PNB Housing Finance Limited

July 02, 2021

Ratings

Facilities/Instruments	Amount (Rs. crore)	Ratings	Rating Action
Long Term Bank Facilities	15,600.00	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term / Short Term Bank Facilities	16,400.00	CARE AA; Stable / CARE A1+ (Double A; Outlook: Stable/ A One Plus)	Reaffirmed
Total Bank Facilities	**32,000.00 (Rs. Thirty-Two Thousand Crore Only)**		
Long Term Instruments	150.00	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	200.00	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	125.00	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	200.00	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	200.00 (Reduced from 500.00)	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	700.00 (Reduced from 1,000.00)	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	100.00 (Reduced from 600.00)	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	1,100.00 (Reduced from 2,875.00)	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	500.00	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	2,715.00 (Reduced from 6,501.00)	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	499.00	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	8,500.00	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	7,000.00	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Long Term Instruments	1,000.00	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Non Convertible Debentures	5,000.00	CARE AA; Stable (Double A; Outlook: Stable)	Reaffirmed
Total Long Term Instruments	**27,989.00 (Rs. Twenty-Seven Thousand Nine Hundred Eighty-Nine Crore Only)**		
Fixed Deposit	28,500.00 (Enhanced from 18,500.00)	CARE AA (FD); Stable [Double A (Fixed Deposit); Outlook: Stable]	Reaffirmed
Total Medium-Term Instruments	**28,500.00**		

Facilities/Instruments	Amount (Rs. crore)	Ratings	Rating Action
	(Rs. Twenty-Eight Thousand Five Hundred Crore Only)		
Commercial Paper	25,000.00	CARE A1+ (A One Plus)	Reaffirmed
Total Short-Term Instruments	**25,000.00 (Rs. Twenty-Five Thousand Crore Only)**		

Details of instruments/facilities in Annexure-1

Detailed Rationale & Key Rating Drivers

The reaffirmation of ratings for PNBHFL derive strength from its experienced management team, strong market position as the fourth largest Housing Finance Company (HFC) in the country (by assets as on March 31, 2021) along with well diversified resource profile. The rating reaffirmation continues to take into consideration the brand linkages with Punjab National Bank (PNB); promoter of PNBHFL. The ratings also factor in the moderate profitability profile with return on total assets (RoTA) at 1.25% end March-21, moderation in the loan book growth of the company with assets under management (AUM) of Rs.74,469 crore as on March-21, down from previous fiscal underpinned by degrowth in both wholesale portfolio and retail portfolio and sell-down of its corporate portfolio and adequate liquidity profile with company having liquid cash and bank balance and investments of Rs.6,096 crore as on March 31, 2021.

These rating strengths are however partially offset by the deteriorating asset quality with rise in absolute Gross NPAs to Rs.2,763 crore translating in GNPA of 4.44% on loan assets as on March-21, up from 2.75% as on Mar-20 which has been mainly due to covid induced economic disruptions. Also, given wholesale loan book forming about 16% of AUM as on March-21, weakness on wholesale book could lead to further moderation in asset quality of the company.

Further CARE notes that PNBHFL needs to raise capital in order to grow the book and further bring down its on-book gearing levels. PNBHFL on May 31, 2021 made announcement to raise equity of about Rs.4,000 crore from existing investors through preference share allotment and warrants, however on June 18, 2021, SEBI ordered PNBHFL that the equity raising plan shall not be acted upon. Currently, the issue is under jurisdiction of Securities Appellate Tribunal (SAT) and the SAT order on the same is awaited. Further, the equity raising plans of PNBHFL will be dependent on SAT's order and further action of PNBHFL and SEBI on the same. CARE is monitoring the developments in this regard.

