



APTUS™

Date: 17.05.2017

**BSE Limited**

Listing department, first floor,  
Phiroze Jeejeebhoy Towers, Dalai Streets, Fort Mumbai - 400 001

Sub: Annual Audited Financial Results and submission under Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as on 31<sup>st</sup> March 2017

Ref: Scrip ID's : 10AVHFIL23 & 935AVHFIL23  
Scrip Code : 283931

Dear Sir/ Madam

The Board of Directors of the Company at their meeting held 17<sup>th</sup> May 2017, inter-alia, considered and approved the Annual Audited Financial Results of the Company for the Financial Year ended 31<sup>st</sup> March 2017.

In terms of Regulations of the Securities and Exchange Board of India (Listing Obligations and Disclosure requirements), Regulations, 2015 (LODR), please find enclosed herewith the following;

1. Annual Audited Financial Results along with Annual Audit report and Form A as required under regulation 52(2) and 52(3) of LODR for the financial year 31<sup>st</sup> March 2017 as **Annexure I, II and III** respectively
2. Disclosures in accordance with regulation 52(4) of LODR for the half year ended 31<sup>st</sup> March 2017 as **Annexure IV**
3. Certificate of Axis Trustee Service Limited, debenture trustee as required under regulation 52(5) of LODR as **Annexure V**
4. Statement with respect to material deviation in use of proceeds of issue of Non Convertible Debt Security as required under regulation 52(7) of LODR for the financial year ended 31<sup>st</sup> March 2017 as **Annexure VI**

Please take the above on record and acknowledge the receipt of the same.

Thanking you

**Aptus Value Housing Finance India Limited**

*Payal*

Payal C  
Company Secretary



**Aptus Value Housing Finance India Ltd.**

8B, Doshi Towers, 205, Poonamallee High Road, Kilpauk, Chennai-600 010. Tel: 044-45650000, Fax: 044-4555 4170.

CIN : U65922TN2009PLC073881

[www.apтусindia.com](http://www.apтусindia.com)

<b>Aptus Value Housing Finance India Ltd.</b> CIN: U65922TN2009PLC073881 8B, 8th Floor, Doshi Towers, 205, Poonamallee High Road, Kilpauk, Chennai - 600 010 Tel: +91 44 4565 0000; Fax: +91 44 45554170 <b>Standalone Financial Results for the year ended March 31, 2017</b>					
Particulars		Six months ended March 31, 2017	Six months ended March 31, 2016	Year ended March 31, 2017	Year ended March 31, 2016
		Unaudited	Unaudited	Audited	Audited
		₹ lakhs	₹ lakhs	₹ lakhs	₹ lakhs
1.	Income from Operations (a+b)	6,770.41	4,147.97	12,125.64	7,658.80
	a) Interest Income	6,166.66	3,819.63	11,012.16	7,057.80
	b) Others	603.75	328.34	1,113.48	601.00
2.	Other Income	321.11	71.63	466.51	137.33
3.	Total Income from Operations (1+2)	7,091.52	4,219.60	12,592.15	7,796.13
4.	Interest Expended	1,657.94	1,618.12	3,597.69	2,765.50
5.	Operating Expenses (a+b+c)	1,712.58	1,236.84	3,230.82	2,335.27
	a) Employees benefits expense	1,197.64	836.14	2,228.43	1,580.49
	b) Depreciation and amortisation expense	99.37	52.01	180.02	98.11
	c) Other operating expenses	415.57	348.69	822.37	656.67
6.	Total expenditure (4+5)	3,370.52	2,854.96	6,828.51	5,100.77
7.	Operating Profit before Provisions for Advances (3-6)	3,721.00	1,364.64	5,763.64	2,695.36
8.	Provisions for Advances	82.51	16.28	185.66	77.68
9.	Exceptional items	-	-	-	-
10.	Profit from Ordinary Activities before Tax (7-8-9)	3,638.49	1,348.36	5,577.98	2,617.68
11.	Tax expense (including deferred tax)	1,238.75	427.88	1,887.38	867.16
12.	Net Profit from Ordinary Activities after Tax (10-11)	2,399.74	920.48	3,690.60	1,750.52
13.	Extraordinary Items (net of tax expense)	-	-	-	-
14.	Net Profit for the Period / Year (12-13)	2,399.74	920.48	3,690.60	1,750.52
15.	Paid-up equity share capital (₹ 10/- per share)	7,857.01	6,224.99	7,857.01	6,224.99
16.	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	44,216.14	14,974.22
17.	Analytical Ratios				
	i) Capital Adequacy Ratio	98.07%	74.80%	98.07%	74.80%
	ii) Earnings per Share (EPS)				
	a) Basic (Not annualised)	3.06	1.48	5.18	2.81
	b) Diluted (Not annualised)	3.05	1.48	5.18	2.81
18.	NPA Ratios				
	i) Gross NPA	383.38	221.53	383.38	221.53
	ii) % of Gross NPA	0.45%	0.43%	0.45%	0.43%
	iii) Net NPA	292.39	179.48	292.39	179.48
	iv) % of Net NPA	0.35%	0.35%	0.35%	0.35%
	v) Return on Assets (Not annualised)	2.79%	1.93%	5.49%	4.15%

