	-	-	-	67,618.54
(iv)	Unsecured	374.47	-	-	-	-	374.47	286.01	-	-	-	-	286.01
	<b>Total (B) - Gross</b>	<b>79,494.29</b>	-	-	-	-	<b>79,494.29</b>	<b>77,045.81</b>	-	-	-	-	<b>77,045.81</b>
(v)	Less: Impairment Loss Allowance	2,504.37	-	-	-	-	2,504.37	2,753.92	-	-	-	-	2,753.92
	<b>Total (B) - Net</b>	<b>76,989.92</b>	-	-	-	-	<b>76,989.92</b>	<b>74,291.89</b>	-	-	-	-	<b>74,291.89</b>
<b>C (i)</b>	Public Sector	76,871.38	-	-	-	-	76,871.38	74,409.35	-	-	-	-	74,409.35
(ii)	Other than Public Sector	2,622.91	-	-	-	-	2,622.91	2,636.46	-	-	-	-	2,636.46
	<b>Total (C) - Gross</b>	<b>79,494.29</b>	-	-	-	-	<b>79,494.29</b>	<b>77,045.81</b>	-	-	-	-	<b>77,045.81</b>
(iii)	Less: Impairment Loss Allowance	2,504.37	-	-	-	-	2,504.37	2,753.92	-	-	-	-	2,753.92
	<b>Total (C) - Net</b>	<b>76,989.92</b>	-	-	-	-	<b>76,989.92</b>	<b>74,291.89</b>	-	-	-	-	<b>74,291.89</b>

**Note:** The company has only 'Amortised cost category' to present in this schedule.

\* Includes secured by way of mortgage of ₹ 26,84 crore (previous year ₹34.89 crore)

# Includes provision on undrawn commitment of ₹0.62 crore (previous year ₹0.57 crore)

@ Includes ₹5.61 crore (previous year ₹ 5.61 crore) of Loans secured through Bank Guarantees.

of Housing and Urban Affairs.

repayment of which shall be met by Government of India through suitable provision in the Budget of Ministry



## NOTE 10: (Contd.)

### NOTE: 10(a)(1): LOANS

#### Impairment allowance for loans and advances to customers

The table below shows the credit quality and the maximum exposure to credit risk based on the Company's internal credit rating system and year-end stage classification. The amounts presented are gross of impairment allowances. Details of the Company's internal grading system are explained in Note 10(a)(4)(ii) and policies on whether ECL allowances are calculated on an individual or collective basis are set out in Note 10(a)(4)(vi).

31<sup>st</sup> March, 2022

#### (i) Government - Housing

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	-	-	-	-
Medium_Risk	163.47	-	402.95	566.42
Low_Risk	42,531.86	1,260.78	45.38	43,838.02
<b>Grand Total</b>	<b>42,695.33</b>	<b>1,260.78</b>	<b>448.33</b>	<b>44,404.44</b>

#### (ii) Government - Urban Infrastructure

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	0.15	-	-	0.15
Medium_Risk	3,437.07	-	143.05	3,580.12
Low_Risk	26,854.52	925.32	5.85	27,785.69
<b>Grand Total</b>	<b>30,291.74</b>	<b>925.32</b>	<b>148.90</b>	<b>31,365.96</b>

#### (iii) Non-Government

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	-	-	11.43	11.43
Medium_Risk	291.65	-	2,177.24	2,468.89
Low_Risk	-	-	5.61	5.61
<b>Grand Total</b>	<b>291.65</b>	<b>-</b>	<b>2,194.28</b>	<b>2,485.93</b>

#### (iv) Retail

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	163.92	-	-	163.92
Medium_Risk	73.54	1.51	17.68	92.73
Low_Risk	-	-	-	-
<b>Grand Total</b>	<b>237.46</b>	<b>1.51</b>	<b>17.68</b>	<b>256.65</b>

31<sup>st</sup> March, 2021

#### (i) Government - Housing

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	-	-	-	-
Medium_Risk	1,397.34	70.86	357.19	1,825.39
Low_Risk	37,979.79	5,859.36	45.38	43,884.53
<b>Grand Total</b>	<b>39,377.13</b>	<b>5,930.22</b>	<b>402.57</b>	<b>45,709.92</b>

## NOTE 10: (Contd.)

### (ii) Government - Urban Infrastructure

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	0.18	-	-	0.18
Medium_Risk	4,293.08	-	143.05	4,436.13
Low_Risk	21,890.33	980.09	5.85	22,876.26
<b>Grand Total</b>	<b>26,183.58</b>	<b>980.09</b>	<b>148.90</b>	<b>27,312.57</b>

### (iii) Non-Government

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	-	-	11.44	11.44
Medium_Risk	-	-	2,466.74	2,466.74
Low_Risk	-	-	5.61	5.61
<b>Grand Total</b>	<b>-</b>	<b>-</b>	<b>2,483.79</b>	<b>2,483.79</b>

### (iv) Retail

(₹ in crore)

Risk Categorization	Stage 1	Stage 2	Stage 3	Total
High_Risk	173.29	-	-	173.29
Medium_Risk	80.86	7.40	18.76	107.02
Low_Risk	-	-	-	-
<b>Grand Total</b>	<b>254.15</b>	<b>7.40</b>	<b>18.76</b>	<b>280.31</b>

## NOTE: 10 (a)(2)

### (i) Government - Housing

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to Government - Housing lending is, as follows:

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>Gross carrying amount as at 1<sup>st</sup> April, 2020</b>	<b>42,826.54</b>	<b>987.43</b>	<b>41.17</b>	<b>43,855.14</b>
High grade	-	-	-	-
New assets originated or purchased	3,687.89	-	-	3,687.89
Assets de-recognised or repaid (excluding write offs)	1,789.56	38.33	5.22	1,833.11
Transfers from Stage 1	(5,341.82)	5,341.82	-	-
Transfers from Stage 2	-	(360.70)	360.70	-
Transfers from Stage 3	(5.92)	-	5.92	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>Gross carrying amount as at 31<sup>st</sup> March, 2021</b>	<b>39,377.13</b>	<b>5,930.22</b>	<b>402.57</b>	<b>45,709.92</b>
High grade	-	-	-	-
New assets originated or purchased	1,269.54	-	-	1,269.54

## NOTE 10: (Contd.)

Particulars	Stage 1	Stage 2	Stage 3	Total
Assets de-recognised or repaid (excluding write offs)	1,798.42	761.79	14.81	2,575.02
Transfers from Stage 1	3,847.08	(3,847.08)	-	-
Transfers from Stage 2	-	(60.57)	60.57	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>Gross carrying amount as at 31<sup>st</sup> March, 2022</b>	<b>42,695.33</b>	<b>1,260.78</b>	<b>448.33</b>	<b>44,404.44</b>

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>ECL allowance as at 1<sup>st</sup> April, 2020</b>	<b>4.11</b>	<b>8.80</b>	<b>41.17</b>	<b>54.08</b>
High grade	-	-	-	-
New assets originated or purchased	0.35	-	-	0.35
Assets de-recognised or repaid(excluding write offs)	0.17	0.66	1.67	2.50
Transfers from Stage 1	(0.51)	5.30	-	4.79
Transfers from Stage 2	-	(0.16)	115.42	115.26
Transfers from Stage 3	-	-	1.89	1.89
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>As at 31<sup>st</sup> March, 2021</b>	<b>3.78</b>	<b>13.28</b>	<b>156.81</b>	<b>173.87</b>
<b>ECL allowance as at 31<sup>st</sup> March, 2021</b>	<b>3.78</b>	<b>13.28</b>	<b>156.81</b>	<b>173.87</b>
High grade	-	-	-	-
New assets originated or purchased	0.01	-	-	0.01
Assets de-recognised or repaid(excluding write offs)	0.17	2.08	8.21	10.46
Transfers from Stage 1	0.36	(4.71)	-	(4.35)
Transfers from Stage 2	-	(0.03)	18.78	18.75
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>ECL allowance as at 31<sup>st</sup> March, 2022</b>	<b>3.98</b>	<b>6.46</b>	<b>167.38</b>	<b>177.82</b>

## NOTE 10: (Contd.)

### (ii) Government - Urban Infrastructure

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to Government - Urban lending is, as follows:

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>Gross carrying amount as at 1<sup>st</sup> April, 2020</b>	<b>26,853.39</b>	<b>2,682.81</b>	<b>148.90</b>	<b>29,685.10</b>
High grade	-	-	-	-
New assets originated or purchased	4,613.71	9.08	-	4,622.79
Assets de-recognised or repaid (excluding write offs)	6,986.11	9.21	-	6,995.32
Transfers from Stage 1	1,702.59	(1,702.59)	-	-
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>As at 31<sup>st</sup> March, 2021</b>	<b>26,183.58</b>	<b>980.09</b>	<b>148.90</b>	<b>27,312.57</b>
<b>Gross carrying amount as at 31<sup>st</sup> March, 2021</b>	<b>26,183.58</b>	<b>980.09</b>	<b>148.90</b>	<b>27,312.57</b>
High grade	-	-	-	-
New assets originated or purchased	7,607.40	-	-	7,607.40
Assets de-recognised or repaid(excluding write offs)	3,481.03	72.98	-	3,554.01
Transfers from Stage 1	(18.21)	18.21	-	-
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>Gross carrying amount as at 31<sup>st</sup> March, 2022</b>	<b>30,291.74</b>	<b>925.32</b>	<b>148.90</b>	<b>31,365.96</b>

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>ECL allowance as at 1<sup>st</sup> April, 2020</b>	<b>1.93</b>	<b>49.81</b>	<b>40.17</b>	<b>91.91</b>
High grade	-	-	-	-
New assets originated or purchased	1.47	0.45	17.17	19.09
Assets de-recognised or repaid(excluding write offs)	0.75	0.42	-	1.17
Transfers from Stage 1	0.18	(1.96)	-	(1.78)
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-

**NOTE 10: (Contd.)**

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>ECL allowance as at 31<sup>st</sup> March, 2021</b>	<b>2.83</b>	<b>47.88</b>	<b>57.34</b>	<b>108.05</b>
High grade	-	-	-	-
New assets originated or purchased	0.92	-	1.43	2.35
Assets de-recognised or repaid (excluding write offs)	0.38	3.04	-	3.42
Transfers from Stage 1	-	0.02	-	0.02
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>ECL allowance as at 31<sup>st</sup> March, 2022</b>	<b>3.37</b>	<b>44.86</b>	<b>58.77</b>	<b>107.00</b>

**(iii) Non - Government**

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to Non - Government lending is, as follows:

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>Gross carrying amount as at 1<sup>st</sup> April, 2020</b>	<b>0.55</b>	<b>-</b>	<b>2,718.54</b>	<b>2,719.09</b>
High grade	-	-	-	-
New assets originated or purchased	-	-	-	-
Assets de-recognised or repaid(excluding write offs)	0.55	-	29.90	30.45
Transfers from Stage 1	-	-	-	-
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	204.86	204.86
Foreign exchange adjustments	-	-	-	-
<b>As at 31<sup>st</sup> March, 2021</b>	<b>-</b>	<b>-</b>	<b>2,483.78</b>	<b>2,483.78</b>
<b>Gross carrying amount as at 31<sup>st</sup> March, 2021</b>	<b>-</b>	<b>-</b>	<b>2,483.78</b>	<b>2,483.78</b>
High grade	-	-	-	-
New assets originated or purchased	-	-	19.01	19.01
Assets de-recognised or repaid(excluding write offs)	-	-	16.86	16.86
Transfers from Stage 1	-	-	-	-
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	291.65	-	(291.65)	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>Gross carrying amount as at 31<sup>st</sup> March, 2022</b>	<b>291.65</b>	<b>-</b>	<b>2,194.28</b>	<b>2,485.93</b>

## NOTE 10: (Contd.)

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>ECL allowance as at 1<sup>st</sup> April, 2020</b>	<b>0.02</b>	-	<b>2,686.39</b>	<b>2,686.41</b>
High grade	-	-	-	-
New assets originated or purchased	-	-	-	-
Assets de-recognised or repaid(excluding write offs)	0.02	-	29.47	29.49
Transfers from Stage 1	-	-	-	-
Transfers from Stage 2	-	-	-	-
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	204.86	204.86
Foreign exchange adjustments	-	-	-	-
<b>As on 31<sup>st</sup> March, 2021</b>	-	-	<b>2,452.06</b>	<b>2,452.06</b>
<b>ECL allowance as at 31<sup>st</sup> March, 2021</b>	-	-	<b>2,452.06</b>	<b>2,452.06</b>
High grade	-	-	-	-
New assets originated or purchased	-	-	34.01	34.01
Assets de-recognised or repaid(excluding write offs)	-	-	16.86	16.86
Transfers from Stage 1	-	-	-	-
Transfers from Stage 2	22.75	-	(291.65)	(268.90)
Transfers from Stage 3	-	-	-	-
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amounts written off	-	-	-	-
Foreign exchange adjustments	-	-	-	-
<b>Gross carrying amount as at 31<sup>st</sup> March, 2022</b>	<b>22.75</b>	-	<b>2,177.56</b>	<b>2,200.31</b>

### (iv) Retail

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>Gross carrying amount as at 1<sup>st</sup> April, 2020</b>	<b>283.21</b>	<b>3.86</b>	<b>19.04</b>	<b>306.11</b>
High grade	-	-	-	-
New assets originated or purchased	12.69	-	-	12.69
Assets de-recognised or repaid(excluding write offs)	36.82	0.68	0.99	38.49
Transfers from Stage 1	(6.96)	6.27	0.69	-
Transfers from Stage 2	1.72	(2.10)	0.38	-
Transfers from Stage 3	0.31	0.05	(0.36)	-
<b>As at 31<sup>st</sup> March, 2021</b>	<b>254.15</b>	<b>7.40</b>	<b>18.76</b>	<b>280.31</b>
<b>Gross carrying amount as at 31<sup>st</sup> March, 2021</b>	<b>254.15</b>	<b>7.40</b>	<b>18.76</b>	<b>280.31</b>
High grade	-	-	-	-
New assets originated or purchased	9.50	0.09	-	9.59
Assets de-recognised or repaid(excluding write offs)	30.87	1.34	1.04	33.25
Transfers from Stage 1	(1.07)	0.61	0.46	-

**NOTE 10: (Contd.)**

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
Transfers from Stage 2	5.24	(5.29)	0.05	0.00
Transfers from Stage 3	0.51	0.04	(0.55)	-
<b>Gross carrying amount as at 31<sup>st</sup> March, 2022</b>	<b>237.46</b>	<b>1.51</b>	<b>17.68</b>	<b>256.65</b>

(₹ in crore)

Particulars	Stage 1	Stage 2	Stage 3	Total
<b>ECL allowance as at 1<sup>st</sup> April, 2020</b>	<b>0.28</b>	<b>0.05</b>	<b>19.04</b>	<b>19.37</b>
High Grade	-	-	-	-
New Assets originated or purchased	0.04	0.02	-	0.06
Assets de-recognised or repaid (excluding write offs)	0.11	0.01	0.99	1.11
Transfer from Stage 1	(0.01)	0.14	0.69	0.82
Transfer from Stage 2	0.01	(0.03)	0.38	0.36
Transfer from Stage 3	0.01	-	(0.36)	(0.35)
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amount written off	-	-	-	-
Foreign exchange adjustment	-	-	-	-
<b>As on 31<sup>st</sup> March, 2021</b>	<b>0.22</b>	<b>0.17</b>	<b>18.76</b>	<b>19.15</b>
<b>ECL allowance as at 31<sup>st</sup> March, 2021</b>	<b>0.22</b>	<b>0.17</b>	<b>18.76</b>	<b>19.15</b>
High Grade	-	-	-	-
New Assets originated or purchased	0.03	-	-	0.03
Assets de-recognised or repaid (excluding write offs)	0.05	0.02	1.04	1.11
Transfer from Stage 1	-	0.01	0.46	0.47
Transfer from Stage 2	0.01	(0.12)	0.05	(0.06)
Transfer from Stage 3	-	-	(0.55)	(0.55)
Changes to contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-
Amount written off	-	-	-	-
Foreign exchange adjustment	-	-	-	-
<b>As on 31<sup>st</sup> March, 2022</b>	<b>0.21</b>	<b>0.04</b>	<b>17.68</b>	<b>17.93</b>

**NOTE: 10(a)(3) Impairment assessment**

The references below show where the Company's impairment assessment and measurement approach is set out in these notes. It should be read in conjunction with the Summary of significant accounting policies.

- The Company's definition and assessment of default and cure.
- How the Company defines, calculates and monitors the probability of default, exposure at default and loss given default.
- When the Company considers there has been a significant increase in credit risk of an exposure.
- The Company's policy of segmenting financial assets where ECL is assessed on a collective basis.
- The details of the ECL calculations for Stage 1, Stage 2 and Stage 3 assets.

**NOTE: 10(a)(4)(i) Definition of default**

The Company considers a financial instrument as defaulted and considered it as Stage 3 (credit-impaired) for ECL calculations in all cases, when the borrower becomes 90 days past due on its contractual payments.



**NOTE: 10(a)(4)(ii) Probability of default**

The 12 month probability of default is calculated using incremental NPA approach.

**NOTE: 10(a)(4)(iii) Exposure at default**

The exposure at default (EAD) represents the gross carrying amount of the financial instruments subject to the impairment calculation, addressing both the 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 Company assesses the possible default events within 12 months for the calculation of the 12mECL. For Stage 2 and Stage 3 financial assets, the exposure at default is considered for events over the lifetime of the instruments.

**NOTE: 10(a)(4)(iv) Loss given default**

The Company segments its lending products into smaller homogeneous portfolios (Government - Housing, Government - Urban Infrastructure, Non Government and Retail), based on key characteristics that are relevant to the estimation of future cash flows. The data applied is collected loss data and involves a wider set of transaction characteristics (e.g., product type) as well as borrower characteristics.

**NOTE: 10(a)(4)(v) Significant increase in credit risk**

The Company continuously monitors all assets subject to ECLs. In order to determine whether an instrument or a portfolio of instruments is subject to 12mECL or life time ECL, the Company assesses whether there has been a significant increase in credit risk since initial recognition. The Company considers an exposure to have significantly increased in credit risk when contractual payments are more than 30 days past due.

When estimating ECLs on a collective basis for a group of similar assets, the Company applies the same principles for assessing whether there has been a significant increase in credit risk since initial recognition.

**NOTE: 10(a)(4)(vi) Grouping financial assets measured on a collective basis**

As explained in Note 4.17, the Company calculates ECLs on collective or individual basis .

The Company calculates ECLs on collective basis on following asset classes:

- Government - Housing
- Government - Urban Infrastructure
- Non Government
- Retail

The Company calculates ECLs on individual basis on all Stage 3 assets of Non Government portfolio.

## NOTE 11: INVESTMENTS

(₹ in crore)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022				As at 31 <sup>st</sup> March, 2021				
		Amortised Cost	At fair value			Amortised Cost	At fair value			
			Through other comprehensive income	Through profit or loss	Designated at fair value through profit or loss		Through other comprehensive income	Through profit or loss	Designated at fair value through profit or loss	
(1)	(2)	(3)	(4)	(5)=(2+3+4)	(6)	(7)=(1+5+6)	(8)	(9)=(7+8)		
<b>A</b>										
<b>1</b>	<b>Mutual funds</b>									
(i)	IIFCL Assets Management Company Limited (IAMCL)*	-	73.64	-	-	73.64	-	68.82	-	68.82
<b>2</b>	<b>Government Securities</b>									
(i)	Investment in Treasury Bill **	2.77	-	-	-	2.77	7.59	-	-	7.59
<b>3</b>	<b>Debt Securities</b>									
(i)	74546004 Optionally Convertible Debentures Series A @ 0.01% of RKM Powergen Pvt. Ltd. (Face Value ₹ 100/-) #	-	-	-	-	-	-	-	-	-
(ii)	2228385 Optionally Convertible Debentures Series AI @ 0.01% of RKM Powergen Pvt. Ltd. (Face Value ₹ 100/-) #	-	-	-	-	-	-	-	-	-
<b>4</b>	<b>Equity Instruments</b>									
(i)	1,00,000 equity shares of Sri KPR Industries Limited	-	0.26	-	-	0.26	-	0.11	-	0.11
(ii)	20,000 equity shares of TN Urban Finance Infrastructure Dev. Corporation. Ltd.	-	1.41	-	-	1.41	-	1.30	-	1.30
(iii)	17,00,000 equity shares of Cent Bank Home Finance Ltd.	-	11.31	-	-	11.31	-	7.82	-	7.82
(iv)	1,00,000 equity shares of Intra Consolid (India) Limited @	-	0.10	-	-	0.10	-	0.10	-	0.10
(v)	1,00,000 equity shares of Nagarjuna Ceramics Ltd.*** @	-	0.10	-	-	0.10	-	0.10	-	0.10
(vi)	1,00,000 equity shares of Marrite Polycast Ltd. @	-	0.10	-	-	0.10	-	0.10	-	0.10
(vii)	1,00,000 equity shares of Perwal Bricks Ltd. @	-	0.10	-	-	0.10	-	0.10	-	0.10
(viii)	71,900 equity shares of Trans Fibre Pipes (I) Ltd. @	-	0.07	-	-	0.07	-	0.07	-	0.07

## NOTE 11: (Contd.)

(₹ in crore)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022					As at 31 <sup>st</sup> March, 2021						
		Amortised Cost	At fair value		Subtotal	Others	Total	Amortised Cost	At fair value		Subtotal	Others	Total
			Through other comprehensive income	Through profit or loss					Designated at fair value through profit or loss	Through other comprehensive income			
(1)	(2)	(3)	(4)	5=(2+3+4)	(6)	7=(1+5+6)	(1)	(2)	(3)	(4)	5=(2+3+4)	(6)	7=(1+5+6)
(ix)	1,25,68,829 equity shares of Cochin International Airport Ltd. (including 25,68,829 Right issue of Cochin International Airport Ltd. - Shares of Rs. 10/- each at premium of Rs.40/- per share) FV Rs. 10/- per share	-	50.90	-	50.90	-	50.90	-	40.85	-	40.85	-	40.85
(x)	1,99,00,000 equity shares of National Industrial Corridor Development Corporation Limited (Earlier DMIDC)	-	116.42	-	116.42	-	116.42	-	122.38	-	122.38	-	122.38
(xi)	38675278 Equity Shares of R.K.M Powergen Private Limited #	-	-	-	-	-	-	-	-	-	-	-	-
<b>5 Associates</b>													
(i)	25,00,000 equity shares of Indbank Housing Limited	-	-	-	-	2.50	2.50	-	-	-	-	2.50	2.50
(ii)	1,30,000 equity shares of Pragati Social Infrastructure Development Ltd.	-	-	-	-	0.13	0.13	-	-	-	-	0.13	0.13
(iii)	20,00,000 equity shares of Shri Sri Urban Infrastructure Development Ltd.	-	-	-	-	0.50	0.50	-	-	-	-	0.69	0.69
(iv)	13,000 equity shares of Sigma Infrastructure India Ltd.	-	-	-	-	0.01	0.01	-	-	-	-	0.01	0.01
<b>B</b>	<b>Total gross (A)</b>	<b>2.77</b>	<b>254.41</b>	<b>-</b>	<b>254.41</b>	<b>3.14</b>	<b>260.32</b>	<b>7.59</b>	<b>241.75</b>	<b>-</b>	<b>249.34</b>	<b>3.33</b>	<b>252.67</b>
(i)	Investments outside India	-	-	-	-	-	-	-	-	-	-	-	-
(ii)	Investments in India	2.77	254.41	-	254.41	3.14	260.32	7.59	241.75	-	249.34	3.33	252.67
	<b>Total gross (B)</b>	<b>2.77</b>	<b>254.41</b>	<b>-</b>	<b>254.41</b>	<b>3.14</b>	<b>260.32</b>	<b>7.59</b>	<b>241.75</b>	<b>-</b>	<b>249.34</b>	<b>3.33</b>	<b>252.67</b>
<b>C</b>	<b>Total (A) to tally with (B)</b>	<b>2.77</b>	<b>254.41</b>	<b>-</b>	<b>254.41</b>	<b>3.14</b>	<b>260.32</b>	<b>7.59</b>	<b>241.75</b>	<b>-</b>	<b>249.34</b>	<b>3.33</b>	<b>252.67</b>
	Less: Allowance for Impairment loss (C)	-	-	-	-	-	-	-	-	-	-	-	-
(i)	Equity Instruments @	-	0.47	-	0.47	-	0.47	-	0.47	-	0.47	-	0.47
(ii)	Associate	-	-	-	-	2.64	2.64	-	-	-	-	2.64	2.64
<b>D</b>	<b>Total Net D = (A) - (C)</b>	<b>2.77</b>	<b>253.94</b>	<b>-</b>	<b>253.94</b>	<b>0.50</b>	<b>257.21</b>	<b>7.59</b>	<b>241.28</b>	<b>-</b>	<b>248.87</b>	<b>0.69</b>	<b>249.56</b>

\* IIFCL Mutual Fund Infrastructure Debt Fund Series - I of IAMCL is 10 year close ended scheme launched in 2013-14.

\*\* Treasury Bills are maintained as per the requirement of Section 29 B of National Housing Bank Act, 1987.

\*\*\* Share Certificates sent for correction but not received back. HUDCO has filed complaint against the company with Registrar of Companies, Andhra Pradesh on 02.07.1998.

@ The fair value of these investments are ₹1. The investments and impairment thereon have been shown at Gross Value.

# These investment have been booked at ₹1 as per the MDRA executed between the consortium of lenders ( Refer point no. 7 of Explanatory note 40)

## NOTE 12: OTHER FINANCIAL ASSETS

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Advances</b>		
(i)	Deposit for Services	0.67	0.58
	<b>Sub-total (A)</b>	<b>0.67</b>	<b>0.58</b>
<b>B</b>	<b>RECOVERABLES</b>		
(i)	Recoverable from Andrewsganj Project (AGP)	493.04	460.11
(ii)	Advances for works *	14.06	14.06
(iii)	Amount recoverable for Income Tax Department	7.85	7.85
(iv)	Amount receivable on Redemption of Investment	-	-
(v)	Work-in-progress		
	-Andrewsganj Project	19.34	19.34
	<b>Sub-total (B)</b>	<b>534.29</b>	<b>501.36</b>
	<b>Total (A+B)</b>	<b>534.96</b>	<b>501.94</b>

\* Includes amount on account of Andrewsganj Project (Refer S. No. 3 of Note 40-Explanatory Note).

13.97

13.97

## NOTE 13: : CURRENT TAX ASSETS/(LIABILITIES)

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
(i)	Advance Income Tax (Including TDS)	411.99	419.59
(ii)	Less: Provision for Income Tax	419.50	428.00
	<b>Current Tax Assets/(Liabilities)</b>	<b>(7.51)</b>	<b>(8.41)</b>

## NOTE 14A: INVESTMENT PROPERTY

(₹ in crore)

S. No.	ITEMS	GROSS BLOCK					DEPRECIATION / AMORTISATION					NET BLOCK					
		At cost or fair value at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments	At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021	Addition during the year	Additions	Accumulated Depreciation and impairment as at the end of the period as at 31 <sup>st</sup> March, 2021	Addition during the year	Deduction	Accumulated Depreciation and impairment as at the end of the period as at 31 <sup>st</sup> March, 2022	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2021	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2022				
(i)	Building (Freehold)	8.08	-	-	8.08	0.73	2.09	6.72	0.13	-	5.52	0.12	0.49	1.68	4.45	2.27	2.56
(ii)	Building (Leasehold)	35.11	-	-	35.11	0.20	-	35.31	0.68	-	20.86	0.65	0.13	-	21.64	13.67	14.25
(iii)	Flat (Freehold)	6.26	-	-	6.26	-	-	6.26	0.08	-	4.7	0.08	-	-	4.78	1.48	1.56
(iv)	Flat (Leasehold)	0.11	-	0.68	0.79	0.02	-	0.81	-	0.45	0.54	0.01	0.03	-	0.58	0.23	0.25
	<b>Total</b>	<b>49.56</b>	<b>-</b>	<b>0.68</b>	<b>50.24</b>	<b>0.95</b>	<b>2.09</b>	<b>49.10</b>	<b>0.89</b>	<b>0.45</b>	<b>31.62</b>	<b>0.86</b>	<b>0.65</b>	<b>1.68</b>	<b>31.45</b>	<b>17.65</b>	<b>18.62</b>

The Company's investment properties consist of building and flats situated in India. The management has determined that the investment properties consist of office and residences based on the nature, characteristics and risk of each property. As at 31st March 2022, the fair values of the properties are ₹ 770.70 crore (Previous year ₹753.94 crore). These valuations are based on valuations performed by the independent valuer. The rental income from Investment property during 2021-22 is ₹ 49.04 crore (Previous year ₹ 40.60 crore).

The Company has no restrictions on the realisation of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements. Fair value hierarchy disclosures for investment properties have been provided in Note 36.3 of Notes to accounts.

(₹ in crore)

S. No.	Investment properties	As at 31 <sup>st</sup> March, 2022			As at 31 <sup>st</sup> March 2021		
		Valuation technique	Range (weighted average)	Fair Value (₹ in crore)	Valuation technique	Range (weighted average)	Fair Value (₹ in crore)
1	Jaipur (Jyoti Nagar, Lal Kothi)	Income Approach	8.00%	7.12	Rental method	8.00%	7.12
2	Chennai (CMDA Tower)	Income Approach	8.00%	43.85	Composite Rate Method	8.00%	40.30
3	Bhopal (Parayavas Bhawan)	Composite Rate Method	-	13.93	Composite Rate Method	-	14.21
4	Mumbai (Shreyas Chambers)	Market Approach	-	24.90	Income Approach	-	23.46
5	Bhubaneshwar (Deendayal Bhawan)	Composite Rate Method	-	6.84	Market Approach	4.56%	4.98
6	Jammu (Hudco Bhawan, Rail Head Complex) **	Income Approach	9.00%	10.61	Income Approach	9.00%	10.57
7	Ahmedabad (Trupti Apartments)	Market Approach	-	1.50	Market Approach	-	1.46
8	Mumbai (Oshiwara Flats)	Market Approach	-	5.64	Market Approach	-	5.56
9	Bhikaji Cama Place, Delhi	Income Approach	6.00%	656.31	Income Approach	6.00%	646.28
	<b>Total</b>			<b>770.70</b>	<b>Total</b>		<b>753.94</b>

## NOTE 14B: PROPERTY, PLANT AND EQUIPMENT

S. No.	ITEMS	GROSS BLOCK					DEPRECIATION / AMORTISATION					NET BLOCK		
		At cost or fair value at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments	At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021	Addition during the year	Addition	Deduction	Accumulated Depreciation and impairment as at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Addition	Deduction	Accumulated Depreciation and impairment as at 31 <sup>st</sup> March, 2022	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2021
A	<b>TANGIBLE</b>													
(i)	Land (Freehold)	5.93	-	-	5.93	-	-	-	-	-	-	-	-	5.93
(ii)	Land (Leasehold) #	9.80	-	-	9.80	-	-	0.01	0.11	0.01	-	2.72	7.08	7.20
(iii)	Building (Freehold)	6.54	-	-	6.54	-	2.09	0.70	0.14	-	-	3.82	2.75	2.72
(iv)	Building (Leasehold) #	49.70	-	19.34	69.04	-	0.15	0.20	1.93	0.36	-	32.98	34.22	36.06
(v)	Flat (Freehold) #	6.56	-	-	6.56	-	0.07	0.17	0.11	-	-	4.36	2.09	2.20
(vi)	Flat (Leasehold) #	6.20	-	-	5.52	-	-	0.68	0.12	-	0.45	3.35	2.04	2.17
(vii)	Air conditioner & Cooler	2.59	0.05	-	2.57	-	-	0.02	0.11	-	0.07	2.15	0.32	0.42
(viii)	Office Equipments	23.87	3.40	-	26.40	17.98	-	3.69	2.39	-	0.82	22.55	17.86	3.85
(ix)	Furniture & Fixtures	6.44	0.26	-	6.59	0.07	-	0.22	0.35	-	0.10	5.23	1.10	1.36
(x)	Vehicle	2.06	0.39	-	2.15	0.56	-	0.15	0.19	-	0.29	1.47	1.00	0.68
(xi)	Library Books	1.03	0.01	-	1.03	0.01	-	-	0.01	-	-	1.03	-	-
(xii)	Miscellaneous Assets	3.89	0.10	-	3.97	0.03	-	0.02	0.10	-	0.02	3.97	-	-
	<b>Total A</b>	<b>124.61</b>	<b>4.21</b>	<b>19.34</b>	<b>146.10</b>	<b>18.65</b>	<b>2.31</b>	<b>5.24</b>	<b>5.56</b>	<b>0.37</b>	<b>1.75</b>	<b>83.51</b>	<b>74.39</b>	<b>62.59</b>
B	<b>Less: Grants</b>													
(i)	Building	-	-	-	-	-	-	-	-	-	-	-	-	-
(ii)	Air Conditioner	-	-	-	-	-	-	-	-	-	-	-	-	-
(iii)	Office Equipment	0.07	-	-	0.07	-	-	-	0.06	-	-	0.06	0.01	0.01
(iv)	Furniture & Fixture	-	-	-	-	-	-	-	-	-	-	-	-	-
(v)	Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-
(vi)	Library Books	-	-	-	-	-	-	-	-	-	-	-	-	-
(vii)	Miscellaneous Assets	0.01	-	-	0.01	-	-	-	0.01	-	-	0.01	-	-
	<b>Total B</b>	<b>0.08</b>	<b>-</b>	<b>-</b>	<b>0.08</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.07</b>	<b>-</b>	<b>-</b>	<b>0.07</b>	<b>0.01</b>	<b>0.01</b>
	<b>Total A-B</b>	<b>124.53</b>	<b>4.21</b>	<b>19.34</b>	<b>146.02</b>	<b>18.65</b>	<b>2.31</b>	<b>5.24</b>	<b>5.56</b>	<b>0.37</b>	<b>1.75</b>	<b>83.44</b>	<b>74.38</b>	<b>62.58</b>

\* Includes land of ₹ 0.37 crore on perpetual lease (Previous year ₹0.37 crore) hence no depreciation has been provided.  
# The lease (sub-lease) / conveyance deeds in respect of certain properties (Land, Building and Flat) of the value of ₹40.50 crore (Area 17239.56 Sq. Mt.) (previous year ₹40.50 crore) are yet to be executed.

