

# Indiabulls VENTURES

Indiabulls Ventures Limited  
(CIN: L74999DL1995PLC069631)  
Statement of Unaudited Consolidated Financial Results  
for the quarter and nine months ended 31 December 2019

(Amount in Rs. Lakh)

## Statement of unaudited consolidated financial results for the quarter and nine months ended 31 December 2019

Particulars	Quarter ended			Nine months ended		Year ended
	31 December 2019 (Unaudited)	30 September 2019 (Unaudited)	31 December 2018 (Unaudited)	31 December 2019 (Unaudited)	31 December 2018 (Unaudited)	31 March 2019 (Audited)
<b>1 Revenue from operations</b>						
Interest income	47,990.05	58,182.73	45,211.96	162,559.08	106,900.37	157,995.14
Dividend income	4,934.94	16.25	3.25	4,951.19	72.60	2,558.17
Fees and commission income	9,010.16	4,957.45	9,748.62	17,747.45	28,557.29	33,719.01
Net gain on fair value changes	-	796.98	787.32	-	2,885.28	1,634.83
Net gain on derecognition of financial instruments under amortised cost category	24,745.95	13,937.64	848.76	48,898.13	968.63	3,435.91
<b>Total revenue from operations</b>	<b>86,681.10</b>	<b>77,891.05</b>	<b>56,599.91</b>	<b>234,155.85</b>	<b>139,384.17</b>	<b>199,343.06</b>
<b>2 Other income</b>	<b>89.01</b>	<b>3.76</b>	<b>70.83</b>	<b>318.50</b>	<b>328.16</b>	<b>384.94</b>
<b>3 Total income (1+2)</b>	<b>86,770.11</b>	<b>77,894.81</b>	<b>56,670.74</b>	<b>234,474.35</b>	<b>139,712.33</b>	<b>199,728.00</b>
<b>4 Expenses :</b>						
Finance costs	21,131.31	23,237.93	18,237.12	66,902.32	40,192.39	58,741.38
Fees and commission expense	519.32	445.89	211.30	1,523.71	661.88	1,137.03
Net loss on fair value changes	4,149.99	-	-	2,706.36	-	-
Impairment on financial instruments	18,715.81	9,322.60	3,203.36	32,621.72	7,278.30	12,681.05
Employee benefits expenses	12,057.96	14,034.95	9,993.98	39,782.89	25,467.21	36,881.88
Depreciation and amortisation	2,961.85	3,044.67	699.60	8,422.93	1,820.84	2,697.75
Other expenses	13,544.74	11,505.11	6,973.31	35,543.76	16,453.78	24,658.29
<b>Total expenses</b>	<b>73,080.98</b>	<b>61,591.15</b>	<b>39,318.67</b>	<b>187,503.69</b>	<b>91,874.40</b>	<b>136,797.38</b>
<b>5 Profit before share of loss in associate and tax (3-4)</b>	<b>13,689.13</b>	<b>16,303.66</b>	<b>17,352.07</b>	<b>46,970.66</b>	<b>47,837.93</b>	<b>62,930.62</b>
<b>6 Share of loss in associate</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(2.84)</b>
