Indiabulls Housing Finance Limited (Revised)

December 27, 2022

Ratings

Facilities/Instruments	Amount (₹ crore)	Rating[1]	Rating Action
Long-term / Short-term bank facilities	49,800.00	CARE AA; Negative / CARE A1+ (Double A; Outlook: Negative/ A One Plus)	Reaffirmed
Total bank facilities	**49,800.00 (₹ Forty-nine thousand eight hundred crore only)**		
Perpetual Debt	200.00	CARE AA-; Negative (Double A Minus; Outlook: Negative)	Reaffirmed
Subordinate Debt	3,122.00	CARE AA; Negative (Double A; Outlook: Negative)	Reaffirmed
Public Issue of Subordinate Debt	198.86	CARE AA; Negative (Double A; Outlook: Negative)	Reaffirmed
Non-convertible debentures	13,597.30	CARE AA; Negative (Double A; Outlook: Negative)	Reaffirmed
Public Issue of non-convertible debentures	1,433.29	CARE AA; Negative (Double A; Outlook: Negative)	Reaffirmed
Total Long-term instruments	**18,551.45 (₹ Eighteen thousand five hundred fifty-one crore and forty-five lakh only)**		
Commercial paper	3,000.00	CARE A1+ (A One Plus)	Reaffirmed
Total Short-term instruments	**3,000.00 (₹ Three thousand crore only)**		

Details of instruments/facilities in Annexure-1.

The ratings continue to factor in Indiabulls Housing Finance Limited's (IBFHL) established track record as one of the largest housing finance companies (HFCs), experienced Board & management team, comfortable capitalization levels and liquidity profile. The ratings continue to remain constrained on account of consistently higher cost of borrowing as compared to peers in the same industry, moderation in financial flexibility and moderate, though improving profitability parameters. The rating also factors in the stress in the commercial real estate segment of its book.

Rating sensitivities

Positive factors – Factors that could lead to positive rating action/upgrade:

- Improvement in resource mobilization from diversified sources at competitive costs in line with peers in the similar rated categories
- Sustained improvement in disbursements levels leading to consistent growth in assets under management (AUM)
- Improvement in its incremental cost of borrowing as compared to peers in the same segment
- Significant improvement in asset quality parameters with gross non-performing assets (GNPA) below 2%
- Improvement in earnings profile with return on managed assets (ROMA) above 2% along-with improvement in the share of retail mortgage assets on sustained basis.

Negative factors – Factors that could lead to negative rating action/downgrade:

- Bond spread continuing at elevated levels, and incremental cost of borrowing persisting at higher level compared to peers in similar rated category
- Persistent challenges in resource raising ability from diversified sources compared to peers in similar rated category
- Deterioration in asset quality parameters with Gross NPA ratio of above 3% and decline in profitability with return on managed assets (ROMA) below 1% on sustained basis
- Deterioration in liquidity position with diminishing coverage of cash and equivalent to next one year debt servicing

[1]Complete definition of the ratings assigned are available at www.careedge.in and other CARE Ratings Ltd.'s publications

Outlook: Negative

The outlook continues to remain 'Negative' on account of constrained financial flexibility of the company (reflected in relatively higher cost of borrowing as compared to peers in the same segment, elevated bond spreads & relatively lower market capitalization). The outlook will be revised to 'Stable' if there is improvement in financial flexibility of the company and it is able to raise sizeable funds at borrowing cost similar to peers with diversification in investor base in addition to sustained growth in AUM over the next few quarters.

Detailed description of the key rating drivers

Key rating strengths:

Established track record as one of the large HFCs:

IBHFL continues to be one of the largest HFCs in the country with an AUM of ₹72,299 crore as on September 30, 2022. Owing to challenging operating environment and corporate governance issues, the overall disbursements of the company has been on a declining trend; company reported disbursals of ₹11,091 crore during FY22 [FY21: ₹12,165 crore] vis a vis ₹24,262 during FY20. However, in line with improvement in macro-economic environment, increased demand, and management focus on building an asset light business model, disbursements during H1FY23 stood at ₹7,317 crore, largely through its co-lending partnerships. These disbursals are primarily driven by growth in the retail mortgage portfolio. Going forward, CARE Ratings expects retail mortgage disbursements to continue to grow at healthy pace supported by co-lending partnerships with various financiers.