### NOTE 14C: CAPITAL WORK-IN-PROGRESS

S. No.	ITEMS	GROSS BLOCK					DEPRECIATION / AMORTISATION					NET BLOCK	
		At cost or fair value at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments	At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021	At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2022	Accumulated Depreciation and impairment as at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments	Accumulated Depreciation and impairment as at the end of the period as at 31 <sup>st</sup> March, 2021	Accumulated Depreciation and impairment as at the end of the period as at 31 <sup>st</sup> March, 2022	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2021	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2022
	Capital Work in progress	51.56	-	-	34.07	17.49	-	0.23	17.26	-	-	17.26	17.49
	<b>Total</b>	<b>51.56</b>	<b>-</b>	<b>-</b>	<b>34.07</b>	<b>17.49</b>	<b>-</b>	<b>0.23</b>	<b>17.26</b>	<b>-</b>	<b>-</b>	<b>17.26</b>	<b>17.49</b>

### (A) CAPITAL WORK IN PROGRESS AGEING SCHEDULE

S. No.	PROJECT NAME	As at 31 <sup>st</sup> March, 2021					As at 31 <sup>st</sup> March, 2022						
		AMOUNT IN CWIP FOR A PERIOD OF		AMOUNT IN CWIP FOR A PERIOD OF			AMOUNT IN CWIP FOR A PERIOD OF		AMOUNT IN CWIP FOR A PERIOD OF				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	TOTAL	Less than 1 year	1-2 years	2-3 years	More than 3 years	TOTAL		
	<b>PROJECT IN PROGRESS</b>												
1	Calcutta salt lake building	-	-	-	2.82	2.82	-	-	-	-	2.82	2.82	
2	Chandigarh-HUDA extension fee for plot at panchkula	-	-	-	0.01	0.01	-	-	-	-	0.01	0.01	
3	Jaipur Building	-	-	-	4.35	4.35	-	-	-	-	4.35	4.35	
4	Noida Plot	-	-	-	10.08	10.08	-	-	-	-	10.08	10.08	
	<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.26</b>	<b>17.26</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.26</b>	<b>17.26</b>	<b>17.26</b>



**(B) CAPITAL WORK IN PROGRESS WHOSE COMPLETION IS OVERDUE OR HAS EXCEEDED ITS COST COMPARED TO ITS ORIGINAL PLAN**

(₹ in crore)

S.No.	PROJECT NAME	As at 31 <sup>st</sup> March, 2021					As at 31 <sup>st</sup> March, 2022				
		TO BE COMPLETED IN					TO BE COMPLETED IN				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	TOTAL	Less than 1 year	1-2 years	2-3 years	More than 3 years	TOTAL
1	Calcutta salt lake building	-	-	-	2.82	2.82	-	-	-	2.82	2.82
2	Jaipur Building	-	-	-	4.35	4.35	-	-	-	4.35	4.35
3	Noida Plot	-	-	-	10.08	10.08	-	-	-	10.08	10.08
	<b>Total</b>	-	-	-	<b>17.25</b>	<b>17.25</b>	-	-	-	<b>17.25</b>	<b>17.25</b>

• The above mentioned projects have exceeded the estimated timeline as per the original plan.

**NOTE 14D: INTANGIBLE ASSETS UNDER DEVELOPMENT**

(₹ in crore)

S. No.	ITEMS	GROSS BLOCK						DEPRECIATION / AMORTISATION						NET BLOCK				
		At cost or fair value at the beginning of the year		Addition during the year		Adjustments		At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021		Addition during the year		Adjustments		Accumulated Depreciation and impairment as at the end of the period as at 31 <sup>st</sup> March, 2021		Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2021		
		As at 1 <sup>st</sup> April, 2020	Addition during the year	Deduction	At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021	Addition during the year	Deduction	At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021	Addition during the year	Deduction	At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021	Addition during the year	Deduction	At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021	Addition during the year	Deduction	At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2021	
	Intangible Assets under Development	-	21.15	-	21.15	4.95	-	17.96	8.14	-	-	-	-	-	-	-	8.14	21.15
	<b>Total</b>	-	<b>21.15</b>	-	<b>21.15</b>	<b>4.95</b>	-	<b>17.96</b>	<b>8.14</b>	-	-	-	-	-	-	-	<b>8.14</b>	<b>21.15</b>

### (A) INTANGIBLE ASSETS UNDER DEVELOPMENT AGEING SCHEDULE

(₹ in crore)

S. No.	PROJECT NAME	As at 31 <sup>st</sup> March, 2021				As at 31 <sup>st</sup> March, 2022					
		AMOUNT IN CWIP FOR A PERIOD OF		TOTAL	AMOUNT IN CWIP FOR A PERIOD OF		TOTAL				
		Less than 1 year	1-2 years		2-3 years	More than 3 years		Less than 1 year	1-2 years	2-3 years	More than 3 years
	<b>PROJECT IN PROGRESS</b>										
1	ERP Project	6.48	12.06	2.61	-	21.15	2.48	1.01	1.92	8.14	
	<b>Total</b>	<b>6.48</b>	<b>12.06</b>	<b>2.61</b>	<b>-</b>	<b>21.15</b>	<b>2.73</b>	<b>1.01</b>	<b>1.92</b>	<b>8.14</b>	

### (B) INTANGIBLE ASSETS UNDER DEVELOPMENT WHOSE COMPLETION IS OVERDUE OR HAS EXCEEDED ITS COST COMPARED TO ITS ORIGINAL PLAN

(₹ in crore)

S.No.	PROJECT NAME	As at 31 <sup>st</sup> March, 2021				As at 31 <sup>st</sup> March, 2022					
		TO BE COMPLETED IN		TOTAL	TO BE COMPLETED IN		TOTAL				
		Less than 1 year	1-2 years		2-3 years	More than 3 years		Less than 1 year	1-2 years	2-3 years	More than 3 years
1	ERP Project	21.15	-	-	-	21.15	8.14	-	-	8.14	
	<b>Total</b>	<b>21.15</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21.15</b>	<b>8.14</b>	<b>-</b>	<b>-</b>	<b>8.14</b>	

\*The above mentioned project has exceeded the estimated timeline as per the original plan.

### NOTE 14E: OTHER INTANGIBLE ASSETS

(₹ in crore)

S. No.	ITEMS	GROSS BLOCK						DEPRECIATION / AMORTISATION						NET BLOCK	
		At cost or fair value at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments		At cost or fair value at the end of the year as at 31 <sup>st</sup> March, 2022	Accumulated Depreciation and impairment as at the beginning of the year as at 1 <sup>st</sup> April, 2020	Addition during the year	Adjustments		Accumulated Depreciation and impairment as at the end of the year as at 31 <sup>st</sup> March, 2022	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2021	Net carrying amount as at the end of the year as at 31 <sup>st</sup> March, 2022		
				Addition	Deduction				Addition	Deduction					
(i)	Software	2.35	0.18	-	0.02	2.51	1.00	1.00	-	1.49	2.02	2.02	0.93	1.09	0.31
	<b>Total</b>	<b>2.35</b>	<b>0.18</b>	<b>-</b>	<b>0.02</b>	<b>2.51</b>	<b>1.00</b>	<b>1.00</b>	<b>-</b>	<b>1.49</b>	<b>2.02</b>	<b>2.02</b>	<b>0.93</b>	<b>1.09</b>	<b>0.31</b>

## NOTE 15: OTHER NON FINANCIAL ASSETS

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Advances</b>		
(a)	Advance against Capital purchases	0.62	0.62
(b)	Advance against CSR Expenditure	3.66	4.96
(c)	Prepaid Expenses	1.75	14.38
(d)	Unamortized Deposit for Services	0.04	0.06
<b>B</b>	<b>Other loans and advances</b>		
(a)	Advances to Employees	17.36	15.05
(b)	Gratuity (Funded)	1.07	1.17
(c)	Income Tax payment under litigation	301.70	301.70
(d)	Service Tax payment under litigation	2.63	2.63
(e)	Less : Provision on Service tax	2.49	2.49
		0.14	0.14
(f)	Advance recoverable from others	17.90	18.17
(g)	Less : Provision	4.51	1.93
		13.39	16.24
	<b>Total</b>	<b>339.73</b>	<b>354.32</b>

## NOTE 16: PAYABLES

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Trade Payables</b>		
(i)	Total outstanding dues of Micro Enterprises and Small Enterprises	-	-
(ii)	Total outstanding dues of Creditors other than Micro Enterprises and Small Enterprises	0.09	0.10
	<b>Sub-total (A)</b>	<b>0.09</b>	<b>0.10</b>
<b>B</b>	<b>Other Payables</b>		
(i)	Total outstanding dues of Micro Enterprises and Small Enterprises	0.29	0.39
(ii)	Total outstanding dues of Creditors other than Micro Enterprises and Small Enterprises *	9.26	11.73
	<b>Sub-total (B)</b>	<b>9.55</b>	<b>12.12</b>
	<b>Total (A + B)</b>	<b>9.64</b>	<b>12.22</b>

\* Includes provision for stamp duty for the properties for which lease deed yet to be executed (Reference in foot note to Note 14(B))

## TRADE PAYABLE AGEING SCHEDULE

(₹ in crore)

Particulars	Outstanding for following periods from due date of payment#				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
<b>Balance as at 31st March 2021</b>					
(i) MSME	0.39	0.00	0.00	0.00	<b>0.39</b>
(ii) Others	6.55	0.97	0.19	4.12	<b>11.83</b>
(iii) Disputed dues - MSME	0.00	0.00	0.00	0.00	<b>0.00</b>
(iv) Disputed dues - Others	0.00	0.00	0.00	0.00	<b>0.00</b>
<b>Balance as at 31st March 2022</b>					
(i) MSME	0.29	0.00	0.00	0.00	<b>0.29</b>
(ii) Others	3.58	1.28	0.38	4.11	<b>9.35</b>
(iii) Disputed dues - MSME	0.00	0.00	0.00	0.00	<b>0.00</b>
(iv) Disputed dues - Others	0.00	0.00	0.00	0.00	<b>0.00</b>

## NOTE 17 : DEBT SECURITIES

(₹ in crore)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022				As at 31 <sup>st</sup> March, 2021			
		Amortised Cost (1)	At fair value through Profit or Loss (2)	Designated at fair value through profit or loss (3)	Total (4)	Amortised Cost (1)	At fair value through Profit or Loss (2)	Designated at fair value through profit or loss (3)	Total (4)
<b>(A) I</b>	<b>BONDS</b>								
<b>(a)</b>	<b>Secured</b>								
(i)	Tax free bonds [Refer Details of Debt Securities - (A) (I)]	14,989.79	-	-	14,989.79	17,339.64	-	-	17,339.64
(ii)	Special priority sector bonds - I [Refer Details of Debt Securities - (A) (II)]	4.20	-	-	4.20	12.40	-	-	12.40
<b>(b)</b>	<b>Unsecured</b>								
	<b>Sub-total A I (a) {(i) + (ii)}</b>	<b>14,993.99</b>	<b>-</b>	<b>-</b>	<b>14,993.99</b>	<b>17,352.04</b>	<b>-</b>	<b>-</b>	<b>17,352.04</b>
(i)	HUDCO Bonds - Non Cumulative redeemable at par [Refer Details of Debt Securities - (B) (I(a))]	19,446.92	-	-	19,446.92	18,503.48	-	-	18,503.48
(ii)	HUDCO Bonds - Cumulative redeemable at par [Refer Details of Debt Securities - (B) (I(b))]	-	-	-	-	675.04	-	-	675.04
(iii)	Special priority sector bonds - II [Refer Details of Debt Securities - (B) (I(c))]	9.27	-	-	9.27	26.99	-	-	26.99
(iv)	GOI Bonds [Refer Details of Debt Securities - (B) (I(d))]	20,000.00	-	-	20,000.00	20,000.00	-	-	20,000.00
	<b>Sub-total A I (b) {(i) + (ii) + (iii)+(iv)}</b>	<b>39,456.19</b>	<b>-</b>	<b>-</b>	<b>39,456.19</b>	<b>39,205.51</b>	<b>-</b>	<b>-</b>	<b>39,205.51</b>
<b>(A) II</b>	<b>COMMERCIAL PAPER</b>								
<b>(i)</b>	<b>Unsecured</b>								
	4.34% HUDCO Commercial Paper 2020 Series - A (Value Date 16.06.2020 and Maturity Date 16.06.2021 for 365 days)	-	-	-	-	1,500.00	-	-	1,500.00
	<b>Sub-total A II {(i)}</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,500.00</b>	<b>-</b>	<b>-</b>	<b>1,500.00</b>
	<b>Total (A I + A II)</b>	<b>54,450.18</b>	<b>-</b>	<b>-</b>	<b>54,450.18</b>	<b>58,057.55</b>	<b>-</b>	<b>-</b>	<b>58,057.55</b>
<b>(B)</b>	<b>Debt securities in India</b>								
	Debt securities in India	54,450.18	-	-	54,450.18	58,057.55	-	-	58,057.55
	<b>Debt securities outside India</b>								
	Debt securities outside India	-	-	-	-	-	-	-	-
	<b>Sub-total B</b>	<b>54,450.18</b>	<b>-</b>	<b>-</b>	<b>54,450.18</b>	<b>58,057.55</b>	<b>-</b>	<b>-</b>	<b>58,057.55</b>
	<b>Total (B) to tally with (A)</b>	<b>54,450.18</b>	<b>-</b>	<b>-</b>	<b>54,450.18</b>	<b>58,057.55</b>	<b>-</b>	<b>-</b>	<b>58,057.55</b>

Note: The company has only "Amortized cost category" to present this schedule.

## NOTE 17: (Contd.)

### Details of Debt Securities

(₹ in crore)

S.No.	PARTICULARS	Date of Allotment		Date of Redemption	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
A	SECURED BONDS					
I (a)	TAX FREE BONDS					
	8.71% Tax free bonds 2013 (Tranche - III) Series - 3A *	24.03.2014	24.03.2014	24.03.2034	8.76	8.76
	8.96% Tax free bonds 2013 (Tranche - III) Series - 3B *	24.03.2014	24.03.2014	24.03.2034	41.54	41.54
	8.76% Tax free bonds 2013 (Tranche - II) Series - 3A *	13.01.2014	13.01.2014	13.01.2034	286.54	286.54
	9.01% Tax free bonds 2013 (Tranche - II) Series - 3B *	13.01.2014	13.01.2014	13.01.2034	671.16	671.16
	8.49% Tax free bonds 2013 (Tranche - I) Series - 3A *	25.10.2013	25.10.2013	25.10.2033	35.51	35.51
	8.74% Tax free bonds 2013 (Tranche - I) Series - 3B *	25.10.2013	25.10.2013	25.10.2033	88.85	88.85
	7.39% Tax free bonds 2015 (Tranche - II) Series - 2A ***	15.03.2016	15.03.2016	15.03.2031	1,024.94	1,024.94
	7.69% Tax free bonds 2015 (Tranche - II) Series - 2B ***	15.03.2016	15.03.2016	15.03.2031	610.05	610.05
	7.39% Tax free bonds 2015 (D) ***	22.02.2016	22.02.2016	22.02.2031	211.50	211.50
	7.39% Tax free bonds 2015 (Tranche - I) Series - 2A ***	08.02.2016	08.02.2016	08.02.2031	909.69	909.69
	7.64% Tax free bonds 2015 (Tranche - I) Series - 2B ***	08.02.2016	08.02.2016	08.02.2031	556.15	556.15
	8.73% Tax free bonds 2013 (Tranche - III) Series - 2A *	24.03.2014	24.03.2014	24.03.2029	28.47	28.47
	8.98% Tax free bonds 2013 (Tranche - III) Series - 2B *	24.03.2014	24.03.2014	24.03.2029	128.42	128.42
	8.58% Tax free bonds 2013 (Tranche - II) Series - 2A *	13.01.2014	13.01.2014	13.01.2029	127.39	127.39
	8.83% Tax free bonds 2013 (Tranche - II) Series - 2B *	13.01.2014	13.01.2014	13.01.2029	123.75	123.75
	8.51% Tax free bonds 2013 (Tranche - I) Series - 2A *	25.10.2013	25.10.2013	25.10.2028	799.27	799.27
	8.76% Tax free bonds 2013 (Tranche - I) Series - 2B *	25.10.2013	25.10.2013	25.10.2028	815.00	815.00
	8.56% Tax free bonds 2013 Series - 1 *	02.09.2013	02.09.2013	02.09.2028	190.80	190.80
	7.19% Tax free bonds 2012 (Tranche - II) Series - 2 *	28.03.2013	28.03.2013	28.03.2028	109.39	109.39
	7.51% Tax free bonds 2012 (Tranche - I) Series - 2 *	16.02.2013	16.02.2013	16.02.2028	1,274.24	1,274.24
	8.20% Tax free bonds 2011 (Tranche - I) Series - 2 *	05.03.2012	05.03.2012	05.03.2027	2,518.30	2,518.30
	8.16% Tax free bonds 2011 (C - II) *	22.12.2011	22.12.2011	22.12.2026	47.67	47.67
	7.83% Tax free bonds 2011 (B - II) *	11.11.2011	11.11.2011	11.11.2026	66.51	66.51

## NOTE 17: (Contd.)

S.No.	PARTICULARS			As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
	7.75% Tax free bonds 2011 (A - I) *		21.10.2011	10.81	10.81
	7.04% Tax free bonds 2015 (Tranche - II) Series - 1A ***		15.03.2016	48.16	48.16
	7.29% Tax free bonds 2015 (Tranche - II) Series - 1B ***		15.03.2016	105.35	105.35
	7.02% Tax free bonds 2015 (Tranche - I) Series - 1A ***		08.02.2016	117.21	117.21
	7.27% Tax free bonds 2015 (Tranche - I) Series - 1B ***		08.02.2016	128.45	128.45
	7.00% Tax free bonds 2015 (C) **		09.10.2015	108.50	108.50
	7.07% Tax free bonds 2015 (B) **		01.10.2015	1,029.00	1,029.00
	7.19% Tax free bonds 2015 (A) **		31.07.2015	151.00	151.00
	8.29% Tax free bonds 2013 (Tranche - III) Series - 1A *		24.03.2014	18.37	18.37
	8.54% Tax free bonds 2013 (Tranche - III) Series - 1B *		24.03.2014	47.36	47.36
	8.51% Tax free bonds 2013 (Tranche - II) Series - 1A *		13.01.2014	504.93	504.93
	8.76% Tax free bonds 2013 (Tranche - II) Series - 1B *		13.01.2014	439.63	439.63
	8.14% Tax free bonds 2013 (Tranche - I) Series - 1A *		25.10.2013	269.58	269.58
	8.39% Tax free bonds 2013 (Tranche - I) Series - 1B *		25.10.2013	361.79	361.79
	7.03% Tax free bonds 2012 (Tranche - II) Series - 1 *		28.03.2013	97.62	97.62
	7.34% Tax free bonds 2012 (Tranche - I) Series - 1 *		16.02.2013	920.10	920.10
	8.10% Tax free bonds 2011 (Tranche - I) Series - 1 *		05.03.2012	-	2,166.42
	8.09% Tax free bonds 2011 (C - I) *		22.12.2011	-	47.86
	7.62% Tax free bonds 2011 (B - I) *		11.11.2011	-	137.66
	7.51% Tax free bonds 2011 (A - I) *		21.10.2011	-	4.77
	<b>Sub-Total A - I (a)</b>			<b>15,031.76</b>	<b>17,388.47</b>
(b)	Unamortised fees, charges & Other Expenses			(41.97)	(48.83)
	<b>Sub-Total A - I</b>			<b>14,989.79</b>	<b>17,339.64</b>
	* The bonds are secured by a floating first pari-passu charge on the present & future receivables of the company to the extent of amount mobilised under the issue. However, the company reserves the right to create first pari-passu charge on the present and future receivable for its present and future financial requirements.				
	** The bonds are secured by a first pari-passu charge on the present & future receivables of the company to the extent of amount mobilised under the issue. The Company reserves the right to sell or otherwise deal with the receivables, both present and future, including without limitation to create a first/second charge on pari-passu basis thereon for its present and future financial requirements, without requiring the consent of, or intimation to, the Bondholders or the Debenture Trustee in this connection, provided that a minimum security cover of 1 (one) time is maintained.				



**NOTE 17: (Contd.)**

S.No.	PARTICULARS	Date of Allotment	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
	*** The bonds are secured by a first pari-passu charge on the present & future receivables of the company to the extent of the amount mobilised under the issue and interest thereon. The Company reserves the right to sell or otherwise deal with the receivables, both present and future, including without limitation to create a first/second charge on pari-passu basis thereon for its present and future financial requirements, without requiring the consent of, or intimation to, the Bondholders or the Debenture Trustee in this connection, provided that a minimum security cover of 1 (one) time is maintained.			
<b>II</b>	<b>SPECIAL PRIORITY SECTOR BONDS - I</b>			
(a)	SPS Bond series C (Bank of India)	31.03.1998	4.20	12.40
	[Refer Sub Details I (a) (i) of Special Priority Sector Bonds]			
	<b>Sub-total A - II (a)</b>		<b>4.20</b>	<b>12.40</b>
	The repayment dates for SPS bonds series C is semi annual: for series C from 10.12.2015 to 10.06.2022.			
	Bonds are secured by lien over Certificate of Deposits for US \$ 0.86 million (Previous year US \$ 2.49 million) placed under swap arrangement with Bank of India, Cayman Islands Branch, New York. The deposits are co-terminus with the maturity schedule of the underlying ADB loans.			
<b>B</b>	<b>UNSECURED BONDS</b>			
<b>I (a)</b>	<b>HUDCO Bonds- Non Cumulative redeemable at par</b>	<b>Date of Allotment</b>	<b>Date of redemption</b>	
	6.75% Taxable (D) 2020	29.05.2020	29.05.2030	1,040.00
	5.62% Taxable (B) 2021	25.03.2022	25.05.2025	1,500.00
	5.35% Taxable (E) 2020	04.08.2020	11.04.2025	800.00
	5.59% Taxable (A) 2021	22.02.2022	04.03.2025	1,000.00
	4.78% Taxable (F) 2020	28.12.2020	28.02.2024	940.00
	5.95% Taxable (C) 2020	12.05.2020	11.08.2023	1,470.00
	6.09% Taxable (B) 2020	24.04.2020	24.06.2023	1,500.00
	6.65% Taxable (A) 2020	15.04.2020	15.06.2023	600.00
	6.79% Taxable (F) 2019	17.01.2020	14.04.2023	1,400.00
	6.99% Taxable (E) 2019	11.09.2019	11.11.2022	1,370.00
	7.05% Taxable (D) 2019	13.08.2019	13.10.2022	1,190.00
	7.34% Taxable (C) 2019	18.07.2019	16.09.2022	1,250.00
	7.62% Taxable (B) 2019	20.06.2019	15.07.2022	1,000.00
	8.34% Taxable (E) 2018	11.01.2019	11.07.2022	1,000.00

**NOTE 17: (Contd.)**

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
	7.61% Taxable (A) 2019	1,485.00	1,485.00
	8.23% Taxable (D) 2018	930.00	930.00
	8.40% Taxable (C) 2018	980.00	980.00
	8.46% Taxable (B) 2018	-	1,000.00
	7.63% Taxable (A) 2018	-	100.00
	7.68% Taxable (G) 2017	-	460.00
	<b>Sub-total</b>	<b>19,455.00</b>	<b>18,515.00</b>
	Unamortised fees, charges & Other Expenses	(8.09)	(11.52)
	<b>Total Non cumulative Bonds</b>	<b>19,446.91</b>	<b>18,503.48</b>
<b>I (b)</b>	<b>HUDCO Bonds- Cumulative redeemable at par</b>		
	7.73% Taxable (D) 2017	-	675.00
	Unamortised fees, charges & Other Expenses	-	0.04
	<b>Total Cumulative Bonds</b>	<b>-</b>	<b>675.04</b>
<b>I (c)</b>	<b>Special Priority Sector Bonds - II</b>		
	SPS Bonds - II (Exim Bank)	9.27	26.99
	{Refer Sub detail II (a)(ii) of SPS Bonds}	<b>9.27</b>	<b>26.99</b>
	<b>Total B - I (c)</b>		
	In lieu of the USD deposit of USD 50 million (Outstanding USD 2.14 Million as on 31.03.2022) with Exim Bank under the swap arrangement in respect of ADB loan, Exim Bank has subscribed to 12.75% Special Priority Sector Bonds (II) (rate of interest for the next 7 years reset to 12.50% w.e.f. 15.12.2020) for ₹217 crore (₹ 9.27 crore as on 31.03.2022), which are co-terminus with the loan maturity schedule of the underlying ADB loan, from 15.12.2002 to 15.06.2022.		
<b>I (d)</b>	<b>PMAY (U) GOI Fully Serviced Bonds #</b>	<b>Date of Allotment</b>	<b>Date of redemption</b>
	8.37% Taxable (VI) 2018 @	25.03.2019	25.03.2029
	8.41% Taxable (V) 2018 @	15.03.2019	15.03.2029
	8.58% Taxable (IV) 2018 @	14.02.2019	14.02.2029
	8.38% Taxable (III) 2018 @	30.01.2019	30.01.2029
	8.52% Taxable (II) 2018 @	28.11.2018	28.11.2028
	8.60% Taxable (I) 2018 @	12.11.2018	12.11.2028
	<b>Sub-total Gol Bonds</b>	<b>20,000.00</b>	<b>20,000.00</b>
	Unamortised fees, charges & Other Expenses	-	-
	<b>Total Gol Bonds</b>	<b>20,000.00</b>	<b>20,000.00</b>
@	Interest payable on semi-annual basis.		
#	Repayment of Principal & Interest payment in respect of Loans of ₹ 20,000 crore extended to BMTPC, raised by issue of "Government of India fully serviced Bonds" shall be met by Government of India by making suitable provisions in the budget of Ministry of Housing and Urban Affairs.		

**NOTE 17: (Contd.)**

**Sub-Details of Special Priority Sector Bonds**

(₹ in crore)

S. No.	Date of drawal / Institution	Rate on drawal	No. of Bonds to be redeemed	Amount of Bonds to be redeemed	Rate of Interest as on 31.03.2022	Frequency of repayment	Redemption Details
(a)	Secured Bonds						
(i)	SPECIAL PRIORITY SECTOR BONDS- I				@ 1 year G. Sec. + 350 bps p.a. Currently the ROI is 7.28% p.a.	Semi-Annual	10 <sup>th</sup> June, 2022
	SPS Bond Series C (Bank of India) 31.03.1998	12.00%	84	4.20			
	<b>Total Special Priority Sector Bonds - I</b>			<b>4.20</b>			
(a)	Unsecured Bonds						
(ii)	SPECIAL PRIORITY SECTOR BONDS - II				12.50%	Semi-Annual	15 <sup>th</sup> June, 2022
	SPS Bond Series II (EXIM Bank) 06.12.1999	12.75%	927	9.27			
	<b>Total Special Priority Sector Bonds - II</b>			<b>9.27</b>			

**NOTE 18: BORROWINGS (OTHER THAN DEBT SECURITIES)**

(₹ in crore)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022			As at 31 <sup>st</sup> March, 2021				
		Amortised Cost (1)	At fair value through Profit or Loss (2)	Designated at fair value through profit or loss (3)	Total (4)	Amortised Cost (1)	At fair value through Profit or Loss (2)	Designated at fair value through profit or loss (3)	Total (4)
<b>A</b>	<b>Term loans</b>								
<b>I</b>	<b>Secured</b>								
<b>(a)</b>	<b>From Banks</b>								
<b>(i)</b>	Bank of India * {Refer Sub-detail of borrowings (A) (i)}	6.36	-	-	6.36	18.64	-	-	18.64
<b>(b)</b>	<b>From other parties</b>								
<b>(i)</b>	National Housing Bank ** {Refer Sub-detail of borrowings (A) (ii)}	1,024.92	-	-	1,024.92	1,346.00	-	-	1,346.00
	<b>Total Secured Loan A-I</b>	<b>1,031.28</b>	<b>-</b>	<b>-</b>	<b>1,031.28</b>	<b>1,364.64</b>	<b>-</b>	<b>-</b>	<b>1,364.64</b>
<b>II</b>	<b>Unsecured</b>								
<b>(a)</b>	<b>From Banks</b>								
<b>(i)</b>	5.00% p.a. from Punjab National Bank-TL (Refer sub details of borrowings(B) I(a))	1,000.00	-	-	1,000.00	-	-	-	-
<b>(ii)</b>	5.00% p.a. from Union Bank of India-TL (Repayable on 28.01.2025){Refer sub details of borrowings(B) I(b)}	1,000.00	-	-	1,000.00	-	-	-	-
<b>(iii)</b>	State Bank of India-WCDL	-	-	-	-	-	-	-	-
<b>(a)</b>	4.00% p.a. repayable on or before 26.06.2022	379.04	-	-	379.04	-	-	-	-
<b>(b)</b>	4.00% p.a. repayable on or before 28.06.2022	233.03	-	-	233.03	-	-	-	-
<b>(iv)</b>	3.90% p.a. from Union Bank of India(Repayable on or before 19.06.2022)	1,000.00	-	-	1,000.00	-	-	-	-
<b>(v)</b>	Punjab National Bank- WCDL	-	-	-	-	-	-	-	-
<b>(a)</b>	(@ 3.98% p.a. repayable on or before 03.06.2022	387.00	-	-	387.00	-	-	-	-
<b>(b)</b>	(@ 3.90% p.a. repayable on or before 26.06.2022	583.50	-	-	583.50	-	-	-	-
<b>(b)</b>	<b>From Other Parties</b>								
<b>(i)</b>	LOANS FROM FINANCIAL INSTITUTIONS :								
	India Infrastructure Finance Company Ltd. \$\$	1,294.00	-	-	1,294.00	1,294.00	-	-	1,294.00
<b>(ii)</b>	<b>US Capital Market *(Guaranteed by USAID &amp; Counter Guaranteed by Canara Bank @ 0.5% of the outstanding Loan) {Refer Sub-detail of borrowings (B) II iii (a) and (b)}</b>								
	<b>USAID II</b>								
<b>(a)</b>	<b>6 months LIBOR for US \$ + 0.035% p.a. (USAID-2)</b>	3.79	-	-	3.79	11.02	-	-	11.02
<b>(b)</b>	Swapped with ICI/CI Bank # Unswapped Portion	60.86	-	-	60.86	58.83	-	-	58.83
	<b>USAID I</b>								

**NOTE 18: (Contd.)**

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022				As at 31 <sup>st</sup> March, 2021			
		Amortised Cost (1)	At fair value through Profit or Loss (2)	Designated at fair value through profit or loss (3)	Total (4)	Amortised Cost (1)	At fair value through Profit or Loss (2)	Designated at fair value through profit or loss (3)	Total (4)
(iii)	6 months LIBOR for US \$ + 0.18% p.a.(USAID-1) ## Japan Bank for International Corporation (JBIC) ### {Refer Sub-detail of borrowings - (B) II (i)} Unswapped Portion of JBIC	16.48	-	-	16.48	18.60	-	-	18.60
(iv)	Asian Development Bank (ADB) ### ^ {Refer Sub-detail of borrowings (B) II (ii)} 6 months LIBOR for US \$ +0.40% p.a.	27.18	-	-	27.18	58.52	-	-	58.52
	<b>Total Unsecured Loans A- II</b>	32.80	-	-	32.80	92.03	-	-	92.03
	<b>Total ( A )</b>	<b>6,017.68</b>			<b>6,017.68</b>	<b>1,533.00</b>			<b>1,533.00</b>
B	Borrowings in India	7,048.96	-	-	7,048.96	2,897.64	-	-	2,897.64
	Borrowings outside India	6,907.85	-	-	6,907.85	2,658.64	-	-	2,658.64
		141.11	-	-	141.11	239.00	-	-	239.00
	<b>Total ( B ) to tally with ( A )</b>	<b>7,048.96</b>			<b>7,048.96</b>	<b>2,897.64</b>			<b>2,897.64</b>

Note: The company has only amortised cost category to present this schedule.

\* Secured by lien over Certificate of Deposits for US \$ 2.14 million (Previous year US \$ 3.73 million) placed under swap arrangement with Bank of India, Cayman Islands Branch, New York. The deposits are co-terminus with the maturity schedule of the underlying ADB loans (repayable from 10.12.2002 to 10.06.2022)

\*\* Secured by Bank guarantee for an amount of ₹ 600 crore ( previous year ₹600.00 crore ) [ being 25% of loan amount of ₹2,400 crore ( previous year ₹2,400 crore ) sanctioned/ disbursed by NHB and repayable upto 01.07.2027] and negative lien on all properties, assets, receivables etc. of HUDCO both present and future, except those on which the first exclusive charge is created in favour of the trustees to the secured tax free bonds of ₹5,000 crore mobilised during 2011-12, ₹ 2,401.3526 crore mobilised during 2012-13, ₹4,987.12 crore mobilised during 2013-14 and ₹5,000 crore mobilised during 2015-16.

\$\$\$ ₹1,294 crore availed on 19.03.2020 @6.57% p.a. (Fixed) payable quarterly, for a period of 3 years i.e. repayable on 19.03.2023 by way of bullet repayment.

# Principal only Swap for US \$ 4.50 million (Outstanding US \$ 0.50 million as on 31.03.2022) with ICICI Bank was executed on 16.07.2018 effective from 18.07.2018 (for 4.5 years upto 14.09.2022 at spot rate of ₹68.68 and swap premium of 4.2479%, payable semi-annually.

## Under the swap arrangement with EXIM Bank, HUDCO has remitted US \$ 10 million to EXIM Bank against which EXIM Bank has subscribed to 12.75% HUDCO Special Infrastructure Bonds (II) (rate of interest for the next 7 years reset to 12.50% w.e.f. 23.09.2020) amounting to ₹43.60 crore which are co-terminus with the loan maturity schedule of the underlying USAID guaranteed loan.

### Guaranteed by Central Government as to the repayment of principal and interest.

^ HUDCO had availed a loan of US \$ 100 million from Asian Development Bank (ADB) (US \$ 50 million during the years 1997-98 and 1998-99 and the balance US \$ 50 million during 1999-2000). These loans are guaranteed by the Government of India and repayable in half yearly installments by June 2022.

^ These dollar funds were placed as deposits with Bank of India, Cayman Island Branch, USA (US \$ 50 million) and EXIM Bank (US \$ 50 million) in terms of agreements with these Banks. The deposits are co-terminus with the loan maturity schedule of the underlying ADB loan. In lieu of the USD deposit of US \$ 20 million, Bank of India has subscribed to 12.00% Special Priority Sector Bonds (I) for ₹100 crore (rate of interest to be reset on annual basis @ 1 year G-Sec plus 350 bps, presently @ 7.28%), outstanding as on 31.03.2022, being ₹ 4.20 crore. Further, in lieu of USD deposit of US \$ 30 million, Bank of India has extended a loan of ₹ 150 crore (rate of interest to be reset on annual basis @ 1 year G-Sec plus 340 bps, presently @ 7.21%), outstanding as on 31.03.2022, being ₹ 6.36 crore. Similarly, in lieu of the balance US \$ deposit of USD 50 million, Exim Bank has subscribed to 12.75% Special Priority Sector Bonds (II) (rate of interest for the next 7 years reset to 12.50% w.e.f. 15.12.2013) for ₹ 217 crore (₹ 9.27 crore as on 31.03.2022), which are co-terminus with the loan maturity schedule of the underlying ADB loan.