<b>7 Profit before tax (5+6)</b>	<b>13,689.13</b>	<b>16,303.66</b>	<b>17,352.07</b>	<b>46,970.66</b>	<b>47,837.93</b>	<b>62,927.78</b>
<b>8 Tax expense:</b>						
(a) Current tax	2,359.41	865.90	4,112.72	8,261.01	12,989.77	16,257.89
(b) Deferred tax charge/(credit)	934.87	1,990.24	1,194.55	2,660.80	(39.06)	641.27
<b>Total tax expense</b>	<b>3,294.28</b>	<b>2,856.14</b>	<b>5,307.27</b>	<b>10,921.81</b>	<b>12,950.71</b>	<b>16,899.16</b>
<b>9 Profit for the period (7-8)</b>	<b>10,394.85</b>	<b>13,447.52</b>	<b>12,044.80</b>	<b>36,048.85</b>	<b>34,887.22</b>	<b>46,028.62</b>
<b>10 Other comprehensive income</b>						
Items that will not be reclassified to profit or loss	(65.44)	(159.67)	(50.11)	(229.69)	(42.31)	(167.40)
Income tax relating to items that will not be reclassified to profit or loss	7.63	34.34	3.11	44.35	(13.05)	23.96
Items that will be reclassified to profit or loss	(3,042.83)	777.78	-	(1,462.99)	-	-
Income tax relating to items that will be reclassified to profit or loss	765.82	(117.34)	-	368.21	-	-
<b>Total other comprehensive income</b>	<b>(2,334.82)</b>	<b>535.11</b>	<b>(47.00)</b>	<b>(1,280.12)</b>	<b>(55.36)</b>	<b>(143.44)</b>
<b>11 Total comprehensive income for the period (9+10)</b>	<b>8,060.03</b>	<b>13,982.63</b>	<b>11,997.80</b>	<b>34,768.73</b>	<b>34,831.86</b>	<b>45,885.18</b>
<b>12 Net profit after tax attributable to -</b>						
Owners of the Holding Company	10,139.94	12,677.65	12,063.17	33,796.31	34,927.75	45,909.69
Non controlling interests	254.91	769.87	(18.37)	2,252.54	(40.53)	118.93
<b>13 Other comprehensive income attributable to -</b>						
Owners of the Holding Company	(2,334.82)	535.11	(47.00)	(1,280.12)	(55.36)	(143.44)
Non controlling interests	-	-	-	-	-	-
<b>14 Total comprehensive income attributable to -</b>						
Owners of the Holding Company	7,805.12	13,212.76	12,016.17	32,516.19	34,872.39	45,766.25
Non controlling interests	254.91	769.87	(18.37)	2,252.54	(40.53)	118.93
<b>15 Paid-up equity share capital (face value of Rs. 2 per equity share)</b>						<b>11,348.76</b>
<b>16 Other equity as per statement of assets and liabilities</b>						<b>631,248.03</b>
<b>17 Earnings per equity share (EPS) (face value of Rs. 2 per equity share)</b> (EPS for the quarters and nine months not annualised)						
(1) Basic (amount in Rs.)	1.69	2.10	2.14	5.63	6.57	8.42
(2) Diluted (amount in Rs.)	1.66	2.07	2.06	5.52	6.21	8.01

