



**INTERNATIONAL HOUSING FINANCE  
CORPORATION LTD.**

04.05.2024

To,  
The Dept. of Corporate Services,  
Bombay Stock Exchange Ltd.  
Floor - 25, PJ Towers,  
Dalal Street,  
Mumbai - 400 001  
Scrip Code: 530781

**Re: INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED**

**SUB: Unaudited Result for the quarter ended 30<sup>th</sup> September, 2022 along  
with Limited Review Report.**

Dear Sir,

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we would like to inform you that the Board of Directors of the Company at its meeting held today at the Registered Office of the Company to consider and take on record the unaudited financial result for the Quarter ended 30<sup>th</sup> September, 2022.

We would like to inform that the Board of Directors of the Company at its Meeting held on 04<sup>th</sup> May, 2024 commenced on 11:00 am and concluded on 5:30 pm, has produced and taken on record by the Board of Directors of the Company:

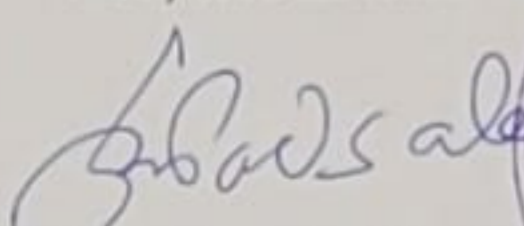
1. Unaudited Financial Result for the Quarter ended 30<sup>th</sup> September, 2022.
2. Limited Review Report for the quarter ended 30<sup>th</sup> September, 2022.

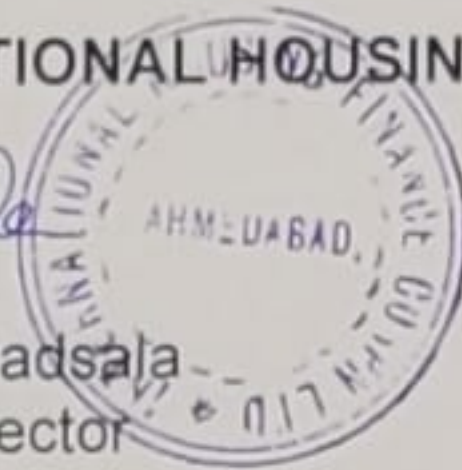
This is for your information and records.

Thanking you,

Yours faithfully,

For, INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED

  
Mr. Sandip B. Padsala  
Whole Time Director  
DIN: 01870595



STATEMENT OF AUDITED FINANCIAL RESULTS STANDALONE FOR THE QUARTER AND YEAR ENDED ON 30th SEPTEMBER, 2022

Scrip Code: 530781

(Rs. In Lacs)

| Sr. No. | Particulars   | Quarter Ended |            |             | Half Year Ended |             | Year Ended  |
|---------|---|---------------|------------|-------------|-----------------|-------------|-------------|
|         |   | 30/09/2022    | 30/09/2021 | 30/06/2022  | 30/09/2022      | 30/09/2021  | 31/03/2022  |
|         |   | UnAudited     | UnAudited  | UnAudited   | UnAudited       |             | Audited     |
| 1       | <b>Income from Operations</b>   |               |            |             |                 |             |             |
|         | (a) Revenue from Operation  |               |            |             |                 |             |             |
|         | (b) Other Income  | -             | -          | -           | -               | -           | -           |
|         | <b>Total Income from Operations (Net)</b>   | -             | -          | -           | -               | -           | -           |
| 2       | <b>Expenses</b>   |               |            |             |                 |             |             |
|         | (a) Cost of Materials consumed  |               |            |             |                 |             |             |
|         | (b) Purchase of stock-in-trade  |               |            |             |                 |             |             |
|         | (c) Changes in inventories of finished goods, work in progress and stock-in-trade |               |            |             |                 |             |             |
|         | (d) Employee benefits expenses  |               |            |             |                 |             |             |
|         | (e) Finance Cost  |               |            |             |                 |             |             |
|         | (f) Depreciations and amortisation expense  |               |            |             |                 |             |             |
|         | (g) Other Expenses  | 0.04          | -          | 0.00        | 0.04            | 0.56        | 1.58        |
|         | <b>Total Expenses</b>   | <b>0.04</b>   | <b>-</b>   | <b>0.00</b> | <b>0.04</b>     | <b>0.56</b> | <b>1.58</b> |
| 3       | <b>Profit / (Loss) before Exceptional and Extraordinary items and taxes( 1-2)</b> | (0.04)        | -          | (0.00)      | (0.04)          | (0.56)      | (1.58)      |
| 4       | Exceptional Items   |               |            |             |                 |             |             |
| 5       | <b>Profit / (Loss) before Extraordinary items and taxes (3±4)</b>                 | (0.04)        | -          | (0.00)      | (0.04)          | (0.56)      | (1.58)      |
| 6       | Extraordinary items   |               |            |             |                 |             |             |
| 7       | <b>Profit / (Loss) before taxes (5±6)</b>   | (0.04)        | -          | (0.00)      | (0.04)          | (0.56)      | (1.58)      |
| 8       | <b>Tax Expenses</b>   |               |            |             |                 |             |             |
|         | (a) Current   | -             | -          | -           | -               | -           | -           |
|         | (b) Deferred  | -             | -          | -           | -               | -           | -           |
| 9       | <b>Net Profit / (Loss) for the period after Taxes (7±8)</b>                       | (0.04)        | -          | (0.00)      | (0.04)          | (0.56)      | (1.58)      |
| 10      | Other Comprehensive Income (After Tax)  |               |            |             |                 |             |             |
| 11      | <b>Total Comprehensive Income (9+10)</b>  | (0.04)        | -          | (0.00)      | (0.04)          | (0.56)      | (1.58)      |
| 12      | Paid-up equity share capital (Face Value of Rs. 10/- each)                        | 1,632.75      | 1,632.75   | 1,632.75    | 1,632.75        | 1,632.75    | 1,632.75    |
| 13      | Earning per Equity Share (of ₹ 10/- Each) (Not Annualized)                        |               |            |             |                 |             |             |
|         | (A) Basic & Diluted   | (0.00)        | -          | (0.00)      | (0.00)          | (0.03)      | (0.09)      |

*Sudhakar*

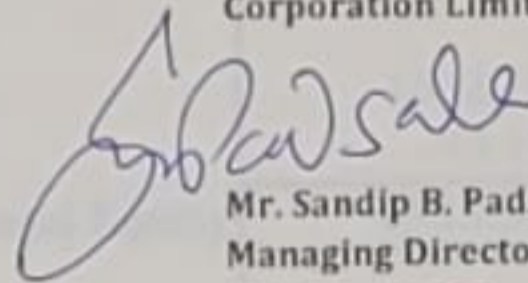


**Notes:**

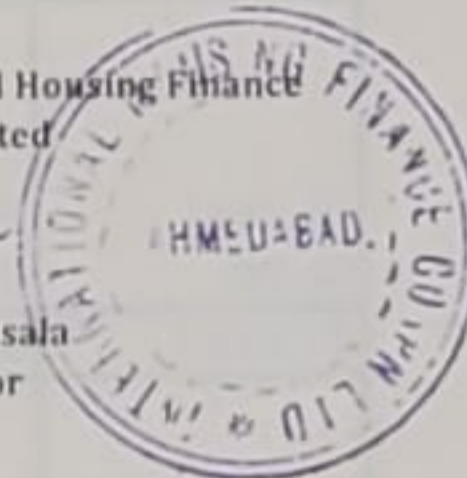
- 1 The above unaudited standalone financial results of IHFC Ltd. have been reviewed by Audit Committee and approved by the Board of Directors at its meeting held on May 04, 2024. The Statutory Auditor have carried out Limited Review of above financial results of the Company.
- 2 Provision for taxation is being estimated at the end of the year.
- 3 As per the requirements of Ind-AS 12, there is no deferred tax liability on the company. On Account of unabsorbed depreciation and carry forward of losses under tax laws, deferred tax assets are not recognized in view of uncertainty that such deferred tax assets can be realised against future taxable profits.
- 4 No Investor complaint was pending at the beginning of the quarter, During the quarter no Complaint received. Investor may send their complaint / grievance through email at: ihfcl@hotmail.com with facts of the case, if any.
- 5 These standalone financial result have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- 6 The outbreak of corona virus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. The Group has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. Due to the lockdown announced by the Government, the Company's operations were suspended/slowed down during the lockdown period. The operations and economic activities have gradually resumed with requisite precautions and expected to return to normalcy in due course of time. The Company has taken into account the possible impact of COVID 19 in preparation of the financial results, including its assessment of its liquidity position and recoverable value of its assets based on internal and external information up to the date of approval of these financial results and current indicators of future economic conditions. The Company will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.
- 7 The figures for the corresponding previous periods have been regrouped / reclassified, wherever considered necessary.

