

UMMEED HOUSING FINANCE PRIVATE LIMITED

Regd. Off.: 318, DLF Magnolias, Sector-42, Golf Course Road, Gurugram – 122002, Haryana
Corp. Off.: Unit No.809-815, 8th Floor, Tower-A, Emaar Digital Greens, Golf Course Extn. Road, Sector 61, Gurugram-122102
CIN: U65922HR2016PTC057984

February 11, 2022

To,
The General Manager
Department of Corporate Services,
BSE Limited,
1st Floor, P.J. Towers, Dalal Street, Mumbai – 400 001.
Email ID: corp.relations@bseindia.com.

Sub: Submission of outcome of the Board Meeting held on February 11, 2022

Ref: Scrip Codes- “959634”, & “959677”

Dear Sir/Madam,

The above referred Non-convertible Debentures ("NCDs") issued by the Company on private placement basis are listed on debt segment of BSE Limited.

In compliance with Regulation 51 and Regulation 52 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**SEBI LODR Regulations**”), if any, we hereby:

- inform you that the Board of Directors in their meeting held on February 11, 2022, have approved the unaudited financial results for the quarter and nine months ended December 31, 2021, and the same is enclosed herewith along with Limited Review Report given by the Statutory Auditors thereon; and
- enclose the information as required under Regulation 52(4) of the SEBI LODR Regulations.

Pursuant to Regulation 52(7) of SEBI LODR Regulations, we state that the proceeds from the issuance of NCDs have been utilised for the purpose as mentioned in the disclosure document and other transaction documents. We state further with regard to Regulation 52(7A), that there were no deviations in use of proceeds of issue of NCDs from the objects stated in respective offer documents.

As required under Regulation 54 of the SEBI LODR Regulations, we inform you that the Debentures are secured by way of exclusive hypothecation of specified receivables to the extent of at least 100% of outstanding secured NCDs or such per cent. of asset cover as per the terms of offer document/ information memorandum and/or debenture trust deed as may be applicable, sufficient to discharge the principal amount at all times for NCDs issued by the Company.

Please note that the board meeting was commenced at 05:30 PM and concluded at 06:45 PM.

Request you to take the same on record.

Thanking you,

For **Ummeed Housing Finance Private Limited**

NITIN
KUMAR
AGRAHARI
Digitally signed by
NITIN KUMAR
AGRAHARI
Date: 2022.02.11
18:47:40 +05'30'

Nitin Agrahari
Company Secretary
ACS 36376

CC:

Catalyst Trusteeship Limited

Windsor, 6th Floor, Office No. 604,
C.S.T. Road, Kalina, Santacruz (East), Mumbai -400098.
Email ID: ComplianceCTL-Mumbai@ctltrustee.com.



Agiwal & Associates

CHARTERED ACCOUNTANTS

D-6/9, Upper Ground Floor, Rana Pratap Bagh, Delhi-110007 (INDIA)

Phone : 011-41011281, 43512990 E-mail : caagiwal68@gmail.com, office@agiwalassociates.in

Independent Auditor's Review Report on the Quarterly and Year to date Unaudited Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to

The Board of Directors

Ummeed Housing Finance Private Limited

1. We have reviewed the accompanying statement of unaudited financial results of Ummeed Housing Finance Private Limited (the "Company") for the quarter year ended December 31, 2021 and year to date from April 1, 2021 to December 31, 2021 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 - "Interim Financial Reporting" ("Ind AS 34") prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with regulation 52 of the Listing Regulations. The statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Ind AS 34 specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note 2 of the financial results, which describes the continuing impact of the COVID19 pandemic on the Company's operations and its financial metrics, particularly the Company's estimates of impairment of loan to customers, which continues to be dependent on uncertain future developments

Our conclusion is not modified in respect of this matter.

6. The figures for the corresponding period ended from April 1, 2021 to December 31, 2021, as reported in these unaudited financial results have been approved by the Company's Board of Directors, but have not been subjected to a review.
7. The Company does not have corresponding quarterly financial results for the quarter December 31, 2020, hence column on corresponding figures for such quarter is not disclosed in the accompanying financial results.
8. The comparative Ind As financial information of the Company for the preceding quarter ended September 30, 2021, included in these Ind As financial results, were reviewed by the predecessor auditor and the Ind As financial statements of the Company for the year ended March 31, 2021, were audited by predecessor auditor who expressed an unmodified conclusion and unmodified opinion on those financial information on November 12, 2021 and May 26, 2021 respectively.