Key Rating sensitivities:

Positive: *Factors that could, individually or collectively, lead to a review for positive rating action/upgrade:*

- Improvement in the asset quality metrics
- Ability of the company to improve its capitalization profile

Negative: *Factors that could, individually or collectively, lead to a review for negative rating action/downgrade:*

- Delay in equity raising because of ongoing issues with respect to recent announcement on equity infusion beyond envisaged timeframe
- Further deterioration in asset quality profile and liquidity profile with mismatches arising in near to medium term bucket
- Decline in loan book and moderation in profitability with ROTA remaining below 1.2% on a sustained basis

Detailed description of the key rating drivers

Key Rating Strengths

Comfort from brand linkages with PNB (promoter of PNBHFL) and experienced management team of PNBHFL

PNB is the promoter of PNBHFL with 32.65% shareholding as on March 31, 2021. PNBHFL also shares the brand linkages with PNB and benefits in terms of financial flexibility for fund raising as well as lending operations, however as the company has grown, its reliance on PNB in the form of management and funding support has reduced.

Further, the recent announcement by PNBHFL regarding revised trademark agreement with PNB on May 24, 2021, as per which the earlier trademark agreement between PNB and PNBHFL will continue to govern use of PNB trademark until PNB's shareholding in the Company is 30% or more. Upon PNB's shareholding falling below 30%, the new Agreement will replace the existing Agreement. With the recent equity raising plans of PNBHFL, it is expected that the shareholding of PNB will reduce from the existing levels in near to medium term and the future usage of PNB brand will be governed by the new agreement.
PNBHFL's operations are managed by an independent management team comprising of professionals with strong knowledge and extensive experience in the mortgage business. The company is led by Mr. Hardayal Prasad (Managing Director and CEO) who joined PNBHFL in Aug 2020 and has a rich experience of over 36 years in Indian banking industry across a range of diverse functions. He was previously associated with State bank of India and was the Managing Director & Chief Executive Officer at SBI Cards before joining PNBHFL.

Long standing track record and market position
Established in 1988, PNBHFL has a long and profitable track record of operations of over three decades. PNBHFL is the fourth largest HFC in the country with asset under management (AUM) of Rs.74,469 crore as on March 31, 2021. PNBHFL has seen CAGR of 22% in its AUM over the last 5 years till March 31, 2021. As on March-21, retail loan book i.e. Individual Housing loans (IHL; 58%), Retail Loan Against Property (LAP; 21%), Retail Non-Residential Premise loans (NRPL) (4%) and retail LRD (1%) together comprised 84% of AUM while the wholesale loan book constituting (Construction Finance – 12%, Corporate Term Loans- 3%, LRD – 1%) formed the remaining 16% of AUM. The on-balance sheet loan book was Rs.62,255 crore (down 8% Y-o-Y) and 84% of AUM as on March 31, 2021) and balance was in the form of assigned loan book (IHL and LAP). There has been a concerted effort by the management to reduce its corporate loan book (resulting in corporate book share reducing from 21% of AUM as on Mar-19 to 16% as on Mar-21). Also, during FY21, PNBHFL sold /accelerated prepayment on high risk weighted corporate finance book worth Rs.1,880 crore. As a result, the corporate AUM is down 19% y-o-y basis end FY21.
In last 3-4 years, the company has also ventured into prime affordable housing segment and started Unnati Home loan product which was 10% of its IHL disbursements in FY21. The company intends on keeping the average ticket size at Rs.15 lakhs and strengthen distribution network with increased presence in Tier 2 and Tier 3 cities. The AUM under Unnati was Rs.2,607 crore as on March 31, 2020, which increased to Rs.2,985 crore as on March 31, 2021. As per management, PNBHFL is focused on building granular retail book and reducing its exposure towards corporate book. Subsequently, the disbursements with ticket size greater than Rs.2 crores has reduced to 7% of total disbursements in FY21 from 13% in the corresponding previous fiscal.

Diversified resource profile
PNBHFL has demonstrated strong resource raising capacity to fund business growth. It has raised funds through various market instruments, deposits, external commercial borrowings as well as loans from various banks and financial institutions including NHB, Asian Development Bank and International Finance Corporation. End March-21, total borrowings of the PNBHFL stood at Rs.59,942 crore, down from Rs.68,216 crore a year ago. As on March 31, 2021, PNBHFL's funding profile (borrowings) comprised of deposits (24%), loans from banks (22%), NCDs (16%), National Housing Bank (NHB) finance (11%), external commercial borrowings (ECBs; 8%) and Commercial Paper (2%). Besides, PNBHFL has also raised funds through off-balance sheet transactions (direct assignment) which accounted for 17% of overall funding mix. Although going forward, the share of securitization volumes is expected to remain muted. The share of shorter tenure CP borrowings in the overall funding mix has increased marginally to 2% end March-21 as against 0.5% as on Mar-20.