**Notes to the Unaudited Consolidated Financial Results:**

- 1 Indiabulls Ventures Limited ('IBVL', 'the Company', 'the Holding Company') and its subsidiaries are together referred to as 'the Group' in the following notes. The Holding Company conducts its operations along with its subsidiaries. The consolidated financial results have been prepared in accordance with recognition and measurement principles of Indian Accounting Standards ("Ind AS").
- 2 These unaudited results have been reviewed by the Audit Committee and subsequently approved at the meeting of the Board of Directors held on 23 January 2020.
- 3 During the current quarter, the shareholders of the Company by way of postal ballot, have approved the buy-back of upto 66,666,666 fully paid-up equity shares having face value of Rs. 2 each at a price of Rs. 150 per share, through 'Tender Offer' route, amounting upto Rs. 100,000 lakh.
- 4 In respect of partly paid-up equity shares of the Company issued and allotted under the Rights Issue in March 2018, the Company on receipt of arrears call money on 38,718 partly paid-up equity shares, got these shares listed during the quarter ended 31 December 2019, for trading on National Stock Exchange of India Limited ('NSE') and BSE Limited ('BSE'), under ISIN IN9274G01034.
- 5 During the current quarter, the Company has created an employees welfare trust "Indiabulls Ventures Limited – Employees Welfare Trust" (IBV-EWT). The objective of the Trust is to acquire, purchase and hold the fully paid-up equity shares of the Company from the open market and to administer and implement the Employee Stock Option Plan ("ESOP") schemes of the Company and to grant the Employee Stock Options / Shares / Stock Appreciation Rights ("SARs") to the employees of the Company and its subsidiaries.
- 6 Effective 1 April 2019, the Group adopted Ind AS 116 "Leases", applied to all contracts having lease components existing on 1 April 2019 using the modified retrospective method. Accordingly, the Group has not restated comparative information. The Group has measured the lease liability at present value of remaining lease payments discounted using the incremental borrowing rate as the date of initial application and Right of Use asset is measured at an amount equal to lease liability, adjusted by the amount of any prepaid or accrued lease payments relating to that lease recognized in the balance sheet immediately before the date of initial application. On date of initial application, the adoption of new standard resulted in recognition of Right of Use assets of Rs. 22,978.81 lakh and a lease liability of Rs. 24,626.06 lakh.
- 7 During the nine months ended 31 December 2019, the Company has made investment in five newly incorporated companies through its wholly owned subsidiary, Indiabulls Distribution Services Limited.
- 8 During the nine months ended 31 December 2019, the Company has further acquired 9% equity stake of "Transerv Private Limited" through one of its wholly owned subsidiary. By virtue of control as per Ind AS 110 - Consolidated Financial Statements, "Transerv Private Limited" has become subsidiary of the Company.
- 9 During the nine months ended 31 December 2019, Indiabulls Consumer Finance Limited ("ICFL"), a wholly owned subsidiary of the Holding Company, has entered into series of bilateral assignment transactions against outstanding loan portfolio. In the light of this, the management has concluded that the business model for loan against property ("LAP"), business loan and personal loan has changed from "hold to collect" to "hold to collect and sale". Accordingly, as per the requirements of Ind-AS, eligible portfolio of loans outstanding has been fair valued and a loss of Rs. 1,462.99 lakh has been recognised in other comprehensive income.
- 10 During the nine months ended 31 December 2019, ICFL has issued and allotted non- convertibles debentures ("NCDs") as follows:

Particulars	Amount in Rs. Lakh	Date of issue	Date of listing	
			NSE	BSE
Non convertible debentures- Public issue through Tranche III Prospectus*	8,343.84	6 September 2019	9 September 2019	9 September 2019
Non convertible debentures- Public issue through Tranche II Prospectus*	8,476.44	27 June 2019	28 June 2019	28 June 2019
Non convertible debentures- Privately placed*	25,000.00	24 April 2019	2 May 2019	2 May 2019

\*These NCDs are secured by way of first ranking pari passu charge on present and future receivables, current assets (including investments of "ICFL", owned by the Company) and accrued interest thereon.

**11 Segment results**

The Group's operating segments are established on the basis of those components of the group that are evaluated regularly by the Board of Directors (the 'Chief Operating Decision Maker' as defined in Ind AS 108 - 'Operating Segments'), in deciding how to allocate resources and in assessing performance. These have been identified taking into account nature of services, the differing risks and returns and the internal business reporting systems.

(Amount in Rs. Lakh)

Particulars	Quarter ended			Nine months ended		Year ended
	31 December 2019 (Unaudited)	30 September 2019 (Unaudited)	31 December 2018 (Unaudited)	31 December 2019 (Unaudited)	31 December 2018 (Unaudited)	31 March 2019 (Audited)
<b>Segment revenue</b>						
Broking and related activities	8,098.36	5,599.13	6,777.41	19,366.80	22,576.87	28,099.42
Financing and related activities	74,142.89	69,891.51	49,001.43	204,704.04	114,288.55	164,982.70
Asset reconstruction and related activities	4,392.66	2,169.35	-	9,809.57	5,585.59	5,585.59
Others	51.34	236.05	823.11	289.86	(3,043.87)	700.94
<b>Total</b>	<b>86,685.25</b>	<b>77,896.04</b>	<b>56,601.95</b>	<b>234,170.27</b>	<b>139,407.14</b>	<b>199,368.65</b>
Less: Inter segment revenue	(4.15)	(4.99)	(2.04)	(14.42)	(22.97)	(25.59)
<b>Total revenue from operations</b>	<b>86,681.10</b>	<b>77,891.05</b>	<b>56,599.91</b>	<b>234,155.85</b>	<b>139,384.17</b>	<b>199,343.06</b>
<b>Segment results</b>						
<b>Profit before tax and interest expense</b>						
Broking and related activities	935.82	1,657.67	805.92	4,900.20	7,031.31	9,440.09
Financing and related activities	13,412.73	14,014.25	17,639.26	39,515.58	44,546.68	58,127.95
Asset reconstruction and related activities	747.59	3,154.87	21.35	8,423.27	825.24	2,285.00
<b>Total</b>	<b>15,096.14</b>	<b>18,826.79</b>	<b>18,466.53</b>	<b>52,839.05</b>	<b>52,403.23</b>	<b>69,853.04</b>
(i) Less: Interest expense	(1,072.63)	(2,430.17)	(1,664.72)	(5,289.56)	(5,486.20)	(7,097.00)
(ii) (Less)/Add: Other unallocable income / (expenses)	(334.38)	(92.96)	550.26	(578.83)	920.90	171.74
<b>Profit before tax</b>	<b>13,689.13</b>	<b>16,303.66</b>	<b>17,352.07</b>	<b>46,970.66</b>	<b>47,837.93</b>	<b>62,927.78</b>
<b>Segment assets</b>						
Broking and related activities	199,606.38	229,361.22	116,230.51	199,606.38	116,230.51	264,003.56
Financing and related activities	1,003,009.44	1,026,528.05	1,216,006.61	1,003,009.44	1,216,006.61	1,241,664.26
Asset reconstruction and related activities	110,704.43	102,147.51	41,086.63	110,704.43	41,086.63	36,704.05
Unallocable segment assets	71,545.70	56,304.95	21,996.93	71,545.70	21,996.93	59,176.37
<b>Total</b>	<b>1,384,865.95</b>	<b>1,414,341.73</b>	<b>1,395,320.68</b>	<b>1,384,865.95</b>	<b>1,395,320.68</b>	<b>1,601,548.24</b>
<b>Segment liabilities</b>						
Broking and related activities	39,646.41	59,283.00	73,304.82	39,646.41	73,304.82	159,362.58
Financing and related activities	597,424.81	628,382.17	691,958.11	597,424.81	691,958.11	782,055.07
Asset reconstruction and related activities	1,848.66	1,431.54	8,481.16	1,848.66	8,481.16	1,510.68
Unallocable segment liabilities	34,780.63	13,748.55	1,270.23	34,780.63	1,270.23	1,107.12
<b>Total</b>	<b>673,700.51</b>	<b>702,845.26</b>	<b>775,014.32</b>	<b>673,700.51</b>	<b>775,014.32</b>	<b>944,035.45</b>
<b>Capital employed (segment assets - segment liabilities)</b>						
Broking and related activities	159,959.97	170,078.22	42,925.69	159,959.97	42,925.69	104,640.98
Financing and related activities	405,584.63	398,145.88	524,048.50	405,584.63	524,048.50	459,609.19
Asset reconstruction and related activities	108,855.77	100,715.97	32,605.47	108,855.77	32,605.47	35,193.37
Unallocable capital employed	36,765.07	42,556.40	20,726.70	36,765.07	20,726.70	58,069.25
<b>Total</b>	<b>711,165.44</b>	<b>711,496.47</b>	<b>620,306.36</b>	<b>711,165.44</b>	<b>620,306.36</b>	<b>657,512.79</b>

Registered Office: M - 62 & 63, 1st Floor, Connaught Place, New Delhi 110 001.  
Corporate Identification Number: L74999DL1995PLC069631

For and on behalf of Board of Directors

Place : Mumbai  
Date : 23 January 2020

Divyesh B. Shah  
CEO & Whole-time Director

**Indiabulls Ventures Limited**  
(CIN: L74999DL1995PLC069631)  
**Statement of Unaudited Standalone Financial Results**  
**for the quarter and nine months ended 31 December 2019**

(Amount in Rs. Lakh)