For Agiwal & Associates

Chartered Accountants

ICAI Firm Registration Number: 000181N

PRAKASH
CHAND AGIwal
Digitally
signed by
PRAKASH
CHAND
AGIwal



CA P. C. Agiwal

Partner

Membership No.: 080475

UDIN: 22080475ABJBTH6669

Delhi

February 11, 2022

Ummeed Housing Finance Private Limited

CIN: U65922HR2016PTC057984

Registered Office: 318, DLF Magnolias, Sector-42, Golf Course Road, Gurugram – 122002, Haryana

Corporate Office: Unit 809-815, 8th Floor, Tower A, Emaar Digital Greens, Golf Course Extn. Road, Sector 61, Gurugram, Haryana, 122002

Financial Results for the quarter and nine months ended on December 31, 2021

(All Amount in Rs. lakhs, unless stated otherwise)

Particulars	Three months period ended		Nine months period ended		Year ended
	December 31, 2021	September 30, 2021	December 31, 2021	December 31, 2020	March 31, 2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue from operations					
Interest income	2,447.72	2,162.20	6,809.72	5,820.24	7,906.18
Fees and commission income	151.50	115.79	322.73	205.02	329.35
Net gain on fair value changes	76.77	89.43	235.14	434.22	420.33
Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-	401.06
Total revenue from operations	2,675.99	2,367.42	7,367.59	6,459.49	9,056.92
Other income	39.87	2.13	43.13	11.48	39.88
Total income	2,715.86	2,369.55	7,410.72	6,470.97	9,096.80
Expenses					
Finance costs	914.88	918.36	2,770.72	2,909.71	3,898.40
Impairment on financial instruments	(60.28)	95.95	56.85	72.96	224.06
Employee benefits expenses	972.61	893.54	2,580.53	1,863.48	2,536.25
Depreciation, amortization and impairment	72.27	65.87	198.75	177.90	237.15
Other expenses	265.65	204.37	650.39	518.76	743.91
Total expenses	2,165.13	2,178.09	6,257.24	5,542.81	7,639.77
Profit before tax	550.73	191.46	1,153.48	928.15	1,457.03
Tax expense:					
Current tax					
Pertaining to profit for the current period/year	135.08	77.02	343.08	222.87	350.07
Adjustment of tax relating to earlier periods	(89.40)	-	(89.40)	-	0.76
Deferred tax	98.35	(58.98)	20.47	(34.11)	(24.78)
Total tax expense	144.03	18.04	274.15	188.76	326.05
Profit for the period/year	406.70	173.42	879.33	739.40	1,130.98
Other comprehensive income					
(A) (i) Items that will not be reclassified to profit or loss					
(a) Remeasurement gain of defined benefit plan	6.69	(7.95)	(1.26)	-	0.32
(ii) Income tax impact on above	(1.68)	2.00	0.32	-	(0.08)
(B) (i) Items that will be reclassified					
(a) Derivative instruments in Cash flow hedge	17.08	(16.39)	16.86	(0.35)	(19.67)
(ii) Income tax impact on above	(4.29)	4.15	(4.24)	0.09	4.95
Other comprehensive income (net of tax) (A+B)	17.80	(18.19)	11.68	(0.26)	(14.48)
Total comprehensive income for the period/year	424.50	155.23	891.01	739.13	1,116.50
Earnings per equity share (per share value of Rs 10. each)					
Basic* (Rs.)	0.81	0.40	1.93	1.72	2.62
Diluted* (Rs.)	0.75	0.38	1.87	1.68	2.56

*EPS and DPS for Quarter ended December 21, September 21 and Nine Months ended December 21, December 20 are not annualised

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

ASHUTOSH SHARMA
Digitally signed by
ASHUTOSH SHARMA
Date: 2022.02.11
18:08:19 +05'30'

Ashutosh Sharma
Managing Director
DIN: 02582205

Date: February 11, 2022
Place: Gurugram

Ummeed Housing Finance Private Limited

CIN: U65922HR2016PTC057984

Registered Office: 318, DLF Magnolias, Sector-42, Golf Course Road, Gurugram – 122002, Haryana

Corporate Office: Unit 809-815, 8th Floor, Tower A, Emaar Digital Greens, Golf Course Extn. Road, Sector 61, Gurugram, Haryana, 122002