Key Rating Weakness

Delay in equity raising plans
The CARE adjusted tangible networth of PNBHFL stood at Rs.7,825 crore as on March-21, up from Rs.7,324 crore as on March 31, 2020 on account of positive internal accruals. As a result of increased tangible net worth coupled with decline in total borrowings, the overall CARE adjusted gearing of the company reduced to 7.7 times as on March 31, 2021 from 9.3 times as on March 31, 2020.
The Tier I CAR and overall CAR of PNBHFL stood at 15.5% and 18.73% respectively as on March 31, 2021, above the regulatory requirement of 10% and 14% respectively as on March 31, 2021.However the capitalization ratios are lower than Dec-20 levels of Tier 1 CAR and overall CAR at 17.42% and 20.06% respectively on account of fixed deposit investments done by PNBHFL in PNB in Q4FY21.

However, PNBHFL is required to raise capital to fund its growth plans and reduce its leverage. PNBHFL has stated its intent to reduce the share of corporate book and sold off high risk weighted corporate finance portfolio to the tune of Rs 1,880 crore to help conserve capital and shore up capital adequacy in FY21. Further, on May 31, 2021, PNBHFL made announcement about its board approval regarding plans to raise equity to the tune of Rs.4,000 crore through preferential issue of equity shares and warrants, which will be led by Carlyle Group (existing investor) contributing 80% of the capital raise and the remaining is from existing shareholders of the Company, being funds managed by Ares SSG and General Atlantic. Also, as part of this transaction,

Salisbury Investments Pvt. Ltd., the family investment vehicle of Aditya Puri, Senior Advisor for Carlyle in Asia and the former CEO & Managing Director of HDFC Bank, will also invest in the capital raise. The transaction is subject to regulatory as well as shareholder approval.
However, SEBI vide its order dated June 18, 2021 ordered PNBHFL that the said plan shall not be acted upon. Subsequently on June 21st, 2021, PNBHFL filed an appeal before the Securities Appellate Tribunal (SAT) against SEBI's order. The SAT order on the same is awaited and the equity raising plans will be dependent on SAT's order and further action of PNBHFL and SEBI on the same. CARE is monitoring the developments in this regard.

Vulnerability owing to corporate book exposure to real estate sector with high credit concentration and deterioration in asset quality

The asset quality of PNBHFL deteriorated with absolute gross NPA and Net NPA at Rs.2,762 crore and Rs.1,513 crore respectively as on March 31, 2021, as against Rs.1,856 crore and Rs.1,184 crore respectively as on Mar-20. As a result of rise in absolute NPAs coupled with declining loan book, the asset quality ratios, GNPA and NNPA, rose to 4.44% and 2.43% respectively, up from 2.75% and 1.75% respectively as on March 31, 2020.
The networth coverage for net NPA also weakened with Net NPA to (CARE adjusted) tangible net-worth ratio at around 19% as on March 31, 2021, up from 16% as on Mar-20. The increase in NPA (Stage 3 assets) during FY21 has been on account of slippages in both the retail as well as wholesale segment. As on March 31, 2021, PNBHFL was carrying total provision of Rs.2,544 crore (4.1% of the on-book loan portfolio). The wholesale loan book (i.e. construction finance, corporate loans to builders and LRD) stood at Rs.11,786 crore as on Mar-21 (16% of AUM or 19% of on-book loan portfolio as on March 31, 2021). The vulnerability of wholesale loan book of the HFCs including PNBHFL has increased given weakness in real estate sector and deteriorating credit profile of real estate developers following the prolonged tight liquidity environment and also due to Covid 19 pandemic induced disruptions. Consequently, NPA (Stage 3 assets) for the wholesale loan book increased to 12.65% as on March-21 from 8.18% as on March-20. However, as per PNBHFL's management, the company has taken measures to resolve the corporate accounts and consequently, there has been resolution of six corporate accounts in FY21 amounting to Rs.204 crore and another corporate account with outstanding exposure of Rs.353 crore as on March-21 is in final stages of resolution.