**NOTE 18: (Contd.)**
**Sub-Details of Borrowings**

(₹ in crore)

S. No.	Institution/ Date of drawal	Rate on drawal	Amount Drawn	Amount Outstanding	Rate of Interest as on 31st March, 2022	Frequency of repayment	Redemption Details
<b>A</b>	<b>Secured Loan</b>						
I	Bank of India - 15.02.1999	12.50%	150.00	6.36	@ 1 year G-Sec + 340 bps p.a. Currently the ROI is 7.21% p.a	Semi-Annual (10th June & 10th Dec.)	Repayable on 10.06.2022
	<b>Total - Bank of India</b>			<b>6.36</b>			
II	National Housing Bank - 28.06.2019	4.68%	400.00	235.00	4.68%	Quarterly (1st April, July, Oct. & Jan.)	1st April, 2026
	- 31.08.2017	4.86%	500.00	269.06	4.86%		1st July, 2027
	- 30.06.2017	4.86%	500.00	33.86	4.86%		1st April, 2027
	- 22.03.2017	5.11%	1,000.00	487.00	5.11%		1st Jan., 2027
	<b>Total National Housing Bank</b>			<b>1,024.92</b>			
<b>B</b>	<b>Unsecured Loan</b>						
I(a)	Punjab National Bank - 25.03.2022	5.00%	859.00	1,000.00	Repo rate (4.00%)+Spread(1%) i.e.5.00%	Annual	25.03.2023
	- 28.03.2022	5.00%	141.00				25.03.2024
	<b>Total Punjab National Bank</b>			<b>1,000.00</b>			25.12.2024
I(b)	Union Bank of India - 28.03.2022	5.00%	1,000.00	1,000.00	3 Months T-Bill(4.00%)+Spread(1.00%) i.e. 5.00%	Bullet	28.01.2025
	<b>Total Union Bank of India</b>			<b>1,000.00</b>			

## Sub-Details of Borrowings

S. No.	Institution/ Date of drawal	Foreign Currency	Amount drawn (in foreign Currency amounts in Millions)	Amount Outstanding (₹ in crore)	Rate of Interest as on 31.03.2021	Frequency of repayment	Redemption Details
II	<b>LOANS IN FOREIGN CURRENCY (NON CURRENT) :</b>						
(i)	- Loan from JBIC						
	- 28.03.1997	JPY	1,157.16				
	- 27.03.1998	JPY	406.00				
	- 31.03.1999	JPY	944.65				
	- 22.06.1999	JPY	1,159.92				
	- 16.11.1999	JPY	241.34				
	- 17.03.2000	JPY	3,613.47				
	- 06.10.2000	JPY	67.60		2.10% p.a. (fixed)	Semi-Annual	Repayable from 20.07.2022 to 20.07.2023
	- 10.11.2000	JPY	176.27				
	- 15.12.2000	JPY	295.15				
	- 27.02.2001	JPY	351.39				
	- 30.03.2001	JPY	257.05				
	Loan outstanding out of above	JPY	447.60	27.18			
	<b>Total JBIC</b>			<b>27.18</b>			
(ii)	- Loan from Asian Development Bank						
	- 31.12.1997	US \$	20.00				
	- 13.11.1998	US \$	30.00				
	Swapped US \$ outstanding Loan out of above with Bank of India	US \$	2.14	16.70	@ 6M LIBOR for US \$ + 0.40% p.a. Currently the ROI is 0.69513% p.a.	Semi-Annual	Repayable on 15.06.2022
	- 06.12.1999	US \$	50.00				
	Swapped US \$ outstanding Loan out of above with EXIM Bank	US \$	2.14	16.10			
	<b>Total Asian Development Bank</b>			<b>32.80</b>			
(iii)	- Loan from US Capital Market						



## NOTE 18: (Contd.)

### Sub-Details of Borrowings

(₹ in crore)

S. No.	Institution/ Date of drawal	Foreign Currency	Amount drawn (in foreign Currency amounts in Millions)	Amount Outstanding in INR (₹ in crore)	Rate of Interest as on 31.03.2021	Frequency of repayment	Redemption Details
(a)	- USAID-1					Semi-Annual	
	- 24.09.1999	US \$	10.00				Repayable from 23.09.2022 to 23.09.2029
	Swapped US \$ outstanding Loan out of above with EXIM Bank	US \$	3.75	16.48	12.50% p.a.		
(b)	- USAID-2						
	- 28.09.2000	US \$	20.00		@ 6M Libor for US \$ + 0.035% p.a. Currently the ROI is 1.16557% p.a. in addition Principal only SWAP premium @ 4.2479%		
	Swapped US \$ outstanding Loan out of above with ICICI Bank	US \$	0.50	3.79			
	Unswapped US \$ outstanding Loan out of above	US \$	8.00	60.86		Semi-Annual	Repayable from 15.09.2022 to 15.09.2030
	<b>Total USAID</b>			<b>81.13</b>			

## NOTE 19: DEPOSITS

(₹ in crore)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022				As at 31 <sup>st</sup> March, 2021			
		Amortised Cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total	Amortised Cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total
		(1)	(2)	(3)	(4)	(1)	(2)	(3)	(4)
A	<b>Public Deposits @ 6.55% to 8.75% p.a.</b> [Refer Details of Deposits - (I)]	3.90	-	-	3.90	22.77	-	-	22.77
	<b>TOTAL (A)</b>	<b>3.90</b>	<b>-</b>	<b>-</b>	<b>3.90</b>	<b>22.77</b>	<b>-</b>	<b>-</b>	<b>22.77</b>

Note: The company has only "Amortised cost category" to present this schedule.

### Details of Deposits

(₹ in crore)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
A	<b>PUBLIC DEPOSITS (Current)</b>		
(i)	@ 6.55% p.a. to 8.75% p.a. [Refer Sub Details of Deposits] Repayable within one year	2.25	18.79
	<b>PUBLIC DEPOSITS (Non-Current)</b>		
(ii)	@ 6.55% p.a. to 8.75% p.a. [Refer Sub Details of Deposits] Repayable after period of one year	1.65	3.98
	<b>TOTAL A</b>	<b>3.90</b>	<b>22.77</b>

### Sub Details of Deposits

(₹ in crore)

S.No.	Institution/ Date of drawal	Amount Outstanding in INR ₹ in crore	Redemption Details
A	<b>Public Deposits repayable for more than 12 months</b>		
	- April, 2024 - March, 2025	0.07	Repayable after period of one year
	- April, 2023 - March, 2024	1.58	
	<b>Sub Total A</b>	<b>1.65</b>	
B	<b>Public Deposits repayable within 12 months</b>		
	- October, 2022 to March, 2023	1.27	Repayable within one year
	- September, 2022	0.15	
	- August, 2022	0.01	
	- July, 2022	0.03	
	- June, 2022	0.16	
	- May, 2022	0.34	
	- April, 2022	0.29	
	<b>Sub Total B</b>	<b>2.25</b>	
	<b>Total Public Deposits *</b>	<b>3.90</b>	

\* Ind-AS Adjustments in Total Public Deposits is for ₹ 0.003 crore. Brokerage has been amortised on SLM basis.

## NOTE 20: OTHER FINANCIAL LIABILITES

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Interest accrued but not due</b>		
(i)	Secured loans	294.38	313.81
(ii)	Unsecured loans	856.03	1,069.68
	<b>Sub-total (A)</b>	<b>1,150.41</b>	<b>1,383.49</b>
<b>B</b>	<b>Others</b>		
(i)	Security and other deposits	10.48	10.22
(ii)	Security, Earnest money and other deposits	1.76	5.43
(iii)	Unclaimed liability#		
(a)	-Dividend	0.86	0.63
(b)	-Bonds	0.26	0.50
(c)	-Public Deposits	0.19	0.33
(d)	-Interest accrued and due on Bonds	10.19	9.51
(e)	-Interest accrued and due on Public Deposits	0.02	0.03
(iv)	KfW R & D account	38.50	39.38
(v)	KfW Interest account	9.87	9.87
(vi)	Amount received from KfW	97.55	97.55
(vii)	Grant / Subsidy received from different Ministries/Agencies	6.71	4.75
(viii)	Amt payable to Ministry - BCP	1.30	1.26
(ix)	Amount Payable to Staff	129.48	89.59
(x)	Other Expenses on Borrowings Payable	0.02	0.02
(xi)	Interim Dividend Payable	26.19	15.30
(xii)	Others Liabilities *	160.12	61.46
	<b>Sub-total (B)</b>	<b>493.50</b>	<b>345.83</b>
	<b>Total (A + B)</b>	<b>1,643.91</b>	<b>1,729.32</b>
*	Includes ₹ 0.03 crore (Previous year ₹ 0.03 crore) on account of Andrews Ganj Project		
#	Liability towards Investors Education and Protection Fund (IEPF) under Section 125 of the Companies Act, 2013 will be determined on the respective due dates. Dividend on equity shares and Principal & interest on Debentures/ Bonds/ PDS aggregating to ₹ 11.52 crore (Previous Year ₹ 11.00 crore) were due and unclaimed as on 31 <sup>st</sup> March, 2022. During the year 2021-22 an amount of ₹ 0.98 crore (previous year 0.13 crore) has been transferred to IEPF after completion of statutory period of seven years. (Refer S.No. 16 of Note 40- Explanatory Notes)		

## NOTE 21: PROVISION

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Provision for employee benefits</b>		
(i)	Leave encashment	51.21	44.05
(ii)	Post retirement medical benefit	200.71	171.43
(iii)	Welfare expenses	1.34	1.94
(iv)	Gratuity (Funded)	-	-
(v)	Provident Fund (Funded)	38.51	35.21
	<b>Sub-total (A)</b>	<b>291.77</b>	<b>252.63</b>
<b>B</b>	<b>Others</b>		
(i)	Provision for CSR	47.67	80.19
	<b>Total (A+B)</b>	<b>339.44</b>	<b>332.82</b>

## NOTE 22: DEFERRED TAX LIABILITY

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
A	Deferred Tax Liabilities	1,563.93	1,407.94
B	Deferred Tax Assets	720.32	774.26
	<b>Net Deferred Tax Liabilities (A - B)</b>	<b>843.61</b>	<b>633.68</b>

### Details of Deferred Tax

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
	<b>Liabilities</b>		
(a)	Derivative Financial Instruments	0.08	0.17
(b)	Investments	25.56	24.28
(c)	Investment Property, Plant and Equipment	4.35	3.76
(d)	Other Non-Financial Assets	3.11	3.20
(e)	Debt Securities	10.84	12.82
(f)	Deposits	0.00	-
(g)	Other Financial Liabilities	0.36	0.12
(h)	Other Equity	1,519.63	1,363.59
	<b>Total Deferred Tax Liabilities</b>	<b>1,563.93</b>	<b>1,407.94</b>
	<b>Assets</b>		
(a)	Loans	641.65	705.75
(b)	Receivable	4.82	4.60
(c)	Other Financial Assets	0.01	0.01
(d)	Other Non-Financial Liabilities	0.31	0.08
(e)	Borrowings	0.10	0.53
(f)	Provisions	73.43	63.29
	<b>Total deferred Tax Assets</b>	<b>720.32</b>	<b>774.26</b>
	<b>Net Deferred Tax Liability</b>	<b>843.61</b>	<b>633.68</b>

## NOTE 23: OTHER NON-FINANCIAL LIABILITIES

(₹ in crore)

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
A	Amount received in advance	9.32	8.73
B	Other Liabilities	66.21	63.04
C	Revenue received in advance	2.95	3.51
D	Unamortised Deferred Security Deposit	1.22	0.30
E	Finance Lease Liability	-	0.01
	<b>Total</b>	<b>79.70</b>	<b>75.59</b>

## NOTE 24: EQUITY SHARE CAPITAL

(₹ in crore)

S. No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Authorised</b> 2,500,000,000 equity shares of ₹10/- each (previous year 2,500,000,000 equity shares of ₹10/- each)	2,500.00	2,500.00
<b>B</b>	<b>Issued, Subscribed and Paid up</b> 2,001,900,000 equity shares of ₹10/- each fully paid-up in cash (previous year 2,001,900,000 equity shares of ₹ 10/- each fully paid-up in cash)	2,001.90	2,001.90
		<b>2,001.90</b>	<b>2,001.90</b>

### Note 24 (a) Reconciliation of the number of outstanding equity shares :

The reconciliation of the number of shares outstanding and the amount of the share capital as at the beginning and at the end of the year.

S.No.	PARTICULARS	As at 31 <sup>st</sup> March, 2022		As at 31 <sup>st</sup> March, 2021	
		Number of Shares	(₹ in crore)	Number of Shares	(₹ in crore)
(a)	Shares at the beginning of the year	2,001,900,000	2,001.90	2,001,900,000	2,001.90
(b)	Add: Shares issued during the year	-	-	-	-
(c)	Shares at the end of the year (c) = (a+b)	2,001,900,000	2,001.90	2,001,900,000	2,001.90

### Note 24 (b) Rights attached to Equity Shares :

The shareholders of the Company are entitled to receive dividend as and when declared by the company and enjoy proportionate voting rights in case any resolution is put to vote. Further, the shareholders have all such rights, as may be available to the shareholders of a listed company, under the Companies Act, 2013 and rules made thereunder, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Memorandum of Association and Articles of Association of the Company.

### Note 24 (c) Shares in the company held by each shareholder holding more than 5 percent shares:

S.No.	Name of Shareholder	As at 31 <sup>st</sup> March, 2022		As at 31 <sup>st</sup> March, 2021	
		Number of Shares held	% of Holding	Number of Shares held	% of Holding
<b>1</b>	<b>The President of India through :</b>				
	(a) Ministry of Housing and Urban Affairs	1,222,677,479	61.08	1,382,841,253	69.08
	(b) Ministry of Rural Development	415,000,000	20.73	415,000,000	20.73
	<b>Sub Total 1 (a+b)</b>	<b>1,637,677,479.00</b>	<b>81.81</b>	<b>1,797,841,253.00</b>	<b>89.81</b>
<b>2</b>	<b>Others</b>	364,222,521	18.19	204,058,747	10.19
	<b>Total (1+2)</b>	<b>2,001,900,000.00</b>	<b>100.00</b>	<b>2,001,900,000.00</b>	<b>100.00</b>

## NOTE 24 : (Contd.)

### Note 24 (d) Shares in the company held by Promoters:

S. No.	Name of Shareholder	As at 31 <sup>st</sup> March, 2022		% Change during the year
		Number of shares held	% of Holding	
1	<b>The President of India through :</b>			
	(a) Ministry of Housing and Urban Affairs	1,222,677,479	61.08	-8.00
	(b) Ministry of Rural Development	415,000,000	20.73	Zero
	<b>Total 1 (a+b)</b>	<b>1,637,677,479.00</b>	<b>81.81</b>	<b>-8.00</b>

S. No.	Name of Shareholder	As at 31 <sup>st</sup> March, 2022		% Change during the year
		Number of shares held	% of Holding	
1	<b>The President of India through :</b>			
	(a) Ministry of Housing and Urban Affairs	1,382,841,253	69.08	Zero
	(b) Ministry of Rural Development	415,000,000	20.73	Zero
	<b>Total 1 (a+b)</b>	<b>1,797,841,253.00</b>	<b>89.81</b>	<b>0.00</b>

**NOTE 25: SCHEDULE OF CHANGE IN EQUITY : OTHER EQUITY**

(₹ in crore)

S. No.	Particulars	Reserves and Surplus										Total
		Securities Premium (Bonds) *	Statutory Reserves			Other Reserves			Retained Earning	Surplus		
			Debtenture/Bond Redemption Reserve **	Special Reserve ***	Impairment Reserve#	Capital (KfW) Reserve	Welfare Reserve	Reserve for Bad & Doubtful Debt	General Reserve			
1	Balance as on 01 <sup>st</sup> April, 2020	1.26	3,437.04	4,795.19	-	59.96	72.07	93.08	1,405.08	477.12	10,340.36	
	Final Dividend for the year 2019-20									(470.44)	(470.44)	
	Profit during FY 2020-21									1,578.50	1,578.50	
	Other Comprehensive Income for the year 2020-21									(19.37)	(19.37)	
	Total Comprehensive Income for the year 2020-21									1,559.13	1,559.13	
	Transferred to from Surplus to General Reserve								-	-	-	
	Transferred to from Surplus to Impairment Reserve				161.81					(161.81)	-	
	Transferred from Surplus to DRR		439.83							(439.83)	-	
	Transferred from Surplus to Reserve for Bad & Doubtful Debt							89.00		(89.00)	-	
	Use of Reserve for Bad & Doubtful Debts against Principal Waiver							(93.08)		-	(93.08)	
	Transferred from Surplus to Special Reserve			440.00						(440.00)	-	
	Interim Dividend during FY 2020-21			-						(150.14)	(150.14)	
2	Balance as at 1 <sup>st</sup> April, 2021	1.26	3,876.87	5,235.19	161.81	59.96	72.07	89.00	1,405.08	285.03	11,185.84	
	Less: Impairment in investment in Associates								(0.44)			
	Final Dividend for 2020-21									(285.27)	(285.27)	
	Profit during FY 2021-22									1,716.41	1,716.41	
	Other Comprehensive Income for the year 2021-22									(1.92)	(1.92)	
	Total Comprehensive Income for the year 2021-22									1,714.49	1,714.49	
	Transferred to from Surplus to General Reserve									-	-	
	Transferred to from Surplus to Impairment Reserve				60.17					(60.17)	-	
	Transferred from Surplus to DRR		331.51							(331.51)	-	
	Transferred from Surplus to Reserve for Bad & Doubtful Debt							120.00		(120.00)	-	
	Use of Reserve for Bad & Doubtful Debts against Principal Waiver									-	-	
	Transferred from Surplus to Special Reserve			500.00						(500.00)	-	



**NOTE 25: (Contd.)**



S. No.	Particulars	Reserves and Surplus							Total		
		Securities Premium (Bonds) *	Statutory Reserves			Other Reserves				Retained Earning	Surplus
			Debtenture/Bond Redemption Reserve **	Special Reserve ***	Impairment Reserve#	Capital (KfW) Reserve	Welfare Reserve	Reserve for Bad & Doubtful Debt			
	Transferred to General Reserve		(1,083.20)						1,083.20		
	Interim Dividend during FY 2021-22										(150.14)
<b>3</b>	<b>Balance as at 31<sup>st</sup> March, 2022</b>	<b>1.26</b>	<b>3,125.18</b>	<b>221.98</b>	<b>59.96</b>	<b>72.07</b>	<b>209.00</b>	<b>2,487.84</b>	<b>552.43</b>	<b>12,464.92</b>	
*	Securities Premium Account represent the premium received on issue of Tax Free Bonds through private placement.										
**	1.) Prior to the issuance of circular No. 04/2013 dated 11.02.2013, issued by the Ministry of Corporate Affairs (MCA), the company had to create a Debenture / Bond Redemption Reserve (DRR / BRR) equivalent to 50% of the value of bonds issued (based on repayment tenure of respective bonds) through public issue, before the commencement of redemption of respective bonds as per the then prevalent SEBI Debt Regulations and Section 117 C of the Companies Act, 1956. The creation of DRR / BRR was revised to 25% after issuance of the above circular.										
**	2.) The company, accordingly, has created proportionate Debenture / Bond Redemption Reserve on Bonds issued upto the financial year 2012-13, equivalent to 50% on yearly basis, before commencement of redemption of respective bonds; and equivalent to 25% on bonds issued during the financial year 2013-14 and 2015-16.										
***	Created u/s 36(1) (viii) of the Income Tax Act, 1961 and u/s 29C of NHB Act, 1987 (upto Financial Year 1996-97) amounting to ₹ 181.75 crore and Created and Maintained u/s 36(1) (viii) of the Income Tax Act, 1961 and 29C of NHB Act, 1987 from Financial Year 1997-98 onwards) amounting to ₹ 5553.44 crore.										
#	Refer Point no. 5 of Explanatory Note 40.										

## NOTE 26: INTEREST INCOME

(₹ in crore)

S. No.	PARTICULARS	Year Ended 31 <sup>st</sup> March, 2022			Year Ended 31 <sup>st</sup> March, 2021		
		On Financial Assets measured at fair value through OCI	On financial assets measured at Amortised cost	Interest Income on securities classified as sets at fair value through Profit & Loss	On Financial Assets measured at fair value through OCI	On financial assets measured at Amortised cost	Interest Income on securities classified as sets at fair value through Profit & Loss
(i)	Interest on Loans	-	6,870.48	-	-	7,167.37	-
	Less: Interest waived off	-	0.18	-	-	0.22	-
	<b>Net Interest on Loan - Sub Total (i)</b>	-	<b>6,870.30</b>	-	-	<b>7,167.15</b>	-
(ii)	Interest Income from Investments	-	0.24	-	-	0.48	-
(iii)	Interest on Deposits with Banks						
	- Scheduled Bank - Indian Branches	-	17.12	-	-	3.54	-
	- Scheduled Bank - Foreign Branches	-	0.21	-	-	0.75	-
	- Financial Institution - EXIM BANK	-	0.18	-	-	0.70	-
	<b>Interest on Deposit and Loan - Sub Total (iii)</b>	-	<b>17.51</b>	-	-	<b>4.99</b>	-
(iv)	Interest on Loan against Public Deposits	-	-	-	-	-	-
(v)	Others - PPE Finance Lease Liability	-	-	-	-	-	-
	<b>Total (i+ii+iii+iv+v)</b>	-	<b>6,888.05</b>	-	-	<b>7,172.62</b>	-

Note: Includes interest income on loan of ₹ 20,000 Crore extended to BMTPC, raised by issue of "GOI fully service bonds" as Central Assistance to State/UTs/CNAs for implementation of PMAY (U).

## NOTE 27: NET GAIN/ (LOSS) ON FAIR VALUE CHANGE

(₹ in crore)

S.No.	PARTICULARS	Year ended 31 <sup>st</sup> March, 2022	Year ended 31 <sup>st</sup> March, 2021
<b>A</b>	<b>Net gain/ (loss) on financial instruments at fair value through profit or loss</b>		
(i)	On trading portfolio		
(ii)	On financial instruments designated at fair value through profit or loss		
	- Investments	12.65	9.77
	- Derivatives	(0.34)	(0.95)
	<b>Total A</b>	<b>12.31</b>	<b>8.82</b>
<b>B</b>	<b>Total Net gain/(loss) on fair value changes</b>		
(i)	Fair Value changes:		
	-Realised	-	-
	-Unrealised	12.31	8.82
	<b>Total Net gain/(loss) on fair value changes(B) to tally with (A)</b>	<b>12.31</b>	<b>8.82</b>

Note: Fair value changes in this schedule are other than those arising on account of interest income/expenses.

## NOTE 28: OTHER INCOME

(₹ in crore)

S.No.	PARTICULARS	Year Ended 31 <sup>st</sup> March, 2022	Year Ended 31 <sup>st</sup> March, 2021
(i)	Net gain/(loss) on de-recognition of property, plant and equipment	-	-
(ii)	Net gain on foreign currency transaction and translation (other than finance cost)	0.38	4.94
(iii)	Interest on Staff Advances	4.18	4.53
(iv)	Interest on Income tax Refund	-	-
(v)	Interest on Construction Project	28.02	27.59
(vi)	Overhead Charges on Construction Project	0.06	0.04
(vii)	Management Development Programme	0.04	0.47
(viii)	Miscellaneous Income*	10.84	5.28
(ix)	Excess Provision of Interest on short Income tax written back	0.06	0.30
	<b>Total</b>	<b>43.58</b>	<b>43.15</b>

\* Refer point no. 21 of Note 40

## NOTE 29: FINANCE COSTS

(₹ in crore)

S. No.	Particulars	Year Ended 31 <sup>st</sup> March, 2022		Year Ended 31 <sup>st</sup> March, 2021	
		On financial liabilities measured at fair value through Profit & Loss	On financial liabilities measured at Amortised cost	On financial liabilities measured at Amortised cost	On financial liabilities measured at fair value through Profit & Loss
(i)	<b>Interest on Debt Securities</b>				
	a.) Secured	-	1,376.43	-	1,392.98
	b.) Unsecured	-	2,970.00	-	3,040.79
(ii)	<b>Interest on borrowings (other than Debt Securities)</b>				
	a.) Secured	-	60.94	-	94.76
	b.) Unsecured				
	Indian	-	119.13	-	219.48
	Foreign	-	4.52	-	8.22
(iii)	Interest on Deposits	-	1.01	-	7.96
(iv)	Interest on Income Tax	-	0.50	-	0.50
(v)	Net Loss in Foreign Currency Translation and Transaction	-	-	-	-
(vi)	Interest on Security Deposit & Deposit for Services	-	(0.01)	-	-
(vii)	PDS Brokerage	-	0.01	-	0.13
	<b>Total</b>	-	<b>4,532.53</b>	-	<b>4,764.82</b>

## NOTE 30: EMPLOYEE BENEFITS EXPENSES

(₹ in crore)

S. No.	PARTICULARS	Year Ended 31 <sup>st</sup> March, 2022		Year Ended 31 <sup>st</sup> March, 2021	
		Directors *	Total	Directors *	Total
(i)	Salaries and wages	0.82	193.86	0.87	181.90
(ii)	Gratuity	-	2.65	-	2.75
(iii)	Contribution to provident and other funds	0.07	11.33	0.07	11.55
(iv)	Staff welfare expenses	0.02	1.92	-	2.00
(v)	Insurance	-	0.45	-	0.45
(vi)	Group saving linked Insurance premium	-	0.02	-	0.02
(vii)	Staff Development/Training	-	0.05	-	0.11
(viii)	Administrative Charges - Provident/Hudco Pension Fund	-	0.44	-	0.41
(ix)	HUDCO Pension Fund	-	6.78	-	6.98
(x)	Contribution to Benevolent Fund	-	0.59	-	0.08
	<b>Total</b>	<b>0.91</b>	<b>218.09</b>	<b>0.94</b>	<b>206.25</b>

\* Includes provision/payment for directors and included in total.

Note: The expenditure of salaries & wages is inclusive of expenditure on EL/HPL paid or payable.

## NOTE 31: IMPAIRMENT ON FINANCIAL INSTRUMENTS

(₹ in crore)

S. No.	PARTICULARS	Year Ended 31 <sup>st</sup> March, 2022		Year Ended 31 <sup>st</sup> March, 2021	
		On financial Instruments measured at fair value through OCI	On financial instruments measured at Amortised cost	On financial Instruments measured at fair value through OCI	On financial instruments measured at Amortised cost
(i)	Loans	-	(249.55)	-	(185.90)
(ii)	Investments	-	-	-	-
(iii)	Other Assets	-	3.89	-	0.49
(iv)	Principal Waiver / Written Off	-	-	-	111.78
	<b>Total</b>	<b>-</b>	<b>(245.66)</b>	<b>-</b>	<b>(73.63)</b>

## NOTE 32: OTHER EXPENSES

(₹ in crore)

S.No.	PARTICULARS	Year Ended 31 <sup>st</sup> March, 2022		Year Ended 31 <sup>st</sup> March, 2021	
		Directors	Total	Directors	Total
<b>A</b>	<b>ADMINISTRATIVE</b>				
(i)	Office Rent	-	1.55	-	1.59
(ii)	Repairs & Maintenance to Building	-	12.19	-	11.38
(iii)	Repairs & Maintenance to Other Assets	-	1.14	-	0.96
(iv)	Repairs & Maintenance to Vehicle	-	0.29	-	0.24
(v)	Loss on sale of Investment	-	-	-	-
(vi)	Insurance	-	0.12	-	0.14
(vii)	Rates & Taxes	-	3.25	-	2.85
(viii)	Travelling	0.08	1.70	0.03	0.60
(ix)	Legal & Professional Fee	-	2.69	-	6.56
(x)	Auditors Remuneration :				
(a)	Audit Fees				
	- Current Year	-	0.23	-	0.23
	- Previous Year (Arrears)	-	-	-	-
(b)	Tax Audit Fees				
	- Current Year	-	0.10	-	0.10
	- Previous Year (Arrears)	-	-	-	-
(c)	Other Services	-	0.18	-	0.15
(d)	Reimbursement of expenses	-	-	-	-
(xi)	Electricity	-	2.48	-	2.54
(xii)	Printing, Stationery & Photocopying	-	0.47	-	0.50
(xiii)	Postage, Telegram, Telephone & Telex	-	1.73	-	1.40
(xiv)	Advertisement, Publicity & Sponsorship	-	1.19	-	1.13
(xv)	Exhibition & Conference (Net)	-	(0.02)	-	-
(xvi)	Subscription & Membership	-	0.05	-	0.07
(xvii)	Miscellaneous #	0.06	59.34	0.01	25.55
	<b>Total A</b>	<b>0.14</b>	<b>88.68</b>	<b>0.04</b>	<b>55.99</b>
<b>B</b>	<b>OTHER EXPENSES</b>				
(i)	Grant in Aid/ R & D expenditure	-	0.13	-	-
(ii)	Expenses on Consultancy	-	0.53	-	0.29
(iii)	Expenses on Management Development Programme	-	0.01	-	0.21
(iv)	Research and Development Plan	-	0.32	-	0.22
	<b>Total B</b>	<b>-</b>	<b>0.99</b>	<b>-</b>	<b>0.72</b>
	<b>Total (A+B)</b>	<b>0.14</b>	<b>89.67</b>	<b>0.04</b>	<b>56.71</b>

# Includes ₹ 0.05 crore (previous year ₹ NIL) on account of sitting fee paid to directors.

## NOTE 33 : CHANGES IN LIABILITIES ARISING FROM FINANCING ACTIVITIES

(₹ in crore)

Particulars	1 <sup>st</sup> April, 2021	Cash flows	Changes in fair values	Exchange difference	Other	31 <sup>st</sup> March, 2022
Debt securities	58,057.55	(3,617.62)	-	-	10.25	54,450.18
Borrowings other than debt Securities	2,897.64	4,153.03	(0.01)	(0.37)	(1.33)	7,048.96
Deposits	22.77	(18.88)	-	-	0.01	3.90
<b>Total Liabilities from financing activities</b>	<b>60,977.96</b>	<b>516.53</b>	<b>(0.01)</b>	<b>(0.37)</b>	<b>8.93</b>	<b>61,503.04</b>
Particulars	1 <sup>st</sup> April, 2020	Cash flows	Changes in fair values	Exchange difference	Other	31 <sup>st</sup> March, 2021
Debt securities	53,991.49	4,060.65	-	-	5.41	58,057.55
Borrowings other than debt Securities	7,276.65	(4,373.31)	(0.95)	(3.99)	(0.76)	2,897.64
Deposits	168.47	(145.83)	-	-	0.13	22.77
<b>Total Liabilities from financing activities</b>	<b>61,436.61</b>	<b>(458.48)</b>	<b>(0.95)</b>	<b>(3.99)</b>	<b>4.78</b>	<b>60,977.96</b>

## NOTE 34 : CAPITAL

### Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objectives of the Company's capital management are safety and security of share capital and maximize the shareholder wealth.

The Company maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements of the regulator Viz., RBI/NHB. The adequacy of the Company's capital is monitored using, among other measures, the regulations issued by RBI/NHB.

Company has complied in full with all its externally imposed capital requirements over the reported period.

### Regulatory Capital (NHB/RBI)

	31 <sup>st</sup> March, 2022*	31 <sup>st</sup> March, 2021**
	(₹ in Crore)	(₹ in Crore)
Tier I (NOF)	14,095.92	12,941.04
Tier II	31.46	186.29
Risk Wtd. Assets	21,802.84	20,507.00
	31 <sup>st</sup> March, 2022*	31 <sup>st</sup> March, 2021**
CRAR	(%)	(%)
CRAR - Tier I Capital	64.65%	61.77%
CRAR - Tier II Capital	0.14%	0.04%
Amount of subordinated debt raised as Tier II Capital	-	-
Amount raised by issue of Perpetual Debt Instruments	-	-

\*CRAR based on provisional and unaudited Ind-AS accounts as on 31<sup>st</sup> March, 2022.

\*\*Previous year's figures have been changed on the basis of audited accounts.

## NOTE 35 : REVENUE FROM THE CONTRACTORS WITH CUSTOMERS (IND AS – 115)

Particulars	2021-22 (₹ in Crore)	2020-21 (₹ in Crore)
<b>Sale of Services</b>		
Consultancy, Trusteeship and Consortium	2.03	2.71
Fees and Commission Income	2.57	6.39
<b>Total revenue from contracts with customers</b>	<b>4.60</b>	<b>9.10</b>
<b>Timing of revenue recognition</b>		
Services transferred at a point in time	2.57	6.39
Services transferred over time	2.03	2.71

The company has not recognized any contract balances as at the reporting date.

## NOTE 36 : FAIR VALUE MEASUREMENT

### 36.1. Valuation principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly observable or estimated using a valuation technique.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques.

### 36.2. Valuation governance

The Company's fair value methodology and the governance over its models include a number of controls and other procedures to ensure enough safeguards and maintain its quality and adequacy. All new product initiatives (including their valuation methodologies) are as per the approved policy of the Company. The ongoing measurement on fair value estimates is reviewed by the appropriate functional department of the Risk management and related finance functions.

### 36.3. Assets and liabilities by fair value hierarchy

The following table shows an analysis of financial instruments recorded at fair value by the level of the fair value hierarchy:

(₹ in Crore)

Particulars	31 <sup>st</sup> March, 2022				31 <sup>st</sup> March, 2021			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
<b>Assets measured at fair value</b>								
Derivative financial instruments	-	-	-	-	-	-	-	-
- Interest Rate Swaps	-	-	-	-	-	-	-	-
- Currency Swaps	-	0.32	-	0.32	-	0.66	-	0.66
- Forward Contract	-	-	-	-	-	-	-	-
<b>Total Derivative financial instruments</b>	-	<b>0.32</b>	-	<b>0.32</b>	-	<b>0.66</b>	-	<b>0.66</b>
<b>Financial Assets at fair value through profit or loss</b>								
- Mutual Fund	-	73.64	-	73.64	-	68.82	-	68.82
- Equities	-	0.26	180.04	180.30	-	0.11	172.35	172.46



(₹ in Crore)

Particulars	31 <sup>st</sup> March, 2022				31 <sup>st</sup> March, 2021			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
<b>Total Financial Assets at FVTPL</b>	-	<b>73.90</b>	<b>180.04</b>	<b>253.94</b>	-	<b>68.93</b>	<b>172.35</b>	<b>241.28</b>
<b>Total Assets measured at fair value</b>	-	<b>74.22</b>	<b>180.04</b>	<b>254.26</b>	-	<b>69.59</b>	<b>172.35</b>	<b>241.94</b>
<b>Liabilities measured at fair value</b>								
Derivative Financial Instruments								
- Currency Swaps	-	-	-	-	-	-	-	-
- Interest Rate Swaps	-	-	-	-	-	-	-	-
<b>Total Derivative financial instruments</b>	-	-	-	-	-	-	-	-
<b>Total Financial liabilities measured at fair value</b>	-	-	-	-	-	-	-	-
Assets for which fair value are disclosed								
<b>Investment Property (Refer Note 14A)</b>		<b>770.70</b>				<b>753.94</b>		

### 36.4. Valuation techniques

#### Mutual fund

Mutual funds are valued at the net asset value declared by the mutual fund in respect of each particular scheme.

#### Equity instruments

Equity instruments which are not actively traded on public stock exchanges but the active prices on a regular basis are available. Such instruments are classified as Level 2. Other equity instruments are fair valued based on the average of the discounted cash flow method and Net assets value (as provided by independent valuer) It is classified as Level 3.

#### Interest rate swaps, Currency swaps and Forward rate contracts

The most frequently applied valuation techniques include forward pricing and swap models and forward contract using present value calculations by estimating future cash flows and discounting them with the appropriate yield curves incorporating funding costs relevant for the position. These contracts are classified under Level 2.

### 36.5. Valuation adjustments and other inputs and considerations

#### Credit Valuation Adjustments (CVA)

The Company calculates CVA on a counterparty basis over the entire life of the exposure.

The Company applies CVA to all relevant (not fully collateralised) over-the-counter positions with the exception of positions settled through central clearing houses. Based on regular assessment of the extent of the adjustments, the Company concluded that these adjustments were not significant to the levelling classification of the relevant instruments in 2021-22 and 2020-21.

### 36.6. Impact of valuation adjustments and other inputs

The following table shows the amount recorded in the statement of profit and loss:

Particulars	2021-22	2020-21
<b>Type of adjustment</b>	<b>(₹ in Crore)</b>	<b>(₹ in Crore)</b>
Credit value adjustment	0.002	0.04
<b>Total</b>	<b>0.002</b>	<b>0.04</b>

### 36.7. Transfer between level 1 and level 2

There have been no transfers between Level 1 and Level 2 for the year ended 31<sup>st</sup> March, 2021 and 31<sup>st</sup> March, 2022.