Experienced Board & management team:

The company's board is chaired by Ex-Dy. Governor of the RBI SS Mundra with 60% of the entire board being independent in nature with industry experts in fields of accountancy, judiciary as well as former civil servant such as A. Siddharth, Ex-Partner, Deloitte Haskins and Sells, Gyan Sudha Misra, Retired Supreme Court of India Judge and Satish Chand Mathur, Ex-DGP, Maharashtra on the Board providing robust management oversight and corporate governance. At the helm of affairs is Gagan Banga who has been associated with the company for more than two decades. Furthermore, the key managerial personnel are associated with the company for at least a decade.

CARE Ratings has taken cognizance of Sameer Gehlaut stepping down as the Executive Chairman of IBHFL in March 2022 which is step towards "de-promoterization" of the company.

Comfortable capitalization level:

IBHFL has been maintaining comfortable capitalization structure with reported tangible net worth of ₹16,283 crore (consolidated) as on September 30, 2022 (March 31, 2021: ₹16,032 crore). Owing to its strategy to move towards an asset light business model, the company's borrowings have declined from ₹68,805 crore as on March 31, 2021, to ₹55,000 crore as on September 30, 2022. Consequentially, consolidated on-book gearing has improved from 4.48x as on March 31, 2021, to 3.38x as on Sept 30, 2022 [March 31, 2022: 3.83x]. The management expects the net gearing to further improve and be in the range 2x to 2.5x in the near future.

IBHFL reported improved CAR at 33.5% as on September 30, 2022, as compared to 32.6% as on March 31, 2022, which was led by improved accruals during H1FY23.

Key rating weaknesses

Decline in AUM, albeit stable retail AUM:

IBHFL has witnessed a decline in its AUM over the last few years, with overall consolidated AUM reducing from ₹1,22,578 crore as on March 31, 2018, to ₹72,211 crore as on March 31, 2022. Decline in AUM was on account of challenges in resource mobilization, challenging operating environment along with the company's decision to curtail its commercial real estate exposure and move towards an asset light business model. During H1FY23, the AUM has remained flat led by decline in corporate portfolio while the retail piece has remained stable at ₹63,558 crore as on September 30, 2022 [March 31, 2022: ₹63,164 crore].

From FY24 onwards, CARE Ratings expects IBHFL's retail AUM to grow, and managed assets share to rise upwards of 20%.

Moderate profitability

AUM decline, elevated borrowing spreads along with higher credit costs on account of stress in corporate portfolio have altogether resulted into low RoTA for IBHFL over the last few years. While the company witnessed marginally lower disbursements during FY22 at ₹11,091 crore as compared to ₹12,165 crore during FY21, RoTA was mainly supported by reduction in credit cost. It reported a RoTA of 1.36% as on March 31, 2022, as against 1.23% in the previous year. Opex/ATA has increased from 0.63% in FY21 to 0.84% in FY22. As the business activities resumed during FY22 additional manpower and infrastructure cost on account of setting up of new branches led to rise in the overall opex. Credit costs reduced from 0.94% for FY21 to 0.53% for FY22 on account of lower provisioning and write offs. The company had created additional reserves under section 29 C of the NHB Act, wherein it created provisions worth ₹825 crore in FY21. These provisions were utilized in respect of impairment loss on financial instruments. Thus, instead of debiting the P&L Account with respect to the impairment, the company had utilized the provisions created from previous years, thus, reporting credit cost below unity for FY22. Similar provisions of ₹525 crore has been created in FY22 as well.

As the company scales up its lending under asset light model and increases the share of granular retail portfolio, CARE Ratings expects profitability metrics to improve in the medium term.