Going ahead, further elongation of the pandemic situation could particularly impact company's wholesale portfolio by reducing the ability of real estate players to complete projects on time and generate adequate cash flows to service the debt which could result in additional slippages and provisioning requirement, thus impacting the asset quality, profitability and capitalization levels of PNBHFL. Also, risk of retail loan against property (LAP and NRPL; 21% and 4% of AUM respectively as on Mar-21) portfolio of HFCs including PNBHFL is expected to be higher than retail housing finance business given the exposure to largely self-employed segment who are more vulnerable to economic cycles.

High credit concentration in wholesale lending book; albeit intent to reduce the share of corporate book

There is high credit concentration in the wholesale loan book of PNBHFL with top 20 groups contributing to nearly 69% of the overall wholesale AUM of Rs.11,786 crore (CF, CTL and LRD) as on March 31, 2021. However, with corporate real estate sector in prolonged slowdown, PNBHFL has shifted its focus away from corporate loans as reflected in its disbursement pattern wherein nearly 96% disbursements in FY21 being in retail segment. Consequently, there has been a net reduction in wholesale loan book to Rs.11,786 crore (down 24% Y-o-Y or 16% of AUM) as on Mar-21. PNBHFL intends to bring down its share of overall wholesale book down and during FY21, PNBHFL sold of corporate finance/accelerated prepayment in the book worth Rs.1,880 crore. With no major incremental sanctions happening on the corporate book, the share of the corporate book is expected to reduce further going ahead.

Moderate profitability profile

During FY21, PNBHFL reported Profit after tax (PAT) of Rs.930 crore on total income (net of interest expense) of Rs.2,524 crore as against PAT of Rs.646 crore on total income (net of interest expense) of Rs.2,615 crore in FY20.
The overall net profits are up 44% Y-o-Y and company's adjusted RoTA[1] improved to 1.05% as against 0.69% on the back of decline in the total expenses for the company, however it still remains lower as against some of the leading housing finance players.
End FY21, the operating expense/ CARE adjusted Average total assets stood at 0.61% as on March 31, 2021, down from 0.68% a year ago. Further, the interest expense reduced to Rs.5,100 crore, down from Rs.5,875 crore a year ago on the back of reduction in total debt of the company and decrease in average borrowing cost to 7.96% end March 31, 2021. Also, the credit cost/CARE adjusted ATA has been reduced to 1.2% end March-21 from 1.6% a year ago.
Going forward, PNBHFL's ability to sustain its interest spreads by controlling its funding cost while continuing to be competitive and maintaining its asset quality and control its credit costs will be critical for its profitability profile.

[1] RoTA=PAT/CARE Adjusted Average Total Assets (adjusted for DTA, Intangible Assets, Unamortized expenses and off balance sheet book)

Liquidity: Adequate
As per Asset Liability Maturity statement dated March 31, 2021, the liquidity profile of PNBHFL is adequate with no cumulative mismatches in short term buckets i.e. upto one 1 year. PNBHFL's liquidity remains supported by liquid cash and bank balance, fixed deposits and investments in liquid funds. PNBHFL also maintains long term investments (SLR investments) to the extent of 13.85% of the public deposits outstanding in the preceding quarter. Further, PNBHFL has rollover of deposits and avenue of securitization available to generate additional liquidity which critical in the current scenario.
As per the latest liquidity information shared by PNBHFL, the company had liquid cash and bank balance and investments of Rs.6,906 crore as on March 31, 2021, which are sufficient to take care of short-term debt. Also, scheduled inflows on advances would provide cushion to the liquidity profile.