Date: 04.05.2024  
Place: Ahmedabad

For, International Housing Finance Corporation Limited



Mr. Sandip B. Padsala  
Managing Director  
DIN: 01870595



|                                 | 2024 | 2023 |
|---------------------------------|------|------|
| Current Tax Liability           |      |      |
| Deferred Tax Assets             |      |      |
| Deferred Tax Liabilities        |      |      |
| Total Net Current Tax Liability |      |      |
| Current Tax Expense             |      |      |
| Deferred Tax Expense            |      |      |
| Total Current Tax Expense       |      |      |
| Current Tax Expense             |      |      |
| Deferred Tax Expense            |      |      |
| Total Tax Expense               |      |      |

Place: Ahmedabad  
Date: 04.05.2024

For, International Housing Finance Corporation Limited



Mr. Sandip B. Padsala  
Managing Director  
DIN: 01870595



**Independent Auditor's Report on Financial Results of the International Housing Finance Corporation Limited**  
(Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended)

**Review Report to the Board of Directors of International Housing Finance Corporation Limited**

We have reviewed the accompanying statement of Unaudited Financial Results of **International Housing Finance Corporation Limited** (the 'Company') for the quarter ended September 30, 2022 (the 'Statement'), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Regulation'), read with SEBI Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 (the 'Circular'). The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" 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 33 of the Listing Regulations, is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to express a conclusion on the Statement based on our review.

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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data, and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

**Basis of Qualification:**

1. Regarding Closing Stock amounting to Rs. 2.5 Lacs, Company has adopted lower of cost or NRV mechanism to value its closing stock. We were unable to verify the closing stock and no major substantive testing or control procedures could be performed over the Closing Stock. Hence, we are unable to comment on the carried value of closing stock in the Financial Statements. Valuation of Closing Stock is certified by the management and is subject to verification and reconciliation.
2. In respect of Loans and Advances are outstanding and carried forward as are non-moving since earlier years. We were unable to get confirmation / substantive evidence in respect of balances which were carried forward as opening balances. We are unable to comment on the amounts outstanding in the respective heads due to unavailability of any substantive evidence due to non-moving. These balances are subject to reconciliation and confirmation from the respective parties.
3. The management's evaluation of Covid-19 impacts on the operations and financial metrics of the Company as per Note 2 to the financial results.



# AKGVG & ASSOCIATES

CHARTERED ACCOUNTANTS

Based on our review conducted as above, except for the possible effects of our observation in paragraph "Basis for Qualification" above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') 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.

For **AKGVG & ASSOCIATES**

**Chartered Accountants**

ICAI Firm Registration No.: 018598N

**Priyank Shah**

**Partner**

Membership No.: 118627

UDIN: 24118627BKEFUC3133



**Date:** May 04, 2024

**Place:** Ahmedabad.

04.05.2024

To,  
The Dept. of Corporate Services,  
Bombay Stock Exchange Ltd.  
Floor - 25, PJ Towers,  
Dalal Street,  
Mumbai - 400 001  
Scrip Code: 530781

Re: INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED

SUB: Unaudited Result for the quarter ended 31<sup>st</sup> December, 2022 along with Limited Review Report.

Dear Sir,

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we would like to inform you that the Board of Directors of the Company at its meeting held today at the Registered Office of the Company to consider and take on record the unaudited financial result for the Quarter ended 31<sup>st</sup> December, 2022.

We would like to inform that the Board of Directors of the Company at its Meeting held on 04<sup>th</sup> May, 2024 commenced on 11:00 am and concluded on 5:30 pm, has produced and taken on record by the Board of Directors of the Company:

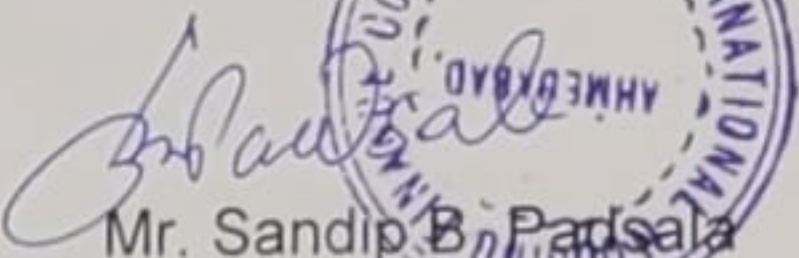
1. Unaudited Financial Result for the Quarter ended 31<sup>st</sup> December, 2022.
2. Limited Review Report for the quarter ended 31<sup>st</sup> December, 2022.

This is for your information and records.

Thanking you,

Yours faithfully,

For, INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED

  
Mr. Sandip B. Padsala  
Whole Time Director  
DIN: 01870595



# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

STATEMENT OF UN AUDITED FINANCIAL RESULTS STANDALONE FOR THE QUARTER AND NINE MONTH ENDED ON 31ST DECEMBER, 2022

Scrip Code: 530781

(Rs. In Lacs, except share data)

| Sr. No.   | Particulars   | Quarter Ended |            |            | Nine Months |            | Year Ended |
|-----------|---|---------------|------------|------------|-------------|------------|------------|
|           |   | 31/12/2022    | 31/12/2021 | 30/09/2022 | 31/12/2022  | 31/12/2021 | 31/03/2022 |
|           |   | UnAudited     |            |            | UnAudited   |            | Audited    |
| <b>1</b>  | <b>Income from Operations</b>   |               |            |            |             |            |            |
|           | (a) Revenue from Operation  |               |            |            |             |            |            |
|           | (b) Other Income  | -             | -          | -          | -           | -          | -          |
|           | <b>Total income from Operations (Net)</b>   | -             | -          | -          | -           | -          | -          |
| <b>2</b>  | <b>Expenses</b>   |               |            |            |             |            |            |
|           | (a) Cost of Materials consumed  |               |            |            |             |            |            |
|           | (b) Purchase of stock-in-trade  |               |            |            |             |            |            |
|           | (c) Changes in inventories of finished goods, work in progress and stock-in-trade |               |            |            |             |            |            |
|           | (d) Employee benefits expenses  |               |            |            |             |            |            |
|           | (e) Finance Cost  |               |            |            |             |            |            |
|           | (f) Depreciations and amortisation expense  |               |            |            |             |            |            |
|           | (g) Other Expenses  | -             | 0.07       | 0.04       | 0.04        | 0.62       | 1.58       |
|           | <b>Total Expenses</b>   | -             | 0.07       | 0.04       | 0.04        | 0.62       | 1.58       |
| <b>3</b>  | <b>Profit / (Loss) before Exceptional and Extraordinary items and taxes (1-2)</b> | -             | (0.07)     | (0.04)     | (0.04)      | (0.62)     | (1.58)     |
| <b>4</b>  | <b>Exceptional Items</b>  |               |            |            |             |            |            |
| <b>5</b>  | <b>Profit / (Loss) before Extraordinary items and taxes (3±4)</b>                 | -             | (0.07)     | (0.04)     | (0.04)      | (0.62)     | (1.58)     |
| <b>6</b>  | <b>Extraordinary items</b>  |               |            |            |             |            |            |
| <b>7</b>  | <b>Profit / (Loss) before taxes (5±6)</b>   | -             | (0.07)     | (0.04)     | (0.04)      | (0.62)     | (1.58)     |
| <b>8</b>  | <b>Tax Expenses</b>   |               |            |            |             |            |            |
|           | (a) Current   | -             | -          | -          | -           | -          | -          |
|           | (b) Deferred  | -             | -          | -          | -           | -          | -          |
| <b>9</b>  | <b>Net Profit / (Loss) for the period after Taxes (7±8)</b>                       | -             | (0.07)     | (0.04)     | (0.04)      | (0.62)     | (1.58)     |
| <b>10</b> | <b>Other Comprehensive Income (After Tax)</b>                                     |               |            |            |             |            |            |
| <b>11</b> | <b>Total Comprehensive Income (9+10)</b>  | -             | (0.07)     | (0.04)     | (0.04)      | (0.62)     | (1.58)     |
| <b>12</b> | <b>Paid-up equity share capital (Face Value of Rs. 10/- each)</b>                 | 1,632.75      | 1,632.75   | 1,632.75   | 1,632.75    | 1,632.75   | 1,632.75   |
| <b>13</b> | <b>Earning per Equity Share (of ₹ 10/- Each) (Not Annualized)</b>                 |               |            |            |             |            |            |
|           | (A) Basic & Diluted   | -             | (0.00)     | (0.00)     | (0.00)      | (0.00)     | (0.01)     |