### 36.8. Movements in Level 3 financial instruments measured at fair value

The following tables show a reconciliation of the opening and closing amounts of Level 3 financial assets and liabilities which are recorded at fair value. The Company requires significant unobservable inputs to calculate their fair value.

(₹ in Crore)

31 <sup>st</sup> March, 2022	At 1 <sup>st</sup> April, 2021	Purchase	Sales	Issuance	Net interest income, net trading income and other income	At 31 <sup>st</sup> March, 2022	Unrealised gains and losses related to balances held at the end of the period
Financial assets designated at fair value through profit or loss (FVTPL)							
Equities	172.35	-	-	-	-	180.04	7.69
<b>Total financial assets designated at FVTPL</b>	<b>172.35</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>180.04</b>	<b>7.69</b>
<b>Total financial assets measured at fair value</b>	<b>172.35</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>180.04</b>	<b>7.69</b>

(₹ in Crore)

31 <sup>st</sup> March, 2021	At 1 <sup>st</sup> April, 2020	Purchase	Sales	Issuance	Net interest income, net trading income and other income	At 31 <sup>st</sup> March, 2021	Unrealised gains and losses related to balances held at the end of the period
Financial assets designated at fair value through profit or loss (FVTPL)							
Equities	165.23	-	-	-	-	172.35	7.12
<b>Total financial assets designated at FVTPL</b>	<b>165.23</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>172.35</b>	<b>7.12</b>
<b>Total financial assets measured at fair value</b>	<b>165.23</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>172.35</b>	<b>7.12</b>

### 36.9. Changes in key assumptions and range of inputs

(a) **Net Asset Value (NAV) Method:**

The Net Asset Value Method represents the value with reference to historical cost of assets owned by the company and the attached liabilities on the valuation date.

(b) **Discounted Projected Cash Flow:**

Discounted Projected Cash Flow valuation technique is used to calculate Impact on fair value of level 3 financial instruments measured at fair value using the following unobservable input such as Discount Rate, Recovery rates, Interest Rate and Revenue from operations to ascertain the change.

(c) To arrive at fair value of unquoted investments average of Net Asset Value(NAV) and Discounted Projected Cash flow as on 31<sup>st</sup> March, 2022 is taken.

The range of values indicates the highest and lowest level input used in the valuation technique and, as such, only reflects the characteristics of the instruments as opposed to the level of uncertainty to their valuation.

All changes in the fair market value would be reflected in the Statement of profit and loss based on the classification FVTPL.

The table summarises the valuation techniques together with the significant unobservable inputs used to calculate the fair value of the Company's Level 3 assets and liabilities.

#### March, 2022

Valuation technique	Significant unobservable inputs	Range of inputs	Impact on Fair value due to change in assumptions
DCF	Long term Growth Rate for cash flows for subsequent years	0% - 10%	5% increase (decrease) in growth rate would result in an increase (decrease) in fair value by: ₹ 19.23 crore.
	WACC	14% - 16%	1% increase (decrease) in WACC would result in an increase (decrease) in fair value by: ₹ 7.13 crore.
	Discount for lack of Marketability	15% - 25%	2% increase (decrease) in discount would result in an increase (decrease) in fair value by: ₹ 5.96 crore.
	Discount for lack of Control	12% - 20%	2% increase (decrease) in discount would result in an increase (decrease) in fair value by: ₹ 5.96 crore.
	Contingency	5% - 15%	2% increase (decrease) in discount would result in an increase (decrease) in fair value by : ₹ 5.96 crore.

#### March, 2021

Valuation technique	Significant unobservable inputs	Range of inputs	Impact on Fair value due to change in assumptions
DCF	Long term Growth Rate for cash flows for subsequent years	0% - 10%	5% increase (decrease) in growth rate would result in an increase/(decrease) in fair value by: ₹ 20.62 Crore.
	Weighted Average Cost of Capital (WACC)	14% - 16%	1% increase (decrease) in WACC would result in an increase (decrease) in fair value by: (₹)3.02 crore).
	Discount for lack of Marketability	15% - 25%	2% increase (decrease) in discount would result in an increase (decrease) in fair value by: (₹)4.71 crore).
	Discount for lack of Control	12% - 20%	2% increase (decrease) in discount would result in an increase (decrease) in fair value by: (₹)4.71 crore).
	Contingency	5% - 15%	2% increase (decrease) in discount would result in an increase (decrease) in fair value by: (₹)4.71 crore).

### 36.10. Quantitative analysis of significant unobservable inputs

#### Interest rate volatility

Interest Rate volatility measures the expected future variability of a market price. It is generally quoted as a percentage; a higher number represents a more volatile instrument, for which larger swings in price (or interest rate) are expected. Volatility is a key input used to estimate the future prices for the underlying instrument (equity share). Interest rate volatility varies from time to time and therefore, it is not viable to make reliable and meaningful general statements about volatility levels.

#### Discount Rates

Discount rates are used for calculating the present value of future cash flows. In discounted cash flow models, discount rates are used as the direct reflection of the expected rate of return of the investments made by the company in the due course of the business. Hence, these rates reflect the net present value of an asset. They generally reflect the premium an investor expects to achieve over the benchmark interest rate to compensate for the higher risk driven by the uncertainty of the cash flows caused by the credit quality of the asset. They can be implied from market prices and are usually unobservable for illiquid or complex instruments.

#### Recovery Rates

Recovery rates reflect the estimated loss that the company will suffer given expected defaults (Non-performing Assets). The recovery rate is given as a percentage and reflects the opposite of loss severity (i.e. 100% recovery reflects 0% loss severity). In line with the operation of the Company, probability of Non-performing assets to loss assets plays an important role to ascertain the recovery rates. Higher loss severity levels / lower recovery rates indicate lower expected cash flows upon the default of the instruments. Recovery rates for complex, less liquid instruments are usually unobservable and are estimated based on historical data.

#### Revenue from operations

Revenue is the value of all sales of goods and services recognized by a company in a period. Revenue (also referred to as Sales, Turnover, or Income) forms the beginning of a company's Income Statement and often considered the "Top Line" of a business. Growth in revenue from operation directly impacts the profitability of the company, as operation expenses are deducted from a company's revenue to arrive at its profit.

### 36.11. Sensitivity of fair value measurements to changes in unobservable market data

Sensitivity of fair value measurements to changes in unobservable market data cannot be ascertained due to potential off-sets from economic or accounting hedge relationships in place

### 36.12. Fair value of financial instruments not measured at fair value

Set out a comparison, by class, of the carrying amounts and fair values of the Company's financial instruments that are not carried at fair value in the financial statements. This table does not include the fair values of non-financial assets and non-financial liabilities

(₹ in Crore)

Particulars	Carrying amount	31 <sup>st</sup> March, 2022				Carrying amount	31 <sup>st</sup> March, 2021			
		Level 1	Level 2	Level 3	Total		Level 1	Level 2	Level 3	Total
<b>Financial assets:</b>										
Cash and cash equivalent	559.99	-	559.99	-	559.99	1,286.12	-	1,286.12	-	1,286.12
Bank balances other than cash and cash equivalent	83.94	-	83.94	-	83.94	141.28	-	141.28	-	141.28
Trade Receivables	7.16	-	7.16	-	7.16	7.93	-	7.93	-	7.93
Loans and advances to customers	76,989.92	-	-	76,989.92	76,989.92	74,291.89	-	-	74,291.89	74,291.89

Particulars	Carrying amount	31 <sup>st</sup> March, 2022				Carrying amount	31 <sup>st</sup> March, 2021			
		Level 1	Level 2	Level 3	Total		Level 1	Level 2	Level 3	Total
Financial investments – at amortised cost	2.77	2.77	-	-	2.77	7.59	7.59	-	-	7.59
Other financials assets	534.96	-	-	534.96	534.96	501.94	-	-	501.94	501.94
<b>Total financial assets</b>	<b>78,178.74</b>	<b>2.77</b>	<b>651.09</b>	<b>77,524.88</b>	<b>78,178.74</b>	<b>76,236.75</b>	<b>7.59</b>	<b>1,435.33</b>	<b>74,793.83</b>	<b>76,236.75</b>
<b>Financial liabilities</b>										
Trade payables	0.09	-	0.09	-	0.09	0.10	-	0.10	-	0.10
Debt securities	54,450.18	-	17,058.19	42,960.60	60,018.79	58,057.55	-	19,660.35	46,826.89	66,487.24
Borrowing other than debt securities	7,048.96	-	-	7,048.96	7,048.96	2,897.64	-	-	2,897.64	2,897.64
Deposits	3.90	-	-	3.90	3.90	22.77	-	-	22.77	22.77
Other financial liability	1,634.91	-	-	1,634.91	1,634.91	1,729.32	-	-	1,729.32	1,729.32
<b>Total financial liabilities</b>	<b>63,138.04</b>	<b>-</b>	<b>17,058.28</b>	<b>51,648.37</b>	<b>68,706.65</b>	<b>62,707.38</b>	<b>-</b>	<b>19,660.45</b>	<b>51,476.62</b>	<b>71,137.07</b>

### 36.12.1. Valuation Methodology of financial instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Company's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables and, as such, may differ from the techniques and assumptions explained in Note 36.4.

#### Short-term financial assets and liabilities

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

#### Loans and advances to customers

The carrying amount of fixed interest rate bearing loans and floating interest rate bearing loans are taken as fair values. It is classified under Level 3.

#### Financial asset at amortised cost

The fair values of financial assets at amortised cost are the carrying amount of the financial asset. It is classified under Level 3.

#### Debt Securities

Fair value of traded bonds is market price of the bonds as on the balance sheet date or close to balance sheet date. It is classified as Level 2 since it is not actively traded. Fair value of non-traded bonds is calculated based on discounted cash flow method (income approach) and it is classified as Level 3.

In case of Commercial Paper which is Current Liability i.e. short term maturity (less than or equal to twelve months), the face value of outstanding commercial paper is considered as fair value and is classified as Level 3.

#### Borrowing other than debt securities

The carrying amount of fixed interest rate bearing borrowings and floating interest rate bearing borrowings are taken as fair values, since these are reasonable approximation of their fair value. It is classified under Level 3.

## NOTE 37 : RISK MANAGEMENT

### 37.1. Introduction and risk management structure

Company, being a Housing Finance Company is exposed to various types of risks like credit risk, operational risk, liquidity risk, market risk and foreign currency risk. Company is fully committed to manage these risks in an effective and proactive manner, for which HUDCO has in place a Risk Management Policy and Operating Manual in line with its objectives covering both the internal and external environment. With a view to minimize the impact of various risks to which Company is exposed to, Company has in place a Board level Committee namely 'Risk Management Committee of the Board' (RMCB) which reviews various suggestions/ recommendations/reports and action taken by three sub-committees namely:

- Assets & Liabilities Management Committee (ALCO);
- Credit Risk Management Committee (CRMC); and
- Operational Risk Management Committee (ORMC)

HUDCO has effective Assets and Liabilities Management system. ALCO reviews the risks relating to Assets and Liabilities and ensures management of mismatches through liquidity gap analysis, interest rate sensitivity analysis as per NHB guidelines. It is ensured that the ALM risks, if any, are managed within the permissible limits.

The Credit Risk Management Committee (CRMC) oversees and ensures that the institution's credit policies are complied with and the procedures are being consistently applied.

The Operational Risk Management Committee (ORMC) oversees and ensures the implementation of operational risk framework to explicitly manage each and every source of operational risk including Technology risk, Employee risk, Customer risk, Capital Asset risk and External risk.

### 37.2. Credit risk

For management of credit risks in an effective manner, Company has established a strong appraisal mechanism containing comprehensive appraisal techniques/ guidelines in order to ensure timely repayments of principal & interest amount.

#### 37.2.1. Derivative financial instruments

Credit risk arising from derivative financial instruments is, at any time, limited to those with positive fair values, as recorded on the balance sheet.

With gross-settled derivatives, the Company is also exposed to a settlement risk, being the risk that the company honours its obligation, but the counterparty fails to deliver the counter value.

#### 37.2.2. Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk was ₹76,989.92 crore and ₹74,291.89 crore as of 31<sup>st</sup> March, 2022 and 31<sup>st</sup> March, 2021 respectively, being the total of the carrying amount of balances with loans.

#### 37.2.3. Analysis of risk concentration

HUDCO takes into consideration NHB/RBI norms for risk categorisation and the norms adopted for extending loan under HUDCO Niwas. Higher LTV is permissible for lower loan amounts while LTV reduces with the higher loan amounts. (Refer Note:10A)

31<sup>st</sup> March, 2022

**LTV wise bifurcation:**

**For Retail portfolio:**

(₹ in Crore)

LTV bucket	Stage 1	Stage 2	Stage 3	Total
0%-40%	4.57	0.11	0.72	5.4
41%-60%	8.36	0.01	3.05	11.42
61%-80%	53.96	1.10	8.76	63.82
More than 80%- Individual and bulk loan	6.66	0.29	5.14	12.09
More than 80%- bulk loan	163.92	0	0	163.92
<b>Total</b>	<b>237.47</b>	<b>1.51</b>	<b>17.67</b>	<b>256.65</b>

**Customer profile**

(₹ in Crore)

Customer profile	Stage 1	Stage 2	Stage 3	Total
Government- Housing	42,695.33	1,260.78	448.33	44,404.44
Government - Urban Infrastructure	30,291.74	925.32	148.90	31,365.96
Non-Government	291.65	-	2,194.28	2,485.93
Retail	237.47	1.50	17.68	256.65
<b>Total</b>	<b>73,516.19</b>	<b>2,187.60</b>	<b>2,809.19</b>	<b>78,512.98</b>

**Loan Commitments:**
**Customer profile:**

(₹ in Crore)

Customer profile	Stage 1	Stage 2	Stage 3	Total
Government- Housing	1,402.34	-	-	1,402.34
Government - Urban Infrastructure	4,394.49	-	-	4,394.49
Non-Government	-	-	-	0.00
Retail	2.69	0	0	2.69
<b>Total</b>	<b>5,799.52</b>	<b>0.00</b>	<b>0.00</b>	<b>5,799.52</b>

**31<sup>st</sup> March, 2021**
**Loans to customers:**
**LTV wise bifurcation:**
**For Retail portfolio:**

(₹ in Crore)

LTV bucket	Stage 1	Stage 2	Stage 3	Total
0%-40%	6.29	0.61	0.91	7.81
41%-60%	9.82	1.17	3.25	14.24
61%-80%	56.83	4.99	9.47	71.29
More than 80%- Individual and bulk loan	7.92	0.63	5.13	13.68
More than 80%- bulk loan	173.29	-	-	173.29
<b>Total</b>	<b>254.15</b>	<b>7.40</b>	<b>18.76</b>	<b>280.31</b>

**Customer profile**

(₹ in Crore)

Customer profile	Stage 1	Stage 2	Stage 3	Total
Government- Housing	39,377.13	5,930.22	402.57	45,709.92
Government - Urban Infrastructure	26,183.58	980.09	148.90	27,312.57
Non-Government	-	-	2,483.79	2,483.79
Retail	254.15	7.40	18.76	280.31
<b>Total</b>	<b>65,814.86</b>	<b>6,917.71</b>	<b>3,054.02</b>	<b>75,786.59</b>

**Loan Commitments:**
**Customer profile:**

(₹ in Crore)

Customer profile	Stage 1	Stage 2	Stage 3	Total
Government- Housing	1,161.92	-	-	1,161.92
Government - Urban Infrastructure	4,258.13	-	-	4,258.13
Non-Government	-	-	-	-
Retail	1.70	-	-	1.70
<b>Total</b>	<b>5,421.75</b>	<b>-</b>	<b>-</b>	<b>5,421.75</b>



### 37.3. Liquidity risk

To manage the liquidity risk, Company has in place an effective Asset Liability Management System. The liquidity risk is being monitored with the help of liquidity gap analysis. Further, the funds are mobilized at competitive rates through various strategies viz. bonds, public deposits, term loans etc.

The Company maintains a pool of liquid assets which represents the primary source of liquidity in stress scenarios. Its composition is subject to limits designed to reduce concentration risks which are monitored on an on-going basis.

#### Analysis of financial assets and liabilities by remaining contractual maturities

(₹in Crore)

Particulars	On demand to 6 months	6M TO 1Yr	1Y TO 3Yr	3Y TO 5Yr	5Y & Above	Total
<b>As at 31<sup>st</sup> March, 2022</b>						
<b>Financial assets</b>						
Cash and cash equivalent and other bank balances	582.55	45.13	16.25	-	-	643.93
Net settled derivative assets	3.79	-	-	-	-	3.79
Financial assets at fair value through profit and loss	-	-	73.64	-	182.29	255.93
Loans	2742.12	3761.00	11456.76	10728.81	48301.23	76989.93
Financial investments at amortised cost	2.77	-	-	-	0	2.77
Other financial assets	-	8.52	-	526.44	-	534.96
Trade receivables	3.58	3.58	-	-	-	7.16
<b>Total undiscounted financial assets</b>	<b>3334.81</b>	<b>3818.23</b>	<b>11546.66</b>	<b>11255.25</b>	<b>48483.52</b>	<b>78438.46</b>
<b>Financial liabilities</b>						
Net settled derivative liabilities	3.43	-	-	-	-	3.43
Deposits	1.01	1.29	1.60	-	-	3.90
Debt securities	6658.47	3577.72	8551.67	6630.97	29031.35	54450.18
Borrowings (other than debt securities)	2726.75	1752.33	2114.90	397.01	57.97	7048.96
Trade payable	0.05	0.04	-	-	-	0.09
Other financial liabilities	743.75	743.75	156.41	0.00	0.00	1643.91
<b>Total undiscounted financial liabilities</b>	<b>10133.46</b>	<b>6075.13</b>	<b>10824.58</b>	<b>7027.98</b>	<b>29089.32</b>	<b>63150.47</b>
<b>Net undiscounted financial assets/(liabilities)</b>	<b>(6798.65)</b>	<b>(2256.90)</b>	<b>722.07</b>	<b>4227.27</b>	<b>19394.20</b>	<b>15287.99</b>
<b>As at 31<sup>st</sup> March, 2021</b>						
<b>Financial assets</b>						
Cash and cash equivalent and other bank balances	1,271.73	30.69	31.55	-	-	1,333.97
Net settled derivative assets	3.68	3.68	3.68	-	-	11.04
Financial assets at fair value through profit and loss	-	-	-	-	243.28	243.28
Loans	5,398.81	5,176.22	19,217.13	15,917.30	55,169.07	1,00,878.53
Financial investments at amortised cost	7.59	-	-	-	-	7.59

Particulars	On demand to 6 months	6M TO 1Yr	1Y TO 3Yr	3Y TO 5Yr	5Y & Above	Total
Other financial assets	-	-	8.52	493.42	-	501.94
Trade receivables	3.96	3.97	-	-	-	7.93
<b>Total undiscounted financial assets</b>	<b>6,685.77</b>	<b>5,214.56</b>	<b>19,260.88</b>	<b>16,410.72</b>	<b>55,412.35</b>	<b>1,02,984.28</b>
<b>Financial liabilities</b>						
Net settled derivative liabilities	3.65	3.58	3.51	-	-	10.74
Deposits	13.88	7.80	4.81	0.13	-	26.62
Debt securities	4,431.05	6,217.04	24,937.12	8,049.47	40,236.17	83,870.85
Borrowings (other than debt securities)	182.67	265.11	2,093.42	550.19	182.30	3,273.69
Trade payable	0.05	0.05	-	-	-	0.10
Other financial liabilities	864.66	864.66	-	-	-	1,729.32
<b>Total undiscounted financial liabilities</b>	<b>5,495.96</b>	<b>7,358.24</b>	<b>27,038.86</b>	<b>8,599.79</b>	<b>40,418.47</b>	<b>88,911.32</b>
<b>Net undiscounted financial assets/(liabilities)</b>	<b>1,189.81</b>	<b>(2,143.68)</b>	<b>(7,777.98)</b>	<b>7,810.93</b>	<b>14,993.88</b>	<b>14,072.96</b>

### 37.4. Market risk

In order to mitigate the risks arising from fluctuations in interest rates and foreign currency exchange rates, Company periodically reviews and determines its lending rates based on its cost of funds and the market scenario. Further, the interest rate risk is being monitored with the help of interest rate sensitivity analysis under the Asset Liability Management System.

#### 37.4.1. Total market risk exposure

(₹ in Crore)

	31 <sup>st</sup> March, 2022	31 <sup>st</sup> March, 2021	Primary Risk Sensitivity
	Carrying amount		
<b>Assets</b>			
Cash and cash equivalent and other bank balances	643.93	1,427.40	Interest rate/ FX Equity Price Interest Rate
Derivative Financial Instruments	0.32	0.66	
Financial assets at FVTPL	253.94	241.28	
Loans	76,989.92	74,291.89	
Trade Receivables	7.16	7.93	
Investment in Associates and Joint Ventures	2.00	2.00	
Other Financial Assets	534.96	501.94	
Financial Investments- Amortised cost	2.77	7.59	
<b>Total</b>	<b>78,435.00</b>	<b>76,480.69</b>	
<b>Liabilities</b>			
Borrowings (other than debt securities)	7048.96	2,897.64	Interest rate/ FX Equity Price Interest Rate
Derivative Financial Instruments	-	-	
Deposits	3.90	22.77	
Debt Securities	54,450.18	58,057.55	
Trade Payables	0.09	0.10	
Other Financial Liabilities	1643.91	1,729.32	
<b>Total</b>	<b>63,147.04</b>	<b>62,707.38</b>	

### 37.4.2. Interest rate risk

The interest rate risk is being monitored with the help of interest rate sensitivity analysis under the Asset Liability Management System.

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.

The sensitivity of the statement of profit and loss is the effect of the assumed changes in interest rates on the profit or loss for a year, based on the floating rate non-trading financial assets and financial liabilities held at 31<sup>st</sup> March, 2021 and 31<sup>st</sup> March, 2022.

Particulars	Increase/ (Decrease) in basis points	Sensitivity of Profit & Loss	Sensitivity of Equity	Increase/ (Decrease) in basis points	Sensitivity of Profit & Loss	Sensitivity of Equity
	2021-22	2021-22	2021-22	2020-21	2020-21	2020-21
Derivative Financial Instruments	100/(100)	0.00/(0.00)	-	100/(100)	0.01/(0.01)	-
Loans & Advances	100/(100)	121.12/(121.12)	-	100/(100)	146.79/(146.79)	-
Borrowings	100/(100)	1.28/(1.28)	-	100/(100)	2.32/(2.32)	-
Debt Securities	100/(100)	0.04/(0.04)	-	246/(246)	0.31/(0.31)	-

### 37.4.3. Currency risk

In order to mitigate the risks associated with Foreign Currency Fluctuations, Company has a Foreign Currency Risk Management policy.

The table below indicates the currencies to which the Company had significant exposure at the end of the reported periods. The analysis calculates the effect of a reasonably possible movement of the currency rate against the INR (all other variables being constant) on the statement of profit and loss (due to the fair value of currency sensitive monetary assets and liabilities). A negative amount in the table reflects a potential net reduction in the statement of profit and loss or equity, while a positive amount reflects a net potential increase. An equivalent decrease in each of the currencies below against the INR would have resulted in an equivalent but opposite impact.

Currency	Change in currency rate in % 2021-22	Effect on profit before tax 2021-22 ₹ in crore	Effect on equity 2021-22 ₹ in crore	Change in currency rate in %	Effect on profit before tax 2020-21 ₹ in crore	Effect on equity 2020-21 ₹ in crore
USD	1	0.97/(0.97)	-	1	1.62/(1.62)	-
JPY	1	0.27/(0.27)	-	1	0.59/(0.59)	-

### 37.4.4. Equity price risk

Equity price risk is the risk that the fair value of equities decreases as a result of changes in the level of equity indices and individual stocks. At 10 per cent increase in the value of the Company's equities at 31<sup>st</sup> March, 2022 would have increased equity by ₹18.02 crore. An equivalent decrease would have resulted in an equivalent but opposite impact and would cause a potential impairment, which would reduce profit before tax by approximately ₹18.02 crore.

### 37.4.5. Operational Risk

In order to mitigate the operational risk(s) associated with the operations of the organization both internal as well as external including technology risk, employee risk, capital asset risk, external risk, compliance risks viz. external fraud, legal risk, etc, Company has established a strong reporting and monitoring mechanism.

Operational Risk Management framework covers managing each and every source of Operational Risk as a distinct risk to the institution's safety and soundness. The requisite information on the Operational risk is obtained through quarterly reports of 'Operational Risk Factors and Key Risk Indicators (KRIs)' from Regional Offices/ departments which are further reviewed and analysed for mitigation of operational risk.

### NOTE 38 : Tax Expenses

(₹ in Crore)

Particulars	Period ended 31 <sup>st</sup> March, 2022	Period ended 31 <sup>st</sup> March, 2021
<b>Current income tax:</b>		
Current income tax charge	419.00	427.50
Adjustments in respect of current income tax of previous year	(0.24)	(4.08)
<b>Deferred tax:</b>		
Relating to origination and reversal of temporary differences	210.57	226.64
<b>Income tax expense reported in the statement of profit or loss</b>	<b>629.33</b>	<b>650.06</b>

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March, 2022:

(₹ in Crore)

Particulars	Period ended 31 <sup>st</sup> March, 2022	Period ended 31 <sup>st</sup> March, 2021
<b>Accounting profit before income tax</b>	<b>2,345.94</b>	<b>2,228.64</b>
Tax at statutory Income Tax rate of 25.168 %	590.43	560.90
Adjustment in respect of Current Income Tax of Prior Years	(0.24)	(4.08)
<b>Income not subject to Tax (Less)</b>		
Dividend Income	-	-
Rental Income (30%: Standard Deduction)	3.70	3.07
<b>Deductions</b>		
Difference in Depreciation	(0.54)	(0.13)
Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961	106.18	109.31
Provision for Bad & Doubtful Debt u/s 36(1)(viiia) of the Income Tax Act, 1961	21.53	22.10
PM Care Fund	-	-
Reversal of Excess Provision for short Income tax	0.02	0.07
<b>Expenses disallowed in Income Tax Act 1961 (Add)</b>		
ECL and Principal Waiver	(62.82)	(18.66)
Provision on Advances, Debtors etc.	0.88	0.09
Provisions for Employee Benefit	9.81	7.76
Disallowance as per sec 43B	(0.45)	0.15
Others	1.48	0.42
Interest u/s 234	0.13	0.13
CSR	11.82	21.63
Ind AS Adjustment to P& L A/C	(0.31)	(10.24)
<b>Sub Total</b>	<b>418.76</b>	<b>423.42</b>
<b>Deferred Tax Liability</b>	<b>210.57</b>	<b>226.64</b>
<b>Total Tax expenses</b>	<b>629.33</b>	<b>650.06</b>
<b>Effective Income tax Rate (in %)</b>	<b>26.83</b>	<b>29.17</b>

### Deferred Tax

The following table shows deferred tax recorded in the balance sheet and changes recorded in the Income tax expense:

(₹ in Crore)

Particulars	Deferred Tax Liability	Deferred Tax Asset	Income statement	OCI
	31 <sup>st</sup> March, 2022	31 <sup>st</sup> March, 2022	2021-22	2021-22
Derivative Financial Instruments	0.08		0.09	
Investments	25.56		(1.28)	
Property, Plant and Equipment	4.35		(0.59)	
Debt Securities	10.84		1.98	
Deposits				
Other Financial Liabilities	0.36		(0.24)	
Other Non- Financial Liabilities		0.31	0.23	
Other Equity	1519.63		(156.04)	
Loans		641.65	(64.10)	
Receivable		4.82	0.22	
Other Financial Assets		0.01	0.00	
Other Non-Financial Assets	3.11		0.09	
Borrowings		0.10	(0.43)	
Provisions		73.43	10.15	
OCI			(0.65)	0.65
<b>Total</b>	<b>1563.93</b>	<b>720.32</b>	<b>(210.57)</b>	<b>0.65</b>

(₹ in Crore)

Particulars	Deferred Tax Liability	Deferred Tax Asset	Income statement	OCI
	31 <sup>st</sup> March, 2021	31 <sup>st</sup> March, 2021	2020-21	2020-21
Derivative Financial Instruments	0.17	-	0.24	-
Investments	24.28	-	(1.03)	-
Property, Plant and Equipment and Investment Property	3.76	-	0.17	-
Debt Securities	12.82	-	3.72	-
Deposits	-	-	0.04	-
Other Financial Liabilities	0.12	-	8.22	-
Other Non- Financial Liabilities	-	0.08	0.40	-
Other Equity	1,363.59	-	(179.06)	-
Loans	-	705.75	(45.59)	-

Particulars	Deferred Tax Liability	Deferred Tax Asset	Income statement	OCI
	31 <sup>st</sup> March, 2021	31 <sup>st</sup> March, 2021	2020-21	2020-21
Receivable	-	4.60	0.36	-
Other Financial Assets	-	0.01	(2.19)	-
Other Non-Financial Assets	3.20	-	(7.51)	-
Borrowings	-	0.53	(5.66)	-
Provisions	-	63.29	7.76	-
OCI	-	-	(6.51)	6.51
<b>Total</b>	<b>1,407.94</b>	<b>774.26</b>	<b>(226.64)</b>	<b>6.51</b>

### NOTE 39. IND AS-116 LEASES-AMENDMENT EFFECTIVE FROM 01<sup>ST</sup> APRIL, 2019

The Company adopted Ind AS 116 using the modified retrospective method of adoption with the date of initial application of 01<sup>st</sup> April, 2019. Under this method, the standard is applied retrospectively with the cumulative effect of initially applying the standard recognized at the date of initial application. The Company elected to use the transition practical expedient not to reassess whether contract is or contains lease at 01<sup>st</sup> April, 2019. Instead, the Company applied the standards only to contracts that were previously identified as leases applying Ind AS 17.

Before the adoption of Ind AS 116, the Company classified each of its leases (as lessee) at the inception date as either a finance lease or an operating lease. Upon adoption of Ind AS 116, the company applied a single recognition and measurement approach for all leases except for short-term leases.

#### Leases previously classified as finance leases

The Company did not change the initial carrying amounts of recognized assets at the date of initial application for leases previously classified as finance leases.

#### Leases previously accounted for as operating leases

Company has lease contracts for the office building which are cancellable by the both the lessor and lessee. Company has some contracts which are cancellable by the either lessor and lessee and at present there is no estimation by the company to continue or discontinue the same, further amount of that leases is not material for the company and therefore company is not creating ROU on that assets based on the materiality as per the guidance given under the Indian accounting standard. Further company used hindsight in determining the lease term where the contract contained options to extend or terminate the lease and therefore its leases are covered under the short-term leases as per the guidance under the Ind AS-116.

Amounts recognised in Statement of Profit and Loss relating to short term leases is ₹1.55 crore during the year 2021-22 and in the previous year 2020-21 is ₹1.59 crore.

#### b) Company as a Lessor

The Company has given its Assets on the leases; details of the same are given under the Note No-14A Investment Property.

Lease Rental recognized as income during the year 2021-22 is ₹49.04 Crore and in the Previous year 2020-21 is ₹40.60 crore.

## NOTE 40: EXPLANATORY NOTES TO ACCOUNTS

1) a) The Consolidated financial results for the Financial Year ended 31<sup>st</sup> March, 2022 have been drawn up on the basis of Ind-AS that are applicable to the Company based on MCA Notification G. S. R. 111 (E) and G. S. R. 365 (E) dated 16<sup>th</sup> February, 2015 and 30<sup>th</sup> March, 2016 respectively as amended from time to time. Any guidance/ clarifications issued by NHB/RBI or other regulators are adopted/ implemented as and when they are issued/ applicable. The results have been prepared based on the Schedule III for Non-Banking Financial Companies as per Notification G.S.R. 1022 (E) issued by the Ministry of Corporate Affairs on 11<sup>th</sup> October, 2018 and as amended vide notification GSR ( E) dated 24<sup>th</sup> March, 2021.

b) Additional information for Consolidated Financial Statements Schedules-III of the Companies Act, 2013:

### i) Associate Company which has been consolidated in the consolidated financial statements

(₹ in crore)

Name of the Entity	Net Assets i.e. Total Assets minus Total liabilities		Share in Profit or Loss		Share in OCI		Share in Total comprehensive income	
	As a % of Consolidated Net Assets	Amount	As a % of Consolidated Profit/Loss (%)	Amount	As a % of Consolidated OCI (%)	Amount	As % of total comprehensive income	Amount
HUDCO	99.99%	14,466.32	100.003 %	2,345.94	100%	(1.92)	100.01%	1,714.68
Investment as per Equity method in Associate i.e. Shristi Urban Infrastructure Development Ltd. (SUIDL)	0.01%	0.50	(0.003%)	(0.19)	0%	0.00	(0.01)%	(0.19)
<b>Total</b>	<b>100 %</b>	<b>14,466.82</b>	<b>100 %</b>	<b>2,345.75</b>	<b>100%</b>	<b>(1.92)</b>	<b>100%</b>	<b>1,714.49</b>

ii) Following Companies have not been consolidated in the consolidated financial statements for reasons given as under:

ii. a) Pragati Social Infrastructure Development Ltd. (PSIDL)-HUDCO Board has approved the exit from the Associate Company - Pragati Social Infrastructure & Development Ltd.(PSIDL) with Pragati 47. PSIDL is not providing any financial information for the purpose of valuation of shares because of Court injunction. Further, HUDCO has also filed petition to National Company Law Tribunal (NCLT).

ii. b) Ind Bank Housing Ltd.-HUDCO has provided for full diminution in value of investment.

iii) Signa Infrastructure India Ltd –HUDCO Board has approved the exit from the Associate Company (Signa Infrastructure India Ltd.-SIIL) with Marg Construction Ltd. In pursuance of the Board's approval, the valuer was appointed by the Associate Company i.e. SIIL and indicated the value of the shares (₹10 each) at ₹76.22 per share. HUDCO has made an offer to the Associate Partner to purchase HUDCO shares in SIIL. The same is under consideration of the Associate partner. HUDCO is regularly pursuing with them to sort out the issue. HUDCO has decided to exit from this entity and provide for full diminution in the value of investment.



## NOTES : 40 (Contd.)

### 2) Contingent Liabilities & other commitments not provided for and counter guarantees issued by the Company:

#### (a) Contingent Liabilities:

(₹ in crore)

	Particulars	2021-22	2020-21
i.	Demand (including penalty) on account of payment of guarantee fee on SLR debentures guaranteed by Government of India	31.61	31.61
ii.	Disputed Income tax and Interest tax demands against which Company has gone in appeal. The Company has paid a cumulative amount up to 31 <sup>st</sup> March, 2022 of ₹279.80 crore (previous year ₹279.80 crore) under protest. (This does not include un-quantified demands pertaining to interest/ penalties which may be levied after the finalization of appeals)	297.73	284.02
iii.	TDS demands as per TRACES Portal	0.12	0.21
iv.	Disputed service tax demands against which Company has gone in appeal. The Company has paid a cumulative amount upto 31 <sup>st</sup> March, 2022 of ₹0.14 crore (previous year ₹0.14 crore) under protest.(This does not include un-quantified demands pertaining to interest/penalties which may be levied after the finalisation of appeals).	7.07	4.23
v.	Levy of Fine by Stock Exchanges (NSE & BSE) due to Non-Compliance with Corporate Governance requirements: (NSE:Rs.87,99,260) BSE: (Rs.49,12,340) for the period 30.09.2019 to 31.12.2021	1.37	-

#### In case of Associate Company

(₹ in crore)

S.No.	Particular	As at 31 <sup>st</sup> March, 2022	As at 31 <sup>st</sup> March, 2021
I	Contingent Liabilities	0.28	0.28

#### Claim against the Company not acknowledged as debt

In case of M/s Crux Consultants Pvt. Ltd. vs. M/s Shristi Urban Infrastructure Development Ltd. and Anr. ADJ-01 (South East), Saket Courts, New Delhi has awarded the decree to recover the contractual amount i.e. ₹ 0.28 crore along-with pendent lite interest @ 12% per annum and future interest @ 6%. The Hon'ble Delhi High Court passed order on 18<sup>th</sup> January, 2019 which says "Subject to appellant depositing the 2/3<sup>rd</sup> of the decretal amount payable as on the date of the impugned judgement and decree in this court within a period of six weeks 18<sup>th</sup> January, 2019, there shall be stay of operation of the impugned judgement and decree.