Analytical approach: Consolidated; PNBHFL and its subsidiary PHFL Home Loans and Services Pvt. Ltd.
Applicable Criteria
Criteria on assigning 'outlook' and 'credit watch' to Credit Ratings
CARE's Policy on Default Recognition
Rating Methodology - Non Banking Finance Companies (NBFCs)
Financial Ratios – Financial Sector
Criteria for Short Term Instruments
Rating Methodology - Housing Finance Companies (HFCs)
Rating Methodology: Consolidation
Rating Methodology: Notching by factoring linkages in Ratings

About the Company
PNBHFL (CIN: L65922DL1988PLC033856), established in 1988, is a deposit- accepting housing finance company registered with National Housing Bank. It is engaged in Retail Loans (housing loans for construction, purchase, repair and up-gradation of houses, loan against property (LAP) and Non-Residential Premise loans and LRD loans to individuals) and wholesale loans viz. corporate term loans, construction finance and lease rental discounting (LRD). It is the fourth largest housing finance company in India and reported an outstanding Assets Under Management (AUM) of Rs.74,469 crore as on March 31, 2021. During FY18, PNBHFL has also floated a subsidiary PHFL Home Loans and Services Pvt Ltd which houses the sales / loan origination staff of PNBHFL. PNB is the promoter in PNBHFL with 32.64% holding in the company as on March 31, 2021 with QIH (Quality Investments Holdings) part of Carlyle Group being the largest investor in the company holding 32.21% stake. Foreign Portfolio Investors (FPIs) and Mutual Funds (MFs) hold 24.5% and 2.1% stake respectively in the company.

Brief Financials (Rs. crore)	FY20	FY21
	INDAS (A)	INDAS (A)
Total operating income	8,490	7,624
PAT	646	930
Interest coverage (times)	1.14	1.24
Total Assets^	78,256	70,939
Net NPA (%)	1.75	2.43
Adj. ROTA (%)*	0.69	1.05

A: Audited
^CARE adjusted Total assets (adjusted for intangible assets, deferred tax assets and unamortized expenses)
**Ratio has been computed based on average of annual opening and closing balances*
***Adj. ratios computed based on incl. of securitized/assigned (off-book portfolio)*
Status of non-cooperation with previous CRA: Not Applicable
Any other information: Not Applicable
Rating History for last three years: Please refer Annexure-2
Covenants of rated instrument / facility: *Detailed explanation of covenants of the rated instruments/facilities is given in Annexure-3*
Complexity level of various instruments rated for this company: Annexure 4

Annexure-1: Details of Instruments/Facilities

S.no	Name of the instrument	ISIN Number	Issue Date	Maturity	Coupon Rate	Issue Size Amt (Rs. Cr)	Rating assigned along with Rating Outlook
1.	Fund-based – Long term bank facilities	-	-	24-May-2024	-	15600.00	CARE AA; Stable

