



Independent Auditor's Limited Review Report

**The Board of Directors
Housing & Urban Development Corporation Limited
New Delhi**

1. We have reviewed the accompanying Statement of Unaudited Standalone Ind As Financial Results of **HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED** (the "company") for the quarter ended June, 30, 2020 attached herewith (the "Statement"), being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 as amended from time to time (the "Listing Regulations").
2. This statement is the responsibility of the Company's Management and has been approved by the Company's Board of Directors in its meeting held on 14th September 2020, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" (Ind As 34), prescribed under section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all the significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Standalone statement of Unaudited Financial Results prepared in accordance with Indian accounting standards prescribed under section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Indian Accounting Standards) Rules, 2015 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing



5. Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. Emphasis of Matter

(i) We draw your attention to Note 5 in the Standalone financial results for the following matter:

(a) The company has recognised interest income on "No Lien AGP account" amounting to Rs. 6.86 crore for the quarter ended 30th June 2020

(b) The balance outstanding as at quarter ended 30th June 2020 is Rs. 470.02 crore (debit) in "No Lien AGP Account". The company is in discussion with MoHUA for recovery/reimbursement of outstanding amount (including interest) as well as booking of expenses.

Our opinion is not modified in respect of this matter.

(ii) We draw your attention to Note 3 to the Standalone Financial results which explains the uncertainties and the management's assessment of the financial impact due to the lock-downs and other restrictions and conditions related to the COVID-19 pandemic situation, for which a definitive assessment of the impact in the subsequent period is highly dependent upon circumstances as they evolve in the subsequent period.

Our opinion is not modified in respect of this matter.

For & on behalf of Prem Gupta & Co.

Chartered Accountants

FRN No.-000425N



RAJAN UPPAL

Partner

Membership No.-097379

UDIN No: - 20097379AAAABK4602



Date: 14th September, 2020

Place: New Delhi



HOUSING AND URBAN DEVELOPMENT CORPORATION LTD. (HUDCO)
(A GOVT. OF INDIA UNDERTAKING) CIN: L74899DL1970GO1005276 GSTIN: 07AAACH0632A1ZF website: www.hudco.org
Registered Office: CORE 7A, HUDCO BHAWAN, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

(₹ in crore)

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30 th JUNE, 2020				
S. No.	Particulars	Quarter ended		Year ended
		30 th June, 2020 (Unaudited)	31 st March, 2020 (Audited)	31 st March, 2020 (Audited)
	Income			
I	Revenue from operations			
1	Interest Income	1,762.28	1,871.08	1,796.65
2	Dividend Income	-	-	7,482.57
3	Rental Income	9.62	9.43	3.79
4	Fees and Commission Income	0.06	5.80	35.54
5	Net gain on Fair value changes	1.91	-	6.27
6	Sale of services	0.04	2.18	0.89
	Total revenue from Operations	1,773.91	1,888.49	1,806.49
II	Other Income	7.88	11.91	9.70
III	Total Income (I + II)	1,781.79	1,900.40	1,816.19
IV	Expenses			
1	Finance costs	1,198.78	1,189.31	1,209.49
2	Fees and Commission expense	1.80	(4.67)	1.34
3	Net Loss on Fair Value Changes	-	4.03	15.28
4	Impairment on financial instrument and written offs	247.06	19.34	5.12
5	Employee Benefit Expenses	50.16	75.12	51.62
6	Depreciation and Amortization	1.19	1.49	1.27
7	Corporate Social Responsibilities (CSR)	1.08	50.59	1.44
8	Other expenses	10.84	19.84	15.29
	Total expenses	1,510.91	1,355.05	1,300.85
V	Profit/(loss) before Tax (III-IV)	270.88	545.35	515.34
VI	Tax Expense			
1	Current tax expense	98.46	111.01	138.54
2	Deferred Tax Expense/ (credit)	(31.01)	(6.62)	41.12
	Total Tax Expense	67.45	104.39	179.66
VII	Profit / (loss) for the Period / Year (V-VI)	203.43	440.96	335.68
	Other Comprehensive Income			
	Items that will not be reclassified to profit or loss			
1	Re-measurement gains/losses on defined benefit plans	(5.76)	(11.44)	(0.92)
2	Income tax relating to items that will not be reclassified to profit or loss	1.45	2.88	0.32
VIII	Other Comprehensive Income	(4.31)	(8.56)	(0.60)
IX	Total Comprehensive Income for the Period (VII+VIII)	199.12	432.40	335.08
X	Paid-up Equity Share Capital (Face Value of ₹ 10 each)	2,001.90	2,001.90	2,001.90
XI	Other Equity (Reserves excluding revaluation reserve)			10,341.59
XII	Net Worth			12,343.49
XIII	Earnings Per Share (Face Value of ₹10 each) (The EPS for quarters is not annualised)			
	Basic (₹)	1.02	2.20	1.68
	Diluted (₹)	1.02	2.20	1.68