**Notes:**

- The Standalone Financial Results for the year ended March 31, 2017 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on May 17, 2017. The Statutory Auditors have audited the standalone financial results for the year ended March 31, 2017. The figures for the six months ended March 31, 2017 are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures upto six months ended September 30, 2016 which were subject to Limited Review by the Auditors.
- The listed Non - Convertible Debentures of the Company aggregating to ₹ 6,640.00 lakhs was issued on July 27, 2016 (3,320,000 Nos at ₹ 100 each) and February 8, 2017 (3,320,000 Nos at ₹ 100 each) on Private Placement Basis to International Finance Corporation (IFC) and are secured by exclusive charge on identified standard receivables of the Company and also by a subservient charge over the immovable property of the Company. The total asset cover is above hundred percent of the principal amount of the said debentures.
- Pursuant to resolution of the members passed at the Extra Ordinary General Meeting held on August 31, 2016, 15,911,765 equity shares of ₹ 10/- each at a premium of ₹ 160/- per share, aggregating to ₹ 27,050.00 lakhs have been approved and allotted to Westbridge Cross Over Fund LLC (14,441,176 shares) and India Financial Inclusion Fund (1,470,589 shares).
- Prior period figures have been regrouped wherever necessary to conform to the current period presentation.

On behalf of the Board of Directors



M. Anandan

Chairman &amp; Managing Director

Place : Chennai

Date : May 17, 2017

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## INDEPENDENT AUDITOR'S REPORT

### TO THE BOARD OF DIRECTORS OF APTUS VALUE HOUSING FINANCE INDIA LIMITED

Chartered Accountants  
ASV N Ramana Tower  
52, Venkatnarayana Road  
T. Nagar, Chennai - 600 017  
India

Tel: +91 (044) 6688 5000  
Fax: +91 (044) 6688 5050

1. We have audited the accompanying Statement of Standalone Financial Results of **APTUS VALUE HOUSING FINANCE INDIA LIMITED** ("the Company"), for the year ended 31/03/2017 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been compiled from the related standalone financial statements which has been prepared in accordance with the Accounting Standards prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement based on our audit of such standalone financial statements.
3. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the Statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the Statement.

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

4. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
  - (i) is presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
  - (ii) gives a true and fair view in conformity with the aforesaid Accounting Standards and other accounting principles generally accepted in India of the net profit and other financial information of the Company for the year ended 31/03/2017.



5. The Statement includes the results for the half-year ended 31/03/2017 being the balancing figure between audited figures in respect of the full financial year and the published year to date figures for the half-year ended 30/09/2016 of the current financial year which were subject to limited review by us.

**For Deloitte Haskins & Sells**  
Chartered Accountants  
(Firm's Registration No.: 008072S)







**Ananthi Amarnath**  
Partner  
(Membership No. 209252)

Chennai, May 17, 2017



## Form A (for audit report with unmodified opinion)

Name of the Company	Aptus Value Housing Finance India Limited
Annual Financial statements for the year ended	31 <sup>st</sup> March 2017
Type of Audit observation	Un-modified
Frequency of observation	Not-applicable
To be signed by -	
1. M Anandan Chairman & Managing Director	
2. P Balaji Chief Financial Officer	
3. K M Mohandass Audit Committee Chairman	
4. Ananthi Amarnath Partner Deloitte Haskins & Sells	





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Annexure IV

**Disclosure pursuant to Regulation 52 (4) of the SEBI Listing Obligations and Disclosure**

Particulars	As at March 31, 2017
(a) credit rating	CARE A- [Single A Minus]
(b) asset cover available, in case of non convertible debt securities;	1.10 times of identified standard receivables of the Company
(c) debt-equity ratio;	0.59 : 1.00
(d) previous due date for the payment of interest / repayment of principal of non convertible debt securities and whether the same has been paid or not; and,	Refer Annexure - I
(e) next due date for the payment of interest/principal along with the amount of interest of non-convertible debt securities payable and the redemption amount;	Refer Annexure - II
(f) debt service coverage ratio;	0.54 : 1.00
(g) interest service coverage ratio;	2.55 : 1.00
(h) outstanding redeemable debentures (quantity and value);	<b>Tranche I - ISIN - INE852O07014</b> Quantity - 33,20,000 Value - Rs. 3,320 lakhs <b>Tranche II - ISIN - INE852O07022</b> Quantity - 33,20,000 Value - Rs. 3,320 lakhs
(i) debenture redemption reserve;	Requirement for debenture redemption reserve is not applicable for Housing Finance Companies
(j) net worth;	Rs. 520.73 lakhs
(k) net profit after tax;	Rs. 36.91 lakhs
(l) earnings per share:	Basic - Rs. 5.18 per share Diluted - Rs. 5.18 per share

For Aptus Value Housing Finance  
India Ltd.