S.no	Name of the instrument	ISIN Number	Issue Date	Maturity	Coupon Rate	Issue Size Amt (Rs. Cr)	Rating assigned along with Rating Outlook
2.	Fund-based-LT/ST bank facilities	-	-	-	-	16400.00	CARE AA; Stable/ CARE A1+
3.	Commercial Paper		-	< 1 year	-	25000.00	CARE A1+
4.	Fixed Deposit Programme	-	-	-	-	28500.00	CARE AA (FD); Stable
5.	Long Term Bonds^	INE572E09080	16-Jan-2008	16-Jan-2021	9.20%	30.00	CARE AA; Stable
6.	Long Term Bonds	INE572E09098	16-Jan-2008	16-Jan-2022	9.20%	30.00	CARE AA; Stable
7.	Long Term Bonds	INE572E09106	16-Jan-2008	16-Jan-2023	9.20%	30.00	CARE AA; Stable
8.	Long Term Bonds^	INE572E09064	16-Jan-08	16-Jan-19	9.20%	30.00	CARE AA; Stable
9.	Long Term Bonds^	INE572E09072	16-Jan-08	16-Jan-20	9.20%	30.00	CARE AA; Stable
10.	Long Term Bonds^	INE572E09130	09-Nov-09	09-Nov-19	8.85%	125.00	CARE AA; Stable
11.	Long Term Bonds	INE572E09148	26-Jul-2011	26-Jul-2021	9.50%	200.00	CARE AA; Stable
12.	Long Term Bonds	INE572E09155	12-Sep-2011	12-Sep-2021	9.55%	200.00	CARE AA; Stable
13.	Long Term Bonds	INE572E09163	29-Jun-2012	29-Jun-2022	9.25%	300.00	CARE AA; Stable
14.	Long Term Bonds	INE572E09171	14-Sep-2012	14-Sep-2022	9.15%	200.00	CARE AA; Stable
15.	Long Term Bonds	INE572E09189	21-Dec-2012	21-Dec-2022	9%	200.00	CARE AA; Stable
16.	Long Term Bonds – Tier-II	INE572E09197	21-Dec-2012	21-Dec-2022	9.10%	200.00	CARE AA; Stable
17.	Long Term Bonds	INE572E09205	16-May-2013	16-May-2023	8.58%	600.00	CARE AA; Stable
18.	Long Term Bonds^	INE572E09312	12-Jan-16	12-Jul-19	8.36%	780.00	CARE AA; Stable
19.	Long Term Bonds – Tier-II	INE572E09320	18-Jan-2016	17-Jan-2026	8.42%	210.00	CARE AA; Stable
20.	Long Term Bonds	INE572E09338	3-Feb-2016	3-Jul-2021	8.33%	500.00	CARE AA; Stable
21.	Long Term Bonds – Tier-II	INE572E09346	28-Apr-2016	28-Apr-2026	8.39%	290.00	CARE AA; Stable
22.	Long Term Bonds	INE572E09353	1-Jun-2016	1-Sep-2021	8.33%	300.00	CARE AA; Stable
23.	Long Term Bonds	INE572E09361	1-Jul-2016	1-Jul-2021	8.47%	1,464.00	CARE AA; Stable
24.	Long Term Bonds^	INE572E09379	01-Jul-16	28-Jun-19	8.65%	753.00	CARE AA; Stable
25.	Long Term Bonds – Tier-II	INE572E09387	26-Jul-2016	26-Jul-2023	8.57%	499.00	CARE AA; Stable
26.	Long Term Bonds^	INE572E09395	19-Sep-16	18-Oct-19	7.95%	800.00	CARE AA; Stable
27.	Long Term Bonds	INE572E09403	29-Sep-2016	29-Mar-2022	7.91%	250.00	CARE AA; Stable
28.	Long Term Bonds^	INE572E09429	8-May-2017	7-May-2021	7.80%	320.00	CARE AA; Stable
29.	Long Term Bonds^	INE572E09445	15-Jun-17	15-Jun-20	7.55%	500.00	CARE AA; Stable
30.	Long Term Bonds	INE572E09486	27-Jul-2017	27-Jul-2022	7.59%	700.00	CARE AA; Stable
31.	Long Term Bonds^	INE572E09569	15-Nov-2017	15-Mar-2021	7.58%	520.00	CARE AA; Stable
32.	Long Term Bonds^	INE572E09585	31-Jan-2018	6-Apr-2021	8.12%	189.00	CARE AA; Stable
33.	Long Term Bonds^	INE572E09593	5-Jun-2018	5-Jun-2020	8.60% (IRR-ZCB)	300.00	CARE AA; Stable
34.	Long Term Bonds	INE572E09601	30-Aug-18	30-Aug-21	8.75%	105.00	CARE AA; Stable
35.	Long Term Bonds	INE572E09619	30-Aug-18	30-Aug-22	9.00%	355.00	CARE AA; Stable
36.	Long Term Bonds – Tier-II	INE572E09627	7-Jan-19	5-Jan-29	9.40%	39.70	CARE AA; Stable
37.	Long Term Bonds	INE572E07050^	28-Feb-19	28-May-20	8.77%	235.00	CARE AA; Stable
38.	Long Term Bonds	INE572E07068	7-Nov-19	5-Nov-25	8.75%	2500.00	CARE AA; Stable
39.	Proposed bonds					14,204.30	CARE AA; Stable