Notes to the Financial Results:

- The above Standalone unaudited financial results for the quarter ended 30th June, 2020 have been reviewed by the Audit Committee and subsequently approved by the Board of Directors at their meeting held on 14th September, 2020. These unaudited financial results for the quarter ended 30th June, 2020 have also been reviewed by the Statutory Auditors of the Company in compliance with the requirements of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- The company does not have separate reportable segments in terms of Indian Accounting Standard (Ind AS-108) on "Operating Segments".
- The Novel Corona Virus (COVID-19) pandemic continues to spread globally and its impact have been felt across the sectors. Since, HUDCO primarily operates in providing financial assistance for Housing and Urban development projects to Government and Government agencies, company holds a stable asset class which can very well withstand the pandemic situation. In order to mitigate the burden of debt servicing brought about by disruptions of business activities, the Company granted moratorium of three months on repayments falling due between 1st March, 2020 and 31st May 2020, to the eligible borrowers, as allowed by RBI guidelines vide circular dated 27th March, 2020 and 17th April, 2020. In pursuance of the moratorium policy, an amount of ₹ 1,352.54 crores falling due till 30th June 2020 has been deferred. The company has made an incremental provision on loans (impairment) as per expected Credit Loss (ECL) method of ₹ 247.06 crore for the period during the quarter ended 30th June, 2020. Further, as allowed by RBI vide circular dated 23rd May, 2020, the company shall grant an additional three months moratorium on the repayments falling due between 1st June, 2020 to 31st August, 2020 to the eligible borrowers.
- The company has made provision on loans (impairment) as per Expected credit Loss (ECL) method amounting to ₹ 3,186.73 crore as on 30th June, 2020.
- In respect of Andrews Ganj Project (AGP) being executed by HUDCO as an agent on behalf of MoUD (now MoHUA), HUDCO does not retain any right or interest in the property leased to it. Expenditure and liability, if any, on account of this project is paid out of No Lien AGP Account maintained with HUDCO. The company continues to book the interest income & expenditure incurred as per past practice. Interest income of ₹ 6.86 crore on the amount deficit (recoverable) from MoHUA has been booked for the quarter ended 30th June, 2020. As on 30th June, 2020, No Lien AGP account is in deficit (recoverable) to the extent of ₹ 470.02 crore, which includes amounts paid by HUDCO on behalf of MoHUA and interest as on date.
- The company has maintained 100% asset cover by way of charge on the receivables of the company and/ or lien on deposits for all the secured bonds issued by the company and outstanding as on 30th June, 2020.
- The Company continues to create Deferred Tax Liability (DTL) on Special Reserve created and maintained u/s 36 (1)(viii) of Income Tax Act, 1961 & u/s 29 C of National Housing Bank Act, 1987.
- During the quarter, the Company has raised funds through issue of listed Non-convertible debt securities of different tenors on private placement basis. The amounts raised during the period have been utilized for the purpose stated in the Offer document(s).
- In spite of the moratorium allowed to the borrowers, the Company has not experienced any impact on liquidity position, cushioned by its access to diversified sources of borrowings. The Company continues to be well geared to meet its funding needs. It has sufficient liquidity as well as adequate undrawn lines of credits from various banks to take care of its operational requirements. Considering high credit worthiness and well-established relationship of the Company with lenders, it can continue to mobilise sufficient funds from domestic & international markets. Further, there has been no default in repayment of debt securities, borrowings and other liabilities and the Company has met all its debt servicing obligations, both towards principal and interest, during the period in a timely manner.
- There was 1 investor complaint pending with HUDCO as on 30th June, 2020 and the same has been resolved.
- During the quarter ended 30th June, 2020 there were no transactions in the nature of exceptional or extraordinary items.
- Figures of corresponding period have been regrouped, wherever necessary. The figures of quarter ended on 31st March 2020 are the balancing figures between the audited figures in respect of full financial year ended 31st March, 2020 and year to date figures upto 31st December 2019 being the end of the third quarter of the financial year.