Modest asset quality parameters and continued susceptibility to risks from corporate portfolio

In absolute terms GNPA has increased from ₹2,147 crore on an AUM of ₹80,741 crore as on March 31, 2021, to ₹2,318 crore on an AUM of ₹72,211 crore as on March 31, 2022, primarily on account of slippages in the corporate exposure. The company reported fresh slippages of ₹2,048 crore (P.Y.: ₹1,986 crore) in FY22 and had written off assets worth ₹1,301 crore (P.Y. ₹1,277 crore) during the same year. Furthermore, the company had sold assets worth ₹3,242 crore to ARC during FY22 which includes both SMAs of ₹1,593 crore and NPA accounts of ₹1,649 crore.

However, owing to decline in the loan book and stable GNPA on account of sale to ARCs and write-offs, overall GNPA reflects a decline from 3.21% as on March 31, 2022, to 2.94% as on September 30, 2022. NNPA for the same period stood at 1.89% and 1.70% respectively. OTR book stood at 0.11% of the loan book as on March 31, 2022, and 90+dpd in co-lending book stood at 0.1% as on the latest reporting date.

The GNPA in retail book stood at 1.76% as on March 31, 2022, which improved to 1.69% as on September 30, 2022, on account of reduction in retail GNPA from ₹1,112 crore as on March 31, 2022, to ₹1,073 crore as on September 30, 2022. Despite stable absolute GNPA levels in the retail book, the company's portfolio is susceptible to slippages from wholesale book which accounted for roughly 12% of AUM as on September 30, 2022. Thus, concentration risk in the corporate book along with additional slippages as well as sale of accounts to ARCs from the corporate book continue to remain as a key monitorable in terms of its asset quality parameters.

Challenges in resource mobilization continues

Since September 2018, the operating environment for NBFC with wholesale exposure continues to remain challenging with risk aversion in investors for entities with real estate exposures causing liquidity squeeze for NBFCs. Furthermore, the company has faced various litigations in past couple of years, however, CARE Ratings notes that there are no negative outcomes from any of the litigation till date. The yields in secondary market for the bonds of the company have continuously remained at elevated levels for past couple of years. This along with consistent decline in its market capitalization has constrained the financial flexibility of the company.

The company has faced challenges with respect to resource mobilization and higher cost of borrowings, which has led to de-growth in AUM of the company. While the company has changed its strategy to asset light model to reduce its reliance on on-book borrowings to generate business, resource mobilization is key to the company's growth going forward.

CARE Ratings notes that during H1FY23, the company has been able to raise around ₹6,712 crore in the form of bank lines, around ₹737 crore from NCDs, of which ₹237 crore from retail NCDs, ECBs of ₹789 crore and sell-down of ₹1,215 crore. The costs at which IBHFL is able to garner resources is higher than the costs at which its similarly rated peers are able to access banks/capital markets. The company's ability to be able to raise fund at competitive rates on a sustained basis will be a key credit monitorable.

Developments on the new business model to be monitored

While the company has been able to establish itself as a large housing finance company on the back of its large on-balance sheet lending growth, the company has now moved towards an asset light model, under which the company will down-sell 80% of the retail loan book through off-balance sheet tie-ups like co-origination and securitization. While the company developed a sizeable franchise and distribution business for lending in past, its execution under the new business model needs to be monitored. CARE Ratings notes that the company has co-lending agreements in place with seven partner banks, under which the partners will own 80% of the loans sourced, while IBHFL will get excess spread, sourcing and management fee which will augment fee income. However, sustained scaling up of business under the new business model, while maintaining profitability and asset quality metrics would remain a rating sensitivity.

Liquidity: Strong

IBHFL has been maintaining comfortable liquidity profile. ALM profile as on September 30, 2022, was comfortable with no negative cumulative mismatch for any bucket up to three years. As on September 30, 2022, the company had debt repayments of ₹12,777 crore for the next 12 months as against which it had available liquidity of ₹4,732 crore.

Analytical approach: CARE Ratings has analysed IBHFL's credit profile by considering the consolidated financial statements of IBHFL owing to financial and operational linkages between the parent and its subsidiaries and common management. List of entities considered for consolidated analysis are mentioned in Annexure 6.