^are redeemed but yet to receive no dues certificate

Annexure-2: Rating History of last three years

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating history			
		Type	Amount Outstanding (Rs. crore)	Rating	Date(s) & Rating(s) assigned in 2021-2022	Date(s) & Rating(s) assigned in 2020-2021	Date(s) & Rating(s) assigned in 2019-2020	Date(s) & Rating(s) assigned in 2018-2019
1.	Bonds	LT	150.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
2.	Debt-Subordinate Debt	LT	200.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
3.	Bonds	LT	125.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
4.	Bonds	LT	200.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
5.	Bonds	LT	200.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
6.	Bonds-Non Convertible Bonds	LT	700.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
7.	Bonds	LT	100.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
8.	Commercial Paper-Commercial Paper (Standalone)	ST	25000.00	CARE A1+	-	1)CARE A1+ (03-Jul-20) 2)CARE A1+ (24-Apr-20)	1)CARE A1+ (10-Sep-19) 2)CARE A1+ (05-Jul-19) 3)CARE A1+ (29-Apr-19)	1)CARE A1+ (06-Jul-18) 2)CARE A1+ (29-May-18)

9.	Fund-based-Long Term	LT	15600.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (10-Sep-19) 2)CARE AA+; Stable (05-Jul-19) 3)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
10.	Bonds	LT	1100.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
11.	Fixed Deposit	LT	28500.00	CARE AA (FD); Stable	-	1)CARE AA (FD); Stable (03-Jul-20) 2)CARE AA+ (FD); Negative (24-Apr-20)	1)CARE AA+ (FD); Stable (05-Jul-19) 2)CARE AAA (FD) (CWD) (29-Apr-19)	1)CARE AAA (FD); Stable (06-Jul-18)
12.	Bonds-Tier II Bonds	LT	500.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
13.	Bonds-Non Convertible Bonds	LT	2715.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
14.	Bonds-Tier II Bonds	LT	499.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
15.	Bonds	LT	8500.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
16.	Fund-based-LT/ST	LT/ST	16400.00	CARE AA; Stable / CARE A1+	-	1)CARE AA; Stable / CARE A1+ (03-Jul-20) 2)CARE AA+; Negative / CARE A1+ (24-Apr-20)	1)CARE AA+; Stable / CARE A1+ (10-Sep-19) 2)CARE AA+; Stable / CARE A1+ (05-Jul-19)	1)CARE AAA; Stable / CARE A1+ (06-Jul-18)

							3)CARE AAA / CARE A1+ (CWD) (29-Apr-19)	
17.	Bonds	LT	7000.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
18.	Bonds-Tier II Bonds	LT	1000.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
19.	Bonds	LT	-	-	-	-	-	1)Withdrawn (06-Jul-18)
20.	Debentures-Non Convertible Debentures	LT	5000.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Jul-20) 2)CARE AA+; Negative (24-Apr-20)	1)CARE AA+; Stable (05-Jul-19) 2)CARE AAA (CWD) (29-Apr-19)	1)CARE AAA; Stable (06-Jul-18)
21.	Bonds-Non Convertible Bonds	LT	-	-	-	-	1)Withdrawn (05-Jul-19)	-

Annexure-3: Detailed explanation of covenants of the rated instrument / facilities: Not Applicable

Annexure 4: Complexity level of various instruments rated for this company

Sr. No.	Name of the Instrument	Complexity Level
1.	Bonds	Simple
2.	Bonds-Non Convertible Bonds	Simple
3.	Bonds-Tier II Bonds	Complex
4.	Commercial Paper-Commercial Paper (Standalone)	Simple
5.	Debentures-Non Convertible Debentures	Simple
6.	Debt-Subordinate Debt	Complex
7.	Fixed Deposit	Simple
8.	Fund-based-Long Term	Simple
9.	Fund-based-LT/ST	Simple

Note on complexity levels of the rated instrument: *CARE has classified instruments rated by it on the basis of complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careratings.com for any clarifications.*

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