For and on behalf of the Board of Directors

Place: New Delhi
Date: 14th September, 2020



Signature
14/9/2020

D. Guhan
Director (Finance)

डी. गुहान / D. GUHAN
निदेशक (वित्त) / Director (Finance)
सिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड
Housing and Urban Development Corporation Ltd.
सरकार का उपक्रम / A Govt. of India Enterprise
को भवन, भारत पर्यावास केन्द्र, लोधी रोड,
O Bhawan, India Habitat Centre, Lodhi Road,



Independent Auditor's Limited Review Report

The Board of Directors

**Housing & Urban Development Corporation Limited
New Delhi**

1. We have reviewed the accompanying Statement of Consolidated Unaudited Ind As Financial Results of **Housing & Urban Development Corporation Limited** ("the Parent"), and its share of net loss after tax of its associate for the quarter ended 30th June 2020 ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors in its meeting held on 14th September 2020, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "*Interim Financial Reporting*" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*", issued by the Institute of Chartered Accountants of India. A review of interim financial information is limited primarily to inquiries of parent company personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes the results of the following associate:

Shristi Urban Infrastructure Development Limited



5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of financial results provided by the management referred to in paragraph 6 below, 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 Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement
6. The consolidated unaudited financial results include the Group's share of net loss after tax of Rs. 0.05 crores and total comprehensive loss of Rs. 0.05 crores for the quarter ended 30th June 2020, as considered in the consolidated unaudited financial results, in respect of one associate, based on their interim financial information which have not been reviewed/audited by their auditors. According to the information and explanations given to us by the Management, this financial information are not material to the Group.

Our conclusion on the Statement is not modified in respect of the above matter

7. Emphasis of Matter

- (i) We draw your attention to Note 6 in the Consolidated financial results for the following matter:
- (a) The company has recognised interest income on "No Lien AGP account" amounting to Rs. 6.86 crore for the quarter ended 30th June 2020
- (b) The balance outstanding as at quarter ended 30th June 2020 is Rs. 470.02 crore (debit) in "No Lien AGP Account". The company is in discussion with MoHUA for recovery/reimbursement of outstanding amount (including interest) as well as booking of expenses.

Our opinion is not modified in respect of this matter.



- (ii) We draw your attention to Note 4 to the Consolidated Financial results which explains the uncertainties and the management's assessment of the financial impact due to the lock-downs and other restrictions and conditions related to the COVID-19 pandemic situation, for which a definitive assessment of the impact in the subsequent period is highly dependent upon circumstances as they evolve in the subsequent period.

Our opinion is not modified in respect of this matter.