Shristi Udaipur Hotels & Resorts Pvt Ltd., (Now Sarga Udaipur Hotels & Resorts Pvt Ltd.,) had stopped paying rentals to sub-lessor due to litigation between sub-lessor and Forest Deptt, HUDCO has treated the non-payment of rental to sub-lessor as event of default and recalled the loan. The company has challenged such recall by a writ petition filed before Hon'ble High Court of Rajasthan at Jaipur and same is sub-judice. In view of this, fair market value of sub-leased land is not determined.

#### (b) Capital commitments not provided for:

(₹ in crore)

	Particular	2021-22	2020-21
i.	Estimated amount of commitments remaining to be executed on capital account	167.82	19.57

#### In case of Associate Company

Estimated amount of Capital Commitments remaining to be executed (Net of advances) is NIL (Previous Year ₹NIL crore).

## NOTES : 40 (Contd.)

### (c) Finance Lease Commitments:

(in ₹)

Particular	31 <sup>st</sup> March, 2022		31 <sup>st</sup> March, 2021	
	Minimum lease payments	Present value of MLP	Minimum lease payments	Present value of MLP
Within one year	23,532	2,206	23,532	2,394
After one year but not more than five years	23,532	2,033	47,064	4,239
<b>Total minimum lease payments</b>	<b>47,064</b>	<b>4,239</b>	<b>70,596</b>	<b>6,632</b>
Less amounts representing finance charges	-	-	63,964	-
<b>Present value of minimum lease payments</b>	<b>47,064</b>	<b>4,239</b>	<b>6,632</b>	<b>6,632</b>

The above does not include any contingent liability in respect of Andrews Ganj Project (AGP), arising on account of various court cases/ arbitration/ allottees' claims against cancellation of allotment etc., as in this case, HUDCO is only working as an agent being project executed on behalf of Govt. of India. As such, liability (if any) whenever ascertained / finalised shall be passed on to MoHUA, Govt. of India and met out of AGP (No Lien AGP Account), being maintained separately, in line with the directions of the then MoUD.

### 3) Andrews Ganj Project

- i) HUDCO had initiated execution of Andrews Ganj Project (AGP) on behalf of the then Ministry of Urban Development, (MoUD) in the year 1989-90.
- ii) As per minutes of the meeting held on 07<sup>th</sup> September, 1995, it has been agreed to pay interest @ 17% p.a. (simple) on the expenditure incurred on AGP along with 1.5% of project cost as administrative charges.
- iii) As per Perpetual Lease Deed dated 04<sup>th</sup> July, 1997, the Company is liable to make available "Net Resources" from the development and disposal of properties of the AGP to then MoUD and accordingly the Company was crediting interest on Net Resources generated on the project upto 03<sup>rd</sup> November, 2004. Subsequently, a separate "No Lien AGP Account" has been opened under the name of "HUDCO AGP Account", in which the surplus lying to the credit of the then MoUD was credited and interest accrued/ earned on "No Lien AGP Account" was also credited to that account.
- iv) HUDCO contends that as per minutes of the meeting held on 07<sup>th</sup> September, 1995 and in terms of Perpetual Lease Deed dated 04<sup>th</sup> July, 1997, the status of the Company is "Agent of MoUD". The contention of HUDCO is that it is working as an agent and as such total ownership rights and responsibilities of AGP are of MoHUA-GOI (erstwhile MoUD) and there is no financial liability of HUDCO in respect of AGP. This has been upheld by learned Shri GE Vahanvati, the then Solicitor General of India, vide his opinion dated 12<sup>th</sup> April, 2005. This opinion was re-confirmed by learned Shri GE Vahanvati as Attorney General of India vide his opinion dated 19<sup>th</sup> August, 2009. The opinion was also duly endorsed by the then Law Secretary and Law Minister of Government of India.
- v) Keeping this position in view and in accordance with HUDCO's Board decision in 459<sup>th</sup> meeting dated 24<sup>th</sup> August, 2009, HUDCO has been making payments / settling claims on Ministry's behalf and accounting them in "No Lien AGP Account" being separately maintained by HUDCO. As on 31<sup>st</sup> March, 2022, this account has a deficit in the form of debit balance of ₹526.27 crore, recoverable from MoHUA(erstwhile MoUD). This represents amount paid by HUDCO on behalf of the Ministry for the capital and revenue expenditures on AGP project over and above the recoveries and the accumulated interest amounting to ₹263.30 crore charged @ 10.75% p.a. (simple), on excess of expenditure over recoveries. The MoHUA (erstwhile MoUD) in a meeting held on 27<sup>th</sup> April, 2015 have also asserted that HUDCO shall continue to implement and manage the AGP in terms of Perpetual Lease Deed and all the pending issues shall be looked into for resolution by the Ministry. The MoHUA (erstwhile MoUD) in the said meeting has also decided that HUDCO as a Lessee will bear all the liabilities including the liabilities generated out of compliance of various court orders in cases related to the project. The company vide its letter dated 30<sup>th</sup> September, 2015, conveyed its reservation

## NOTES : 40 (Contd.)

to accept the decision for bearing the liabilities of Andrews Ganj project as HUDCO is acting as an agent of MoHUA, Government of India, for AGP, in terms of perpetual lease deed conditions and other agreed terms.

- vi) The Ministry has been informed specifically of the above facts and figures on various occasions through correspondence as also in the meetings. A communication was received from Dy. L&DO vide letter dated 22<sup>nd</sup> March, 2016 wherein Dy. L&DO had conveyed that HUDCO may continue to implement Andrews Ganj project and manage "No Lien AGP Account" in line with the terms and conditions as stipulated in the Perpetual Lease Deed dated 04<sup>th</sup> July, 1997. The Ministry again informed in specific vide Dy L&DO letter dated 31<sup>st</sup> May, 2018 that HUDCO as a lessee is permitted to incur/book maintenance and legal expenditure in respect to Andrews Ganj Project from "No Lien AGP Account". Like earlier years, in-line with the minutes of meeting dated 07<sup>th</sup> September, 1995, the perpetual lease deed dated 04<sup>th</sup> July, 1997, income of ₹28.02 crore on account of interest accrued on AGP Project has been credited to Statement of Profit and Loss for the period year ended 31<sup>st</sup> March, 2022.
- vii) As decided by HUDCO Board in its 596<sup>th</sup> meeting held on 14<sup>th</sup> June, 2018, Ministry of Housing and Urban affairs has been requested vide letter dated 09<sup>th</sup> July, 2018 to consider taking over the Andrews Ganj project with assets and liabilities and pay the amount incurred / to be incurred by HUDCO, towards implementing the project. It has also been conveyed that "till the project is taken over by Ministry", HUDCO shall be continuing implementing the project as per existing arrangements and continue booking maintenance and legal expenses, interest @ 10.75% p.a. and administrative charges @1.5% in "No Lien AGP Account". The decision on the same from the Ministry is awaited.
- viii) The company, in its aforesaid capacity as an agent of MoHUA (erstwhile MoUD), relating to AGP, is in possession of real estate properties (9 guest houses blocks and hotel site) which command much higher realizable market value sufficient to recover aforesaid amount of ₹526.27 crore, as on 31<sup>st</sup> March, 2022.
- ix) MoHUA was requested vide letter dated 13<sup>th</sup> January, 2021 to make arrangements towards reimbursement of the amount recoverable endorsement for settling the same from the project proceeds as and when the same are realized, which is also in line with the Lease agreement and well settled and agreed.

In reply to the same, Ministry vide letter dated 10<sup>th</sup> March, 2021 has requested for certain additional information including the breakup details of principal amount and interest amount as contained in the "No Lien AGP Account" to process HUDCO's request.

Ministry vide letter dated 28<sup>th</sup> June, 2021 has stated that the "HUDCO's proposal is under examination in consultation with IFD, MoHUA. Till the proposal of HUDCO vide their letter dated 13<sup>th</sup> January, 2021 is approved, the existing arrangement may be continued as conveyed vide this office letter dated 22<sup>nd</sup> March, 2016 and 31<sup>st</sup> May, 2018".

- i) The Company had allotted a hotel site including car parking space to M/s .Tomorrowland Technologies Exports Ltd. i.e. TTEL (formerly known as M/s. M S Shoes East Limited). Due to default in payment of installments by TTEL, the Company cancelled the allotment of hotel site including car parking space and forfeited the amount paid by TTEL in terms of the allotment letter.
- TTEL started litigation regarding hotel site and filed suit for declaration in lower courts that cancellation of allotment letter by HUDCO, be declared as null & void. The Sr. Civil Judge passed final order dated 03<sup>rd</sup> July, 2010 against HUDCO. HUDCO filed first appeal against the Order of Sr. Civil Judge before Additional District Judge (ADJ) Delhi. The ADJ vide Order dated 18<sup>th</sup> July, 2014 dismissed the first appeal of HUDCO and passed the judgment in favour of TTEL. HUDCO filed Regular Second Appeal (RSA) with Hon'ble High Court of Delhi which passed the final judgment on 03<sup>rd</sup> July, 2016 in favour of HUDCO. TTEL challenged the High Court Order by filing SLP NO: 34338/2016 in the Supreme Court. The matter is currently in pendency before Hon'ble Supreme Court.
- ii) The allotment of 9 blocks of guest houses, restaurants, kitchens and shops, which were allotted to TTEL, was cancelled due to default in payment of installment by TTEL and amount of first installment paid by TTEL was forfeited as per terms of allotment letter. TTEL filed a civil suit for permanent injunction and possession against HUDCO & Union of India. The Hon'ble High Court, vide Order dated 10<sup>th</sup> August, 2016, directed that HUDCO & Union of India should consider the proposal given by TTEL for refund of entire amount deposited by way of 1<sup>st</sup> installment by it with HUDCO along with interest at such rate which may be deemed appropriate by Court.

## NOTES : 40 (Contd.)

In view of Hon'ble High Court of Delhi order dated 10<sup>th</sup> August, 2016, the Board in its 568<sup>th</sup> meeting held on 23<sup>rd</sup> August, 2016 resolved to approve the proposal to refund first installment forfeited by HUDCO excluding earnest money & the interest for delayed payment paid thereof by TTEL for guest house blocks after adjusting the commercial losses caused to HUDCO and other expenses incurred by HUDCO since 1997-98 from the date of completion of project subject to necessary approval/NOC of MoUD, Govt. of India.

The Hon'ble High Court passed a decree dated 13<sup>th</sup> January, 2017 for payment of 1<sup>st</sup> installment of ₹35.75 crore to TTEL along-with interest @ 6% p.a. w.e.f. 30<sup>th</sup> January, 1995 till date of payment and directed HUDCO to refund the interest paid by TTEL (₹ 0.99 crore) on the delayed period of payment of 1<sup>st</sup> installment (from 30<sup>th</sup> November, 1994 till 30<sup>th</sup> January, 1995). If the entire amount is not paid on or before 31<sup>st</sup> December, 2017, the rate of interest would then stand enhanced to 11% p.a. However, the decree was made in-executable till 30<sup>th</sup> June, 2017.

TTEL filed Review Petition in the month of May, 2017, before Hon'ble High Court of Delhi for review of the Decree dated 13<sup>th</sup> January, 2017, praying inter-alia for refund of EMD, grant of interest @ 16.48% p.a. on quarterly rests. Subsequently, Review Petition filed by TTEL was disposed off by the High Court on 12<sup>th</sup> December, 2017. Thereafter, TTEL has filed Special Leave Petition (SLP No 10752/53 of 2018) in Hon'ble Supreme Court against the Decree dated 13<sup>th</sup> January, 2017 and Hon'ble High Court Order dated 12<sup>th</sup> December, 2017. The Company filed application for recalling the Hon'ble High Court Order dated 13<sup>th</sup> January, 2017, in view of the Review Petition filed by TTEL and directions of Govt. of India. The matter was listed on 28<sup>th</sup> August, 2018, after hearing all parties, Hon'ble High Court dismissed the "Recall Application" of HUDCO. HUDCO filed SLP in Supreme Court challenging the High Court Order dated 28<sup>th</sup> August, 2018 and 13<sup>th</sup> January, 2017. Vide Order dated 18<sup>th</sup> September, 2018, the Hon'ble Supreme Court has dismissed the SLP as withdrawn, with liberty to HUDCO to file all legal objections regarding the executability of the decree in the executing Court.

Further, TTEL also filed first Execution Petition in Delhi High Court and later on, the same was also withdrawn by TTEL on 23<sup>rd</sup> December, 2017. Thereafter, TTEL has filed Revised Execution Petition, making Govt. of India also a party and claiming rate of interest @ 11% p.a. as per the decree dated 13<sup>th</sup> January, 2017. The matter was listed on 3<sup>rd</sup> May, 2018, wherein the Hon'ble High Court first directed for attachment of HUDCO Property i.e. HUDCO Bhawan, IHC, Lodhi Road, New Delhi. However, after hearing the submission of HUDCO vide the same order, Hon'ble High Court kept the attachment order of HUDCO Property in abeyance till the next date and also directed that HUDCO will not sell the property at Andrews Ganj, Delhi. Further, the learned Justice V.N. Khare, former Chief Justice of India, has opined that, "HUDCO's consent to perform the terms of the Order dated 13<sup>th</sup> January, 2017 was conditional on UOI's support and in the event any liability is indeed ascribed to HUDCO, the same should then be recoverable from the UOI".

In view of the Supreme Court's Order dated 18<sup>th</sup> September, 2018, HUDCO filed objection in the Execution Petition, pending in Delhi High Court. The matter was listed on 29<sup>th</sup> October, 2018. After hearing the submission of HUDCO's Counsel, the Hon'ble Court dismissed the objections. HUDCO filed two appeals in Delhi High Court as under: -

- i) Regular first Appeal (RFA 79/2018) against the final order/ decree 13<sup>th</sup> January, 2017 and order dated 28<sup>th</sup> August, 2018 (Dismissal of Recall application by High Court). Notices have been issued.
- ii) Execution First Appeal (EFA No 19/2018) against the order dated 29<sup>th</sup> October, 2018, wherein objections of HUDCO in execution petition were dismissed. The matter was listed on 27<sup>th</sup> November, 2018. After hearing the matter, the Hon'ble Court stayed the execution proceeding pending in Delhi High Court till the next date. The matter was listed again on the application of the M/s TTEL for vacation of stay on 08<sup>th</sup> July, 2020 before Division Bench, Delhi High Court, after hearing the matter, the Hon'ble Court directed that Execution First Appeal (EFA) 19/2018 shall be adjourned sine die and will be listed after the final disposal of the Regular First appeal (RFA 79/2018). The parties are at liberty to move the application for revival of EFA after final disposal of RFA 79/2018. Till the further order, the stay on the Execution proceedings shall be continued. Both the cases are pending.

TTEL filed SLP in Supreme Court, against the High Court Order dated 27<sup>th</sup> November, 2018, wherein High Court stayed the execution proceedings. However, the same has been withdrawn by TTEL on 14<sup>th</sup> January, 2019.

TTEL has filed Special Leave Petition (SLP No 10752/53 of 2018) in Supreme Court against Decree dated 13<sup>th</sup> January, 2017 and Hon'ble High Court Order dated 12<sup>th</sup> December, 2017. The SLP filed by TTEL is currently pending in Hon'ble Supreme Court. Further, in the SLP No 10752/53 of 2018, the Union of India has filed an affidavit denying its liability

## NOTES : 40 (Contd.)

on this account. The said affidavit, was placed before the Board of Directors of HUDCO and as per the decision, the company has also filed a reply/affidavit to the affidavit of Union of India denying its liabilities on account of the same bases on perpetual Lease Deed 04<sup>th</sup> July, 1997 and Record Note of discussion dated 07<sup>th</sup> September, 1995. The matter is currently pending before Hon'ble Supreme Court of India.

Hence, in view of the facts and circumstances stated above, the Company does not expect any liability on this account and any expenditure related thereof. In case of any liability by virtue of any court order or otherwise, the same shall be in the account of "No Lien AGP Account" of MoUD, based on the facts and documents and the legal opinions obtained by HUDCO.

- (d) The arbitrator has passed an award in favour of M/s. Ansal Properties and Industries Ltd. (APIL) amounting to ₹8.84 crore along with interest @ 18% p.a. on 28<sup>th</sup> July, 2005 in respect of the property leased to APIL at AGP. The Arbitrator has also allowed the counter claim of HUDCO amounting to approximately ₹0.85 crore along with interest @ 18% p.a. on account of maintenance charges w.e.f. 1<sup>st</sup> January, 2001 up-to 31<sup>st</sup> July, 2005. HUDCO has challenged the award before the Hon'ble High Court of Delhi and, as per the directions of the court, has deposited a sum of ₹7.99 crore in the court out of "No Lien AGP Account". Now, the case is listed before Registrar General, Hon'ble High Court for further proceedings.

APIL has invoked arbitration for refund of ground rent paid by it from November, 1995 to October, 1999 and the arbitrator has pronounced the award on 21<sup>st</sup> July, 2006 holding therein that APIL is not liable to pay the ground rent up to October, 1999 i.e. till the shopping arcade was constructed and became operational in October, 1999. The amount of ₹3.93 crore deposited earlier by APIL has been directed to be adjusted towards the future ground rent payment dues w.e.f. November, 1999 along-with Interest @ 7% p.a. for delayed payment. HUDCO has filed petition challenging the award before the Hon'ble High Court of Delhi. The Hon'ble High Court on 10<sup>th</sup> May, 2012 has set aside the arbitration award dated 21<sup>st</sup> July, 2006. APIL filed an appeal against the above-mentioned order before Division Bench of Hon'ble High Court, Delhi. Division Bench vide its order dated 24<sup>th</sup> January, 2013, allowed APIL appeal and upheld the Arbitrators award. HUDCO filed SLP on 10<sup>th</sup> May, 2013 before Hon'ble Supreme Court against this order which is currently pending.

- 4) HUDCO had allotted 6435 sq. mtr. of built-up space in 1993 at HUDCO Vishala, Bhikaji Cama Place, New Delhi to EPFO on Long Term Sub-lease basis. The sub-lease in favour of EPFO is yet to be executed and ₹0.35 crore recoverable from EPFO.
- 5) a) The Company has a procedure for seeking confirmation of outstanding balances at each quarter end from all the borrowers except cases under litigation. In case of receipt of balance confirmation from the agency for any Quarter of the year, the same is treated as confirmed during the year. Confirmation of balances covering approximately 92.63% received upto 11<sup>th</sup> May 2022 (previous year 89.65% received upto 14<sup>th</sup> June 2021) in value of the total project loan outstanding (excluding Litigation cases) have been received from the borrowers.

### In case of Associate Company

Balances of certain debtors and creditors are in the process of confirmation/ reconciliation.

- (b) The Company made impairment provision on loans (as per ECL approach) of ₹2,504.23 crore as on 31<sup>st</sup> March, 2022 and ₹2,753.78 crore as on 31<sup>st</sup> March, 2021 as per Ind-AS requirement.
- (c) As per RBI notification no. RBI/2020-21/170 Circular DOR (NBFC).CC.PD.No.109/22.10.106/2020-21 dated 13<sup>th</sup> March, 2020 on implementation of Indian Accounting Standards, Housing Finance Companies are required to create an Impairment Reserve for any shortfall in impairment allowances under Ind-AS 109 and IRAC norms (including provision on standard assets). The impairment allowance under Ind-AS 109 made by the company is lower than the total provision required under IRAC as at 31<sup>st</sup> March, 2022 and accordingly, impairment reserve of ₹60.18 crore has been created.

## NOTES : 40 (Contd.)

(₹ in Crore)

Asset Classification as per RBI Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS*	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
(1)	(2)	(3)	(4)	(5)=(3)-(4)	(6)	(7)=(4)-(6)
<b>Performing Assets</b>						
Standard	Stage 1	73,516.18	30.84	73,485.34	317.67	
	Stage 2	2,187.60	51.36	2,136.24		
<b>Sub-total</b>		<b>75,703.78</b>	<b>82.20</b>	<b>75,621.58</b>	<b>317.67</b>	<b>(235.47)</b>
<b>Non- Performing Assets</b>						
Sub-standard	Stage 3	61.17	19.37	41.79	9.17	10.20
Doubtful-						
upto 1 year	Stage 3	346.65	107.51	239.15	86.66	20.84
1 to 3 years	Stage 3	147.79	57.48	90.31	59.12	(1.64)
More than 3 Years	Stage 3	2,231.05	2,214.51	16.54	2,231.05	(16.54)
<b>Sub-total for Doubtful</b>		<b>2,725.49</b>	<b>2,379.50</b>	<b>346.00</b>	<b>2,376.83</b>	<b>2.66</b>
Loss	Stage 3	22.54	22.54	-	22.54	-
<b>Sub-total for NPA</b>		<b>2,809.20</b>	<b>2,421.41</b>	<b>387.79</b>	<b>2,408.54</b>	<b>12.86</b>
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	0	0.62	0	0	0.62
	Stage 2	0	0	0	0	0
	Stage 3	0	0	0	0	0
<b>Sub-total</b>		<b>0</b>	<b>0.62</b>	<b>0</b>	<b>0</b>	<b>0.62</b>
<b>Total</b>	Stage 1	73,516.18	31.46	73,484.72	317.68	
	Stage 2	2,187.60	51.36	2,136.24		
	Stage 3	2,809.20	2,421.41	387.79		2,408.54
	<b>Total</b>	<b>78,512.98</b>	<b>2,504.23</b>	<b>76,008.75</b>	<b>2,726.21</b>	<b>(221.99)</b>

\*Does not include Interest Accrued, Ind AS Adjustment etc.

**6) The receipts from the agencies in the loan accounts is appropriated as per loan agreement in the following order:**

- Other dues/ expenses recoverable
- Penal interest
- Normal interest
- Principal

In the event of excess payment, the same is adjusted towards principal.

However, in respect of default cases, repayments are first adjusted towards liquidation of the oldest default by following above order and after appropriation of default, the balance, if any, is adjusted as per the normal practice as above.



## NOTES : 40 (Contd.)

- 7) During the FY 2020-21, the company has implemented restructuring plan in case of RKM Powergen Pvt Limited in December, 2020, with principal outstanding ₹482.57 crore, as per RBI Circular dated 7<sup>th</sup> June, 2019 on “Prudential Framework for Resolution of Stressed Assets”. As per the restructured plan part of the outstanding loan was converted into a Sustainable Debt of ₹297.12 crore and as per NHB norms, the same was kept as Sub-standard under watch period for one year. Now, after completion of period of one year and on regular servicing of the dues, the said account has been upgraded to Standard Asset and the corresponding ECL allowance has been reversed during the current year.
- 8) Our country has experienced waves of Covid-19 pandemic following the discovery of new mutant variants. Temporary localised regional lockdowns were imposed, which were subsequently lifted. Improved coverage of vaccination programme and growing immunity against the disease has resulted in witnessing recovery of demand. As HUDCO operates in the space of providing financial assistance for Housing and Urban development projects of Government and Government agencies, the company has strong credit profile with stable assets class, smooth liquidity access and availability of contingency buffers. The company has no reason to believe that Covid-19 crisis will have any significant impact on its operations including the going concern assessment. However, the impact will continue to depend on uncertain future developments of further variants and their severity.
- 9) The Company had made Long Term Investments at a total cost of ₹99.86 crore which represents Trade Investment in Equity Shares, Investments in Associates, Infrastructure Debt Fund and bonds. As per the applicable Ind AS, Investments as on 31<sup>st</sup> March, 2022 are being shown at fair value through profit or loss of ₹253.94 crore.
- 10) Loans granted by the company directly to individuals and bulk loans under HUDCO Niwas Scheme are secured fully/partly by:
- (i) Equitable Mortgage of the property and /or
  - (ii) Undertaking to create security through execution of Tripartite Agreement between the Company, borrower and the Developing Authority / Developer;
  - (iii) Hypothecation of Distribution Assets of the borrower Company.
  - (iv) Negative Lien on the assets of the borrower Company. Assets of the Company include the book debts and future receivable.
  - (v) Government Guarantee, first charge on the assets of the housing finance company or First Pari-Passu charge on the outstanding loans or Exclusive Charge/ First Pari-Passu charge on the present and future receivables/ Book Debts, Escrow mechanism, postdated cheques or ECS or RTGS, First Pari-Passu charge on immovable property/ Undertakings, Demand promissory note and irrevocable Power of Attorney in favour of HUDCO to recover the money from individual borrowers.
- In addition to (i) and (ii) above, the assignment of Life Insurance Policies, pledge of National Saving Certificates, Fixed Deposits, etc. are also obtained.
- 11) The Company has adopted Ind AS-19 ‘Employee Benefits’. Defined employee benefit schemes are as follows:
- (a) The Company has a separate trust to manage provident fund scheme and provides interest guarantee as per Employees’ Provident Fund Scheme, 1952. The Company pays fixed contribution of provident fund at a predetermined rate to the trust, which invests the funds in permitted securities. The trust is required to pay a minimum notified rate of interest on contribution to the members of the trust and the provident fund scheme additionally requires the company to guarantee the payment of interest at rates notified by the Central Government from time to time under the Employees’ Provident Fund Scheme, 1952 and recognizes such deficiency as an expense in the year it is determined.
- In view of the interest rate guarantee by the Company, the plan although being a defined contribution plan is being treated as defined benefit plan for the purpose of disclosure as per Ind AS 19, since as per Section 17 of the Employees Provident Funds (EPF) Act, 1952, the company has to guarantee the interest rate as announced by the EPFO from time to time. Accordingly, the actuarial valuer has done valuation to the extent of interest rate guarantee and details of the same have been disclosed as given below.



## NOTES : 40 (Contd.)

The fair value of the plan assets of the Provident Fund and the accumulated members' corpus is ₹338.93 crore and ₹377.44 crore respectively (Previous year - ₹328.88 crore and ₹364.09 crore respectively). The fair value of the assets of the provident fund as at 31<sup>st</sup> March, 2022 is lower than the obligation under the defined contribution plan. Provision of ₹38.51 crore (Previous year ₹35.21 crore) is outstanding based on actuarial valuation.

The charge to Profit and loss Account for the valuation period is ₹11.31 crore. The amount for Other Comprehensive Income is ₹2.58 crore.

The actuarial assumptions include discount rate of 6.81% (Previous year - 6.55%) and an average expected future period of 6.85 years (Previous year 8.39 years). The Company recognized ₹10.62 crore (Previous year - ₹ 9.44 crore) for Provident Fund contributions in the Statement of Profit and Loss. The contributions payable to this plan by the Company are at rates specified in the rules of the schemes.

- (b) The Company has a defined benefit gratuity plan. Every employee is entitled to gratuity as per the provisions of the payment of Gratuity Act, 1972. The scheme is managed by a separate trust through LIC Policy and the premium paid by the Trust is funded by the Company.
- (c) The summarized position of various defined benefit schemes recognised in the Statement of Profit & Loss, Balance Sheet and the funded status are as under:

(₹in Crore)

Particulars	Gratuity		Leave Encashment				Post-Retirement Medical Benefits	
			EL		HPL			
	2021-22	2020-21	2021-22	2020-21	2021-22	2020-21	2021-22	2020-21
<b>1. Component of Employer Expenses</b>								
a. Current Service Cost	2.47	2.51	3.38	3.64	1.05	0.90	4.82	4.32
b. Interest Cost	0.00	0.06	2.09	2.11	0.66	0.66	11.64	10.77
c. Past Service Cost	-	-	-	-	-	-	25.74	-
d. Unrecognized Past service cost	-	-	-	-	-	-	-	-
e. Expected return on plan assets	4.34	(0.18)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
f. Actuarial (Gain) / Loss	0.36	0.66	5.31	1.97	0.81	0.15	(4.72)	7.76
g. Recognised in Other Comprehensive Income	(4.70)	(0.48)	N.A.	N.A.	N.A.	N.A.	4.72	(7.76)
h. Recognised in the Statement of Profit & Loss.	2.47	2.58	10.78	7.71	2.52	1.70	42.20	15.09
<b>2. Net Asset / (Liability) recognised in Balance Sheet as at 31.03.2022</b>								
a. Present value of Obligation as at 31.03.2021	78.11	77.57	39.25	33.44	11.96	10.61	200.71	171.44
b. Fair Value of plan assets as at 31.03.2021	79.18	78.75	N.A.	N.A.	N.A. #	N.A. #	N.A. #	N.A. #
c. Liability / (Assets) recognised in Balance Sheet	(1.07)	(1.18)	39.25	33.44	11.96	10.61	200.71	171.44
<b>3. Change in present value of obligation as on 31.03.2021</b>								

## NOTES : 40 (Contd.)

Particulars	Gratuity		Leave Encashment				Post-Retirement Medical Benefits	
			EL		HPL			
	2021-22	2020-21	2021-22	2020-21	2021-22	2020-21	2021-22	2020-21
Present Value of obligation as at 31.03.2021	77.57	75.09	33.44	32.00	10.61	9.96	171.44	158.21
Current service cost	2.47	2.51	3.38	3.64	1.05	0.90	4.82	4.32
Interest Cost	4.93	4.73	2.09	2.11	0.66	0.66	11.64	10.77
Past Service Cost	-	-	-	-	-	-	25.74	-
Unrecognized Past service cost	-	-	-	-	-	-	-	-
Actuarial gains and losses arising from changes in demographic assumptions	0.00	-	0.00	-	0.00	-	0.00	-
Actuarial gains and losses arising from changes in financial assumptions	(2.29)	1.61	0.00	0.63	0.00	0.21	(21.72)	2.46
Actuarial gains and losses arising from experience adjustments	2.66	(0.95)	5.31	1.34	0.81	(0.07)	17.00	5.29
Benefits Paid	(7.23)	(5.42)	(4.96)	(6.28)	(1.17)	(1.05)	(8.21)	(9.61)
Present Value of obligation as at 31.03.2021	78.11	77.57	39.25	33.44	11.96	10.61	200.71	171.44
<b>4. Change in the Fair Value of Plan Assets</b>								
Present value of plan assets as on 31.03.2021	78.75	72.95	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
Expected return on Plan Assets	4.92	4.67	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
Actual company Contribution	7.07	6.37	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
Benefits Paid	(7.23)	(5.42)	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
Return on Plan Assets excluding amount included in Net Interest Expense	(4.34)	0.18	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
Actuarial gains and losses arising from changes in demographic assumptions	-	-	-	-	-	-	-	-
Actuarial gains and losses arising from changes in financial assumptions	-	-	-	-	-	-	-	-
Actuarial gains and losses arising from experience adjustments	-	-	-	-	-	-	-	-
Fair Value of Plan Assets as at 31.03.2022	79.17	78.75	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
Actual Return on plan assets	0.58	4.85	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.	N.A#.
<b>5. The Principal assumptions used in determining defined benefits obligations for the company's plans</b>								
Discount Rate (p.a.) (%)	6.81	6.25	6.81	6.25	6.81	6.25	7.49	6.80
Expected rate of returns on plan assets (p.a.) (%)	6.81	6.25	N.A	N.A	N.A	N.A	N.A	N.A

## NOTES : 40 (Contd.)

Particulars	Gratuity		Leave Encashment				Post-Retirement Medical Benefits	
			EL		HPL			
	2021-22	2020-21	2021-22	2020-21	2021-22	2020-21	2021-22	2020-21
Salary increase rate (p.a.) (%)	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50
Withdrawal Rates	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages	3% at younger ages reducing to 1% at older ages
Leave availment rate	N.A	N.A	3% p.a.	3% p.a.	3% p.a.	3% p.a.	N.A	N.A
Leave encashment in service	N.A	N.A	2% p.a.	2% p.a.	0% p.a.	0% p.a.	N.A	N.A
<b>6. Details of the Plan Assets at cost as on 31.03.2022</b>								
Government of India Securities, Corporate Bonds etc.	N.A#	N.A#	N.A#	N.A#	N.A#	N.A#	N.A#	N.A#
Gratuity Fund Managed by Insurer	100%	100%						

### Gratuity

Assumptions	31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21	
	Discount rate				Future salary increases				Withdrawal rate sensitivity			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	W.R. x 110%	W.R. x 90%	W.R. x 110%	W.R. x 90%
Impact on defined benefit obligation	76.15	80.15	75.28	79.97	78.52	77.65	78.14	76.98	78.24	77.98	77.73	77.42

### HPL

Assumptions	31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21	
	Discount rate				Future salary increases				Withdrawal rate sensitivity			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	W.R. x 110%	W.R. x 90%	W.R. x 110%	W.R. x 90%
Impact on defined benefit obligation	11.61	12.35	10.30	10.93	12.38	11.61	10.91	10.32	11.87	12.05	10.55	10.67

### EL

Assumptions	31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21	
	Discount rate				Future salary increases				Withdrawal rate sensitivity			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	W.R. x 110%	W.R. x 90%	W.R. x 110%	W.R. x 90%
Impact on defined benefit obligation	38.19	40.48	32.54	34.37	40.55	38.23	34.37	32.54	39.15	39.40	33.39	33.49

## NOTES : 40 (Contd.)

### Medical Benefits

Assumptions	31-Mar-22		31-Mar-21		31-Mar-22		31-Mar-21	
	Discount rate				Medical growth rate increase			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	186.87	216.06	159.65	184.60	208.85	193.91	176.30	167.03

Expected payment for future years	Gratuity		HPL		EL		Medical benefits	
	31-Mar-22	31-Mar-21	31-Mar-22	31-Mar-21	31-Mar-22	31-Mar-21	31-Mar-22	31-Mar-21
Within the next 12 months (next annual reporting period)	7.36	6.28	0.80	1.30	2.10	3.23	7.61	5.45
Between 2 to 5 years	37.54	33.46	5.26	4.57	17.89	15.70	39.25	27.51
Between 5 and 10 years	44.19	44.97	8.12	5.78	24.11	18.33	79.18	53.39
<b>Total expected payments</b>	<b>89.09</b>	<b>84.71</b>	<b>14.18</b>	<b>11.65</b>	<b>44.10</b>	<b>37.26</b>	<b>126.04</b>	<b>86.35</b>

The estimates of future salary increase on account of inflation, promotions and other relevant factors have been considered in actuarial valuation.

\$ It represents the amount to be recognised in the Statement of Profit & loss as per actuarial valuation. However, since the scheme is managed by a separate trust through LIC Policy and the premium paid by the Trust is funded by the Company, so the premium paid is debited to the Statement of Profit & Loss.

# The scheme of Gratuity is managed by a separate trust through LIC Policy and the premium paid by the Trust is funded by the Company. Further, the schemes of Leave Encashment and Post-Retirement medical benefits are unfunded.