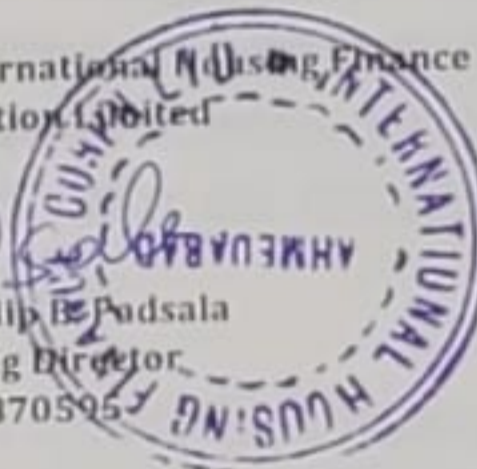
# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

## Notes:

- 1 The above unaudited standalone financial results of IHFC Ltd. have been reviewed by Audit Committee and approved by the Board of Directors at its meeting held on May 04, 2024. The Statutory Auditor have carried out Limited Review of above financial results of the Company.
- 2 Provision for taxation is being estimated at the end of the year.
- 3 As per the requirements of Ind-AS 12, there is no deferred tax liability on the company. On Account of unabsorbed depreciation and carry forward of losses under tax laws, deferred tax assets are not recognized in view of uncertainty that such deferred tax assets can be realised against future taxable profits.
- 4 No Investor complaint was pending at the beginning of the quarter, During the quarter no Complaint received. Investor may send their complaint / grievance through email at: ihfcl@hotmail.com with facts of the case, if any.
- 5 These standalone financial result have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- 6 The outbreak of corona virus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. The Group has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. Due to the lockdown announced by the Government, the Company's operations were suspended/slowed down during the lockdown period. The operations and economic activities have gradually resumed with requisite precautions and expected to return to normalcy in due course of time. The Company has taken into account the possible impact of COVID 19 in preparation of the financial results, including its assessment of its liquidity position and recoverable value of its assets based on internal and external information up to the date of approval of these financial results and current indicators of future economic conditions. The Company will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.
- 7 The figures for the corresponding previous periods have been regrouped / reclassified, wherever considered necessary.

For, International Housing Finance Corporation Limited

Mr. Sandip B. Padsala  
Managing Director  
DIN: 01870595



Date: 04.05.2024  
Place: Ahmedabad





**Independent Auditor's Report on Financial Results of the International Housing Finance Corporation Limited**  
(Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended)

**Review Report to the Board of Directors of International Housing Finance Corporation Limited**

We have reviewed the accompanying statement of Unaudited Financial Results of **International Housing Finance Corporation Limited** (the 'Company') for the quarter ended December 31, 2022 (the 'Statement'), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Regulation'), read with SEBI Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 (the 'Circular'). The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" 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 33 of the Listing Regulations, is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to express a conclusion on the Statement based on our review.

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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data, and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

**Basis of Qualification:**

1. Regarding Closing Stock amounting to Rs. 2.5 Lacs, Company has adopted lower of cost or NRV mechanism to value its closing stock. We were unable to verify the closing stock and no major substantive testing or control procedures could be performed over the Closing Stock. Hence, we are unable to comment on the carried value of closing stock in the Financial Statements. Valuation of Closing Stock is certified by the management and is subject to verification and reconciliation.
2. In respect of Loans and Advances are outstanding and carried forward as are non-moving since earlier years. We were unable to get confirmation / substantive evidence in respect of balances which were carried forward as opening balances. We are unable to comment on the amounts outstanding in the respective heads due to unavailability of any substantive evidence due to non-moving. These balances are subject to reconciliation and confirmation from the respective parties.
3. The management's evaluation of Covid-19 impacts on the operations and financial metrics of the Company as per Note 2 to the financial results.



# AKGVG & ASSOCIATES

CHARTERED ACCOUNTANTS

Based on our review conducted as above, except for the possible effects of our observation in paragraph "Basis for Qualification" above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') 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.

For **AKGVG & ASSOCIATES**

**Chartered Accountants**

ICAI Firm Registration No.: 018598N

**Priyank Shah**

**Partner**

Membership No.: 118627

UDIN: **24118627BKEFUD2998**



**Date:** May 04, 2024

**Place:** Ahmedabad.



# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

International Housing Finance Corporation Limited  
STATEMENT OF UNAUDITED FINANCIAL RESULTS STANDALONE FOR THE QUARTER AND YEAR ENDED ON 31ST MARCH, 2023

04.05.2024

To,

The Dept. of Corporate Services,  
Bombay Stock Exchange Ltd.

Floor - 25, PJ Towers,  
Dalal Street,  
Mumbai - 400 001

Scrip Code: 530781

(₹ in Lacs)

| No. | Particulars                        | Quarter Ended |            | Year Ended |            |
|-----|------------------------------------|---------------|------------|------------|------------|
|     |                                    | 31.03.2023    | 31.12.2022 | 31.03.2023 | 31.03.2022 |
|     |                                    | Audited       | Un-Audited | Audited    | Audited    |
| 1   | Income                             | 0             | 0          | 0          | 0          |
| 2   | Expenses                           |               |            |            |            |
|     | (a) Cost of Materials consumed     |               |            |            |            |
|     | (b) Purchase of stock-in-trade     |               |            |            |            |
|     | Other Expenses                     | 0.85          | 0.95       | 0.89       | 1.58       |
|     | Tax Expenses                       |               |            |            |            |
|     | Other Comprehensive Income (Other) |               |            |            |            |
|     | Total Comprehensive Income (2-10)  | (0.85)        | (0.95)     | (0.89)     | (1.58)     |
|     | Per Share (₹/- each)               |               |            |            |            |
|     | (a) Basic                          | (0.05)        | (0.05)     | (0.05)     | (0.09)     |

Re: INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED

**SUB: Unaudited Result for the quarter ended 31<sup>st</sup> March, 2023 along with Limited Review Report.**

Dear Sir,

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we would like to inform you that the Board of Directors of the Company at its meeting held today at the Registered Office of the Company to consider and take on record the unaudited financial result for the Quarter ended 31<sup>st</sup> March, 2023.

We would like to inform that the Board of Directors of the Company at its Meeting held on 04<sup>th</sup> May, 2024 commenced on 11:00 am and concluded on 5:30 pm, has produced and taken on record by the Board of Directors of the Company:

1. Unaudited Financial Result for the Quarter ended 31<sup>st</sup> March, 2023.
2. Limited Review Report for the quarter ended 31<sup>st</sup> March, 2023.

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Thanking you,

Yours faithfully,

For, INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED

Mr. Sandip B. Padsala  
Whole Time Director  
DIN: 01870595





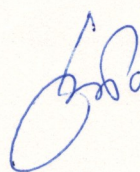
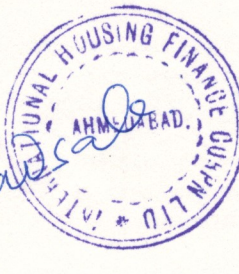
# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

**International Housing Finance Corporation Limited**  
**STATEMENT OF AUDITED FINANCIAL RESULTS STANDALONE FOR THE QUARTER AND**  
**YEAR ENDED ON 31ST MARCH, 2023**

Scrip Code: 530781

(₹ In Lacs)