Applicable criteria:

Policy on default recognition
Consolidation
Financial Ratios - Financial Sector
Rating Outlook and Credit Watch
Short Term Instruments
Housing Finance Companies
Non-Banking Financial Companies
Policy on Withdrawal of Ratings

About the company

IBHFL is registered with National Housing Board (NHB) and is engaged in the business of mortgage finance (home loans, loan against property and lease rental discounting), and corporate loans (Commercial Credit). IBHFL has presence in mortgage finance (housing loan and LAP) (88% of consolidated AUM of ₹72,299 crore as on September 30, 2022) and developer loans (12% of AUM) which is lease rental discounting, residential construction finance, working capital financing.

Brief Financials (₹ crore)	March 31, 2021 (A)	March 31, 2022 (A)	H1FY2023 (UA)
Total operating income	10,030	8,994	4,309
PAT	1,202	1,178	576
Gearing (x)*	4.48	3.83	3.38
Total Assets	92,474	81,332	75,167
Net NPA (% of AUM)	1.59	1.89	1.70
RoMA (% of Adjusted total assets) **	1.05	1.17	1.24

A: Audited; UA: Unaudited; *including securitization and lease liabilities; Total assets are net of DTA and Intangible assets; **including off-balance sheet assets

Status of non-cooperation with previous CRA: Not applicable

Any other information: Not applicable

Rating history for the last three years: Please refer Annexure-2

Covenants of the rated instruments/facilities: 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

Name of the Instrument	ISIN	Date of Issuance	Coupon Rate (%)	Maturity Date	Size of the Issue (₹ crore)	Rating Assigned along with Rating Outlook
Non-convertible debentures	INE148I07191	31-Dec-12	10%	31-Dec-22	35.00	CARE AA; Negative
Non-convertible debentures	INE148I07209	26-Feb-13	10%	26-Feb-23	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07241	19-Mar-13	10%	19-Mar-23	100.00	CARE AA; Negative
Non-convertible debentures	INE148I07266	25-Mar-13	10%	25-Mar-23	5.00	CARE AA; Negative
Non-convertible debentures	INE148I07357	29-Aug-13	11%	29-Aug-23	1,000.00	CARE AA; Negative
Non-convertible debentures	INE148I07373	08-Oct-13	10%	08-Oct-23	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07381	21-Nov-13	11%	21-Nov-23	400.00	CARE AA; Negative