\* The Company expects to contribute ₹1.24 crore (Previous year ₹2.49 crore) to the Gratuity Fund in the next financial year. The weighted average duration of the defined benefit obligation as at 31<sup>st</sup> March, 2022 is 6.85 years (Previous year 6.29 years)..

The Company expects to contribute ₹7.34 crore (Previous year ₹5.45 crore) to the Medical Benefit Fund in the next financial year. The weighted average duration of the defined benefit obligation as at 31<sup>st</sup> March, 2022 is 21.43 years (Previous year 22.48 years).

#### In case of Associate Company

As per Indian Accounting Standard - 19 "Employee Benefits", the disclosures of Employee Benefits are as follows:

#### (a) Defined Benefit Plans/Long Term Compensated Absences:

##### Description of Plan

The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the said Act, an employee who has completed five years of service is entitled to specific benefit. The Gratuity plan provides a lumpsum payment to employees at retirement, death, incapacitation or termination of employment. The level of benefits provided depends on the member's length of service and salary at retirement age etc.

\*Gratuity Benefits and Leave Encashment Benefits are unfunded in nature. The liabilities are determined on accrual basis and not on the basis of actuarial principles since the same is not considered material.

#### (b) The Gratuity and Provident Fund expenses have been recognised under "Contribution to provident fund and other funds" and leave encashment under "Salaries & Wages".

## NOTES : 40 (Contd.)

### 12) Details of Provisions

(₹ in Crore)

S. No.	Particulars	Opening Balance	Additions During the year	Paid/ Adjusted during the year	Closing Balance
<b>A</b>	<b>Provision for employees benefit</b>				
(i)	Leave encashment	44.05	13.29	6.13	51.21
	Previous Year	41.95	9.43	7.33	44.05
(ii)	Post-retirement medical benefit	171.43	42.21	12.93	200.71
	Previous Year	158.21	15.07	1.85	171.43
(iii)	Welfare expenses	1.94	(0.31)	0.28	1.35
	Previous Year	1.90	0.20	0.16	1.94
(iv)	Gratuity	(1.17)	2.47	2.37	(1.07)
	Previous Year	2.14	2.58	5.89	(1.17)
(v)	Provident Fund	35.21	11.32	8.02	38.51
	Previous Year	16.44	11.06	(7.71)	35.21
<b>B</b>	<b>Others</b>				
(i)	Provision for Income Tax	428.00	419.50	428.00	419.50
	Previous Year	455.00	428.00	455.00	428.00
<b>C</b>	<b>Provisions on Loans (ECL -Net)</b>				
(i)	Provision on loans (ECL)	2,753.78	0.00	249.55	2,504.23
	Previous Year	2,939.67	0.00	185.91	2,753.76
<b>D</b>	<b>Provision on Corporate Social Responsibility (CSR)</b>				
	Provision on CSR	80.19	46.95	79.47	47.67
	Previous Year	0.00	80.19	0.00	80.19
<b>E</b>	<b>Provisions on Investment/ Advances/ Debtors/ Staff Advances/against disputed service tax paid</b>				
(i)	Provisions on Investment	3.11	-	-	3.11
	Previous Year	3.11	-	-	3.11
(ii)	Provision on staff advances	0.14	0.01	-	0.15
	Previous Year	0.14	-	-	0.14
(iii)	Provision on Advances	3.41	3.25	0.00	6.66
	Previous Year	3.03	0.38	0.00	3.41
(iv)	Provision on Doubtful Debts	16.80	0.21	0.00	17.01
	Previous Year	16.83	0.00	0.03	16.80
(v)	Provision against disputed service tax paid	2.49	-	-	2.49
	Previous Year	2.49	-	-	2.49

- 13) The Govt. of India through its Notification dated 9<sup>th</sup> August, 2019 had made Reserve Bank of India (RBI) as the regulator for HFCs and the supervision part continued to remain with NHB.

RBI has issued notification dated 22<sup>nd</sup> October, 2020, on regulatory framework for HFCs, by which the definition of HFCs has undergone a change. As per the notification, HFC shall mean a company incorporated under the Companies Act, 2013 which inter-alia, fulfills the following conditions:

## NOTES : 40 (Contd.)

- (a) The financial assets, in the business of providing finance for housing constitute at least 60% of its total assets and
- (b) Out of the total assets not less than 50% should be by way of housing finance for individuals.

HFCs which are unable to fulfill the criteria shall be treated as NBFC – Investment and Credit Companies (NBFC-ICC).

HUDCO qualifies as a HFC as per Para 1(a) of the RBI circular, but the condition of 50% financing to Individuals is not met out, as mentioned in point no. 1(b) above. Accordingly, in view of the non-fulfillment of the above condition, HUDCO requested RBI vide letter dated 16<sup>th</sup> December, 2020 for special dispensation to HUDCO for granting exemption from the clause pertaining to 50% lending to individuals and treat HUDCO as HFC.

RBI in its reply letter dated 10<sup>th</sup> February, 2021 has informed its inability to accede to HUDCO's request for exemption and accordingly suggested to submit a Board approved plan to fulfill the principal business criteria for HFC or to convert into a NBFC-ICC.

In the meantime, as per RBI's Master Directions issued vide Notification dated 17<sup>th</sup> February, 2021 for NBFC-HFC, certain circulars issued by NHB have been repealed. As HFC status is ruled out by the RBI, the decision to convert HUDCO into NBFC- Investment and Credit Company (ICC) or Infrastructure Finance Company (IFC) from the present HFC status, requires detailed analysis to be carried out on various pros and cons.

RBI was requested vide letter dated 8<sup>th</sup> March, 2021 to grant six months' time for transition to NBFC and to retain the status of HFC and to continue operations with the special dispensations/ relaxations given earlier with regard to credit concentration norms/ exposure norms permitted by NHB/ RBI.

In response to HUDCO's request, RBI vide letter dated 26<sup>th</sup> March, 2021 has granted six months' time to submit Board approved plan for conversion to NBFC. RBI has further advised that the exemptions from concentration/exposure norms granted previously by NHB/RBI would continue to apply at present subject to the conditions specified while granting such exemptions. Owing to second wave of Covid 19 pandemic, RBI was requested vide letter dated 23<sup>rd</sup> September, 2021 to grant further six months' time to HUDCO for submission of Board approved plan for transition to NBFC – IFC. In response to HUDCO's request, RBI vide letter dated 27<sup>th</sup> September, 2021 granted time till 31<sup>st</sup> December, 2021 to submit Board approved plan for conversion to NBFC.

The proposal for transition of HUDCO from its present status of HFC to NBFC – IFC was approved in principle by the HUDCO Board in its meeting held on 28<sup>th</sup> December, 2021. Thereafter HUDCO required approval from Ministry of Housing and Urban Affairs for the conversion before submission of application form to RBI. RBI was requested vide letter dated 28<sup>th</sup> December, 2021 to grant three months' time for submission of application to RBI and to retain the status of HFC and to continue operations with the special dispensations/ relaxations given earlier with regard to credit concentration norms/ exposure norms permitted by NHB/ RBI. In response to HUDCO's request, RBI vide letter dated 31<sup>st</sup> December, 2021 granted time till 31<sup>st</sup> March, 2022 for conversion from HFC to NBFC-IFC.

HUDCO has submitted application to RBI on 29<sup>th</sup> March, 2022 to convert from HFC to NBFC-IFC. The RBI vide its letter dated 8<sup>th</sup> April, 2022 called for specific details and information from HUDCO.

The management reckons to receive the said approval from RBI in FY 2022-23. Till such time, HUDCO continues to retain the status of HFC.

- 14) RBI has issued Master Directions for NBFC-HFC vide their Notification dated 17<sup>th</sup> February, 2021. RBI's credit concentration norms state that a Housing Finance Company's lending exposure to any single borrower or investment in the shares of another company should not exceed 15% of its owned funds and lending exposure to any single group of borrowers or investment in the shares of single group of companies should not exceed 25% of its owned funds. As per the said circular, Investment of a Housing Finance Company (HFC) in the shares of another HFC shall not exceed 15% of the Equity Capital of the investee company.

The Company is complying with National Housing Bank's credit concentration norms except in one case of investment in another HFC viz., Indbank Housing Ltd. (IBHL), a subsidiary of Indian Bank in which HUDCO has invested 25% capital of investee.

## NOTES : 40 (Contd.)

HUDCO had invested ₹2.50 crore, even before guidelines were applicable, in the Equity Shares of IBHL, whose total paid-up capital is ₹10 crore resulting in investment to the extent of 25% of the equity.

IBHL through their letter has informed that the earlier decision for merger of IBHL with the parent bank was taken by the IBHL Board on account of the then situation prevailing at that point of time. IBHL took various steps towards revival of housing finance business. The authorized capital of the company was increased from ₹50 crore to ₹150 crore. The company-initiated steps for restructuring of capital by converting loan liabilities of Indian Bank into Compulsory Convertible Preference shares (CCPS) carrying 0.01% rate for ₹129 crore. However, the required permission of RBI was not forthcoming and hence conversion of loan liability to CCPS could not be carried out.

IBHL has engaged the services of SBI Capital Market Services Ltd with effect from 1<sup>st</sup> August 2019 for the purpose of finding suitable investor. Since then, several discussions have taken place with real estate players and PE investors, however, the deal is yet to materialize. HUDCO would also exit partially/ fully once new investor is finalized.

NHB/ RBI, from time to time, has given certain relaxations from credit concentration norms considering the role envisaged for HUDCO. However, vide its letter No. NHB(ND)/ DRS/ SUP/ 3911/ 2018 dated 2<sup>nd</sup> April, 2018, NHB capped the credit concentration (Exposure) limit for Government/Public agencies as follows:

- (a) The individual exposure limit of HUDCO to Government/Public Agencies (inclusive of the exposure limit of upto 30% for infrastructure/ non-housing related activities) shall be capped at 50% of its NOF.
- (b) The exposure limit of HUDCO for State Government (under group exposure) shall be capped at 150% of its NOF in respect of State of Telangana and 100% of NOF for all other States. HUDCO is required to take suitable steps to bring down the group exposure in respect of State of Telangana also to 100% within a maximum period of 3 years. The conditions relating to compliance by the concerned State with the FRBM limits shall continue to be ensured by HUDCO.

The Board of Directors of HUDCO in its 594<sup>th</sup> meeting held on 19<sup>th</sup> April, 2018 considered above and directed that "NHB be again requested to expeditiously review its decision communicated vide its letter dated 2<sup>nd</sup> April, 2018 and permit HUDCO to continue on the already approved pattern of credit concentration norms communicated by NHB vide its letters from time to time".

NHB vide its letter no. NHB(ND)/DRS/SUP/7085/2018 dated 13<sup>th</sup> July, 2018 has conveyed its decision to allow HUDCO to continue its disbursements as per the schedule in relation to the existing sanctions made upto 31<sup>st</sup> May, 2018. However, HUDCO shall be required to take suitable steps to bring down the exposure to Government/Public Agencies and State Governments (under group exposure) in the above cases also to 50% and 100% respectively latest by March, 2023.

The exposure limits of upto 50% for Government/Public Agencies (inclusive of the exposure limit of upto 30% for infrastructure/non-housing related activities) and upto 100% for State Governments (under group exposure) will continue to be applicable in all other cases. The condition relating to compliance by the concerned State with the FRBM limits shall continue.

HUDCO vide letter dated 6<sup>th</sup> March, 2019 requested NHB seeking relaxation in the individual/group exposure norms. Further, HUDCO also sought exemption from exposure norms for funding of PMAY (U) programme through Extra Budgetary Resources (EBRs).

NHB has vide its letter no. NHB(ND)/DRS/SUP/879/2019 dated 8<sup>th</sup> March, 2019 granted relaxation in credit concentration norms (under individual borrower exposure to Government /public agency) to HUDCO to extend loan upto ₹20,000 crore to BMTPC under the PMAY-U subject to the condition that demand under Credit Linked Subsidiary Scheme (CLSS) is met on priority while utilizing funds lent to BMTPC.

NHB has vide its letter no. NHB(ND)/DRS/SUP/880/2019 dated 8<sup>th</sup> March, 2019 granted relaxation to HUDCO in respect of credit concentration (exposure) norms upto 140%, 175% and 120% of the NOF in respect of the State of Andhra Pradesh, Telangana and Uttar Pradesh respectively (under group exposure) and upto 55% (under individual exposure) each in case of APTIDCO and HMWSSB subject to the following conditions:

- (i) HUDCO shall continue to ensure that the extended exposures (beyond 50% and 100% respectively) are guaranteed by the State Government(s) and HUDCO will cease to extend further exposure to these states if FRBM limits are breached.



## NOTES : 40 (Contd.)

- (ii) HUDCO shall also be required to bring down its exposure to 50% in respect of individual exposure and 100% in respect of group exposure latest by 31<sup>st</sup> March, 2023, in accordance with the roadmap for graded reduction in exposure approved by Board of Directors.
- (iii) The position should be reviewed by the Board of HUDCO on a six monthly basis to ensure strict adherence to the Board approved exposure reduction plan.
- (iv) In the event of HUDCO failing to comply with the above exposure reduction plan, HUDCO will be required to assign risk weight of 100% on the excess exposure in addition to any regulatory penalty as may be applied by the NHB.

The exposure limit of up-to 50% for Govt./Public agencies (inclusive of the exposure limit of up-to 30% for infrastructure/Non housing related activities) and up-to 100% for State Govt. (under group exposure) will continue to be applicable in all other cases.

RBI has vide its letter no 1736/3.10.136/2019-20 dated 5<sup>th</sup> March, 2020 granted relaxation of credit concentration norms for exposure to Telangana State Housing Corporation Limited (TSHCL) upto 75% of Net Owned Fund of HUDCO subject to following conditions:

- (i) The additional exposure is backed by explicit guarantee from State Government.
- (ii) The exposure to TSHCL will be brought down to 50% of NOF by 31<sup>st</sup> March, 2023 as prescribed by NHB (ND)/DRS/SUP/880/2019 letter dated 8<sup>th</sup> March, 2019. A detailed action plan to this effect may be forwarded to NHB.
- (iii) Other conditions as prescribed by NHB vide their above mentioned letter dated 8<sup>th</sup> March, 2019 are adhered to.

RBI vide their letter dated 26<sup>th</sup> March, 2021 has permitted that the exemptions from concentration/exposure norms granted previously by NHB/RBI would continue to apply at present subject to the conditions specified while granting such exemptions. However, a review shall be undertaken at the time of conversion to NBFC.

### 15) Details of registration number obtained from financial sector regulators:

S. No.	Particulars	Registration Number
a.	Ministry of Corporate Affairs	CIN : L74899DL1970GOI005276
b.	National Housing Bank(NHB)	01.0016.01*

\*NHB has granted status of Housing Finance Company (HFC) to HUDCO on 31<sup>st</sup> July, 2001. The company is operating in India and does not have any subsidiary including overseas subsidiary.

- 16) In respect of Bonds/ Deposits, the Company in terms of section 125 of the Companies Act, 2013 read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 notified on 5<sup>th</sup> September, 2016 is presently transferring unclaimed principal and/or interest, or both (if any), which are paid on due dates as per the terms of the Bonds/ Public Deposit Scheme, after 7 years from the maturity date of the Bonds/ Deposits/ Debentures to Investor Education and Protection Fund (IEPF). The unclaimed amount for the series which have redeemed includes interest of ₹0.98 crore as on 31<sup>st</sup> March, 2022 (previous year ₹0.02 crore), which have lapsed seven years from the respective due dates of interest payment and not transferred to IEPF, since seven years from the maturity date of the Bonds/ Debentures has not been completed yet.
- 17) The disclosure relating to unpaid amount as at the year-end together with interest paid / payable as required under the MSMED Act, 2006 have been given to the extent such parties could be identified on the basis of the information available with the company regarding the status of suppliers under MSMED Act, 2006. No interest has been paid/ payable by the Company during the current year to the parties covered under the Micro, Small and Medium Enterprises Development Act, 2006.

#### In case of Associate Company

The company has not received any memorandum (as required to be filed by the suppliers with the notified authority under the Micro, Small and Medium Enterprises Development Act, 2006) claiming their status as on 31<sup>st</sup> March 2022 as Micro, Small and

## NOTES : 40 (Contd.)

Medium enterprises. Consequently, the amount due to micro and small enterprises as per requirement of Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006 is Nil (31<sup>st</sup> March 2021 – Nil).

- 18) The Company is engaged in the business of providing loans/finance for Housing/ Infrastructure projects and all other activities of the Company revolve around the main business within India. Accordingly, the company does not have separate reportable segments in terms of Indian Accounting Standard (Ind AS-108) on “Operating Segments”.

### In case of Associate Company

In line with Ind AS 108 –Operating Segments, taking into account the organizational structure, product type as well as the differing risks and returns criterion, there are no distinguishable Geographical or Business components on the basis of which segments can be identified.

- 19) (i) The company has tested Impairment on assets in detail as per Ind-AS 36 and as a result of assessment/testing, there is no Impairment of Assets during the Financial Year 2021-22.  
(ii) Vide gazette notification no. 26/2019 dated 20<sup>th</sup> March, 2019, Company was notified for the purposes of Section 194A(3)(iii) (f) of the Income Tax Act, 1961 for non-deduction of Tax at source.
- 20) The Company has discontinued acceptance/renewal of Public Deposits under its Public Deposit Scheme from 01<sup>st</sup> July, 2019. However, redemption of deposits already taken shall be made on due dates.
- 21) In one of the Regional Office, during the FY 2011-2012 and 2012-2013, inadvertently payment of interest to depositors on maturity was largely booked as expenditure instead of debiting to accrued interest payable, accumulated over the period of deposits mainly in cumulative scheme. As a result, the excess provision of Rs 7,13,30,003/- lying in “interest accrued but not due” as on 31.03.2022, has been reversed and booked as income in the financial year 2021-2022.
- 22) The company has maintained 100% asset cover by way of charge on the receivables of the company and/ or lien on deposits for all the secured bonds issued by the company and outstanding as on 31<sup>st</sup> March, 2021.
- 23) The Company is a ‘Large Corporate’ as per criteria under SEBI Circular SEBI/HO/DDHS/CIR/P/2018/144 dated 26<sup>th</sup> November, 2018. Necessary disclosure has been made to the stock exchanges, where securities of the Company are listed, in this regard.

Particulars	31.03.2022	31.03.2021
Name of the company	Housing and Urban Development Corporation Ltd.	
CIN	L74899DL1970GOI005276	
Outstanding borrowing of company as on March 31 (in ₹crore)	58,829.42	59,299.28
Highest Credit Rating During the previous FY along with name of the Credit Rating Agency	“AAA” (with Stable Outlook) by India Ratings, ICRA and CARE Ratings.	
Name of Stock Exchange in which the fine shall be paid, in case of shortfall in the required borrowing under the framework	BSE Ltd.	
<b>Report filed for FY</b>	<b>2021-22</b>	<b>2020-21</b>
Details of Incremental borrowings: (₹in crore)		
Incremental borrowing done in FY (With Original maturity of more than 1 year) (a)	4500.00	6,350.00
Mandatory borrowing to be done through issuance of debt securities (b) = (25% of a)	1,125.00	1,587.50
Actual borrowings done through debt securities in FY (c)	2,500.00	6,350.00
Shortfall in the mandatory borrowing through debt securities, if any (d) = (b) - (c)	NIL	NIL
Reasons for short fall, if any, in mandatory borrowings through debt securities	NA	NA

\* Borrowings include all outstanding borrowings (undiscounted) having original maturity of more than one year, but do not include external commercial borrowings as per SEBI Circular

## NOTES : 40 (Contd.)

- 24) During the year ended 31<sup>st</sup> March 2022, the Company has raised funds through issue of listed Non-convertible debt securities of different tenors on private placement basis. The issue proceeds of non-convertible debt securities issued during the period, have been fully utilized for the purpose(s)/ objects stated in the offer documents/ Information memorandum and there has been no deviation / variation in the use of proceeds of non-convertible debt securities from the objects stated in the offer documents/ Information memorandum. Further, there has been no default in repayment of debt securities, borrowings and other liabilities and the Company has met all its debt servicing obligations, both towards principal and interest, during the period in a timely manner
- 25) The Company makes full provision on doubtful debtors/ receivables which are outstanding for more than three years.
- 26) The Company has taken various office premises on cancellable operating lease basis with an option to renew the lease by mutual consent on mutually agreeable terms. The aggregate lease rentals payable is charged as office rent under Note No. 32- Other Expenses of the Statement of Profit & Loss. Further, there is no financial lease as Company's leasing arrangement does not transfer substantially all risks & rewards incidental to the ownership of an asset.
- 27) During the year under review, a provision for bad and doubtful debts under section 36(1)(viiia), of Income Tax Act 1961 equivalent to 5% of the taxable income (after allowing deduction u/s 36(1)(viii)), totaling to ₹ 120.00 crore has been created.
- 28) a) The company has declared an interim dividend of ₹150.14 crore @ ₹0.75 per share of ₹10/- each, to its shareholders, during the year 2021-22 after approval of Board of Directors in its meeting held on 22<sup>nd</sup> March 2022. The same has been paid on 30<sup>th</sup> March 2022 to the Ministry of Housing & Urban affairs and Ministry of Rural Development, GOI and on 11<sup>th</sup> April 2022 to the Retail Public.
- (b) The Board of Directors at its meeting held on 27<sup>th</sup> May,2022 has recommended a Final Dividend of ₹2.75 /- per share of ₹10/- each, which is subject to approval of shareholders at the ensuing Annual General Meeting.

### 29) Details of Expenditure / Earnings in foreign currency:

(₹ in Crore)

Particulars	2021-22	2020-21
<b>Expenditure</b>		
a) Travelling	-	-
b) Interest on foreign loan	1.45	3.30
b) Others	0.01	-
<b>Total Expenditure</b>	<b>1.46</b>	<b>3.30</b>
<b>Earnings</b>		
Interest on overseas deposit	0.27	1.18

### 30) Earnings Per Share

Earnings per share is calculated by dividing the profit attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year as under:

Particulars	2021-22	2020-21
Net Profit for the period attributable to equity shareholders (₹ in crore) (a)	1716.60	1578.58
Weighted Average number of Equity Shares (b)	2,00,19,00,000	2,00,19,00,000
Basic / Diluted Earning Per Share of ₹10/- each (₹) (a / b)	8.57	7.89

- 31) As per the IndAS- 109, the impairment of the loan asset is being arrived by working out on Expected Credit Loss. The Project loans portfolio is segregated into Government and Non-Government segment. In case of government loans, it is segregated into Housing and UIF segment and non-government loans are segregated sector wise i.e. Building Material Industries, Core, Emerging, Energy, Roads and Transportation Value Added Real Estate and Social Housing. Further, all the loans are divided into three categories: -

Stage – 1	-	0-30 days
Stage – 2	-	31-90 days
Stage – 3	-	Above 90 days

## NOTES : 40 (Contd.)

### Summary of ECL as on 31<sup>st</sup> March, 2022

Portfolio	Stage 1	Stage 2	Stage 3	Total
<b>Government</b>				
Govt- Housing	3.97	6.45	167.39	177.81
Govt- UIF	3.36	44.87	58.77	107.00
<b>Govt - Total</b>	<b>7.33</b>	<b>51.32</b>	<b>226.16</b>	<b>284.81</b>
<b>Non-Government</b>				
BUILDING MATERIAL INDUSTRIES	-	-	12.51	12.51
CORE SECTOR	-	-	2.82	2.82
EMERGING SECTOR	-	-	349.88	349.88
ENERGY SECTOR	22.75	-	1223.42	1246.17
ROADS AND TRANSPORTATION SECTOR	-	-	97.47	97.47
VALUE ADDED REAL ESTATE	-	-	478.14	478.14
SOCIAL HOUSING SECTOR	-	-	13.32	13.32
<b>Non Govt - Total</b>	<b>22.75</b>	<b>-</b>	<b>2177.56</b>	<b>2200.31</b>
<b>ECL on Loan Commitment</b>	<b>0.62</b>	<b>-</b>	<b>-</b>	<b>0.62</b>
<b>ECL on Interest Accrued</b>	<b>0.52</b>	<b>-</b>	<b>-</b>	<b>0.52</b>
<b>ECL on FITL Cards</b>	<b>0.04</b>	<b>-</b>	<b>-</b>	<b>0.04</b>
<b>ECL on Project loans</b>	<b>31.26</b>	<b>51.32</b>	<b>2403.72</b>	<b>2486.30</b>
ECL on Interest Accrued HN	0.00	-	-	0.00
Loan Commitment (HN)	0.01	-	-	0.01
ECL on HN Loans	0.20	0.04	17.68	17.92
<b>Total ECL On HN</b>	<b>0.21</b>	<b>0.04</b>	<b>17.68</b>	<b>17.93</b>
<b>Total ECL</b>	<b>31.47</b>	<b>51.36</b>	<b>2421.40</b>	<b>2504.23</b>

### 32) Exit from Associate Companies:

#### (a) Signa Infrastructure India Ltd. (SIIL)

The company has decided to exit from the Associate Company (Signa Infrastructure India Ltd.-SIIL) with Marg Construction Ltd. In pursuance of the Board's approval, the valuer was appointed by the Associate Company i.e. SIIL and indicated the value of the shares (₹10 each) at ₹76.22 per share. HUDCO has made an offer to the Associate Partner to purchase HUDCO shares in SIIL. The company has not responded to HUDCO offer. The Board of HUDCO was updated of the latest status and HUDCO Board in its meeting held on 19<sup>th</sup> December, 2019 decided that steps be taken for termination of joint venture agreement with M/s. Marg Construction Ltd. (Promoter of Signa Infrastructure India Ltd) withdrawal of HUDCO Nominee Director and further action for dissolution (wind up) of JV Company on grounds of non-compliance of various statutory compliances. In pursuance of Board Decision, HUDCO Nominee Director has submitted his resignation to the Company.

#### (b) Pragati Social Infrastructure & Development Ltd.

The company has decided to exit from the Associate Company (Pragati Social Infrastructure & Development Ltd.-PSIDL) with Pragati 47. PSIDL is not providing any financial information for the purpose of valuation of shares because of Court injunction. Further, HUDCO has also filed petition to National Company Law Tribunal (NCLT), which is pending adjudication.

#### (c) Shristi Urban Infrastructure Development Ltd.

The company had decided to exit from the Associate Company (Shristi Urban Infrastructure Development Ltd.-SUIDL) with Shristi Infrastructure Development Corporation Ltd. In pursuance of the Board's approval, the valuation of Associate Company is being carried out.

## NOTES : 40 (Contd.)

### 33) Valuation of Investment

The Company had invested ₹2.50 crore in the shares of the Indbank Housing Ltd. (IBHL) more than 30 years back. Considering the fact that IBHL has highly negative Net Worth and meagre volume of trading in the share of the company, even though market price of the share as on 31<sup>st</sup> March, 2022 is ₹27.40 per share (previous year ₹32.10 per share), HUDCO continues to reflect the investment of ₹2.50 crore in IBHL at diminished value of ₹1 only as on 31<sup>st</sup> March, 2022.

### 34) Related parties Disclosure:

#### (a) Associates

- (1) Shristi Urban Infrastructure Development Ltd.
- (2) Pragati Social Infrastructure & Development Ltd.
- (3) Signa Infrastructure India Ltd.
- (4) Indbank Housing Ltd.

#### (b) Key Management Personnel during the year 2021-22

Sl. No.	Director(s)	Status
1.	Shri Kamran Rizvi IAS,	Chairman & Managing Director (Addl. Charge)
2	Shri M. Nagaraj	Director Corporate Planning (DCP) (Whole time Director) (w.e.f. 01.02.2019)
3	Shri D. Guhan	Director Finance (DF) & Chief Financial Officer (Whole time Director) (w.e.f. 31.12.2019)
4	Shri Harish Kumar Sharma	Company Secretary (w.e.f. 06.11.2013)

#### (c) Transactions with Associates:

##### Investment in Associates

(₹in crore)

Proportion of ownership	25%	40%	26%		Total
			Ind bank Housing Ltd.	Shristi Urban Infrastructure Development Ltd.	
<b>Investments</b>					
Balance as at 01.04.2021	2.50	2.00	0.13	0.01	4.64
Additions during the year	-	-	-	-	-
Deductions during the year	-	-	-	-	-
<b>Balance as at 31.03.2022</b>	<b>2.50</b>	<b>2.00</b>	<b>0.13</b>	<b>0.01</b>	<b>4.64</b>

#### (d) Transactions with Key Management Personnel:

- a. Shri M. Nagaraj, DCP, has not taken any advance during the year. Hence, there is no outstanding towards advances as on 31<sup>st</sup> March, 2022.
- b. Shri D. Guhan, DF, has not taken any advance during the year. Hence, there is no outstanding towards advances as on 31<sup>st</sup> March, 2022.
- c. Shri Harish Sharma, Company Secretary has taken the following advances in the ordinary course of business.

## NOTES : 40 (Contd.)

- i. House Building loan of ₹0.22 crore (interest bearing) from the company which was released in two tranches of ₹0.11 crore in December, 2016 and ₹0.11 crore in March, 2018. The balance outstanding as on 31<sup>st</sup> March, 2022 is ₹0.05 crore including interest accrued ₹0.02 crore (maximum outstanding during the period is ₹0.10 crore).
- ii. Welfare Advance of ₹0.02 crore in February, 2021. The balance outstanding as on 31<sup>st</sup> March, 2022 is ₹0.01 crore including NIL interest accrued (maximum outstanding during the period is ₹0.02 crore).
- iii. Festival Advance (interest free) of ₹0.01 crore in October, 2020. The balance outstanding as on 31<sup>st</sup> March, 2022 is ₹0.01 crore (maximum outstanding during the period is ₹0.01 crore).

### (e) Managerial Remuneration:

The remuneration of key management personnel and a relative of key management personnel of the Company are set out below in aggregate for each of the categories specified in Ind AS 24 Related party disclosures.

	(₹ in crore)	
	2021-22	2020-21
Short term employees benefits	1.22	1.26
Post-employment benefits#	0.16	0.21
Other long-term benefits	-	-
Terminal benefits	-	-
<b>TOTAL</b>	<b>1.38</b>	<b>1.47</b>

# Does not include gratuity and compensated absences as these are provided in the books of accounts on the basis of actuarial valuation for the company as a whole and hence individual amount cannot be determined.

- (f) As per DPE letter dated 21<sup>st</sup> January, 2013, the Chairman and Managing Director and Whole Time Directors are entitled to use staff car for private use upto 1,000 km. per month against payment of ₹2,000/- per month.
- (g) **In case of Associate Company:**

#### a) Name of the related parties and description of relationship:

1. **Holding Company of Reporting Enterprise**  
Shristi Infrastructure Development Corporation Ltd. (SIDCL)
2. **Fellow subsidiaries**  
Sarga Hotel Private Ltd  
(Formerly Shristi Hotel Private Limited)  
Sarga Udaipur Hotel & Resorts Pvt Ltd.,  
(Formerly Shristi Udaipur Hotels & Resorts Pvt. Ltd.)  
Finetune Engineering Services Private Limited  
Vipani Hotels & Resorts Private Limited  
Border Transport Infrastructure Dev. Limited  
East Kolkata Infrastructure Development Pvt. Ltd.  
Vindhayachal Attivo Food Park Ltd.  
Haldia Water services Pvt. Ltd.

#### b) Transactions with Related parties:

Nature of transaction / Name of the related party	(₹ in Crore)	
	2021-22	2020-21
<b>Borrowings</b>		
<b>Shristi Infrastructure Development Corporation Limited</b>		
Taken during the year	0.02	0.02
<b>Interest on Loan</b>	0.47	0.46

## NOTES : 40 (Contd.)

Nature of transaction / Name of the related party	Holding Company	
	2021-22	2020-21
<b>Balance Outstanding:</b>	<b>31<sup>st</sup> March, 2022</b>	<b>31<sup>st</sup> March, 2021</b>
Shristi Infrastructure Development Corporation Limited		
<b>Borrowings</b>	3.35	3.32
Interest payable	3.44	3.02
Nature of transaction / Name of the related party	Subsidiary	
	31 <sup>st</sup> March, 2022	31 <sup>st</sup> March, 2021
<b>Balance Outstanding:</b>		
Sarga Udaipur Hotels & resorts Pvt.Ltd.		
<b>Investment in equity</b>	3.00	3.00
Reimbursement of Expenses	0.06	0.06

- The transactions with related party have been entered at an amount which is not materially different from those on normal commercial terms.
- The amounts outstanding are unsecured and will be settled in cash.
- No guarantees have been given or received.
- No expense has been recognised in current year and previous year for bad or doubtful debts in respect of the amounts owed by related parties.

### c) Share in Net Assets and Income

Information in respect of Investments in Indbank Housing Limited has not been incorporated as HUDCO has provided for full diminution in the value of investment

## 35) Information in relation to the interest of the company in Associates:

### a) Details of Associates

Name of the Company	Contribution towards equity (₹ in crore)	Country of Residence	Proportion of ownership
Shristi Urban Infrastructure Development Ltd.	2.00	India	40%
Pragati Social Infrastructure & Development Ltd.	0.13	India	26%
Signa Infrastructure India Ltd.	0.01	India	26%
Indbank Housing Ltd.	2.50	India	25%
<b>Total</b>	<b>4.64</b>		

### b) The following table summarizes key information relevant to associate Shristi Urban Infrastructure Development Ltd.

(₹in Crore)

Particulars	31 <sup>st</sup> March, 2022*	31 <sup>st</sup> March, 2021
Cash and cash equivalents	0.10	0.07
Trade receivables	5.20	5.20
Property, plant and equipment	0.01	0.01
Capital work-in-progress	33.73	32.78
Other financial assets	0.54	0.54
Other current assets	0.25	0.25
Other non-current assets	1.27	1.27
Current tax assets	0.15	0.18
Provisions	(0.03)	(0.02)



## NOTES : 40 (Contd.)

Particulars	31 <sup>st</sup> March, 2022*	31 <sup>st</sup> March, 2021
Borrowings	(21.99)	(21.82)
Trade payable	(0.37)	(0.37)
Other liabilities	(15.66)	(14.40)
<b>Net Assets</b>	<b>3.20</b>	<b>3.69</b>
<b>Profit after tax</b>	<b>(0.47)</b>	<b>(0.19)</b>

\*Based on the unaudited financial results of associate company.

Information in respect of Investments in Associate namely Pragati Social Infrastructure & Development Ltd, M/s. Signa Infrastructure India Ltd and Indbank Housing Limited has not been incorporated as HUDCO has decided to exit from the Associate and has provided for full diminution in the value of investment.

### 36) i) Corporate Social Responsibility

- a. The Company has formulated a CSR Policy in line with the guidelines issued by Department of Public Enterprise (DPE) vide its Office Memorandum No. CSR- 15/0008/2014-Dir (CSR) dated 01<sup>st</sup> August, 2016 and provisions of CSR in the Companies Act, 2013 with the approval of HUDCO's Board on the recommendations of Committee of Board.

As per Companies Act, 2013, company approved allocation for CSR Budget for the FY 2021-22, equivalent to 2% of the average profit (Profit before Tax) of immediately preceding three financial years amounting to ₹41.99 crore. The amount spent during the year is ₹46.95 crore.