**Statement of unaudited standalone financial results for the quarter and nine months ended 31 December 2019**

Particulars	Quarter ended			Nine months ended		Year ended
	31 December 2019	30 September 2019	31 December 2018	31 December 2019	31 December 2018	31 March 2019
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1 Revenue from operations</b>						
Interest income	2,592.48	2,856.69	2,045.48	8,831.48	5,479.12	10,114.12
Dividend income	806.58	822.82	3.25	8,087.10	4,651.37	4,651.37
Net gain on fair value changes	13.47	-	-	13.47	-	-
<b>Total revenue from operations</b>	<b>3,412.53</b>	<b>3,679.51</b>	<b>2,048.73</b>	<b>16,932.05</b>	<b>10,130.49</b>	<b>14,765.49</b>
<b>2 Other income</b>	<b>109.90</b>	<b>88.60</b>	<b>107.73</b>	<b>280.42</b>	<b>288.45</b>	<b>490.89</b>
<b>3 Total income (1+2)</b>	<b>3,522.43</b>	<b>3,768.11</b>	<b>2,156.46</b>	<b>17,212.47</b>	<b>10,418.94</b>	<b>15,256.38</b>
<b>4 Expenses :</b>						
Finance costs	773.51	943.99	660.48	2,730.03	3,323.01	4,169.57
Fees and commission expense	4.38	4.38	4.02	13.10	11.71	15.85
Impairment on financial instruments	-	-	5.00	-	5.00	5.00
Employee benefits expenses	193.99	291.89	291.73	772.57	1,072.91	1,360.09
Depreciation and amortisation	3.90	4.20	3.49	11.62	11.29	14.93
Other expenses	80.12	217.71	72.56	340.96	113.94	294.53
<b>Total expenses</b>	<b>1,055.90</b>	<b>1,462.17</b>	<b>1,037.28</b>	<b>3,868.28</b>	<b>4,537.86</b>	<b>5,859.97</b>
<b>5 Profit before tax (3-4)</b>	<b>2,466.53</b>	<b>2,305.94</b>	<b>1,119.18</b>	<b>13,344.19</b>	<b>5,881.08</b>	<b>9,396.41</b>
<b>6 Tax expense:</b>						
(a) Current tax	476.03	206.26	534.06	1,397.31	571.61	1,288.40
(b) Deferred tax expense / (credit)	3.36	(238.19)	176.17	(468.41)	166.79	367.82
<b>Total tax expense</b>	<b>479.39</b>	<b>(31.93)</b>	<b>710.23</b>	<b>928.90</b>	<b>738.40</b>	<b>1,656.22</b>
<b>7 Profit from continuing operations after tax (5-6)</b>	<b>1,987.14</b>	<b>2,337.87</b>	<b>408.95</b>	<b>12,415.29</b>	<b>5,142.68</b>	<b>7,740.19</b>
<b>8 Profit / (loss) from discontinued operations</b>	<b>471.60</b>	<b>(976.77)</b>	<b>1,027.90</b>	<b>70.08</b>	<b>2,916.07</b>	<b>3,405.00</b>
<b>9 Tax expense of discontinued operations</b>	<b>21.47</b>	<b>(48.90)</b>	<b>(101.46)</b>	<b>4.88</b>	<b>366.13</b>	<b>600.16</b>
<b>10 Profit / (loss) from discontinued operations (after tax) (8-9)</b>	<b>450.13</b>	<b>(927.87)</b>	<b>1,129.36</b>	<b>65.20</b>	<b>2,549.94</b>	<b>2,804.84</b>
<b>11 Profit for the period (7+10)</b>	<b>2,437.27</b>	<b>1,410.00</b>	<b>1,538.31</b>	<b>12,480.49</b>	<b>7,692.62</b>	<b>10,545.03</b>
<b>12 Other comprehensive income</b>						
(i) Items that will not be reclassified to profit or loss	(32.34)	(41.56)	(33.93)	(66.77)	(45.59)	(76.41)
(ii) Income tax relating to items that will not be reclassified to profit or loss	(0.70)	6.11	(6.15)	3.70	(16.60)	(5.21)
<b>Total other comprehensive income</b>	<b>(33.04)</b>	<b>(35.45)</b>	<b>(40.08)</b>	<b>(63.07)</b>	<b>(62.19)</b>	<b>(81.62)</b>
<b>13 Total comprehensive income for the period (11+12)</b>	<b>2,404.23</b>	<b>1,374.55</b>	<b>1,498.23</b>	<b>12,417.42</b>	<b>7,630.43</b>	<b>10,463.41</b>
<b>14 Paid-up equity share capital (face value of Rs. 2 per equity share)</b>						11,348.76
<b>15 Other equity as per statement of assets and liabilities</b>						569,159.11
<b>16 Earnings per equity share (EPS) for continuing operations</b> (face value of Rs. 2 per equity share) (EPS for the quarters and nine months not annualised)						
(1) Basic (amount in Rs.)	0.34	0.38	0.07	2.07	0.97	1.42
(2) Diluted (amount in Rs.)	0.33	0.38	0.07	2.03	0.92	1.35
<b>17 Earnings per equity share (EPS) for discontinued operations</b> (face value of Rs. 2 per equity share) (EPS for the quarters and nine months not annualised)						
(1) Basic (amount in Rs.)	0.07	(0.15)	0.20	0.01	0.48	0.51
(2) Diluted (amount in Rs.)	0.07	(0.15)	0.19	0.01	0.45	0.49
<b>18 Earnings per equity share (EPS) for continuing and discontinued operations</b> (face value of Rs. 2 per equity share) (EPS for the quarters and nine months not annualised)						
(1) Basic (amount in Rs.)	0.41	0.23	0.27	2.08	1.45	1.93
(2) Diluted (amount in Rs.)	0.40	0.23	0.26	2.04	1.37	1.84