For & on behalf of Prem Gupta & Co.
Chartered Accountants
Firm Registration No.:000425N



Rajan Uppal
(Partner)
Membership No.-097379
UDIN No. 20097379AAAABL4686



Place: New Delhi
Date: 14th September, 2020



HOUSING AND URBAN DEVELOPMENT CORPORATION LTD.(HUDCO)
(A GOVT. OF INDIA UNDERTAKING) CIN: L74899DL1970GO1005276 GSTIN: 07AAACH0632A1Zf website: www.hudco.org
Registered Office: CORE 7A, HUDCO BHAWAN, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

(₹ in crore)

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30 TH JUNE, 2020				
S. No.	Particulars	Quarter ended		Year ended
		30 th June, 2020 (Unaudited)	31 st March, 2020 (Audited)	31 st March, 2020 (Audited)
	Income			
I	Revenue from operations			
1	Interest Income	1,762.28	1,871.08	1,796.65
2	Dividend Income	-	-	3.79
3	Rental Income	9.62	9.43	8.63
4	Fees and Commission Income	0.06	5.80	0.32
5	Net gain on Fair value changes	1.91	-	-
6	Sale of services	0.04	2.18	0.89
	Total revenue fom Operations	1,773.91	1,888.49	1,806.49
II	Other Income	7.88	11.91	9.70
III	Total Income (I + II)	1,781.79	1,900.40	1,816.19
IV	Expenses			
1	Finance costs	1,198.78	1,189.31	1,209.49
2	Fees and Commission expense	1.80	(4.67)	1.34
3	Net Loss on Fair Value Changes	-	4.03	15.28
4	Impairment on financial instrument and written offs	247.06	19.34	5.12
5	Employee Benefit Expenses	50.16	75.12	51.62
6	Depreciation and Amortization	1.19	1.49	1.27
7	Corporate Social Responsibilities (CSR)	1.08	50.59	1.44
8	Other expenses	10.84	19.84	15.29
	Total expenses	1,510.91	1,355.05	1,300.85
V	Profit/(loss) before Tax and before share of associate	270.88	545.35	515.34
	Share in profit/(Loss) of Associate	(0.05)	(0.05)	(0.06)
	Profit/(loss) before Tax	270.83	545.30	515.28
VI	Tax Expense			
1	Current tax expense	98.46	111.01	138.54
2	Deferred Tax Expense/ (credit)	(31.01)	(6.62)	41.12
	Total Tax Expense	67.45	104.39	179.66
VII	Profit /(loss) for the Period / Year (V-VI)	203.38	440.91	335.62
	Other Comprehensive Income			
	Items that will not be reclassified to profit or loss			
1	Re-measurement gains/losses on defined benefit plans	(5.76)	(11.44)	(0.92)
2	Income tax relating to items that will not be reclassified to profit or loss	1.45	2.88	0.32
VIII	Other Comprehensive Income	(4.31)	(8.56)	(0.60)
IX	Total Comprehensive Income for the Period (VII+VIII)	199.07	432.35	335.02
X	Paid-up Equity Share Capital (Face Value of ₹ 10 each)	2,001.90	2,001.90	2,001.90
XI	Other Equity (Reserves excluding revaluation reserve)			10,340.36
XII	Net Worth			12,342.26
XIII	Earnings Per Share (Face Value of ₹10 each) (The EPS for quarters is not annualised)			
	Basic (₹)	1.02	2.20	1.68
	Diluted (₹)	1.02	2.20	1.68

Notes to the Financial Results:

- The above Consolidated unaudited financial results for the quarter ended 30th June, 2020 have been reviewed by the Audit Committee and subsequently approved by the Board of Directors at their meeting held on 14th September, 2020. These consolidated unaudited financial results for the quarter ended 30th June, 2020 have also been reviewed by the Statutory Auditors of the Company in compliance with the requirements of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- The consolidated Financial results comprises of the financial results of the company and an associate company M/s Shristi Urban Infrastructure Development Ltd. (SUIDL). Investments in associate company is accounted as per equity method of accounting as per Ind AS-28. The accounts of the associate are unaudited. The Company has decided to exit from the associate company M/s Shristi Urban Infrastructure Development Ltd. (SUIDL) as per the Board Approval dated 9th November, 2015. In pursuance of Board Approval, the valuation of Associate Company was carried out. However, after due consideration, it was decided to get the valuation done again.
- The company does not have separate reportable segments in terms of Indian Accounting Standard (Ind AS-108) on "Operating Segments".
- The Novel Corona Virus (COVID-19) pandemic continues to spread globally and its impact have been felt across the sectors. Since, HUDCO primarily operates in providing financial assistance for Housing and Urban development projects to Government and Government agencies, company holds a stable asset class which can very well withstand the pandemic situation. In order to mitigate the burden of debt servicing brought about by disruptions of business activities, the Company granted moratorium of three months on repayments falling due between 1st March, 2020 and 31st May 2020, to the eligible borrowers, as allowed by RBI guidelines vide circular dated 27th March 2020 and 17th April 2020. In pursuance of the moratorium policy, an amount of ₹ 1,352.54 crores falling due till 30th June 2020 has been deferred. The company has made an incremental provision on loans (impairment) as per expected Credit Loss (ECL) method of ₹ 247.06 crore during the quarter ended 30th June, 2020. Further, as allowed by RBI vide circular dated 23rd May, 2020, the company shall grant an additional three months moratorium on the repayments falling due between 1st June, 2020 to 31st August, 2020 to the eligible borrowers.
- The company has made provision on loans (impairment) as per Expected credit Loss (ECL) method amounting to ₹ 3,186.73 crore as on 30th June, 2020.
- In respect of Andrews Ganj Project (AGP) being executed by HUDCO as an agent on behalf of MoUD (now MoHUA), HUDCO does not retain any right or interest in the property leased to it. Expenditure and liability, if any, on account of this project is paid out of No Lien AGP Account maintained with HUDCO. The company continues to book the interest income & expenditure incurred as per past practice. Interest income of ₹ 6.86 crore on the amount deficit (recoverable) from MoHUA has been booked for the quarter ended 30th June, 2020. As on 30th June, 2020, No Lien AGP account is in deficit (recoverable) to the extent of ₹ 470.02 crore, which includes amounts paid by HUDCO on behalf of MoHUA and interest as on date.
- The company has maintained 100% asset cover by way of charge on the receivables of the company and/ or lien on deposits for all the secured bonds issued by the company and outstanding as on 30th June, 2020.
- The Company continues to create Deferred Tax Liability (DTL) on Special Reserve created and maintained u/s 36 (1)(viii) of Income Tax Act, 1961 & u/s 29 C of National Housing Bank Act, 1987.
- During the quarter, the Company has raised funds through issue of listed Non-convertible debt securities of different tenors on private placement basis. The amounts raised during the period have been utilized for the purpose stated in the Offer document(s).
- In spite of the moratorium allowed to the borrowers, the Company has not experienced any impact on liquidity position, cushioned by its access to diversified sources of borrowings. The Company continues to be well geared to meet its funding needs. It has sufficient liquidity as well as adequate undrawn lines of credits from various banks to take care of its operational requirements. Considering high credit worthiness and well-established relationship of the Company with lenders, it can continue to mobilise sufficient funds from domestic & international markets. Further, there has been no default in repayment of debt securities, borrowings and other liabilities and the Company has met all its debt servicing obligations, both towards principal and interest, during the period in a timely manner.
- There was 1 investor complaint pending with HUDCO as on 30th June, 2020 and the same has been resolved.
- During the quarter ended 30th June, 2020 there were no transactions in the nature of exceptional or extraordinary items.
- Figures of corresponding period have been regrouped, wherever necessary. The consolidated figures of quarter ended on 31st March 2020 are the balancing figures between the audited figures in respect of full financial year ended 31st March, 2020 and year to date figures upto 31st December 2019 being the end of the third quarter of the financial year.

For and on behalf of the Board of Directors

Place: New Delhi
Date: 14th September, 2020

D. Guhan
Director (Finance)



डी. गुहान/D. GUHAN
निदेशक (वित्त)/Director (Finance)
हाउसिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड
Housing and Urban Development Corporation Ltd.
भारत सरकार का उपक्रम/A Govt. of India Enterprise
हुडको भवन, भारत पर्यावास केन्द्र, लोधी रोड,
HUDCO Bhawan, India Habitat Centre, Lodhi Road,
नई दिल्ली / New Delhi - 110 003