Non-convertible debentures	INE148I07415	24-Dec-13	10%	24-Dec-23	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07639	05-Jun-14	10%	05-Jun-24	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07746	30-Jun-14	10%	30-Jun-24	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07AV5	16-Dec-14	9%	16-Dec-24	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07BA7	31-Dec-14	9%	31-Dec-24	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07BV3	19-May-15	9%	19-May-25	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07CN8	26-Jun-15	10%	26-Jun-25	1,000.00	CARE AA; Negative
Non-convertible debentures	INE148I07DL0	20-Nov-15	9%	20-Nov-25	170.00	CARE AA; Negative
Non-convertible debentures	INE148I07DN6	30-Dec-15	9%	30-Dec-25	95.00	CARE AA; Negative
Non-convertible debentures	INE148I07DO4	31-Dec-15	9%	31-Dec-25	10.00	CARE AA; Negative
Non-convertible debentures	INE148I07DV9	08-Feb-16	9%	07-Feb-26	50.00	CARE AA; Negative
Non-convertible debentures	INE148I07EA1	14-Mar-16	9%	13-Mar-26	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07EL8	12-Apr-16	9%	11-Apr-26	35.00	CARE AA; Negative
Non-convertible debentures	INE148I07EM6	29-Apr-16	9%	29-Apr-26	207.00	CARE AA; Negative
Non-convertible debentures	INE148I07EO2	10-May-16	9%	08-May-26	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07ES3	30-May-16	9%	29-May-26	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07EW5	07-Jun-16	9%	05-Jun-26	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07FG5	30-Jun-16	9%	30-Jun-26	200.00	CARE AA; Negative
Non-convertible debentures	INE148I07FJ9	22-Jul-16	9%	22-Jul-26	25.00	CARE AA; Negative
Non-convertible debentures	INE148I07HX6	08-Sep-17	8%	08-Sep-27	1,450.00	CARE AA; Negative
Non-convertible debentures	INE148I07JQ6	15-Jan-19	9%	15-Jan-29	700.00	CARE AA; Negative
Non-convertible debentures	INE894F07667	31-Dec-12	10%	31-Dec-22	15.00	CARE AA; Negative
Non-convertible debentures	INE894F07717	16-Jan-13	10%	16-Jan-23	35.00	CARE AA; Negative
Non-convertible debentures-Proposed	--	--	--	--	7,765.30	CARE AA; Negative
Perpetual debt	INE894F08095	28-Jun-12	11%	Perpetual	100	CARE AA-; Negative
Perpetual debt- Proposed	--	--	--	--	100	CARE AA-; Negative
Public issue of non-convertible debentures	INE148I07GJ7	26-Sep-16	9%	26-Sep-26	13.69	CARE AA; Negative
Public issue of non-convertible debentures	INE148I07GK5	26-Sep-16	9%	26-Sep-26	990.76	CARE AA; Negative
Public issue of non-convertible debentures	INE148I07GL3	26-Sep-16	9%	26-Sep-26	404.50	CARE AA; Negative
Public issue of non-convertible debentures	INE148I07GN9	26-Sep-16	ZCB	26-Sep-26	24.34	CARE AA; Negative
Public issue of Subordinate Debt	INE148I08231	26-Sep-16	9%	26-Sep-26	2.42	CARE AA; Negative
Public issue of Subordinate Debt	INE148I08249	26-Sep-16	9%	26-Sep-26	0.15	CARE AA; Negative
Public issue of Subordinate Debt	INE148I08256	26-Sep-16	9%	26-Sep-26	195.35	CARE AA; Negative
Public issue of Subordinate Debt	INE148I08272	26-Sep-16	ZCB	26-Sep-26	0.95	CARE AA; Negative
Subordinate Debt	INE148I08066	14-Jan-13	10%	14-Jan-23	25.00	CARE AA; Negative
Subordinate Debt	INE148I08074	30-Jan-13	11%	30-Jan-23	10.00	CARE AA; Negative
Subordinate Debt	INE148I08082	18-Feb-13	10%	18-Feb-23	25.00	CARE AA; Negative
Subordinate Debt	INE148I08090	06-Mar-13	10%	06-Mar-23	20.00	CARE AA; Negative
Subordinate Debt	INE148I08108	28-Mar-13	10%	28-Mar-23	25.00	CARE AA; Negative
Subordinate Debt	INE148I08116	23-May-13	10%	23-May-23	20.00	CARE AA; Negative
Subordinate Debt	INE148I08124	03-Jun-13	10%	03-Jun-23	125.00	CARE AA; Negative
Subordinate Debt	INE148I08132	23-Sep-13	10%	23-Sep-23	25.00	CARE AA; Negative
Subordinate Debt	INE148I08140	27-Sep-13	11%	27-Sep-23	25.00	CARE AA; Negative
Subordinate Debt	INE148I08157	24-Oct-13	11%	24-Oct-23	5.00	CARE AA; Negative
Subordinate Debt	INE148I08165	23-Dec-13	11%	23-Dec-23	20.00	CARE AA; Negative
Subordinate Debt	INE148I08173	17-Jul-14	11%	17-Jul-24	10.00	CARE AA; Negative
Subordinate Debt	INE148I08181	17-Mar-15	10%	17-Mar-25	5.00	CARE AA; Negative
Subordinate Debt	INE148I08199	21-Jul-15	10%	21-Jul-25	8.15	CARE AA; Negative
Subordinate Debt	INE148I08207	03-Aug-15	10%	03-Aug-25	165.00	CARE AA; Negative
Subordinate Debt	INE148I08215	29-Jun-16	9%	29-Jun-26	609.70	CARE AA; Negative
Subordinate Debt	INE148I08280	08-Sep-17	8%	06-Sep-24	100.00	CARE AA; Negative
Subordinate Debt	INE148I08298	08-Sep-17	8%	08-Sep-27	900.00	CARE AA; Negative
Subordinate Debt	INE894F08087	05-Jun-12	11%	05-Jun-27	110.03	CARE AA; Negative