P. Balaji  
EVP and Chief Financial Officer



Aptus Value Housing Finance India Ltd.

8B, Doshi Towers, 205, Poonamallee High Road, Kilpauk, Chennai-600 010. Tel: 044-45650000, Fax: 044-4555 4170.

CIN : U65922TN2009PLC073881

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**Annexure - I**

**Details of Interest Payments / Principal Repayments falling due during October 2016 to March 2017**

S No	ISIN	Due Date	Amount (Rs. In lakhs)	Nature	Payment Date
1	INE852O07014	November 15, 2016	101.60	Interest	November 11, 2016

**Annexure - II**

**Details of Interest Payments / Principal Repayments falling due during April 2017 to September 2017**

S No	ISIN	Due Date	Amount (Rs. In lakhs)	Nature	Payment Date
1	INE852O07014	May 15, 2017	164.52	Interest	May 11, 2017
2	INE852O07022	May 15, 2017	81.64	Interest	May 11, 2017





ATSL/CO/2017-18/ 715  
May 17, 2017

To,  
**APTUS VALUE HOUSING FINANCE INDIA LIMITED**  
NO. 8B, DOSHI TOWERS,  
8TH FLOOR, NO-205,  
POONAMALLEE HIGH ROAD,  
KILPAUK CHENNAI - 600010

Kind Attn.: Mr. Balaji

Sub: Letter of Debenture Trustee pursuant to Regulation 52 (5) of the SEBI (Listing Obligations and Disclosure Requirements) 2015

Dear Sir,

We write in our capacity as the Debenture Trustee for the Non-Convertible Debentures (NCDs) issued by Aptus Value Housing Finance India Limited ("Company") and listed on the BSE Limited ("Listed Debt Securities").

Pursuant to Regulation 52(4) read with Regulation 52 (5) of the SEBI (Listing Obligations and Disclosure Requirements) 2015, the Company is required to submit its half yearly/annual financial results to the Stock Exchange, with a letter of the Debenture Trustee (Axis Trustee Services Limited) that the Debenture Trustee has noted the contents furnished by the Company in terms of Regulation 52(4).

In pursuance thereof we hereby confirm that we have received the said information vide your letter dated May 17, 2017 for the half year ended March 31, 2017 along with the relevant/necessary supporting and we have noted the contents in respect of the Listed Debt Securities issued by the Company.

Further please note that we have not independently verified the contents submitted vide your above letter and the aforesaid noting is subject to the following:

1. The Debenture Trustee is relying on the information/status as submitted by the company for the purpose of submission to the Stock Exchange; without reconfirming.
2. Any commitment pertaining to the interest /principal payable on the future due dates are sole commitment on the company's part and Trustee is not liable in any manner if company fails to fulfill / does not fulfill its commitments.

Thanking You,  
Yours Faithfully  
For Axis Trustee Services Limited



Mangalagowri Bhat  
Senior Manager

**AXIS TRUSTEE SERVICES LTD.**

(A wholly owned subsidiary of Axis Bank)

Corporate Identity Number (CIN): U74999MH2008PLC182264

CORPORATE & REGISTERED OFFICE : Axis House, Ground Floor, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025.

TEL : 022-6226 0054 / 6226 0050 Website: www.axistrustee.com





**APTUS™**

*Annex VI*

To,  
**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai-400001

**Sub: Statement with respect to material deviation in use of proceeds of issue of Non-Convertible Debt Security for the half year ended 31<sup>st</sup> March 2017.**

**Ref: Scrip Code: 283931**

Dear Sir/Madam

Pursuant to Regulation 52 (7) of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation, 2015, the Company hereby confirms that there were no deviations in use of proceeds of issue of Non-Convertible Debt Security from the objects stated in respective offer document for the half year ended 31<sup>st</sup> March 2017.

Please take the above on record.

Thanking you,

Yours faithfully

**For Aptus Value Housing Finance India Limited**

*Payal*

**Payal C**  
Company Secretary



**Aptus Value Housing Finance India Ltd.**

8B, Doshi Towers, 205, Poonamallee High Road, Kilpauk, Chennai-600 010. Tel: 044-45650000, Fax: 044-4555 4170.

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