Financial Results for the quarter and nine months ended on December 31, 2021

Notes

- 1 The financial results for the quarter and nine months period ended December 31, 2021 have been reviewed by the Audit Committee and upon their recommendation, approved by the Board of Directors at their meetings held on February 11, 2022. Ummeed Housing Finance Private Limited ("the Company") has prepared these financial results in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and disclosure requirements) Regulations, 2015 ("Listing Regulations, 2015") and the accounting standards specified under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended ("Ind AS") and relevant provisions of the Companies Act, 2013, as applicable. The results for the quarter ended period ended December 31, 2021 have been reviewed by the Statutory Auditors of the Company.
- 2 The continuing impact of COVID-19 on the global economy and how governments, businesses and customers respond to is uncertain. This uncertainty is reflected in the Company's assessment of impairment loss allowance on its loans which are subject to a number of management estimates and judgements. For the nine months period ended December 31, 2021, the Company has incorporated estimates, assumptions and judgements specific to the impact of CoVID-19 pandemic in the measurement of impairment loss allowance. The impairment loss allowance on loan portfolio as at December 31, 2021 stood Rs.619.92 lakhs, which is subject to uncertainty on account of factors explained above and as a result, actual loss may differ.
- 3 Disclosures pursuant to RBI Notification-RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated 5 May 2021 Amount (in lakhs except no of accounts)
- | Description | Individual Borrowers | | Small Business |
|--|----------------------|----------------|----------------|
| | Personal Loans | Business Loans | |
| (A) Number of requests received for invoking resolution process under Part A | 30 | 8 | - |
| (B) Number of accounts where resolution plan has been implemented under this window | 30 | 8 | - |
| (C) Exposure to accounts mentioned in (B) before implementation of the plan | 211.73 | 62.84 | - |
| (D) Of (C), aggregate amount of debt that was converted into other securities | - | - | - |
| (E) Additional funding sanctioned, if any, including between invocation of the plan and implementation | - | - | - |
| (F) Increase in provisions on account of the implementation of the resolution plan | 20.78 | 6.22 | - |
- 4 The Company has allotted 48,599 equity shares to eligible employees under Employee stock Option Plan (ESOP) 2017 at a price of Rs. 28.50 per equity share at premium of Rs.18.50 per equity share during quarter ended December, 2021. Company has also allotted 6,961 equity shares to eligible employee under Employee stock Option Plan (ESOP) 2017 at a price of Rs.10 per equity share during the quarter ended December, 2021. During the Quarter ended December 2021, Company granted ESOP's of 20,000 to eligible employee at a price of Rs. 28.5 per option.
- 5 The Secured Listed Non Convertible Debentures are secured by way of exclusive hypothecation of specified receivables to the extent of at least 100% of outstanding amount or such percent of asset cover as per the terms of offer document / Information Memorandum and/or Debenture Trust Deed as may be applicable, sufficient to discharge the principal amount at all times for the Non-Convertible Debentures issued by the Company.
- 6 The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.
- 7 Pursuant to Reserve Bank of India ("RBI") circular dated November 12, 2021, "Prudential norms on Income Recognition, Asset Classification and Provisioning pertaining to Advances - clarifications ", the Company has taken necessary steps and complied with the provisions of the circular for regulatory reporting, as applicable . The financial results for the quarter and nine months ended December 31, 2021, are prepared in accordance with the applicable Ind AS and the RBI Circular dated March 13, 2020 -"Implementation of Indian Accounting Standards"
- 8 The Company have not transferred or acquired to / from other entities, any loans not in default or stressed loans during the quarter ending December, 2021
- 9 The Company operates in a single reportable operating segment of providing loans as per the requirement of Ind AS 108 - Operating Segment.
- 10 Figures of the previous period have been regrouped/reclassified wherever necessary to conform to current period's classification/disclosure.
- 11 Pursuant to the SEBI circular dated October 5, 2021, the Company has elected an option to not to present the figures for the corresponding quarter dated December 31, 2021.
- 12 The figures for nine months ended December 31, 2020 are approved by the Board of Directors and are not subject to limited review by Statutory Auditors of the Company.
- 13 The above financial results are available on the stock exchange website (www.bseindia.com) and the website of the Company (www.ummeedhfc.com).

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

ASHUTOSH SHARMA Digitally signed by
ASHUTOSH SHARMA
Date: 2022.02.11
18:08:53 +05'30'

Ashutosh Sharma
Managing Director
DIN: 02582205

Date: February 11, 2022
Place: Gurugram

Ummeed Housing Finance Private Limited

CIN: U65922HR2016PTC057984

Registered Office: 318, DLF Magnolias, Sector-42, Golf Course Road, Gurugram – 122002, Haryana

Corporate Office: Unit 809-815, 8th Floor, Tower A, Emaar Digital Greens, Golf Course Extn. Road, Sector 61, Gurugram, Haryana, 122002

Financial Results for the quarter and nine months ended on December 31, 2021

Disclosure pursuant to Regulation 52(4) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015:

Particulars	For the period ended December 31, 2021
(a) debt-equity ratio	0.70
(b) debt service coverage ratio	NA
(c) interest service coverage ratio	NA
(d) outstanding redeemable preference shares (quantity and value)	NA
(e) capital redemption reserve/debenture redemption reserve	NIL
(f) net worth (in Rs. lakh)	44214.29
(g) net profit after tax (in Rs. lakh)	879.33
(h) earning per share	Basic - Rs. 1.93 per share Diluted - Rs. 1.87 per share
(i) current ratio	NA
(j) long term debt to working capital	NA
(k) bad debts to account receivable ratio	NA
(l) current liability ratio	NA
(m) total debts to total assets	0.37
(n) debtors turnover	NA
(o) inventory turnover	NA
(p) operating margin (%)	NA
(q) net profit margin (%)	11.87%
(i) Sector Specific equivalent ratios, as applicable	
- Gross NPA (%)	1.09%
- Net NPA (%)	0.70%

Formula for computation of ratios are as follows:

Debt equity ratio is (Debt securities + Borrowings (other than debt securities)/ Networth

Net worth is equal to equity share capital + Instruments entirely equity in nature + other equity

Total debt to total assets (%)= (Debt securities + borrowings (other than debt securities)/ Total assets

Net profit margin (%)= Profit after tax/ Total income

For and on behalf of the Board of Directors of
Ummeed Housing Finance Private LimitedASHUTOSH SHARMA
Digitally signed by
ASHUTOSH SHARMA
Date: 2022.02.11
18:09:12 +05'30'Ashutosh Sharma
Managing Director
DIN: 02582205

Place: Gurugram

Date: February 11, 2022