Subordinate Debt	INE894F08103	28-Jun-12	10%	28-Jun-27	100.00	CARE AA; Negative
Subordinate Debt	INE894F08111	30-Jun-12	11%	30-Jun-27	49.65	CARE AA; Negative
Subordinate Debt	INE894F08137	15-Nov-12	11%	15-Nov-27	32.60	CARE AA; Negative
Subordinate Debt- Proposed	--	--	--	--	706.87	CARE AA; Negative
Bank Facilities-Fund Based - LT/ ST-Term loan	--	--	--	31-Mar-30	49,800	CARE AA; Negative/ CARE A1+
Commercial Paper	--	--	--	7 days to 1 year	3,000	CARE A1+

Annexure-2: Rating history for the last three years

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (₹ crore)	Rating	Date(s) and Rating(s) assigned in 2022-2023	Date(s) and Rating(s) assigned in 2021-2022	Date(s) and Rating(s) assigned in 2020-2021	Date(s) and Rating(s) assigned in 2019-2020
1	Debentures-Non-Convertible Debentures	LT	11515.30	CARE AA; Negative	-	1)CARE AA; Negative (28-Dec-21)	1)CARE AA; Negative (30-Mar-21) 2)CARE AA; Negative (22-Jun-20) 3)CARE AA; Negative (08-May-20)	1)CARE AA; Stable (15-Feb-20) 2)CARE AA+; Negative (18-Oct-19) 3)CARE AA+ (CW with Developing Implications) (24-Sep-19) 4)CARE AAA (CW with Developing Implications) (12-Apr-19)
2	Debt-Subordinate Debt	LT	3122.00	CARE AA; Negative	-	1)CARE AA; Negative (28-Dec-21)	1)CARE AA; Negative (30-Mar-21) 2)CARE AA; Negative (22-Jun-20) 3)CARE AA; Negative (08-May-20)	1)CARE AA; Stable (15-Feb-20) 2)CARE AA+; Negative (18-Oct-19) 3)CARE AA+ (CW with Developing Implications) (24-Sep-19) 4)CARE AAA (CW with Developing Implications) (12-Apr-19)
3	Debt-Subordinate Debt	LT	-	-	-	-	1)Withdrawn (22-Jun-20) 2)CARE AA; Negative	1)CARE AA; Stable (15-Feb-20) 2)CARE AA+;

							(08-May-20)	Negative (18-Oct-19) 3)CARE AA+ (CW with Developing Implications) (24-Sep-19) 4)CARE AAA (CW with Developing Implications) (12-Apr-19)
4	Debt-Perpetual Debt	LT	200.00	CARE AA-; Negative	-	1)CARE AA-; Negative (28-Dec-21)	1)CARE AA-; Negative (30-Mar-21) 2)CARE AA-; Negative (08-May-20)	1)CARE AA-; Stable (15-Feb-20) 2)CARE AA; Negative (18-Oct-19) 3)CARE AA (CW with Developing Implications) (24-Sep-19) 4)CARE AA+ (CW with Developing Implications) (12-Apr-19)
5	Debt-Subordinate Debt	LT	-	-	-	-	1)Withdrawn (08-May-20)	1)CARE AA; Stable (15-Feb-20) 2)CARE AA+; Negative (18-Oct-19) 3)CARE AA+ (CW with Developing Implications) (24-Sep-19) 4)CARE AAA (CW with Developing Implications) (12-Apr-19)
6	Debt-Subordinate Debt	LT	-	-	-	-	1)Withdrawn (22-Jun-20) 2)CARE AA; Negative (08-May-20)	1)CARE AA; Stable (15-Feb-20) 2)CARE AA+; Negative (18-Oct-19) 3)CARE AA+ (CW with Developing Implications)