| Sr. No.   | Particulars   | Quarter Ended   |                 |                 | Year Ended      |                 |
|-----------|---|-----------------|-----------------|-----------------|-----------------|-----------------|
|           |   | 31.03.2023      | 31.12.2022      | 31.03.2022      | 31.03.2023      | 31.03.2022      |
|           |   | Audited         | Un-Audited      | Audited         | Audited         |                 |
| <b>1</b>  | <b>Income from Operations</b>   |                 |                 |                 |                 |                 |
|           | (a) Revenue from Operation  |                 |                 |                 |                 |                 |
|           | (b) Other Income  | 0               | 0               | 0               | 0               | 0               |
|           | <b>Total income from Operations (Net)</b>   | <b>0</b>        | <b>0</b>        | <b>0</b>        | <b>0</b>        | <b>0</b>        |
| <b>2</b>  | <b>Expenses</b>   |                 |                 |                 |                 |                 |
|           | (a) Cost of Materials consumed  |                 |                 |                 |                 |                 |
|           | (b) Purchase of stock-in-trade  |                 |                 |                 |                 |                 |
|           | (c) Changes in inventories of finished goods, work in progress and stock-in-trade |                 |                 |                 |                 |                 |
|           | (d) Employee benefits expenses  |                 |                 |                 |                 |                 |
|           | (e) Finance Cost  |                 |                 |                 |                 |                 |
|           | (f) Depreciations and amortisation expense  |                 |                 |                 |                 |                 |
|           | (g) Other Expenses  | 0.85            | -               | 0.95            | 0.89            | 1.58            |
|           | <b>Total Expenses</b>   | <b>0.85</b>     | <b>-</b>        | <b>0.95</b>     | <b>0.89</b>     | <b>1.58</b>     |
| <b>3</b>  | <b>Profit / (Loss) before Exceptional and Extraordinary items and taxes( 1-2)</b> | <b>(0.85)</b>   | <b>-</b>        | <b>(0.95)</b>   | <b>(0.89)</b>   | <b>(1.58)</b>   |
| <b>4</b>  | <b>Exceptional Items</b>  |                 |                 |                 |                 |                 |
| <b>5</b>  | <b>Profit / (Loss) before Extraordinary items and taxes (3±4)</b>                 | <b>(0.85)</b>   | <b>-</b>        | <b>(0.95)</b>   | <b>(0.89)</b>   | <b>(1.58)</b>   |
| <b>6</b>  | <b>Extraordinary items</b>  |                 |                 |                 |                 |                 |
| <b>7</b>  | <b>Profit / (Loss) before taxes (5±6)</b>   | <b>(0.85)</b>   | <b>-</b>        | <b>(0.95)</b>   | <b>(0.89)</b>   | <b>(1.58)</b>   |
| <b>8</b>  | <b>Tax Expenses</b>   |                 |                 |                 |                 |                 |
|           | (a) Current   | -               | -               | -               | -               | -               |
|           | (b) Deferred  | -               | -               | -               | -               | -               |
| <b>9</b>  | <b>Net Profit / (Loss) for the period after Taxes (7±8)</b>                       | <b>(0.85)</b>   | <b>-</b>        | <b>(0.95)</b>   | <b>(0.89)</b>   | <b>(1.58)</b>   |
| <b>10</b> | <b>Other Comprehensive Income (After Tax)</b>                                     |                 |                 |                 |                 |                 |
| <b>11</b> | <b>Total Comprehensive Income (9+10)</b>  | <b>(0.85)</b>   | <b>-</b>        | <b>(0.95)</b>   | <b>(0.89)</b>   | <b>(1.58)</b>   |
| <b>12</b> | <b>Paid-up equity share capital (Face Value of Rs. 10/- each)</b>                 | <b>1,632.75</b> | <b>1,632.75</b> | <b>1,632.75</b> | <b>1,632.75</b> | <b>1,632.75</b> |
| <b>13</b> | <b>Earning per Equity Share (of ₹ 10/- Each) {Not Annualized}</b>                 |                 |                 |                 |                 |                 |
|           | (a) Basic   | (0.05)          | -               | (0.05)          | (0.05)          | (0.09)          |
|           | (b) Diluted   | (0.05)          | -               | (0.05)          | (0.05)          | (0.09)          |



# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

International Housing Finance Corporation Limited  
Standalone Statement of Assets and Liabilities

(₹ in Lacs)

**Notes:**

- The above audited standalone financial results of IHFC Ltd. have been reviewed by Audit Committee and approved by the Board of Directors at its meeting held on May 04, 2024. The Statutory Auditor have carried out Limited Review of above financial results of the Company.
- The outbreak of corona virus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. Due to the lockdown announced by the Government, the Company's operations were suspended/slowed down during the lockdown period. The operations and economic activities have gradually resumed with requisite precautions and expected to return to normalcy in due course of time. The Company has taken into account the possible impact of COVID 19 in preparation of the financial results, including its assessment of its liquidity position and recoverable value of its assets based on internal and external information up to the date of approval of these financial results and current indicators of future economic conditions. The Company will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.
- As per the requirements of Ind-AS 12, there is no deferred tax liability on the company. On Account of unabsorbed depreciation and carry forward of losses under tax laws, deferred tax assets are not recognized in view of uncertainty that such deferred tax assets can be realised against future taxable profits.
- No Investor complaint was pending at the beginning of the quarter, During the quarter no Complaint received. Investor may send their complaint / grievance through email at: ihfcl@hotmail.com with facts of the case, if any.
- These standalone financial result have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- The figures for the corresponding previous periods have been regrouped / reclassified, wherever considered necessary.

Date: 04/05/2024  
Place: Ahmedabad

| PARTICULARS                               | 31.03.2024 | 31.03.2023 |
|---|------------|------------|
| <b>1 Equity</b>                           |            |            |
| (a) Equity Share Capital                  | 1612.75    | 1612.75    |
| (b) Other Equity                          | 100        | 100        |
| <b>Total Equity</b>                       | 1512.75    | 1512.75    |
| <b>2 Liabilities</b>                      |            |            |
| <b>Non-Current Liabilities</b>            |            |            |
| (a) Deferred Tax Liabilities (Net)        | 0.00       | 0.00       |
| (d) Other Non-Current Liabilities         | 16.05      | 16.05      |
| <b>Total Non-Current Liabilities</b>      | 16.05      | 16.05      |
| <b>3 Current Liabilities</b>              |            |            |
| (a) Financial Liabilities                 |            |            |
| (i) Current Borrowings                    | 0.00       | 0.00       |
| (ii) Trade payables                       | 9.97       | 9.12       |
| (iii) Other Current financial liabilities |            |            |
| (b) Other Current Liabilities             | 0.00       | 0.00       |
| (c) Current Provisions                    | 0.17       | 0.09       |
| (d) Current Tax Liabilities (net)         |            |            |
| <b>Total Current Liabilities</b>          | 10.04      | 9.21       |
| <b>TOTAL EQUITY AND LIABILITIES</b>       | 1558.55    | 1558.61    |

For, International Housing Finance Corporation Limited

Mr. Sandip B. Padsala  
Managing Director  
DIN: 01870595



Place: Ahmedabad  
Date: 04.05.2024



For, International Housing Finance Corporation Limited  
Mr. Sandip B. Padsala  
Managing Director  
DIN: 01870595



# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

International Housing Finance Corporation Limited  
Standalone Statement of Assets and Liabilities

(₹ in Lacs)

| PARTICULARS                   |   | 31.03.2023     | 31.03.2022     |
|-------------------------------|---|----------------|----------------|
|                               |   | Audited        | Audited        |
| <b>ASSETS</b>                 |   |                |                |
| <b>1</b>                      | <b>Non Current Assets</b>                 |                |                |
| (a)                           | Property Plant and Equipments             | 3.40           | 3.40           |
| (b)                           | Financial Assets                          |                |                |
|                               | (i) Investments                           | 0.00           | 0.00           |
|                               | (ii) Deferred Tax Assets                  | 0.00           | 0.00           |
|                               | (iii) Other non current financial assets  | 1422.78        | 1422.78        |
|                               | <b>Total Non-current Assets</b>           | <b>1426.18</b> | <b>1426.18</b> |
| <b>2</b>                      | <b>Current Assets</b>                     |                |                |
| (a)                           | Inventories                               | 2.50           | 2.50           |
| (b)                           | Financial Assets                          |                |                |
|                               | (i) Investments                           | 0.00           | 0.00           |
|                               | (ii) Trade Receivables                    |                |                |
|                               | (iii) Cash and Cash equivalents           | 1.97           | 2.04           |
|                               | (iv) Loans                                | 13.61          | 13.61          |
|                               | (v) Others Current Financial Assets       | 114.28         | 114.28         |
| (c)                           | Other Current Assets                      |                |                |
|                               | <b>Total Current Assets</b>               | <b>132.37</b>  | <b>132.43</b>  |
|                               | <b>TOTAL ASSETS</b>                       | <b>1558.55</b> | <b>1558.61</b> |
| <b>EQUITY AND LIABILITIES</b> |   |                |                |
| <b>1</b>                      | <b>Equity</b>                             |                |                |
| (a)                           | Equity Share Capital                      | 1632.75        | 1632.75        |
| (b)                           | Other Equity                              | -100.29        | -99.40         |
|                               | <b>Total Equity</b>                       | <b>1532.46</b> | <b>1533.35</b> |
| <b>2</b>                      | <b>Liabilities</b>                        |                |                |
|                               | <b>Non- Current Liabilities</b>           |                |                |
| (a)                           | Financial Liabilities                     |                |                |
|                               | (i) Non Current borrowings                | 0.00           | 0.00           |
| (b)                           | Non Current Provisions                    |                |                |
| (c)                           | Deferred Tax Liabilities ( Net )          |                |                |
| (d)                           | Other Non- Current Liabilities            | 16.05          | 16.05          |
|                               | <b>Total Non-Current Liabilities</b>      | <b>16.05</b>   | <b>16.05</b>   |
| <b>3</b>                      | <b>Current Liabilities</b>                |                |                |
| (a)                           | Financial Liabilities                     |                |                |
|                               | (i) Current Borrowings                    | 0.00           | 0.00           |
|                               | (ii) Trade payables                       | 9.87           | 9.12           |
|                               | (iii) Other Current financial liabilities |                |                |
| (b)                           | Other Current Liabilities                 | 0.00           | 0.00           |
| (c)                           | Current Provisions                        | 0.17           | 0.09           |
| (d)                           | Current Tax Liabilities (net)             |                |                |
|                               | <b>Total Current Liabilities</b>          | <b>10.04</b>   | <b>9.21</b>    |
|                               | <b>TOTAL EQUITY AND LIABILITIES</b>       | <b>1558.55</b> | <b>1558.61</b> |

Place: Ahmedabad

Date: 04.05.2024

For International Housing Finance Corporation Limited

Mr. Sandip B. Padsala  
Managing Director

DIN: 01870595





**Independent Auditor's Report on Financial Results of the International Housing Finance Corporation Limited**  
(Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended)

**Review Report to the Board of Directors of International Housing Finance Corporation Limited**

We have reviewed the accompanying statement of Unaudited Financial Results of **International Housing Finance Corporation Limited** (the 'Company') for the quarter ended March 31, 2023 (the 'Statement'), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Regulation'), read with SEBI Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 (the 'Circular'). The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" 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 33 of the Listing Regulations, is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to express a conclusion on the Statement based on our review.