( ₹ in Crore)

S. No.	Particulars	Amount			
		2021-22		2020-21	
1.	Gross Amount of CSR required to be spent	41.99		34.46	
2.	Amount spent during the year on:	In cash	Yet to be paid in cash	In cash	Yet to be paid in cash
	i) Construction/ Acquisition of any asset	--	--	--	--
	ii) On purpose other than (i) above	29.47	--	5.74	--

As per HUDCO's approved CSR Policy, 1<sup>st</sup> instalment of CSR assistance is released on completion of documentation and the subsequent instalments are released on receipt of utilization of certificate of the released CSR grant and after achieving physical/financial progress in the proposal. There has been a couple of cases where even after sanction of CSR Fund by HUDCO, documentation formalities were not completed by the agency and therefore the 1<sup>st</sup> instalment could not be released, as originally envisaged. In some of the cases, the agencies concerned could not achieve required physical/ financial progress and the due utilisation certificate for the CSR assistance released was not submitted by agencies. These factors result in delay/ time gap in incurring CSR expenditure.

- b. Companies (CSR Policy) Amendment Rules 2021 dated 22<sup>nd</sup> January, 2021 issued by Ministry of Corporate Affairs has notified that the Company hereafter follows the amended rules. The legislative intent of these amendment was to restrain the companies from using the funds earmarked for CSR projects for meeting their working capital requirements, hence the new rules made it mandatory for the companies to transfer the available funds including the undisbursed amount of the ongoing projects to a separate bank account. Accordingly, any amount remaining unspent pursuant to ongoing projects undertaken by a company in pursuance of its CSR policy shall be transferred by the company in the unspent CSR Account within a period of 30 days from the end of financial year. CSR amount transferred to the said account shall be spent by the company in pursuance of its obligation towards CSR Policy within a period of three financial years from the date of such transfer. Thereafter, balance of unspent amount, if any, shall be transferred to a fund specified in Schedule VII mentioned under section 135 of Companies Act 2013, within a period of 30 days from the date of completion of the third financial year.
- c. In compliance with the Ministry of Corporate Affairs, Government of India notification dated 22<sup>nd</sup> January, 2021, HUDCO has transferred an amount of ₹50,00,83,580/- being the unspent CSR amount other than earmarked for

## NOTES : 40 (Contd.)

ongoing project out to total amount of ₹80,19,41,235/- for the financial year 2020-21 to the PM CARES Fund a fund specified in Schedule VII of the Companies Act, 2013 on 29.09.2021.

- d. During the year 2021-22, the company has spent a total amount of ₹29,47,06,496/- on CSR activities comprising of ₹25crore towards the PM CARES Fund out of the CSR budget allocated for the year 2021-22 and ₹1,40,17,291/- spent for the ongoing CSR projects during the current financial year 2021-22. Further, an amount of Rs.3,06,89,205/- has been spent on CSR projects during the FY 2021-22 for the projects sanctioned prior to 31<sup>st</sup> March,2021.
- e. As on 31.03.2022, the total amount available under Unspent CSR Account is ₹27,02,24,158/- (Previous year 31.03.2021, ₹30,18,57,655/-). Further, for twelve Projects which has been sanctioned during 2017-18 to 2019-20 for an amount of ₹7,97,19,000/- has been closed due to non-compliance of sanction conditions by the agency. Further, in seven CSR schemes, CSR grant has been curtailed to the extent of Rs.91,71,596 for the schemes which has been sanctioned prior to 31<sup>st</sup> March 2021.
- f. As of 31.03.2022, an amount of ₹25,87,90,596/- is the unspent CSR amount other than ongoing CSR activities (i.e., ₹16.99 crore for 2021-22 and Rs.8,88,90,596/- up to 2020-21) shall be transferred to Govt., fund specified in Schedule VII of the Companies Act, 2013 within the stipulated time period, i.e., on or before 30<sup>th</sup> September,2022.

### 37) Research & Development (R&D)

The Company had formulated a Research & Development (R&D) policy in line with the guidelines issued by the Department of Public Enterprises vide Office Memorandum No. 3(9)/ 2010-DPE (MoU) dated 20.09.2011. However, vide Office Memorandum No. M-05/0012/2014-DPE(MoU) dated 17<sup>th</sup> July, 2019, DPE informed that the guidelines prescribed vide above Office Memorandum dated 20.09.2011 have become redundant and stood withdrawn. The Board of Directors of HUDCO in its meeting held on 19.02.2020 noted the above development and has also approved to continue with HUDCO's own R&D policy formulated in 2012. The Board of Directors also approved to discontinue with earmarking 0.5% of PAT until the accumulated non-lapsable R&D funds are fully utilized. An amount of ₹9.75 crore as on 31.03.2021 was available with HUDCO as non-lapsable R&D funds. During the FY 2021-22, an amount of ₹0.32 crore was spent on R&D.

- 38) The President of India, being the promoter through MoHUA, Government of India has further divested 8% (16,01,63,774 equity shares of face value of Rs.10/- each) of its holding in HUDCO in July & August, 2021 through Offer for Sale (OFS). After this dis-investment, the shareholding of President of India in HUDCO has been reduced from 89.81% to 81.81%. The present shareholding in HUDCO is President of India through MoHUA and MoRD 61.08% and 20.73% respectively and Public shareholding 18.19%.

### 39) Additional Disclosure requirement as per NHB/RBI Directions

#### a) Capital to Risk Assets Ratio (CRAR)

Particulars		2021-22*	2020-21**
i)	CRAR (%)		
ii)	CRAR - Tier I capital (%)	64.65%	61.77%
iii)	CRAR - Tier II Capital (%)	0.14%	0.04%
iv)	Amount of subordinated debt raised as Tier-II Capital	-	-
v)	Amount raised by issue of Perpetual Debt Instruments	-	-

\* CRAR is prepared on half yearly basis. CRAR as on 31<sup>st</sup> March, 2022 has been calculated based on provisional unaudited Ind-AS financial statements.

\*\* Previous year's figures have been changed on the basis of audited accounts.

#### b) Reserve Fund u/s 29C of NHB Act,1987

(₹ in Crore)

## NOTES : 40 (Contd.)

Particulars	2021-22	2020-21
<b>Balance at the beginning of the year</b>		
(a) Statutory Reserve u/s 29C of the NHBAAct,1987		
(b) Amount of special reserve u/s 36(1)(viii)of Income Tax Act,1961 taken into account for the purposes of Statutory Reserve u/s 29C of the NHB Act,1987	5,235.19	4,795.19
(c) Total	5,235.19	4,795.19
<b>Addition / Appropriation / Withdrawal during the year</b>		
<b>Add:</b>		
(a) Amount transferred u/s 29C of the NHBAAct,1987	500.00	440.00
(b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act,1961 taken into account for the purposes of Statutory Reserve u/s 29C of the NHB Act, 1987		
<b>Less:</b>		
(a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act,1987	-	-
(b) Amount withdrawn from the Special Reserve u/s36(1)(viii)of Income Tax Act, 1961 taken into account which has been taken into account for the purpose of provision u/s 29C of the NHB Act, 1987		
(c) Transfer to General Reserve	-	-
<b>Balance at the end of the year</b>		
(a) Statutory Reserve u/s 29C of the NHB Act,1987		
(b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act,1961 taken into account for the purposes of Statutory Reserve u/s 29C of the NHB Act,1987	5,735.19	5,235.19
(c) Total	5,735.19	5,235.19

### c) Investments

(₹ in Crore)

Particulars	2021-22	2020-21
<b>3.5.1. Value of Investments</b>		
(i) Gross value of Investments		
(a) In India	260.32	252.67
(b) Outside India	-	-
(ii) Provisions for Depreciation		
(a) In India	3.11	3.11
(b) Outside India	-	-
(iii) Net value of Investments		
(a) In India	257.21	249.56
(b) Outside India	-	-
<b>3.5.2. Movement of provisions held towards depreciation on Investments</b>		
(i) Opening balance	3.11	3.11
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off/Written-back of excess provisions during the year	-	-

## NOTES : 40 (Contd.)

Particulars	2021-22	2020-21
(iv) Closing balance	3.11	3.11

### d) Derivatives

#### i. Forward Rate Agreement (FRA)/Interest Rate Swap (IRS)

(₹ in Crore)

Particulars	2021-22	2020-21
(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	-	-

#### ii. Exchange Traded Interest Rate(IR)Derivative

Particulars	Amount
(i) Notional principal amount of exchange traded IR derivatives under taken during the year(instrument- wise)	NIL
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31 <sup>st</sup> March, 2022(instrument-wise)	NIL
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	NIL
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	NIL

#### iii) Disclosures on Risk Exposure in Derivatives

##### A. Qualitative Disclosure

The Company has Risk Management Policy duly approved by the Board. The Policy covers the currency risk (including interest rate risk) of the Company. This policy provides the guiding parameters within which the Company can take decisions for managing the Currency Risk that it is exposed to on account of foreign currency loans. The purpose of the policy is to provide a framework to the company for management of its foreign currency risk.

##### B. Risk Management Structure:

- The Company enters into derivatives viz. Principal only Swaps, Currency and Interest Rate Swaps for hedging the interest/ exchange rate risk in foreign currency liabilities. An Asset Liability Management Committee (ALCO) is currently functioning under the chairmanship of Director Finance with Head of Resources, Head of Operations, Head of Loan accounts, Head of General Accounts, Head of Economic Cell, Head of Risk Management as Member Secretary, or any other officer nominated as by ALCO Chairman as its members. ALCO monitors effectiveness of existing and new hedging instruments/ strategies being used/ to be used for management of the Currency risk and also for taking stock of the market movements. The decisions of the ALCO are reviewed by the Risk Management Committee (RMC) for managing the risks. The decisions taken by the RMC are subsequently reported to the Board of Directors.
- These derivative transactions are done for hedging purpose and not for trading or speculative purpose.
- Reference may be drawn to Sub Point No. 4.6 of para 4 of Notes forming part of accounts under Significant Accounting Policies for relevant accounting policy on Transactions in Foreign Currency.

## NOTES : 40 (Contd.)

### C. Quantitative Disclosure

(₹ in Crore)

Particulars	Currency Derivatives* 2021-22	Interest Rate Derivatives 2021-22
(i) Derivatives (Notional Principal Amount)	3.43	-
(ii) Marked to Market Positions[1] **		-
(a) Assets(+)	0.32	-
(b) Liability(-)		
(iii) Credit Exposure[2]***	0.36	-
(iv) Unhedged Exposures	88.50	-

\* Swap arrangement entered into with Bank of India and Exim Bank in respect of foreign currency loans availed from ADB and USAID have not been considered as Currency Derivatives. Only the Currency Swap entered into by the Company with ICICI Bank in respect of USAID-II loan has been considered as Currency Derivative.

\*\* The mark to market positions mentioned above are those as informed by the counterparties (generally banks).

\*\*\* Sum of the total replacement cost (obtained by "making to market") of all contracts with positive value and an amount for potential future changes in credit exposure calculated on the basis of the total notional principal amount of the contract multiple by credit conversion factor according to the resident maturity of the contract (I.e., 1% in the case of exchange rate contract with maturity of less than one year).

### e) Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities)

(₹ in Crore)

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over One month upto 2 months	Over 2 months upto 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 to 5 years	Over 5 years	Total
<b>Liabilities</b>											
Deposits	0.21	0.02	0.07	0.34	0.18	0.21	1.29	1.60	-	-	3.92
Borrowings from banks	-	600.00	33.96	1,250.00	718.93	73.38	1,734.29	2,094.51	377.49	25.29	6,907.85
Market Borrowings	-	1,910.00	-	-	1,498.47	3,250.00	3,577.72	8,551.67	6,630.97	29,031.35	54,450.18
Foreign Currency Liabilities	-	-	-	-	32.80	17.68	18.04	20.39	19.52	32.68	141.11
<b>Assets</b>											
Advances	0.60	0.62	34.49	1,255.86	94.99	1,355.56	3,761.00	11,456.76	10,728.81	48,301.23	76,989.92
Investments	-	-	2.77	-	-	-	-	73.65	-	182.29	258.71
Foreign Currency Assets	-	-	-	-	32.42	-	-	-	-	-	32.42

\*Mismatches, if any, are supported by committed/undrawn working capital limits from banks.

### f) Exposure

#### i) Exposure to Real Estate Sector

(₹ in Crore)

**NOTES : 40 (Contd.)**

Category		2021-22	2020-21
<b>a)</b>	<b>Direct Exposure</b>		
	<b>(i) Residential Mortgages-</b>		
	Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented; (Individual housing loans up to ₹ 15 lakh may be shown separately)	44.00	54.65
	<b>(ii) Commercial Real Estate-</b>		
	Lending secured by mortgages on commercial real estates (office buildings, retail space, multi- purpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels land acquisition, development and construction, etc.). Exposure would also include non-fund based (NFB) limits:	1101.85	1,130.75
	<b>(iii) Investments in Mortgage-Backed Securities (MBS) and other securitized exposures-</b>		
	a) Residential	-	--
	b) Commercial Real Estate	-	--
<b>b)</b>	<b>Indirect Exposure</b>		
	Fund based and non-fund-based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)		
	A) Indbank Housing @	2.50	2.50
	B) Centbank housing		
	C) Exposure to group companies in real estate sector Shrishti Urban Infrastructure limited	2.00	2.00

**Note:** @100% Provision made in the books and Shown as Re 1 in the books

**ii) Exposure to Capital Market**

(₹ in Crore)

Particulars	2021-22	2020-21
(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; (At Cost)	46.75	46.75
(ii) Advances against shares/ bonds/ debentures or other securities or on clean basis to individuals for investment in shares (including IPOs/ ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	NIL	NIL
(iii) Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	NIL	NIL
(iv) Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e .where the primary security other than shares/convertible bonds/ convertible debentures/ units of equity oriented mutual funds' does not fully cover the advances;	NIL	NIL
(v) Secured and unsecured advances to stock brokers and guarantees issued on behalf of stock brokers and market makers;	NIL	NIL

## NOTES : 40 (Contd.)

Particulars	2021-22	2020-21
(vi) Loans sanctioned to corporate against the security of shares/ bonds/ debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	NIL	NIL
(vii) Bridge loans to companies against expected equity flows/issues;	NIL	NIL
(viii) All exposures to Venture Capital Funds (both registered and unregistered)	NIL	NIL
<b>Total Exposure to Capital Market</b>	<b>46.75</b>	<b>46.75</b>

(iii) Details of financing of parent company products: Not Applicable on company

g) Disclosure of Penalties imposed by NHB and other regulators: No penalty has been levied.

h) Unsecured Advances

S. No.	Particulars	2021-22	2020-21
1.	<b>Unsecured Advances(Gross)</b>	374.47	286.01

i) Registration obtained from Other regulators

Refer note 40(13) for details

j) Rating assigned by Credit Rating Agencies and migration of rating during the year

- The credit rating of HUDCO's domestic debt instrument(s) and Banking Sector Loan(s)/Facilities reaffirmed as "AAA-Stable" (Long term) and "A1+" (Short term) – the highest rating on Standalone basis by the three credit rating agencies, viz., M/s India Ratings and Research Private Ltd (IRRPL), M/s CARE Ratings and ICRA Ratings.
- During the financial Year 2021-22, two International Credit Rating agencies viz., Fitch and Moody's has awarded "BBB-with Negative Outlook" and "Baa3 with Negative Outlook" respectively of the company. Each of the above credit ratings is equivalent to India's sovereign rating, and is of Investment grade.

k) Provision and Contingencies

(₹ in Crore)

S. No.	Break up of Provisions and Contingencies shown under the head Expenditure in Profit and Loss Account	2021-22	2020-21
1.	Provisions for depreciation	-	-
2.	Provision made towards Income tax	419.00	427.50
3.	Provision towards NPA*	98.48	74.02
4.	Provision for Standard Assets *		
	i) Commercial Real Estate (Residential Housing) - CRE-RH	(1.93)	(4.17)
	ii) Commercial Real Estate– CRE	(0.51)	(0.85)
	iii) Other than CRE & CRE-RH	11.71	(0.83)
	iv) Others (special dispensation by NHB)	-	-
	v) Investment in unquoted Bonds	-	-
5.	Other Provision and Contingencies		
	A. Provision for Employee Benefit		
	i) Leave Encashment	7.16	2.09
	ii) Post-Retirement medical benefit	29.27	13.23
	iii) Welfare expenses	(0.59)	0.04



## NOTES : 40 (Contd.)

S. No.	Break up of Provisions and Contingencies shown under the head Expenditure in Profit and Loss Account	2021-22	2020-21
	iv) Gratuity	0.11	(3.31)
	v) Provident Fund	3.30	18.77
	B. Provision on Debtors/ recoverable, other loans and advances	3.89	0.49

\*The figures reported above are as per NHB Provision, however the same is not appearing in the Profit & Loss due to application of ECL as per Ind as norms.

### I) Concentration of Public Deposits, Advances, Exposures and NPAs

#### i. Concentration of Public Deposits\*

Particulars	2021-22	2020-21
Total Deposits of twenty largest depositors (₹ in crore)	2.69	15.24
Percentage of Deposits of twenty largest depositors to Total Advances of the HFC	68.99%	66.87%

\*The Company has discontinued acceptance/ renewal of Public Deposits under its Public Deposit Scheme from 1st July, 2019.

#### ii. Concentration of Loans & Advances

Particulars	2021-22	2020-21
Total Loans & Advances to twenty largest borrowers (₹ in crore)	65,743.05	62,517.43
Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC	84.01%	82.80%

#### iii. Concentration of all Exposure (including off-balance sheet exposure)

Particulars	2021-22	2020-21
Total Exposure to twenty largest borrowers / Customers (₹ in crore)	68,433.31	67,367.75
Percentage of Exposures to twenty largest borrowers/customers to Total Exposure of the HFC on borrowers/customers	81.17%	82.96%

#### iv. Concentration of NPAs

(₹ in Crore)

Particulars	2021-22	2020-21
Total Exposure to top ten NPA accounts	2056.43	2,291.74

#### v. Sector wise NPAs

(₹ in Crore)

Sl. No.	Sector	Percentage of NPAs to Total Advances in that sector	
		2021-22	2020-21
<b>A.</b>	<b>Housing Loans:</b>		
1.	Individuals	19.06%	17.52%
2.	Builders/Project Loans	100.00%	100.00%
3.	Corporates	100.00%	100.00%
4.	Others(specify)	1.01%	0.88%

Sl. No.	Sector	Percentage of NPAs to Total Advances in that sector	
<b>B.</b>	<b>Non-Housing Loans:</b>		
1.	Individuals	0.00%	0.00%
2.	Builders/Project Loans	100.00%	100.00%
3.	Corporates	85.19%	85.03%
4.	Others(specify)	1.57%	1.80%

m) Movement of NPAs

(₹in Crore)

Particulars	2021-22	2020-21
(I) Net NPAs to Net Advances (%)	0.53%	0.61%
(II) Movement of NPAs (Gross)		
a) Opening balance	2,756.89	2,445.07
b) Additions during the year	61.08	362.47
c) Reductions during the year	8.77	50.66
d) Closing balance	2,809.2	2,756.89
(III) Movement of Net NPAs (Project Loans)		
a) Opening balance	446.83	209.04
b) Additions during the year	7.97	246.65
c) Reductions during the year	54.15	8.86
d) Closing balance	400.65	446.83
(IV) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	2,310.06	2,236.04
b) Provisions made during the year	113.97	114.92
c) Write-off/write-back of excess provisions	15.48	40.90
d) Closing balance	2,408.55	2,310.06

n) Disclosure regarding provisions made for loans and depreciation in investments as per National Housing Bank Guidelines on prudential norms applicable to Housing Finance Companies.

(₹in Crore)

Break up of Loan & Advances and Provisions thereon	Housing		Non-Housing	
	2021-22	2020-21	2021-22	2020-21
<b>Standard Assets*</b>				
a) Total Outstanding Amount	44,559.59	46,008.55	31,706.75	27,689.78
b) Provisions made	182.69	190.37	134.98	118.03
<b>Sub-Standard Assets</b>				
a) Total Outstanding Amount	61.16	362.52	0.00	0.00
b) Provisions made	9.18	54.38	0.00	0.00
<b>Doubtful Assets – Category-I</b>				

Break up of Loan & Advances and Provisions thereon	Housing		Non-Housing	
	2021-22	2020-21	2021-22	2020-21
a) Total Outstanding Amount	346.66	0.52	0.00	143.05
b) Provisions made	86.67	0.13	0.00	35.76
<b>Doubtful Assets – Category-II</b>				
a) Total Outstanding Amount	1.03	0.39	146.75	103.69
b) Provisions made	0.41	0.16	58.70	72.91
<b>Doubtful Assets – Category-III</b>				
a) Total Outstanding Amount	150.45	152.61	2,067.12	1,971.53
b) Provisions made	150.45	152.61	2,067.12	1,971.53
<b>Loss Assets</b>				
a) Total Outstanding Amount	23.39	22.59	12.63	0.00
b) Provisions made	23.39	22.59	12.63	0.00
<b>Total</b>				
<b>a) Total Outstanding Amount</b>	<b>45,142.28</b>	<b>46,547.18</b>	<b>33,933.25</b>	<b>29,908.05</b>
<b>b) Provisions made</b>	<b>452.79</b>	<b>420.23</b>	<b>2,273.43</b>	<b>2,198.24</b>
<b>c) Additional Provision made</b>	<b>0.53</b>	<b>0.00</b>	<b>0.00</b>	<b>297.12</b>
<b>d) Total Provision made</b>	<b>453.32</b>	<b>420.23</b>	<b>2,273.43</b>	<b>2,495.36</b>

\* Includes Interest Accrued Figures also

**(o) Overseas Assets**

Particulars	2021-22		2020-21	
	(₹ in crore)	(US \$ in Million)	(₹ in crore)	(US \$ in Million)
Bank Deposits - Under lien with Bank of India, Cayman Islands branch, USA	16.25	2.14	45.75	6.22

**p) Off-balance Sheet SPVs sponsored (which are required to be consolidated as per accounting Norms)**

No SPV has been sponsored by the company

**q) Customer Complaints**

Particulars	2021-22	2020-21
a) No. of complaints pending at the beginning of the year	0	0
b) No. of complaints received during the year	2085	1867
c) No. of complaints redressed during the year	2085	1866
d) No. of complaints pending at the end of the year	0	1

r) There are no advances outstanding for which intangible securities such as charge over the rights, licenses, authority etc. has been taken.

s) The Company has not extended any loan/advances against gold as collateral security.

t) There is no change in accounting policies during the Financial year.

39) Public Disclosure on Liquidity Risk, pursuant to RBI Guidelines on Liquidity Risk Management Framework for Housing Finance Companies dated February 17, 2021

(i) **Funding Concentration based on significant counterparty<sup>1</sup> (both deposits\* and borrowings)**

Number of Significant Counterparties <sup>1**</sup>	Amount (Rs. In crore)	% Of Total deposits <sup>2</sup>	% Of Total Liabilities <sup>3</sup>
14	29,841.82	NA**	46.34

\* Total Deposits - Rs.22.40 crore, which includes Term deposits from public of Rs.3.90 crore and amount of Rs.18.50 crore invested by Individuals/ HUF and Trust in the unsecured non-convertible debentures of the company with a maturity of more than one year and having subscription of less than Rs.1 crore.

\*\* The company does not have any depositor who would be eligible as significant Counter Party<sup>1</sup>.

(ii) **Top 20 Large Deposits:**

As at 31.03.2022	
Amount (Rs. In crore)	% Of Total deposits*
20.94**	93.48%

\* Total Deposits - Rs.22.40 crore, which includes Term deposits from public of Rs.3.90 crore and amount of Rs.18.50 crore invested by Individuals/ HUF and Trust in the non-convertible debentures of the company with a maturity of more than one year and having subscription of less than Rs.1 crore.

\*\* There are more than one investor with same value of investment. For proper depiction, all such investors have been clubbed together and forms part of top 20 large deposits.

(iii) **Top 10 borrowings:**

As at 31.03.2022	
Amount (Rs. In crore)	% Of Total Borrowing*
29,236.03*	47.54%

\*Based on size of bond issuance / term loans from banks.

(iv) **Funding Concentration based on significant instrument /product<sup>1</sup>:**

S.No.	Significant instrument /product <sup>1</sup>	As at 31.03.2022	
		Amount (crore)	% Of Total Liabilities <sup>3</sup>
1.	Debt Securities		
	- Tax- Free NCDs	14,989.79	23.28
	- Taxable NCDs	39,460.38	61.28
	<b>Sub Total (1)</b>	<b>54,450.17</b>	<b>84.56</b>
2.	Borrowings (Other than Debt Securities)		
	- Refinance Facility from NHB	1,024.92	1.59
	- Refinance facility from IIFCL	1,294.00	2.00
	- Banking facilities (Long Term + Short Term)	4,588.93	7.13
	<b>Sub Total (2)</b>	<b>6,907.85</b>	<b>10.72</b>

S.No.	Significant instrument /product <sup>1</sup>	As at 31.03.2022	
		Amount (crore)	% Of Total Liabilities <sup>3</sup>
	<b>Total (1+2)</b>	<b>61,358.02</b>	<b>95.28</b>

(v) **Stock Ratios:**

S. No.	Particulars	Amount (Rs. In crore)	% To total public funds	% To total liabilities	% To total assets
1.	Commercial papers	-	-	-	-
2.	Non-convertible debentures (original maturity less than 1 year)	-	-	-	-
3.	Other short-term liabilities*	1819.95	2.96	2.83	2.31

\* Other Short-Term Liabilities include Financial Liabilities and non-financial liabilities payable within a year (excluding Commercial Papers and Non-convertible debentures of original maturity of less than 1 year).

**Notes:**

- Significant counterparty/ Significant instrument/ product is defined as single counterparty/ single instrument/ product or group of connected or affiliated counterparties accounting in aggregate for more than 1% of the total liabilities.
- “Public Deposits” are as defined in the Master Directions - Non-Banking Financial Companies Acceptance of Public Deposits (Reserve Bank) Directions, 2016.
- Total Liabilities has been computed as sum of all financial and non-financial liabilities (extracted from the audited Standalone Financial Statements prepared as per IND-AS for the period ended March 31, 2022) and does not include equities and Reserve & Surplus.
- “Public Funds” are as defined in Master Directions- Non-Banking Financial Company –Systemically Important Non-Deposit taking Company and Deposit taking Company (Reserve Bank) Directions, 2016, which states that “Public funds” includes funds raised either directly or indirectly through public deposits, inter-corporate deposits, bank finance and all funds received from outside sources such as funds raised by issue of Commercial Papers, debentures etc. but excludes funds raised by issue of instruments compulsorily convertible into equity shares within a period not exceeding 5 years from the date of issue.
- The information stated in this disclosure is based on audited Standalone Financial Statements (prepared as per IND-AS) for the period ended March 31, 2022.

**40) Disclosure on Liquidity Coverage Ratio**

**Qualitative Disclosure:**

Institutional set-up for the Liquidity Risk Management: HUDCO has implemented an integrated risk management approach through which it reviews and assesses significant risks on a regular basis to ensure that there is a robust system of risk controls and mitigation in place. HUDCO has a well-structured robust Risk Management Policy and Operating Manual in line with its objectives to address the various risks.

In compliance with the SEBI (LODR) Regulations, 2015, HUDCO has in place a Board Level Committee under the nomenclature ‘Risk Management Committee’ (RMC) headed by an Independent Government Nominee Director, which reviews various decisions/ recommendations of the three sub-committees namely:

- Assets & Liabilities Management Committee (ALCO);
- Credit Risk Management Committee (CRMC); and
- Operational Risk Management Committee (ORMC)

The Risk Management Committee (RMC), which is a committee of the Board, is responsible for evaluating and monitoring the integrated risk management system of the Company including liquidity risk. The ALCO is responsible for ensuring adherence to the liquidity risk tolerance/limits set out in the board approved Asset Liability Management (ALM) policy. The role of the ALCO with respect to liquidity risk includes, inter alia, decision on desired maturity profile for assets & liabilities, responsibilities and controls for managing liquidity risk, and overseeing the liquidity position of the company. The ALM Policy is reviewed periodically to realign the same pursuant to any regulatory changes in the economic landscape or business needs and tabled to the Board for approval.

Management regularly reviews the position of cash and cash equivalents by aligning the same with the projected maturity of financial assets and financial liabilities, economic environment, liquidity position in the financial market, anticipated pipeline of future borrowing & future liabilities and threshold of minimum liquidity defined in the ALM policy with additional liquidity buffers as management overlay

The Liquidity Coverage Ratio (LCR) is a global minimum standard to measure the Company's liquidity position. The Reserve Bank of India (RBI), vide its Master Direction - Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, dated February 17, 2021, introduced the LCR requirement for all non-deposit-taking HFCs with an asset size of ₹ 10,000 crore and above and all deposit taking HFCs irrespective of their asset size as per the following timeline:

From	December 01, 2021	December 01, 2022	December 01, 2023	December 01, 2024	December 01, 2025
Minimum LCR	50%	60%	70%	85%	100%

Hence, the company is required to maintain minimum LCR of 50% w.e.f. December 01, 2021.

Further, the aforementioned Master Direction states that the guidelines on Liquidity Risk Management Framework prescribed for NBFCs by the RBI vide its Master Direction - Non-Banking Financial Company – Systematically Important Non-Deposit taking Company and Deposit taking Company (Reserve Bank) Directions, 2016, dated September 01, 2016 shall apply mutatis mutandis to Housing Finance Companies (HFCs).

As per the said guidelines, the Company shall maintain an adequate level of unencumbered High Quality Liquid Assets (HQLA) that can be converted into cash to meet its liquidity needs for a 30 calendar-day time horizon under a significantly severe liquidity stress scenario. "HQLA" means liquid assets that can be readily sold or immediately converted into cash at little or no loss of value or used as collateral to obtain funds in a range of stress scenarios. "Unencumbered" means free of legal, regulatory, contractual or other restrictions on the ability of the NBFC to liquidate, sell, transfer or assign the asset. Assets to be included in the computation of HQLAs are those that the NBFC is holding on the first day of the stress period. Such assets shall be valued at an amount not greater than their current market value for the purpose of computing the LCR. Depending upon the nature of assets, they have been assigned different haircuts, which are to be applied while calculating the HQLA for the purpose of calculation of LCR.

In order to determine HQLA, the company considers Fixed Deposits which are maintained with Scheduled Commercial Banks owing to the fact that it bears 0% haircut. As a matter of prudence for the purpose of maintenance of LCR, highest level of HQLA requirement in the forthcoming 7 days is considered on continuous basis by the company.

Liquidity Coverage Ratio (LCR) is represented by the following ratio:

$$\frac{\text{Stock of High Quality Liquid Assets (HQLAs)}}{\text{Total Net Cash Outflows over the next 30 calendar days}}$$

In order to determine Net Cash Outflows, the Company considers total expected cash outflow minus total expected cash inflows for the subsequent 30 calendar days by assigning a predefined stress percentage to the overall cash inflows and cash outflows. Total expected cash outflows (stressed outflows) are calculated by multiplying the outstanding balances of various categories or types of liabilities and off-balance sheet commitments by 115% (15% being the rate at which they are expected to run off further or be drawn down). Total expected cash inflows (stressed inflows) are calculated by multiplying the outstanding balances of various categories of contractual receivables by 75% (25% being the rate at which they are expected to underflow). However, total cash inflows will be subjected to an aggregate cap of 75% of total expected cash outflows. In other words:

Total Net Cash Outflows over the next 30 days = Stressed Outflows – Lower of (Stressed Inflows or 75% of Stressed Outflows).

One of the components of cash outflow of this disclosure includes Other Contractual Funding Obligations, which, inter alia, includes payment of taxes and dividend paid by the company.

The Company computes the LCR and reports the same to the Asset Liability Management Committee (ALCO) every month for review and approval

#### Quantitative Disclosure

S.No.	High Quality Liquid Assets	As on 31 <sup>st</sup> March,2022	
		Total Unweighted Value (average)	Total weighted Value (average)
1	Total High Quality Liquid Assets (HQLA)	349.65	349.65
Cash Outflows			
2	Deposits (for deposit taking companies)	1.90	2.18
3	Unsecured wholesale funding	1,014.70	1,166.91
4	Secured wholesale funding	1,006.60	1,157.59
5	Additional requirements, of which,	-	-
	(i) Outflows related to derivative exposures and other collateral requirements	1.34	1.54
	(ii) Outflows related to loss of funding on debt products	-	-
	(iii) Credit and liquidity facilities	-	-
6	Other contractual funding obligations	104.56	120.24
7	Other contingent funding obligations	2.00	2.30
8	TOTAL CASH OUTFLOWS	2,131.10	2,450.76
Cash Inflow			
9	Secured lending	1,077.80	808.35
10	Inflows from fully performing exposures	-	-
11	Other cash inflows	10,670.29	8,002.71
12	TOTAL CASH INFLOWS	11,748.09	8,811.06
			Total Adjusted Value
13	TOTAL HQLA		349.65
14	TOTAL NET CASH OUTFLOWS		612.69
15	LIQUIDITY COVERAGE RATIO (%)		57.07%

Notes:

1. Unweighted values calculated as outstanding balances maturing or callable within 30 days (for Cash Inflows and Cash Outflows).
2. Weighted values calculated after the application of respective haircuts (for HQLA) and stress factors (on Cash Inflow/ Cash Outflow).
3. The average unweighted and weighted amounts are calculated taking simple averages of daily observations.