								(24-Sep-19) 4)CARE AAA (CW with Developing Implications) (12-Apr-19)
7	Fund-based - LT/ ST-Term loan	LT/ST*	49800.00	CARE AA; Negative / CARE A1+	-	1)CARE AA; Negative / CARE A1+ (28-Dec-21)	1)CARE AA; Negative / CARE A1+ (30-Mar-21) 2)CARE AA; Negative / CARE A1+ (24-Aug-20) 3)CARE AA; Negative / CARE A1+ (22-Jun-20) 4)CARE AA; Negative / CARE A1+ (08-May-20)	1)CARE AA; Stable / CARE A1+ (15-Feb-20) 2)CARE AA+; Negative / CARE A1+ (18-Oct-19) 3)CARE AA+ / CARE A1+ (CW with Developing Implications) (24-Sep-19) 4)CARE AAA / CARE A1+ (CW with Developing Implications) (12-Apr-19)
8	Debentures-Non Convertible Debentures	LT	1433.29	CARE AA; Negative	-	1)CARE AA; Negative (28-Dec-21)	1)CARE AA; Negative (30-Mar-21) 2)CARE AA; Negative (08-May-20)	1)CARE AA; Stable (15-Feb-20) 2)CARE AA+; Negative (18-Oct-19) 3)CARE AA+ (CW with Developing Implications) (24-Sep-19) 4)CARE AAA (CW with Developing Implications) (12-Apr-19)
9	Debt-Subordinate Debt	LT	198.86	CARE AA; Negative	-	1)CARE AA; Negative (28-Dec-21)	1)CARE AA; Negative (30-Mar-21) 2)CARE AA; Negative (08-May-20)	1)CARE AA; Stable (15-Feb-20) 2)CARE AA+; Negative (18-Oct-19) 3)CARE AA+ (CW with Developing Implications) (24-Sep-19) 4)CARE AAA

								(CW with Developing Implications) (12-Apr-19)
10	Commercial Paper-Commercial Paper (Carved out)	ST	3000.00	CARE A1+	-	1)CARE A1+ (28-Dec-21)	1)CARE A1+ (30-Mar-21) 2)CARE A1+ (24-Aug-20) 3)CARE A1+ (08-May-20)	1)CARE A1+ (15-Feb-20) 2)CARE A1+ (18-Oct-19) 3)CARE A1+ (24-Sep-19) 4)CARE A1+ (12-Apr-19)
11	Debentures-Non Convertible Debentures	LT	2082.00	CARE AA; Negative	-	1)CARE AA; Negative (28-Dec-21)	1)CARE AA; Negative (30-Mar-21) 2)CARE AA; Negative (22-Jun-20)	-

*Long term/Short term.

Annexure-3: Detailed explanation of the covenants of the rated instruments/facilities: NA

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

Sr. No.	Name of Instrument	Complexity Level
1	Commercial Paper-Commercial Paper (Carved out)	Simple
2	Debentures-Non-Convertible Debentures	Simple
3	Debt-Perpetual Debt	Highly Complex
4	Debt-Subordinate Debt	Complex
5	Debt-Subordinate Debt	Simple
6	Fund-based - LT/ ST-Term loan	Simple

Annexure-5: Bank lender details for this company

To view the lender-wise details of bank facilities please click here

Annexure 6: Entities considered for consolidation

Company Name	Extant of consolidation	Rationale for consolidation
Indiabulls Commercial Credit Limited	Full	Subsidiary
Indiabulls Investments Management Limited	Full	Subsidiary
Indiabulls Insurance Advisors Limited	Full	Subsidiary
Nilgiri Financial Consultants Limited	Full	Subsidiary
Indiabulls Trustee Company Limited	Full	Subsidiary
Indiabulls Capital Services Limited	Full	Subsidiary
Indiabulls Advisory Services Limited	Full	Subsidiary
Ibulls Sales Limited	Full	Subsidiary
Indiabulls Asset Holding Company Limited	Full	Subsidiary
Indiabulls Holdings Limited	Full	Subsidiary

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

Contact us

Media contact
Name: Mradul Mishra
Phone: +91-22-6754 3596
E-mail: mradul.mishra@careedge.in

Analyst contact
Name: Geeta Chainani
Phone: +91-22-6754 3447
E-mail: Geeta.Chainani@careedge.in

Relationship contact
Name: Saikat Roy
Phone: +91-22-6754 3404
E-mail: saikat.roy@careedge.in

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