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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data, and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

**Basis of Qualification:**

1. Regarding Closing Stock amounting to Rs. 2.5 Lacs, Company has adopted lower of cost or NRV mechanism to value its closing stock. We were unable to verify the closing stock and no major substantive testing or control procedures could be performed over the Closing Stock. Hence, we are unable to comment on the carried value of closing stock in the Financial Statements. Valuation of Closing Stock is certified by the management and is subject to verification and reconciliation.
2. In respect of Loans and Advances are outstanding and carried forward as are non-moving since earlier years. We were unable to get confirmation / substantive evidence in respect of balances which were carried forward as opening balances. We are unable to comment on the amounts outstanding in the respective heads due to unavailability of any substantive evidence due to non-moving. These balances are subject to reconciliation and confirmation from the respective parties.
3. The management's evaluation of Covid-19 impacts on the operations and financial metrics of the Company as per Note 2 to the financial results.



# AKGVG & ASSOCIATES

CHARTERED ACCOUNTANTS

Based on our review conducted as above, except for the possible effects of our observation in paragraph "Basis for Qualification" above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') 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.

For **AKGVG & ASSOCIATES**

**Chartered Accountants**

ICAI Firm Registration No.: 018598N

**Priyank Shah**

**Partner**

Membership No.: 118627

UDIN : 23118627BGTWOD1339



**Date:** May 04, 2024

**Place:** Ahmedabad.

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801, Iconic Shyamal, Opp City Gold, Shyamal Cross Roads, Satellite, Ahmedabad 380015 • Ph : +91-8160993416, 9638924533

**Head Office** – DELHI | **Branches** – AHMEDABAD | GURUGRAM | MUMBAI | BENGALURU | CHENNAI | LUCKNOW

**E-mail** – [Priyank.shah@akvgv.com](mailto:Priyank.shah@akvgv.com), [hirak.bhansali@akvgv.com](mailto:hirak.bhansali@akvgv.com) • **Website** - [www.akvgv.com](http://www.akvgv.com)





# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

04.05.2024

To,  
The Dept. of Corporate Services,  
Bombay Stock Exchange Ltd.  
Floor - 25, PJ Towers,  
Dalal Street,  
Mumbai - 400 001  
Scrip Code: 530781

Re: INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED

SUB: Unaudited Result for the quarter ended 30<sup>th</sup> June, 2023 along with Limited Review Report.

Dear Sir,

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we would like to inform you that the Board of Directors of the Company at its meeting held today at the Registered Office of the Company to consider and take on record the unaudited financial result for the Quarter ended 30<sup>th</sup> June, 2023.

We would like to inform that the Board of Directors of the Company at its Meeting held on 04<sup>th</sup> May, 2024 commenced on 11:00 am and concluded on 5:30 pm, has produced and taken on record by the Board of Directors of the Company:

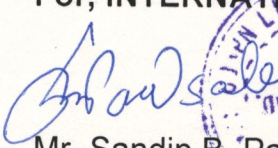
1. Unaudited Financial Result for the Quarter ended 30<sup>th</sup> June, 2023.
2. Limited Review Report for the quarter ended 30<sup>th</sup> June, 2023.


This is for your information and records.

Thanking you,

Yours faithfully,

For, INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED

  
Mr. Sandip B. Padsala  
Whole Time Director  
DIN: 01870595





# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

## International Housing Finance Corporation Limited STATEMENT OF UNAUDITED FINANCIAL RESULTS STANDALONE FOR THE QUARTER ENDED ON 30TH JUNE, 2023

Scrip Code: 530781

(₹ In Lacs)

| Sr. No.   | Particulars   | Quarter Ended |               |               | Year Ended    |
|-----------|---|---------------|---------------|---------------|---------------|
|           |   | 30.06.2023    | 31.03.2023    | 30.06.2022    | 31.03.2023    |
|           |   | Un Audited    | Audited       | Un Audited    | Audited       |
| <b>1</b>  | <b>Income from Operations</b>   |               |               |               |               |
|           | (a) Revenue from Operation  |               |               |               |               |
|           | (b) Other Income  | 0             | 0             | 0             | 0             |
|           | <b>Total income from Operations (Net)</b>   | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      |
| <b>2</b>  | <b>Expenses</b>   |               |               |               |               |
|           | (a) Cost of Materials cosumed   |               |               |               |               |
|           | (b) Purchase of stock-in-trade  |               |               |               |               |
|           | (c) Changes in inventories of finished goods, work in progress and stock-in-trade |               |               |               |               |
|           | (d) Employee benefits expenses  |               |               |               |               |
|           | (e) Finance Cost  |               |               |               |               |
|           | (f) Depreciations and amortisation expense  |               |               |               |               |
|           | (g) Other Expenses  | -             | 0.85          | 0.01          | 0.89          |
|           | <b>Total Expenses</b>   | <b>-</b>      | <b>0.85</b>   | <b>0.01</b>   | <b>0.89</b>   |
| <b>3</b>  | <b>Profit / (Loss) before Exceptional and Extraordinary items and taxes( 1-2)</b> | <b>-</b>      | <b>(0.85)</b> | <b>(0.01)</b> | <b>(0.89)</b> |
| 4         | Exceptional Items   |               |               |               |               |
| <b>5</b>  | <b>Profit / (Loss) before Extraordinary items and taxes (3±4)</b>                 | <b>-</b>      | <b>(0.85)</b> | <b>(0.01)</b> | <b>(0.89)</b> |
| 6         | Extraordinary items   |               |               |               |               |
| <b>7</b>  | <b>Profit / (Loss) before taxes (5±6)</b>   | <b>-</b>      | <b>(0.85)</b> | <b>(0.01)</b> | <b>(0.89)</b> |
| <b>8</b>  | <b>Tax Expenses</b>   |               |               |               |               |
|           | (a) Current   | -             | -             | -             | -             |
|           | (b) Deferred  | -             | -             | -             | -             |
| <b>9</b>  | <b>Net Profit / (Loss) for the period after Taxes (7±8)</b>                       | <b>-</b>      | <b>(0.85)</b> | <b>(0.01)</b> | <b>(0.89)</b> |
| 10        | Other Comprehensive Income (After Tax)  |               |               |               |               |
| <b>11</b> | <b>Total Comprehensive Income (9+10)</b>  | <b>-</b>      | <b>(0.85)</b> | <b>(0.01)</b> | <b>(0.89)</b> |
| 12        | Paid-up equity share capital (Face Value of Rs. 10/- each)                        | 1,632.75      | 1,632.75      | 1,632.75      | 1,632.75      |
| 13        | Earning per Equity Share (of ₹ 10/- Each) {Not Annualized}                        |               |               |               |               |
|           | (a) Basic   | -             | (0.05)        | (0.00)        | (0.05)        |
|           | (b) Diluted   | -             | (0.05)        | (0.00)        | (0.05)        |





# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

## Notes:

- 1 The above unaudited standalone financial results of IHFC Ltd. have been reviewed by Audit Committee and approved by the Board of Directors at its meeting held on May 04, 2024 The Statutory Auditor have carried out Limited Review of above financial results of the Company.
- 2 The outbreak of corona virus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. The Group has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. Due to the lockdown announced by the Government, the Company's operations were suspended/slowed down during the lockdown period. The operations and economic activities have gradually resumed with requisite precautions and expected to return to normalcy in due course of time. The Company has taken into account the possible impact of COVID 19 in preparation of the financial results, including its assessment of its liquidity position and recoverable value of its assets based on internal and external information up to the date of approval of these financial results and current indicators of future economic conditions. The Company will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.
- 3 As per the requirements of Ind-AS 12, there is no deferred tax liability on the company. On Account of unabsorbed depreciation and carry forward of losses under tax laws, deferred tax assets are not recognized in view of uncertainty that such deferred tax assets can be realised against future taxable profits.
- 4 No Investor complaint was pending at the beginning of the quarter, During the quarter no Complaint received. Investor may send their complaint / grievance through email at: ihfcl@hotmail.com with facts of the case, if any.
- 5 These standalone financial result have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- 6 The figures for the corresponding previous periods have been regrouped / reclassified, wherever considered necessary.