#### 41) Annexure III as per RBI

##### Schedule to the Balance Sheet of HUDCO (As at 31.03.2022)

(₹in Crore)



Particulars			
Liabilities side		Amount outstanding	Amount overdue
1	Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:		
(a)	Debentures:		
	Secured	14,993.99	-
	Unsecured	39,456.18	-
	(Other than falling within the meaning of public deposits)		
(b)	Deferred Credits	-	-
(c)	Term loans	7,048.96	-
(d)	Inter-corporate loans and borrowing	-	-
(e)	Commercial paper	-	-
(f)	Public Deposits	3.90	-
(g)	Other Loan (Please Specify)	-	-
2	Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):		
(a)	In the form of Unsecured debentures	-	-
(b)	In the form of partly secured debentures i.e., debentures where there is a shortfall in the value of security	-	-
(c)	Other public deposits	3.90	-
<b>Assets Side</b>		<b>Amount outstanding</b>	
3	Break up of Loans and Advances including bills receivables [ other than those included in (4) below]:		
(a)	Secured		79,119.83
(b)	Unsecured		374.47
4.	Break-up of Leased Assets and stock on hire and other assets counting towards asset financing activities		
(i)	Lease assets including lease rentals under sundry debtors		
	(a) Financial lease		-
	(b) Operating lease		-
(ii)	Stock on hire including hire charges under sundry debtors:		
	(a) Assets on hire		-
	(b) Repossessed Assets		-
(iii)	Other loans counting towards asset financing activities		
	(a) Loans where assets have been repossessed		-
	(b) Loans other than (a) above		-
<b>Assets Side</b>		<b>Amount outstanding</b>	
5	Break up of investments		
	Current Investments		
1.	Quoted		

	(i)	Shares	-
		Equity	-
		Preference	-
	(ii)	Debentures and Bonds	-
	(iii)	Units of mutual funds	-
	(iv)	Government Securities	-
	(v)	Others (please specify)	-
2.	Unquoted		
	(i)	Shares	-
		Equity	-
		Preference	-
	(ii)	Debentures and Bonds	-
	(iii)	Units of mutual funds	-
	(iv)	Government Securities	2.75
	(v)	Others (please specify)	-
		Short Term Deposits (INR)	-
		Commercial Papers (Impairment fully provided)	-
	Long Term investments		
	Quoted		
	(i)	Shares	
		Equity	0.10
		Preference	-
	(ii)	Debentures and Bonds	-
	(iii)	Units of mutual funds	50.00
	(iv)	Government Securities	-
	(v)	Others (please specify)	-
	Unquoted		
	(i)	Shares	
		Equity	46.65
		Preference	-
	(ii)	Debentures and Bonds	-
	(iii)	Units of mutual funds	-
	(iv)	Government Securities	-
	(v)	Others (please specify)	-

**Borrower group-wise classification of assets financed as in (3) and (4) above**

6	Category	Amount (Net of Provisions) (₹ in Crore)		
		Secured	Unsecured	Total

1	Related Parties			
	(a) Subsidiaries	-	-	-
	(b) Companies in the same group	-	-	-
	(c) Other related parties	-	0.05	0.05
2	Other than related parties	76,978.86	11.01	76,989.87
	Total	76,978.86	11.06	76,989.92

7	Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted):		
	<b>Category</b>	<b>Market value/ Break up or fair value or NAV</b>	<b>Book Value (Net of Provisions)</b>
1	Related Parties		
	(a) Subsidiaries	-	-
	(b) Companies in the same group	2.00	2.00
	(c) Other related parties	-	-
2	Other than related parties	256.70	97.50
	Total	258.70	99.50
8	Other Information		
	<b>Particulars</b>	<b>Amount (₹ in Crore)</b>	
(i)	Gross Non-Performing Assets		
	(a) Related Parties		-
	(b) Other than related parties		2,809.21
(ii)	Net Non-Performing Assets		
	(a) Related Parties		-
	(b) Other than related parties		387.79
(iii)	Assets acquired in satisfaction of debt		-

**Schedule to the Balance Sheet of HUDCO  
(As at 31.03.2021)**

(₹ in Crore)

<b>Particulars</b>			
<b>Liabilities side</b>		<b>Amount outstanding</b>	<b>Amount overdue</b>
1	Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:		
(a)	Debentures:		
	Secured	17,352.04	-
	Unsecured	39,205.51	-
	(Other than falling within the meaning of public deposits)		
<b>Particulars</b>			
<b>Liabilities side</b>		<b>Amount outstanding</b>	<b>Amount overdue</b>
(b)	Deferred Credits	-	-

	(c)	Term loans	2,897.64	-
	(d)	Inter-corporate loans and borrowing	-	-
	(e)	Commercial paper	1,500.00	-
	(f)	Public Deposits	22.77	-
	(g)	Other Loans	-	-
2	Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):			
	(a)	In the form of Unsecured debentures	-	-
	(b)	In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-
	(c)	Other public deposits	22.77	-
<b>Assets Side</b>			<b>Amount outstanding</b>	
3	Break up of Loans and Advances including bills receivables [other than those included in (4) below]:			
	(a)	Secured		76,759.80
	(b)	Unsecured		286.01
4	Break-up of Leased Assets and stock on hire and other assets counting towards asset financing activities			
	(i)	Lease assets including lease rentals under sundry debtors		
		(a) Financial lease		-
		(b) Operating lease		-
	(ii)	Stock on hire including hire charges under sundry debtors:		
		(a) Assets on hire		-
		(b) Repossessed Assets		-
	(iii)	Other loans counting towards asset financing activities		
		(a) Loans where assets have been repossessed		-
		(b) Loans other than (a) above		-
5	Break up of investments			
	Current Investments			
	1.	Quoted		
		(i) Shares		
		Equity		-
		Preference		-
<b>Assets Side</b>			<b>Amount outstanding</b>	
	(ii)	Debentures and Bonds		-
	(iii)	Units of mutual funds		-

	(iv)	Government Securities	-
	(v)	Others (please specify)	-
2.	Unquoted		
	(i)	Shares	
		Equity	-
		Preference	-
	(ii)	Debentures and Bonds	-
	(iii)	Units of mutual funds	-
	(iv)	Government Securities	7.53
	(v)	Others (please specify)	-
	Short Term Deposits (INR)		-
	Commercial Papers (Impairment fully provided)		-
Long Term investments			
Quoted			
	(i)	Shares	
		Equity	0.10
		Preference	-
	(ii)	Debentures and Bonds	-
	(iii)	Units of mutual funds	50.00
	(iv)	Government Securities	-
	(v)	Others (please specify)	-
Unquoted			
	(i)	Shares	
		Equity	46.65
		Preference	-
	(ii)	Debentures and Bonds	-
	(iii)	Units of mutual funds	-
	(iv)	Government Securities	-
	(v)	Others (please specify)	-

**Borrower group-wise classification of assets financed as in (3) and (4) above**

6	Category	Amount (Net of Provisions) (₹ in Crore)		
		Secured	Unsecured	Total

1	Related Parties				
	(a)	Subsidiaries	-	-	-
	(b)	Companies in the same group	-	-	-
	(c)	Other related parties	-	0.11	0.11
2	Other than related parties		74,281.16	10.62	74,291.78
Total			74,281.16	10.73	74,291.89
<b>7</b>	<b>Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted):</b>				
(v)		Category		Market value/ Break up or fair value or NAV	Book Value (Net of Provisions)
1	Related Parties				
	(a)	Subsidiaries		-	-
	(b)	Companies in the same group		2.00	2.00
	(c)	Other related parties			
2	Other than related parties			248.87	102.28
Total				250.87	104.28
<b>8</b>	<b>Other Information</b>				
<b>Particulars</b>			<b>Amount (₹ in Crore)</b>		
(i)	Gross Non-Performing Assets				
	(a)	Related Parties			-
	(b)	Other than related parties			3,054.01
(ii)	Net Non-Performing Assets				-
	(a)	Related Parties			-
	(b)	Other than related parties			369.03
(iii)	Assets acquired in satisfaction of debt				-

#### 42) Relationship with Struck-off Companies

S.No.	Name of the Struck-off Company	Nature of transactions with Struck-off Company	Balance Outstanding as on 31.03.2022	Relationship with the Struck-off Company, if any, to be disclosed
1)	Intra Consolid (India) Limited	Investments in securities	Rs.10 Lacs and 100% Provision made in the books and Shown as Re 1 in the books.	Shareholder Of the company
2)	Periwal Bricks Limited		Rs.10 Lacs and 100% Provision made in the books and Shown as Re 1 in the books.	
3)	Chesterton Meghraj Property Consultants Pvt Ltd.	Payables	50,050.00	Consultant

**Note:** The exercise to trace the relationship of the company with the struck off companies, has been carried out in-house, and to the best of knowledge and understanding three agencies have been traced where name has been struck off by MCA under Companies Act 2013

**43) Disclosure on Corporate Social Responsibility(CSR) Activity**

(₹ in Crore)

S.No.	Particulars	2021-22	2020-21
a	Amount required to be spent	41.99	34.46
b	Amount of expenditure incurred.	29.47	5.74
c	Shortfall at the end of the year	16.99	30.64
d	Total of previous years shortfall	30.67	49.55
e	Reason for shortfall	The entire amount could not be utilized due to the reasons that most of the projects under implementation, the execution come to a halt because of COVID-19 lockdown. Besides in many proposals, concerned agencies could not achieve required physical/ financial progress and submit the utilization certificates for the CSR assistance to be released due to delay in obtaining required approvals, finalization of tenders, etc. resulting in delay in implementation of the proposals and consequent released of subsequent instalments of the CSR assistance. Also, in some proposals where CSR assistance has been sanctioned, documentation could not be completed by the concerned agencies in time and in view of this 1 <sup>st</sup> instalment of sanctioned CSR assistance could not be released.	
f	Nature of CSR activities	Night Shelter, Sanitation, Solid Waste Management, School Education, Health Care, Nutrition, Sustainable Development, Disaster Management, Rural Development Projects and PM CARES Fund.	
g	Details of related party transactions, e.g. contribution to a trust controlled by the company in relation to CSR activities as per relevant accounting standard.	Nil	
h	Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year shall be shown separately.	Nil	

- 44) (a) Figures of the previous period have been regrouped/ rearranged/ re-casted wherever considered necessary to make them comparable with figures for current year.  
 (b) Figures in rupees have been rounded off to crore without decimals except where specifically indicated.

**For and on behalf of the Board**

**Harish K. Sharma**  
 Company Secretary  
 ACS 6557

**D Guhan**  
 Director Finance & Chief  
 Financial Officer  
 DIN 06757569

**M. Nagaraj**  
 Director Corporate Planning  
 DIN 05184848

**Kamran Rizvi**  
 Chairman & Managing Director  
 DIN 01653503

**As per our separate report of even date attached  
 For A P R A & Associates LLP  
 Chartered Accountants  
 (FRN- 011078N/N500064)**

Place of signature: New Delhi  
 Date : 27<sup>th</sup> May, 2022

**Arun Kumar Gupta**  
 Partner ( M. No.- 089657)



### Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

#### Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

##### Part "A": Subsidiaries

(Information in respect of each subsidiary to be presented with amounts in Rs.)

Sl. No.	Particulars	Details
1.	Name of the subsidiary	NOT APPLICABLE
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	
4.	Share capital	
5.	Reserves & surplus	
6.	Total assets	
7.	Total Liabilities	
8.	Investments	
9.	Turnover	
10.	Profit before taxation	
11.	Provision for taxation	
12.	Profit after taxation	
13.	Proposed Dividend	
14.	% of shareholding	

## Part “B”: Associates

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies

	Name of associates/Joint Ventures	Shristi Urban Infrastructure Development Ltd #	Signa Infrastructure India Ltd.	Pragati Social Infrastructure Development Ltd. *	Ind Bank Housing Ltd
1.	Latest audited Balance Sheet Date	31 <sup>st</sup> March, 2021	31 <sup>st</sup> March, 2021	Not Available	31 <sup>st</sup> March, 2022
2.	Date on which the Associate or Joint Venture was associated or acquired	20 <sup>th</sup> June, 2005	18 <sup>th</sup> August, 2006	6 <sup>th</sup> April, 2005	28 <sup>th</sup> January, 1991
3.	Shares of Associate/Joint Ventures held by the company on the year end				
	Number of Shares	20,00,000	13,000	1,30,000	25,00,000
	Amount of Investment in Associates/Joint Venture (%)	2,00,00,000	1,30,000	13,00,000	2,50,00,000
	Extent of Holding %	40	26	26	25
4.	Description of how there is significant influence	Agreement	Agreement	Agreement	Associate
5.	Reason why the associate/joint venture is not consolidated	Not Applicable	HUDCO has decided to exit from said entity and provided for full diminution in the value of investment. Further accounts of 2021-22 not available.	HUDCO has decided to exit from said entity and provided for full diminution in the value of investment. Further Accounts of FY 2021-22 not made available	HUDCO has provided for full diminution in the value of investment
6.	Net worth attributable to shareholding as per latest unaudited Balance Sheet (as on 31.03.2022) (₹ in crore)	0.50	Not Applicable	Not Applicable	Not Applicable
7.	Profit/Loss for the Year ended 31.03.2022				
	i. Considered in Consolidation (₹ in crore)	(0.19)	Not Applicable	Not Applicable	Not Applicable
	ii. Not Considered in Consolidation (₹ in crore)		Not Applicable	Not Applicable	Not Applicable

# Unaudited accounts of 2021-2022 available.

\* Case filed before National Company Law tribunal, Kolkata on 28.2.2013 against M/s. Pragati Social Infrastructure & Development Ltd. under section 241 (Application to Tribunal for relief in cases of oppression, etc.) of Companies Act, 2013, further the company has not provided unaudited / audited accounts for the year 2021-2022 or any of the previous years and the same are also not available at MCA site.

For and on behalf of the Board

**Harish K. Sharma**  
Company Secretary  
ACS 6557

**D Guhan**  
Director Finance & Chief  
Financial Officer  
DIN 06757569

**M. Nagaraj**  
Director Corporate Planning  
DIN 05184848

**Kamran Rizvi**  
Chairman & Managing  
Director  
DIN 01653503

As per our separate report of even date attached  
For A P R A & Associates LLP  
Chartered Accountants  
(FRN- 011078N/N500064)

Place of signature: New Delhi  
Date : 27<sup>th</sup> May, 2022

**Arun Kumar Gupta**  
Partner ( M. No.- 089657)

## YEARWISE DETAILS OF HUDCO'S OPERATIONS

YEAR	NO.OF SCHEMES	GROSS LOAN SANCTIONED	AMOUNT RELEASED	DWELLING UNITS	PLOTS
		(.....Amt.in crore.....)			
1971-72	19	34.86	5.51	22095	10883
1972-73	46	36.06	7.44	21269	3297
1973-74	53	30.63	13.15	19017	4390
1974-75	67	37.52	22.63	25165	1450
1975-76	163	54.47	35.84	36345	798
1976-77	242	72.70	40.08	53714	16738
1977-78	179	88.05	48.78	140141	5539
1978-79	227	107.98	65.86	99463	9475
1979-80	227	139.20	77.04	202841	6317
1980-81	346	161.68	89.97	268363	6107
1981-82	392	193.62	105.24	276948	14342
1982-83	516	221.33	131.78	284879	11890
1983-84	617	283.93	149.11	316349	7344
1984-85	677	352.88	199.82	318837	16601
1985-86	697	387.42	222.51	339832	15210
1986-87	581	392.02	270.15	306716	9182
1987-88	650	496.73	324.60	300938	18285
1988-89	755	651.28	438.05	380547	82701
1989-90	844	906.84	541.60	665485	32870
1990-91	1164	1385.89	735.00	832803	20211
1991-92	956	1348.09	834.00	669905	29844
1992-93	831	1110.42	858.91	399179	20821
1993-94	971	1368.45	1003.58	416274	24111
1994-95	1094	1763.24	1121.50	372803	12945
1995-96	912	1966.91	1241.80	393692	18258
1996-97	973	2470.59	1575.90	423248	43623
1997-98	795	3061.86	2263.20	553156	22457
1998-99	1146	6666.67	3200.71	1860357	23669
1999-20	659	8899.89	4372.74	1635844	22117
2000-01	360	7912.73	4829.32	3097651	8871
2001-02	341	8140.53	4661.78	736519	12477
2002-03	316	15627.21	8179.68	873047	35471
2003-04	364	13415.31	6136.27	969883	5842

YEAR	NO.OF SCHEMES	GROSS LOAN SANCTIONED	AMOUNT RELEASED	DWELLING UNITS	PLOTS
		(.....Amt.in crore.....)			
2004-05	317	13861.62	5920.88	1119742	15758
2005-06	224	10099.19	3766.52	192197	2181
2006-07	287	12162.55	3452.41	140970	5573
2007-08	306	13500.61	3754.02	98868	4185
2008-09	192	14754.30	4020.07	114009	1477
2009-10	147	16623.76	3098.07	297907	1191
2010-11	134	19761.68	5104.28	295732	2643
2011-12	130	20511.40	6905.74	422524	181853
2012-13	140	23974.06	6079.10	439286	57247
2013-14	134	17490.94	7437.50	1434102	243
2014-15	162	21095.54	8101.29	484128	128
2015-16	202	30774.44	8249.96	457879	701
2016-17	178	31861.97	9145.00	271498	0
2017-18	116	386848.03	16564.83	1548602	0
2018-19	77	34451.54	31008.59	2068151	0
2019-20	50	19942.03	10121.83	307277	0
2020-21	43	9201.78	8323.37	12488	10
2021-22	44	20663.19	8886.53	88523	1

## CUMULATIVE STATEWISE PERFORMANCE AS ON 31-MAR-2022

State/ UT's	Proj.	Proj.	Cities	Borr	Proj. Cost	Loan Sanc	Loan Rel.	Dwelling Units		Plots	Sanitation	No of
	Sanc.	Cmpl.	Covrd	Covrd	(-----Amt. In Crore-----)			Upgd	New		Units	Oth. Unts
ANDHRA PRADESH	1352	1332	132	90	48850.09	19485.72	18387.17	98426	2393320	3343	1359064	2066
ARUNACHAL PRADESH	10	8	5	7	40.25	26.38	11.39	0	1822	0	75	78
ASSAM	188	186	43	82	1067.84	582.88	897.51	15536	40713	1801	83578	532
BIHAR	207	199	31	86	18428.77	6047.51	1752.95	23032	80162	5740	4293	3716
CHHATTISGARH	265	261	36	59	26025.44	1954.44	1869.33	314	88247	18572	59929	10563
DELHI	77	70	6	45	62188.64	21634.83	21442.73	0	1694920	0	0	6
GOA	38	35	12	10	564.28	311.75	285.14	5983	1410	1526	45500	167
GUJARAT	1253	1241	125	147	78551.48	7559.39	6861.93	55868	538349	8196	6169	5280
HARYANA	384	349	73	38	7374	3499.69	2589.69	17437	107428	4987	173042	154
HIMACHAL PRADESH	185	175	31	24	2371.96	1223.33	1200.22	948	73647	2022	0	0
JAMMU & KASHMIR	117	87	23	20	5757.58	932.56	546.33	11123	12828	11330	17203	1454
JHARKHAND	131	34	16	52	10261.91	3892.24	3441.49	10346	360721	2000	869	2362
KARNATAKA	1432	1338	149	175	43357.37	14963.58	13826.36	287596	2685645	38872	188780	3415
KERALA	1111	1096	71	99	22573.25	14034.4	8314.4	99286	1327254	651	40640	469
MADHYA PRADESH	1317	1270	147	391	20949.54	9605.36	8415.62	9436	189971	141286	412915	9031
MAHARASHTRA	1233	1157	116	128	119085.59	18906.06	9883.52	52566	450546	18355	264855	2161
MANIPUR	45	34	3	8	2078.1	1325.07	449.4	385	14779	0	12300	113
MEGHALAYA	36	34	5	13	1583.86	881.99	364.04	291	15104	1	4689	4
MIZORAM	40	40	7	8	237.77	148.26	148.26	5150	7890	148	0	1
NAGALAND	534	439	27	70	1920.27	1416.84	1415.97	78	22401	333	49	960
ORISSA	453	449	87	85	3801.88	1566.59	1576.35	15283	261651	7147	76412	1584
PUNJAB	541	523	112	44	8630.37	4610.25	3285.37	14864	103170	7169	222233	72
RAJASTHAN	1223	906	147	253	39017.63	18159.89	16091.86	0	960636	70493	417392	1190
SIKKIM	42	39	10	3	4251.63	1188.91	1139.5	3854	12050	0	0	1
TAMIL NADU	2260	2250	213	101	44055.56	16747.38	15142.09	324776	1195510	161749	169767	4471
TELANGANA	865	846	101	76	46863.67	25944.17	23889.76	45817	930754	2344	1017869	587
TRIPURA	38	35	8	18	746.26	171.54	152.78	1909	5661	1	18788	129
UTTAR PRADESH	1307	1266	80	93	82766.97	22312.15	19679.88	31991	1297142	65877	1587378	5199
UTTARAKHAND	116	103	23	33	2499.61	893.07	777.79	3506	54668	560	35527	59
WEST BENGAL	335	331	62	100	8589.31	3345.58	3417.01	3020900	194188	5346	446951	1355
A & N ISLANDS	17	17	1	3	26.06	13.29	10.91	500	534	0	0	5
CHANDIGARH	76	76	1	4	1718.36	118.21	171.16	0	28036	8045	10	484
DADRA NAGAR HAVELI	2	2	1	2	0.35	0.25	0	45	42	0	0	0
PUDUCHERRY	96	53	11	7	2271.88	1102.80	965.88	0	8455	0	40	51
TOTAL SANCTIONS	17326	16281	1915	2374	718507.53	224606.36	188403.79	4157246	15159654	587894	6666317	57719

### INCLUDING HUDCO NIWAS :->

LOAN AMOUNT : ₹ 231464.71 (in cr.)  
 RELEASE AMOUNT : ₹ 193573.71 (in cr.)  
 DWELLING UNITS : 19703435

## CATEGORY WISE HOUSING DETAILS AS ON 31-MARCH-2022

CATEGORY	CUMULATIVE		CURRENT YEAR	
	Loan Sancd. (in cr.)	Dwell Units (in cr.)	Loan Sancd. (in cr.)	Dwell Units (in cr.)
EWS (R)	23306.81	11208496	1448.34	69217
EWS (U)	36599.26	5737992	155.96	13379
LIG (U)	2864.88	1321614	55.70	5680
LIG (R)	3548.49	127720	0.00	0
MIG	4842.77	586124	51.00	180
HIG	7828.05	334954	0.00	10
A - TOTAL	78990.26	19316900	1711.00	88466
B - HUDCO NIWAS	6858.35	386535	12.59	57
<b>TOTAL (A+B)</b>	<b>85848.61</b>	<b>19703435</b>	<b>1723.59</b>	<b>88523</b>

## SECTORWISE URBAN INFRASTRUCTURE PROJECTS SANCTIONED

Category	CUMULATIVE			CURRENT YEAR		
	No. of Projects	Project Cost (in cr.)	Loan Sancd. (in cr.)	No. of Projects	Project Cost (in cr.)	Loan Sancd. (in cr.)
<b>Housing Related Infra(Full)</b>						
Water Supply	554	106326.58	35515.75	3	16528.60	5608.39
Sewerage	73	5861.20	2697.39	0	0.00	0.00
Drainage	26	4009.45	2420.75	0	0.00	0.00
Solid Waste MGT	21	634.55	265.22	0	0.00	0.00
Basic Sanit (UI)	2	133.27	74.22	0	0.00	0.00
UI Smart City	2	4419.88	1600	1	2960.60	600.00
<b>Total</b>	<b>678</b>	<b>121384.93</b>	<b>42573.33</b>	<b>4</b>	<b>19489.20</b>	<b>6208.39</b>
<b>Hsg Related Inf(Partial)#</b>						
Area Development.	114	2547.92	1607.99	0	0.00	0.00
Social Infrastructure	602	19784.74	12940.07	19	6416.34	4630.94
Roads & Bridges	472	136269.62	36751.77	3	8024.41	5870.00
<b>Total</b>	<b>1188</b>	<b>158602.28</b>	<b>51299.83</b>	<b>22</b>	<b>14440.75</b>	<b>10500.94</b>
<b>Other Infrastructure</b>						
Transport Nagar	65	21230.61	5283.12	0	0.00	0.00
Airport	9	2853.14	1647.23	0	0.00	0.00
Port Trust	10	5815.25	814.45	0	0.00	0.00
Railways	6	18185.30	5579.82	0	0.00	0.00
Commercial	221	9810.51	3331.56	4	290.29	186.86
SPL.Eco. Zone	3	2762.73	613.35	0	0.00	0.00
Indus. Infra.	25	96004.48	4340.5	0	0.00	0.00
IT Parks	22	2026.26	649.36	0	0.00	0.00
Power	93	106164.72	22982.59	2	4497.58	2007.63
Operational	5	13.54	13.28	0	0.00	0.00
Miscellaneous	41	1043.04	423.10	0	0.00	0.00
<b>Total</b>	<b>500</b>	<b>265909.58</b>	<b>45678.36</b>	<b>6</b>	<b>4787.87</b>	<b>2194.49</b>
<b>UI Total</b>	<b>2366</b>	<b>545896.78</b>	<b>139551.52</b>	<b>32</b>	<b>38717.82</b>	<b>18903.82</b>
Other-Housing **	14960		6064.58	12		35.78
<b>Grand Total</b>	<b>17326</b>		<b>231464.71</b>	<b>44</b>		<b>20663.19</b>

\*\* OTHERS : Includes Land Aquisition, ILCS, Bldg. Material, Commercial and Basic Sanitation.

# Partial : Includes Highways, Land acquisition for projects such as power, exclusive industrial development, SEZs.

# Full : Includes all the Schemes under eligible Components of Housing related Infrastructure.

## SENIOR EXECUTIVES



**Shri Ajay Mishra**  
Chief Vigilance Officer



**Shri Harish Kumar Sharma**  
Company Secretary



**Shri S P Tripathi**  
ED (IT/ISO/APA)



**Shri HT Suresh**  
ED (SP/R/HRMA)



**Dr. Alok Joshi**  
ED (O)



**Shri VK Joshi**  
ED (C&C/CSR)-I/c



**Shri D.S. Sudhakar**  
EDF(LA DMDR)-I/c  
(w.e.f. 17.12.2021)



**Smt. Reva Sethi**  
EDF (GA)-I/c



**Shri J P Nahar**  
ED (Law/LO/CA)-I/c & CPIO



**Ms. Upinder Kaur**  
GM (PR/OL)



**Shri LVS Babu**  
GMF(Operations)



**Smt. Anju Thakur**  
GMF (Internal Audit)



**Smt. D Shefali Sudhakar**  
GMF(RM)



**Shri NS Ganesh**  
GM(F)/CRO



**Smt. Sukanya Ghosh**  
GM (P)-I/c/HSMI



## HUDCO OFFICES

### Housing and urban Development Corporation Limited

Hudco Bhawan, Core 7-A, India Habitat Centre, Lodhi Road, New Delhi - 110 003  
Tel.: 24649610-23, 24627113-15  
After office hours: (011) 24648193-95  
Voice Mail Service: (011) 24648160, 63, 64  
Fax: (011) 24625308  
Website: www.hudco.org

### Training & Research Wing Human Settlement Management Institute

HUDCO House, Lodhi Road, New Delhi - 110 003.  
Tel.: (011) 24308600-01, 24367834  
Fax: (011) 24365292  
Email: hsmi@hudco.org

### HSMI Hostel

212, Asiad Village, Khel Gaon Marg, New Delhi-110 049  
Tel.: (011) 41408297, 41608297, 41708297, 41808297  
Fax: (011) 26493726

## REGIONAL OFFICES

### AHMEDABAD

HUDCO Bhawan, 2<sup>nd</sup> Floor  
Ishwar Bhuvan Road, Navrangpura  
Ahmedabad- 380 009  
Tel: 079-26582787, 26583488  
Fax: 079-26580804  
Email: aro@hudco.org

### BENGALURU

Manipal Centre, North Block, 7<sup>th</sup> Floor, Unit 703 & 704, No.47, Manipal Centre, Dickenson Road Bengaluru- 560 042  
Tel: 080-25550811  
080-25587010  
Email: bro@hudco.org

### BHOPAL

3<sup>rd</sup> Block, Ground Floor  
Paryavas Bhawan, Old Jail Road, Bhopal - 462 011  
Tel: 0755-2763542, 2763628, 4271944  
Email: bhro@hudco.org

### BHUBANESWAR

3<sup>rd</sup> Floor, Deendayal Bhawan, Ashok Nagar, Janpath Bhubaneswar - 751 009 (Odisha)  
Tel: 0674-2536287, 2531749  
Fax: 0674-2534906  
Email: bbro@hudco.org

### CHANDIGARH

Plot No. 2, 1<sup>st</sup> Floor, Sanchar Sadan, Sector 34-A, Chandigarh -160 022  
Tel.: 0172-2648956  
Fax 0172-2648955  
Email : chro@hudco.org  
hudco\_chd@yahoo.com

### CHENNAI

V<sup>th</sup> Floor, Thalamuthu Natarajan Building No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008  
Tel: 044-28412711, 28413283, 28413285  
Email: cro@hudco.org

### DEHRADUN

74/1, GMVN Building  
2<sup>nd</sup> Floor, Rajpur Road  
Dehradun - 248 001 (Uttarakhand)  
Tel: 0135-2972978, 2740182  
Email: dro@hudco.org

### DELHI (NCR)

HUDCO House, 5<sup>th</sup> Floor, Lodhi Road, New Delhi - 110 003  
Tel: 011-24308650, 24308651  
Fax: 011-24308667  
Email: roncr@hudco.org

### DIMAPUR

House No. 221, United Colony Near Govt. Higher Secondary School Gate, Half Nagarjan Dimapur-797 112 (Nagaland)  
Tel: 03862-2224323  
Fax: 03862-224365  
Email : dimapurro@hudco.org

### GUWAHATI

Housefed office Complex, Office Building  
2<sup>nd</sup> Floor, Rukminigaon, G.S. Road, Distt. Kamrup (Metro)  
Guwahati-781 022  
Tel: 0361-2339148, 2339018  
Email: gro@hudco.org

### HYDERABAD

5-10-193, 1<sup>st</sup> Floor HACA Bhavan, Opposite Assembly, Saifabad, Hyderabad -500 004  
Tel: 040-23210804, 23232572, 23235763 23231297(RC)  
Email: hro@hudco.org

### JAIPUR

Behind Rajasthan Housing Board Office, Vidhyut Marg, Jyoti Nagar, Jaipur - 302 005  
Tel: 0141-2740863  
Email: jro@hudco.org, : rc-jro@hudco.org

### JAMMU

HUDCO Bhawan, OB-08, Rail Head Complex, Jammu-180 012  
Tel: 0191-2474355, 2774356  
Email : jmro@hudco.org

### KOLKATA

HUDCO Bhawan, Plot No.11, DJ Block, Sector - II, Karunamoyee, Salt Lake City Kolkata-700 091  
Tel: 033-23580780, 23586141, 23587734  
Email: kro@hudco.org

### LUCKNOW

B-1, North East Block, 2<sup>nd</sup> Floor, PICUP Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226 010  
Tel: 0522-2720834, 2720804  
Fax: 0522-2720841  
Email: lro@hudco.org

## REGIONAL OFFICES

### MUMBAI

Shreyas Chambers, 2<sup>nd</sup> Floor,  
175, Dr. D N Road,  
Fort, Mumbai - 400 001  
Tel: 022-22690080, 22690081  
Email: hudcomro@hudco.org

### PATNA

Block-B2, 2<sup>nd</sup> Floor, Mauryalok Complex,  
Dak Bunglow Road, Patna - 800 001  
Tel: 0612-2234994, 2204432  
Email: pro@hudco.org

### RAIPUR

1-B, Surya Apartment, Near Netaji Chowk  
Katora Talab, Raipur - 492 001  
Tel: 0771-4001908, 2425517, 2427796  
Telefax : 0771-2425517  
Email: raipurro@hudco.org

### RANCHI

MAPLE Plaza, Block E & F,  
6<sup>th</sup> Floor, Opposite Ashok Nagar,  
Gate No.2, Kadru-Argora Road,  
Ranchi-834 002  
Tel: 0651-2240523, 2241526, 2241238  
Fax: 0651-2241236  
Email: ranchi@hudco.org

### THIRUVANANTHAPURAM

3<sup>rd</sup> Floor, "SAPHALYAM", Complex  
Palayam University, P.O.,  
Thiruvananthapuram-695 034  
Tel: 0471-2339742, 2339743, 2339744,  
2339746, 2339747  
Fax: 0471-2329006  
Email: tro@hudco.org

### VIJAYAWADA

36-14-1, II Floor,  
Veeramachaneni Complex,  
Jammichettu Centre, Mogalrajpuram  
Vijayawada – 520 010  
Tel: 0866-2493306, 2493307  
Fax: 0866-2493308  
Email: vro@hudco.org

## DEVELOPMENT OFFICES

### Agartala

3/1, Officers Quarters Lane,  
Krishna Nagar,  
Agartala-799 001(Tripura)  
Mobile No :- 9436139832

### Aizwal

Lalnghinglova Building, 2<sup>nd</sup> Floor,  
Chaltlang Road, H.No.C-15, Chanmari,  
Aizwal-706 007, Mizoram  
Email:doaizhudco@gmail.com

### Gangtok

2<sup>nd</sup> Floor, Gangtok Municipal Corporation,  
Deorali,  
Gangtok-737 102.  
Email:hudcosdo@gmail.com

### Goa

EDC House, B-Block  
Dr. Dada Vaidya Road,  
Panaji,  
Goa-403 001  
Telfax: 0832-2420790  
Email: hudco.gdo@gmail.com

### Imphal

PDA Office Building, North AOC  
Imphal-795 001 (Manipur)  
Mobile No – 7005080926, 9436022712  
Email:hudcoimphal@yahoo.com

### Itanagar

Second Floor, Tadar Trade Centre  
Bank, Tin-ali, Itanagar -791 111 (Arunachal  
Pradesh)  
Mobile No- 9435118043, 9101195957

### Kokrajhar

Near IOC Petrol Pump,  
B.B. Road, Sudempuri,  
P.O. Kokrajhar, Distt.  
Pincode- 783 370  
Mobile No- 6901267754

### Puducherry

No.11,12,13, LIC Building,  
Ground Floor, Kamaraj Salai,  
New Saram, Puducherry  
Pincode - 605 013  
Phone No- 0413-2962214, 2244216  
Email: pdo@hudco.org

### Port Blair

Post Bag No.5,  
Aberdeen Bazaar,  
Port Blair-744 101  
Phone No:- 03192231544  
Fax No :- 03192231544  
Email: pbdo@hudco.org

### Shillong

Nangkyrshai (Behind Bata Shoes)  
Laitumkhrah, Shillong – 793 003  
Meghalaya  
Mobile Number- 6901267752

### Shimla

No. 4, Shakuntala Niwas  
Chhota Shimla,  
Opp. Himachal Pradesh Secretariat,  
Shimla - 171 002 (Himachal Pradesh)  
Telfax: 0177-2628449  
Email : balvinderkumar@hudco.org.in

## DETAILS OF STATUTORY AUDITOR AND BANKERS

### Statutory Auditors

M/s APRA & Associates LLP, Chartered Accountants  
379, Aggarwal Millennium Tower-II  
Netaji Subhash Place,  
Pitampura, New Delhi- 110034

### BANKERS NAME AS ON 31.03.2022

#### Sl.No. List of Banks & Address

<p>1. <b>Axis Bank</b> Statesman House, Barakhamba Road, New Delhi – 110001</p> <p>2. <b>Canara Bank</b> 74, Janpath, New Delhi – 110001</p> <p>3. <b>Union Bank of India (earlier Corporation Bank)</b> M-3&amp;4, Shopping Centre, Greater Kailash-II, New Delhi – 110048</p> <p>4. <b>ICICI Bank</b> 9A, Phelps Building, Inner Circle, Connaught Place, New Delhi – 110001</p> <p>5. <b>IDBI Bank</b> 1/6 Siri Fort , Institutional Area, Khel Gaon Marg, New Delhi – 110049</p> <p>6. <b>Punjab National Bank</b> ELCB, Harsha Bhawan, New Delhi – 110001</p> <p>7. <b>Reserve Bank of India</b> 6, Sansad Marg, Parliamentary Street, New Delhi – 110001</p>	<p>8. <b>State Bank of India (Former SBH)</b> India Habitat Centre, Lodi Road, New Delhi – 110003</p> <p>9. <b>Union Bank of India</b> Moti Bagh Branch, New Delhi – 110066</p> <p>10. <b>Bank of Baroda (Formely Vijaya Bank)</b> D-65, Hauz Khas, New Delhi – 110016</p> <p>11. <b>Indusind Bank</b> Hyatt Regency Delhi, Bhikajji Cama Place, Ring Road, New Delhi – 110066</p> <p>12. <b>Kotak Mahindra Bank</b> G- F 3A-3J Ground Floor, Ambadeep, 14 Kasturba Gandhi Marg, New Delhi – 110001</p> <p>13. <b>State Bank of India</b> CAG Branch 4<sup>th</sup> &amp; 5<sup>th</sup> Floor, Red Fort Capital Parasvnath Tower, Bhai Veer Singh Marg, Gole Market, New Delhi – 110001</p> <p>14. <b>HDFC Bank</b> 209-214, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi – 110001</p>
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Ganga Driveway Project - 'J.P. Ganga Path' Patna, Bihar



**Housing and Urban Development Corporation Limited**  
(A Government of India Enterprise)

HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110 003

Tel.: 011-24649610-23, 24648420, Fax: 011-24625308

Website: [www.hudco.org.in](http://www.hudco.org.in), Email: [cswhudco@hudco.org](mailto:cswhudco@hudco.org)

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