**Notes to the Unaudited Standalone Financial Results:**

- These standalone financial results of Indiabulls Ventures Limited ('IBVL', 'the Company') for the quarter and nine months ended 31 December 2019 have been reviewed by the Audit Committee and subsequently approved at the meeting of the Board of Directors held on 23 January 2020.
- The Chief Operating Decision Maker ("CODM") reviews the operations and makes allocation of resources on a Company level. Therefore, the operations of the Company fall under "stock broking and related activities" business only, which is considered to be the only reportable segment in accordance with the provisions of Ind AS 108 – "Operating Segments". The Company has presented "stock broking business" as discontinuing operation in accordance with Ind AS 105 – "Non-current assets held for sale and discontinued operations".
- During the nine months ended 31 December 2019, the Company has obtained shareholder's approval for the sale and transfer of stock broking business of the Company to Indiabulls Securities Limited (formerly Indiabulls Commodities Limited), a wholly owned subsidiary, by way of a slump sale. The effect of the transfer will be reflected in the financial information of the period in which the deal is consummated post receipt of all the requisite regulatory approvals.
- Effective 1 April 2019, the Company adopted Ind AS 116 "Leases", applied to all contracts having lease components existing on 1 April 2019 using the modified retrospective method. Accordingly, the Company has not restated comparative information. The Company has measured the Lease Liability at present value of remaining lease payments discounted using the incremental borrowing rate as the date of initial application and Right of Use asset is measured at an amount equal to Lease Liability, adjusted by the amount of any prepaid or accrued lease payments relating to that lease recognized in the balance sheet immediately before the date of initial application. On date of initial application, the adoption of new standard resulted in recognition of Right of Use assets of Rs. 1,849.87 lakh and a Lease Liability of Rs. 1,740.31 lakh.
- During the current quarter, the shareholders of the Company by way of postal ballot, have approved the buy-back of upto 66,666,666 fully paid-up equity shares having face value of Rs. 2 each at a price of Rs. 150 per share, through 'Tender Offer' route, amounting upto Rs. 100,000 lakh.
- In respect of partly paid-up equity shares of the Company issued and allotted under the Rights Issue in March 2018, the Company on receipt of arrears call money on 38,718 partly paid-up equity shares, got these shares listed during the quarter ended 31 December 2019, for trading on National Stock Exchange of India Limited ('NSE') and BSE Limited ('BSE'), under ISIN IN9274G01034.
- During the quarter ended 30 June 2019, pursuant to applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has issued and allotted 6,756,616 (Sixty Seven Lakhs Fifty Six Thousand Six Hundred Sixteen) Fully Paid-up Equity Shares of face value Rs. 2/- each, to eligible employees upon exercise of options vested in their favour under - 'Indiabulls Ventures Limited Employees Stock Option Scheme - 2008' and 'Indiabulls Ventures Limited Employees Stock Option Scheme - 2009'.

Registered Office: M - 62 & 63, 1st Floor, Connaught Place, New Delhi 110 001.  
Corporate Identification Number: L74999DL1995PLC069631

For and on behalf of Board of Directors

Place : Mumbai  
Date : 23 January 2020

Divyesh B. Shah  
CEO & Whole-time Director