Date: 04/05/2024  
Place: Ahmedabad

For, International Housing Finance Corporation Limited

Mr. Sandip B. Padsala  
Managing Director  
DIN: 01870595

This is for your information and records

Thanking you,

Yours faithfully,

For, INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED

Mr. Sandip B. Padsala  
Whole Time Director  
DIN: 01870595



**Independent Auditor's Report on Financial Results of the International Housing Finance Corporation Limited**  
(Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended)

**Review Report to the Board of Directors of International Housing Finance Corporation Limited**

We have reviewed the accompanying statement of Unaudited Financial Results of **International Housing Finance Corporation Limited** (the 'Company') for the quarter ended June 30, 2023 (the 'Statement'), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Regulation'), read with SEBI Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 (the 'Circular'). The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" 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 33 of the Listing Regulations, is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to express a conclusion on the Statement based on our review.

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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data, and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

**Basis of Qualification:**

1. Regarding Closing Stock amounting to Rs. 2.5 Lacs, Company has adopted lower of cost or NRV mechanism to value its closing stock. We were unable to verify the closing stock and no major substantive testing or control procedures could be performed over the Closing Stock. Hence, we are unable to comment on the carried value of closing stock in the Financial Statements. Valuation of Closing Stock is certified by the management and is subject to verification and reconciliation.
2. In respect of Loans and Advances are outstanding and carried forward as are non-moving since earlier years. We were unable to get confirmation / substantive evidence in respect of balances which were carried forward as opening balances. We are unable to comment on the amounts outstanding in the respective heads due to unavailability of any substantive evidence due to non-moving. These balances are subject to reconciliation and confirmation from the respective parties.
3. The management's evaluation of Covid-19 impacts on the operations and financial metrics of the Company as per Note 2 to the financial results.



# AKGVG & ASSOCIATES

CHARTERED ACCOUNTANTS

Based on our review conducted as above, except for the possible effects of our observation in paragraph "Basis for Qualification" above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') 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.

For **AKGVG & ASSOCIATES**

**Chartered Accountants**

ICAI Firm Registration No.: 018598N

**Priyank Shah**

**Partner**

Membership No.: 118627

UDIN:24118627BKEFTZ5689



**Date: May 04, 2024**

**Place: Ahmedabad**



# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

FINANCIAL STATEMENTS - UNAUDITED FINANCIAL RESULTS STANDALONE FOR THE QUARTER AND YEAR ENDED ON 30th SEPTEMBER, 2023

04/05/2024

To,

The Dept. of Corporate Services,  
Bombay Stock Exchange Ltd.

Floor - 25, PJ Towers,

Dalal Street,

Mumbai - 400 001

Scrip Code: 530781

| No. | Description  | Quarter Ended |            | Half Year Ended |            | Year Ended |
|-----|--|---------------|------------|-----------------|------------|------------|
|     |  | 30/09/2022    | 30/09/2023 | 30/09/2022      | 30/09/2023 | 31/03/2023 |
|     |  | UnAudited     | UnAudited  | UnAudited       | UnAudited  | Audited    |
| 1   | Profit / (Loss) before Exceptional and Extraordinary Items | (0.04)        | (0.04)     | (0.04)          | (0.04)     | (0.09)     |
| 2   | Profit / (Loss) before Extraordinary Items                 | (0.04)        | (0.04)     | (0.04)          | (0.04)     | (0.09)     |
| 3   | Other Comprehensive Income (After Tax)                     |               |            |                 |            |            |
| 4   | (A) Profit & Loss  | (0.04)        | (0.04)     | (0.04)          | (0.04)     | (0.09)     |

Re: INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED

**SUB: Unaudited Result for the quarter ended 30<sup>th</sup> September, 2023 along with Limited Review Report.**

Dear Sir,

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we would like to inform you that the Board of Directors of the Company at its meeting held today at the Registered Office of the Company to consider and take on record the unaudited financial result for the Quarter ended 30<sup>th</sup> September, 2023.

We would like to inform that the Board of Directors of the Company at its Meeting held on 04<sup>th</sup> May, 2024 commenced on 11:00 am and concluded on 5:30 pm, has produced and taken on record by the Board of Directors of the Company:


1. Unaudited Financial Result for the Quarter ended 30<sup>th</sup> September, 2023
2. Limited Review Report for the quarter ended 30<sup>th</sup> September, 2023.

This is for your information and records.

Thanking you,

Yours faithfully,

For, INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED

  
 Mr. Sandip B. Radsala  
 Whole Time Director  
 DIN: 01870595



# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

## STATEMENT OF AUDITED FINANCIAL RESULTS STANDALONE FOR THE QUARTER AND YEAR ENDED ON 30th SEPTEMBER, 2023

Scrip Code: 530781

(Rs. In Lacs)

| Sr. No.   | Particulars   | Quarter Ended |            |            | Half Year Ended |            | Year Ended |
|-----------|---|---------------|------------|------------|-----------------|------------|------------|
|           |   | 30/09/2023    | 30/09/2022 | 30/06/2023 | 30/09/2023      | 30/09/2022 | 31/03/2023 |
|           |   | UnAudited     | UnAudited  | UnAudited  | UnAudited       |            | Audited    |
| <b>1</b>  | <b>Income from Operations</b>   |               |            |            |                 |            |            |
|           | (a) Revenue from Operation  |               |            |            |                 |            |            |
|           | (b) Other Income  | -             | -          | -          | -               | -          | -          |
|           | <b>Total income from Operations (Net)</b>   |               |            |            |                 |            |            |
| <b>2</b>  | <b>Expenses</b>   |               |            |            |                 |            |            |
|           | (a) Cost of Materials consumed  |               |            |            |                 |            |            |
|           | (b) Purchase of stock-in-trade  |               |            |            |                 |            |            |
|           | (c) Changes in inventories of finished goods, work in progress and stock-in-trade |               |            |            | 2.50            | 2.50       |            |
|           | (d) Employee benefits expenses  |               |            |            |                 |            |            |
|           | (e) Finance Cost  |               |            |            |                 |            |            |
|           | (f) Depreciations and amortisation expense  |               |            |            | 1.97            | 1.97       |            |
|           | (g) Other Expenses  | -             | 0.04       | -          | -               | 0.04       | 0.89       |
|           | <b>Total Expenses</b>   | -             | 0.04       | -          | -               | 0.04       | 0.89       |
| <b>3</b>  | <b>Profit / (Loss) before Exceptional and Extraordinary items and taxes (1-2)</b> | -             | (0.04)     | -          | -               | (0.04)     | (0.89)     |
| <b>4</b>  | <b>Exceptional Items</b>  |               |            |            |                 |            |            |
| <b>5</b>  | <b>Profit / (Loss) before Extraordinary items and taxes (3±4)</b>                 | -             | (0.04)     | -          | -               | (0.04)     | (0.89)     |
| <b>6</b>  | <b>Extraordinary items</b>  |               |            |            |                 |            |            |
| <b>7</b>  | <b>Profit / (Loss) before taxes (5±6)</b>   | -             | (0.04)     | -          | -               | (0.04)     | (0.89)     |
| <b>8</b>  | <b>Tax Expenses</b>   |               |            |            |                 |            |            |
|           | (a) Current   | -             | -          | -          | -               | -          | -          |
|           | (b) Deferred  | -             | -          | -          | -               | -          | -          |
| <b>9</b>  | <b>Net Profit / (Loss) for the period after Taxes (7±8)</b>                       | -             | (0.04)     | -          | -               | (0.04)     | (0.89)     |
| <b>10</b> | <b>Other Comprehensive Income (After Tax)</b>                                     |               |            |            |                 |            |            |
| <b>11</b> | <b>Total Comprehensive Income (9+10)</b>  | -             | (0.04)     | -          | -               | (0.04)     | (0.89)     |
| <b>12</b> | <b>Paid-up equity share capital (Face Value of Rs. 10/- each)</b>                 | 1,632.75      | 1,632.75   | 1,632.75   | 1,632.75        | 1,632.75   | 1,632.75   |
| <b>13</b> | <b>Earning per Equity Share (of ₹ 10/- Each) (Not Annualized)</b>                 |               |            |            |                 |            |            |
|           | (A) Basic & Diluted   | -             | (0.00)     | -          | -               | (0.00)     | (0.05)     |



Place: Ahmedabad

Date: 04.05.2024

International Housing Finance Corporation Limited  
 Mr. Sandeep R. Padsala  
 Managing Director  
 DIN: 01370595



# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

International Housing Finance Corporation Limited  
Standalone Statement of Assets and Liabilities

(₹ in Lacs)

| PARTICULARS                     |                                      | 30.09.2023     | 31.03.2023     |
|---------------------------------|--------------------------------------|----------------|----------------|
|                                 |                                      | Audited        | Audited        |
| <b>ASSETS</b>                   |                                      |                |                |
| <b>1</b>                        | <b>Non Current Assets</b>            |                |                |
| (a)                             | Property Plant and Equipments        | 3.40           | 3.40           |
| (b)                             | Financial Assets                     |                |                |
| (i)                             | Investments                          | -              | -              |
| (ii)                            | Deferred Tax Assets                  | -              | -              |
| (iii)                           | Other non current financial assets   | 1422.78        | 1422.78        |
|                                 | <b>Total Non-current Assets</b>      | <b>1426.18</b> | <b>1426.18</b> |
| <b>2</b>                        | <b>Current Assets</b>                |                |                |
| (a)                             | Inventories                          | 2.50           | 2.50           |
| (b)                             | Financial Assets                     |                |                |
| (i)                             | Investments                          | -              | -              |
| (ii)                            | Trade Receivables                    | -              | -              |
| (iii)                           | Cash and Cash equivalents            | 1.97           | 1.97           |
| (iv)                            | Loans                                | 13.61          | 13.61          |
| (v)                             | Others Current Financial Assets      | 114.28         | 114.28         |
| (c)                             | Other Current Assets                 |                |                |
|                                 | <b>Total Current Assets</b>          | <b>132.37</b>  | <b>132.37</b>  |
|                                 | <b>TOTAL ASSETS</b>                  | <b>1558.55</b> | <b>1558.55</b> |
| <b>EQUITY AND LIABILITIES</b>   |                                      |                |                |
| <b>1</b>                        | <b>Equity</b>                        |                |                |
| (a)                             | Equity Share Capital                 | 1632.75        | 1632.75        |
| (b)                             | Other Equity                         | -100.29        | -100.29        |
|                                 | <b>Total Equity</b>                  | <b>1532.46</b> | <b>1532.46</b> |
| <b>2</b>                        | <b>Liabilities</b>                   |                |                |
| <b>Non- Current Liabilities</b> |                                      |                |                |
| (a)                             | Financial Liabilities                |                |                |
| (i)                             | Non Current borrowings               | 0.00           | 0.00           |
| (b)                             | Non Current Provisions               |                |                |
| (c)                             | Deferred Tax Liabilities ( Net )     |                |                |
| (d)                             | Other Non- Current Liabilities       | 16.05          | 16.05          |
|                                 | <b>Total Non-Current Liabilities</b> | <b>16.05</b>   | <b>16.05</b>   |
| <b>3</b>                        | <b>Current Liabilities</b>           |                |                |
| (a)                             | Financial Liabilities                |                |                |
| (i)                             | Current Borrowings                   | -              | -              |
| (ii)                            | Trade payables                       | 9.87           | 9.87           |
| (iii)                           | Other Current financial liabilities  | -              | -              |
| (b)                             | Other Current Liabilities            | -              | -              |
| (c)                             | Current Provisions                   | 0.17           | 0.17           |
| (d)                             | Current Tax Liabilities (net)        | -              | -              |
|                                 | <b>Total Current Liabilities</b>     | <b>10.04</b>   | <b>10.04</b>   |
|                                 | <b>TOTAL EQUITY AND LIABILITIES</b>  | <b>1558.55</b> | <b>1558.55</b> |

Place: Ahmedabad

Date: 04.05.2024

International Housing Finance Corporation Limited

Mr. Sandip B. Padsala

Managing Director

DIN: 01870595





# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

## Notes:

- 1 The above unaudited standalone financial results of IHFC Ltd. have been reviewed by Audit Committee and approved by the Board of Directors at its meeting held on May 04, 2024. The Statutory Auditor have carried out Limited Review of above financial results of the Company.
- 2 Provision for taxation is being estimated at the end of the year.
- 3 As per the requirements of Ind-AS 12, there is no deferred tax liability on the company. On Account of unabsorbed depreciation and carry forward of losses under tax laws, deferred tax assets are not recognized in view of uncertainty that such deferred tax assets can be realised against future taxable profits.
- 4 No Investor complaint was pending at the beginning of the quarter, During the quarter no Complaint received. Investor may send their complaint / grievance through email at: ihfc@hotmail.com with facts of the case, if any.
- 5 These standalone financial result have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- 6 The outbreak of corona virus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. The Group has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. Due to the lockdown announced by the Government, the Company's operations were suspended/slowed down during the lockdown period. The operations and economic activities have gradually resumed with requisite precautions and expected to return to normalcy in due course of time. The Company has taken into account the possible impact of COVID 19 in preparation of the financial results, including its assessment of its liquidity position and recoverable value of its assets based on internal and external information up to the date of approval of these financial results and current indicators of future economic conditions. The Company will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.
- 7 The figures for the corresponding previous periods have been regrouped / reclassified, wherever considered necessary.

Date: 04.05.2024  
Place: Ahmedabad

For, International Housing Finance Corporation Limited

Mr. Sandip B. Padsala  
Managing Director  
DIN: 01870595



We would like to inform that the Board of Directors of the Company at its Meeting held on 04<sup>th</sup> May, 2024 commenced on 11:00 am and concluded on 5:30 pm, has produced and taken on record by the Board of Directors of the Company:

1. Unaudited Financial Result for the Quarter ended 30<sup>th</sup> September, 2023
2. Limited Review Report for the quarter ended 30<sup>th</sup> September, 2023

This is for your information and records.

Thanking you,

Yours faithfully,

For, INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED

Mr. Sandip B. Padsala  
Whole Time Director  
DIN: 01870595



## **Independent Auditor's Report on Financial Results of the International Housing Finance Corporation Limited**

**(Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended)**

### **Review Report to the Board of Directors of International Housing Finance Corporation Limited**

We have reviewed the accompanying statement of Unaudited Financial Results of **International Housing Finance Corporation Limited** (the 'Company') for the quarter ended September 30, 2023 (the 'Statement'), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Regulation'), read with SEBI Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 (the 'Circular'). The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" 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 33 of the Listing Regulations, is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to express a conclusion on the Statement based on our review.

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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data, and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

#### **Basis of Qualification:**

1. Regarding Closing Stock amounting to Rs. 2.5 Lacs, Company has adopted lower of cost or NRV mechanism to value its closing stock. We were unable to verify the closing stock and no major substantive testing or control procedures could be performed over the Closing Stock. Hence, we are unable to comment on the carried value of closing stock in the Financial Statements. Valuation of Closing Stock is certified by the management and is subject to verification and reconciliation.
2. In respect of Loans and Advances are outstanding and carried forward as are non-moving since earlier years. We were unable to get confirmation / substantive evidence in respect of balances which were carried forward as opening balances. We are unable to comment on the amounts outstanding in the respective heads due to unavailability of any substantive evidence due to non-moving. These balances are subject to reconciliation and confirmation from the respective parties.
3. The management's evaluation of Covid-19 impacts on the operations and financial metrics of the Company as per Note 2 to the financial results.



# AKGVG & ASSOCIATES

CHARTERED ACCOUNTANTS

Based on our review conducted as above, except for the possible effects of our observation in paragraph "Basis for Qualification" above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') 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.

For **AKGVG & ASSOCIATES**

**Chartered Accountants**

ICAI Firm Registration No.: 018598N



**Priyank Shah**

**Partner**

Membership No.: 118627

UDIN: **24118627BKEFUA8833**

**Date:** May 04, 2024

**Place:** Ahmedabad



**INTERNATIONAL HOUSING FINANCE CORPORATION LTD.**

STATEMENT OF UNAUDITED FINANCIAL RESULTS STANDALONE FOR THE QUARTER AND NINE MONTH ENDED ON 31ST DECEMBER, 2023

04.05.2024

To,

The Dept. of Corporate Services,  
Bombay Stock Exchange Ltd.

Floor - 25, PJ Towers,  
Dalal Street,  
Mumbai - 400 001  
Scrip Code: 530781

(Rs in Lacs, except share data)

|  | Quarter Ended |            | Nine Months |            | Year Ended |
|--|---------------|------------|-------------|------------|------------|
|  | 31/12/2023    | 30/09/2023 | 31/12/2023  | 31/12/2022 | 31/03/2023 |
|  | UnAudited     | UnAudited  | UnAudited   | UnAudited  | Audited    |
| Profit / (Loss) before exceptional and non-recurring items and taxes (1-2) |               |            | (0.04)      | (0.89)     |            |
| Profit / (Loss) before Extraordinary Items                                 |               |            | (0.04)      | (0.89)     |            |
| Other Comprehensive Income (After Tax)                                     |               |            |             |            |            |
| At Book Closure  |               |            |             |            | (0.08)     |

**Re: INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED**

**SUB: Unaudited Result for the quarter ended 31<sup>st</sup> December, 2023 along with Limited Review Report.**

Dear Sir,

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we would like to inform you that the Board of Directors of the Company at its meeting held today at the Registered Office of the Company to consider and take on record the unaudited financial result for the Quarter ended 31<sup>st</sup> December, 2023.

We would like to inform that the Board of Directors of the Company at its Meeting held on 04<sup>th</sup> May, 2024 commenced on 11:00 am and concluded on 5:30 pm, has produced and taken on record by the Board of Directors of the Company:

1. Unaudited Financial Result for the Quarter ended 31<sup>st</sup> December, 2023.
2. Limited Review Report for the quarter ended 31<sup>st</sup> December, 2023.

This is for your information and records.

Thanking you,

**Yours faithfully,**

**For, INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED**



Mr. Sandip B. Padsala  
Whole Time Director  
DIN: 01870595



# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

STATEMENT OF UN AUDITED FINANCIAL RESULTS STANDALONE FOR THE QUARTER AND NINE MONTH ENDED ON 31ST DECEMBER, 2023

Scrip Code: 530781

(Rs. In Lacs, except share data)

| Sr. No.   | Particulars   | Quarter Ended |            |            | Nine Months |            | Year Ended |
|-----------|---|---------------|------------|------------|-------------|------------|------------|
|           |   | 31/12/2023    | 31/12/2022 | 30/09/2023 | 31/12/2023  | 31/12/2022 | 31/03/2023 |
|           |   | UnAudited     |            |            | UnAudited   |            | Audited    |
| <b>1</b>  | <b>Income from Operations</b>   |               |            |            |             |            |            |
|           | (a) Revenue from Operation  |               |            |            |             |            |            |
|           | (b) Other Income  | -             | -          | -          | -           | -          | -          |
|           | <b>Total income from Operations (Net)</b>   | -             | -          | -          | -           | -          | -          |
| <b>2</b>  | <b>Expenses</b>   |               |            |            |             |            |            |
|           | (a) Cost of Materials cosumed   |               |            |            |             |            |            |
|           | (b) Purchase of stock-in-trade  |               |            |            |             |            |            |
|           | (c) Changes in inventories of finished goods, work in progress and stock-in-trade |               |            |            |             |            |            |
|           | (d) Employee benefits expenses  |               |            |            |             |            |            |
|           | (e) Finance Cost  |               |            |            |             |            |            |
|           | (f) Depreciations and amortisation expense  |               |            |            |             |            |            |
|           | (g) Other Expenses  | -             | -          | -          | -           | 0.04       | 0.89       |
|           | <b>Total Expenses</b>   | -             | -          | -          | -           | 0.04       | 0.89       |
| <b>3</b>  | <b>Profit / (Loss) before Exceptional and Extraordinary items and taxes( 1-2)</b> | -             | -          | -          | -           | (0.04)     | (0.89)     |
| <b>4</b>  | <b>Exceptional Items</b>  |               |            |            |             |            |            |
| <b>5</b>  | <b>Profit / (Loss) before Extraordinary items and taxes (3±4)</b>                 | -             | -          | -          | -           | (0.04)     | (0.89)     |
| <b>6</b>  | <b>Extraordinary items</b>  |               |            |            |             |            |            |
| <b>7</b>  | <b>Profit / (Loss) before taxes (5±6)</b>   | -             | -          | -          | -           | (0.04)     | (0.89)     |
| <b>8</b>  | <b>Tax Expenses</b>   |               |            |            |             |            |            |
|           | (a) Current   | -             | -          | -          | -           | -          | -          |
|           | (b) Deferred  | -             | -          | -          | -           | -          | -          |
| <b>9</b>  | <b>Net Profit / (Loss) for the period after Taxes (7±8)</b>                       | -             | -          | -          | -           | (0.04)     | (0.89)     |
| <b>10</b> | <b>Other Comprehensive Income (After Tax)</b>                                     |               |            |            |             |            |            |
| <b>11</b> | <b>Total Comprehensive Income (9+10)</b>  | -             | -          | -          | -           | (0.04)     | (0.89)     |
| <b>12</b> | <b>Paid-up equity share capital (Face Value of Rs. 10/- each)</b>                 | 1,632.75      | 1,632.75   | 1,632.75   | 1,632.75    | 1,632.75   | 1,632.75   |
| <b>13</b> | <b>Earning per Equity Share (of ₹ 10/- Each) {Not Annualized}</b>                 |               |            |            |             |            |            |
|           | (A) Basic & Diluted   | -             | -          | -          | -           | (0.00)     | (0.00)     |



# INTERNATIONAL HOUSING FINANCE CORPORATION LTD.

**Notes:**

- 1 The above unaudited standalone financial results of IHFC Ltd. have been reviewed by Audit Committee and approved by the Board of Directors at its meeting held on May 04, 2024. The Statutory Auditor have carried out Limited Review of above financial results of the Company.
- 2 Provision for taxation is being estimated at the end of the year.
- 3 As per the requirements of Ind-AS 12, there is no deferred tax liability on the company. On Account of unabsorbed depreciation and carry forward of losses under tax laws, deferred tax assets are not recognized in view of uncertainty that such deferred tax assets can be realised against future taxable profits.
- 4 No Investor complaint was pending at the beginning of the quarter. During the quarter no Complaint received. Investor may send their complaint / grievance through email at: ihfcl@hotmail.com with facts of the case, if any.
- 5 These standalone financial result have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- 6 The outbreak of corona virus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. The Group has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. Due to the lockdown announced by the Government, the Company's operations were suspended/slowed down during the lockdown period. The operations and economic activities have gradually resumed with requisite precautions and expected to return to normalcy in due course of time. The Company has taken into account the possible impact of COVID 19 in preparation of the financial results, including its assessment of its liquidity position and recoverable value of its assets based on internal and external information up to the date of approval of these financial results and current indicators of future economic conditions. The Company will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.

Dear Sir,

- 7 The figures for the corresponding previous periods have been regrouped / reclassified, wherever considered necessary.

Date: 04.05.2024  
Place: Ahmedabad

For, International Housing Finance Corporation Limited

Mr. Sandip B. Padsala  
Managing Director  
DIN: 01870595



1. Unaudited Financial Result for the Quarter ended 31<sup>st</sup> December, 2023.

2. Limited Review Report for the quarter ended 31<sup>st</sup> December, 2023.

This is for your information and records.

Thanking you,

Yours faithfully,

For, INTERNATIONAL HOUSING FINANCE CORPORATION LIMITED

Mr. Sandip B. Padsala  
Whole Time Director  
DIN: 01870595



**Independent Auditor's Report on Financial Results of the International Housing Finance Corporation Limited**  
(Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended)

**Review Report to the Board of Directors of International Housing Finance Corporation Limited**

We have reviewed the accompanying statement of Unaudited Financial Results of **International Housing Finance Corporation Limited** (the 'Company') for the quarter ended December 31, 2023 (the 'Statement'), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Regulation'), read with SEBI Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 (the 'Circular'). The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" 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 33 of the Listing Regulations, is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to express a conclusion on the Statement based on our review.

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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data, and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

**Basis of Qualification:**

1. Regarding Closing Stock amounting to Rs. 2.5 Lacs, Company has adopted lower of cost or NRV mechanism to value its closing stock. We were unable to verify the closing stock and no major substantive testing or control procedures could be performed over the Closing Stock. Hence, we are unable to comment on the carried value of closing stock in the Financial Statements. Valuation of Closing Stock is certified by the management and is subject to verification and reconciliation.
2. In respect of Loans and Advances are outstanding and carried forward as are non-moving since earlier years. We were unable to get confirmation / substantive evidence in respect of balances which were carried forward as opening balances. We are unable to comment on the amounts outstanding in the respective heads due to unavailability of any substantive evidence due to non-moving. These balances are subject to reconciliation and confirmation from the respective parties.
3. The management's evaluation of Covid-19 impacts on the operations and financial metrics of the Company as per Note 2 to the financial results.



# AKGVG & ASSOCIATES

CHARTERED ACCOUNTANTS

Based on our review conducted as above, except for the possible effects of our observation in paragraph "Basis for Qualification" above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') 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.

For **AKGVG & ASSOCIATES**

**Chartered Accountants**

ICAI Firm Registration No.: 018598N

*Priyank Shah*



**Priyank Shah**

**Partner**

Membership No.: 118627

UDIN: **24118627BKEFUB3142**

**Date:** May 04, 2024

**Place:** Ahmedabad.