

Ref. No. AAVAS/SEC/2019-20/354

Date: January 24, 2020

<p>To, The National Stock Exchange of India Limited The Listing Department Exchange Plaza, Bandra Kurla Complex, Mumbai - 400051</p> <p>Scrip Symbol: AAVAS</p>	<p>To, BSE Limited Dept of Corporate Services Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400001</p> <p>Scrip Code: 541988</p>
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Dear Sir/Madam,

**Subject: Outcome of the Board Meeting held on Friday, January 24, 2020**

In continuation to our letter AAVAS/SEC/2019-20/353 dated January 24, 2020 and pursuant to applicable provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), this is to inform that apart from disclosure of Unaudited Financial (Standalone and Consolidated) Results of the Company for the quarter and nine months ended December 31, 2019, there are no other reportable events or information which are required to be disclosed to exchanges in terms of Regulation 30 of SEBI LODR Regulations pertaining to the captioned Board Meeting.

Further kindly note that there is clerical mistake of date of signing of Limited review report ("LRR") for unaudited Standalone financial results (January 24, 2020 was mistyped as January 24, 2019) therefore we are again enclosing Unaudited Financial (Standalone and Consolidated) Results of the Company for the quarter and nine months ended December 31, 2019 ("Financial Results") along with LRR with revised date.

Apart from revising the date of signing of LRR from January 24, 2019 to January 24, 2020, there is no change in financial results submitted to exchanges.

Please note that the Board Meeting commenced at 12.00 NOON (IST) and concluded at 03:30 PM. (IST).

Kindly take the same on record.

Thanks & Regards,  
For Aavas Financiers limited

  
Sharad Pathak  
Company Secretary & Compliance Officer  
(FCS-9587)  
Enclosed: a/a



AAVAS FINANCIERS LIMITED

(Formerly known as 'Au HOUSING FINANCE LIMITED')

An ISO 9001:2015 Certified Company

CIN NO.: L65922RJ2011PLC034297

Regd. & Corp. Office: 201-202, 2nd Floor, Southend Square,

Mansarovar Industrial Area, Jaipur - 302020 | Tel: +91 141 661 8888

E-Mail: info@avas.in, Website: www.avas.in

**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**Review Report to  
The Board of Directors  
Aavas Financiers Limited**

1. We have reviewed the accompanying statement of Unaudited Standalone Financial results of Aavas Financiers Limited (the "Company") for the quarter ended December 31, 2019 and year to date from April 01, 2019 to December 31, 2019 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. 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 Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons 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.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For S.R. BATLIBOI & ASSOCIATES LLP**  
Chartered Accountants  
ICAI Firm registration number: 101049W/E300004

*Sarvesh Warty*  
per Sarvesh Warty  
Partner  
Membership No.: 121411  
UDIN: 20121411AAAAAN8296



Jaipur  
January 24, 2019 2020

*Sarvesh Warty*

AAVAS FINANCIERS LIMITED  
(CIN: L65922RJ2011PLC034297)

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

(Rupees in lakh)

Particulars	Quarter ended			Nine months ended		Year ended
	31.12.2019 (Unaudited)	30.09.2019 (Unaudited)	31.12.2018 (Unaudited)	31.12.2019 (Unaudited)	31.12.2018 (Unaudited)	31.03.2019 (Audited)
<b>I Revenue from operations</b>						
Interest income	20,195.88	18,805.55	15,527.10	57,163.76	42,571.25	59,354.82
Fees and commission income	921.73	748.41	820.39	2,356.77	1,829.07	2,602.73
Net gain on derecognition of financial instruments under amortised cost category	2,633.00	3,441.57	2,957.77	6,767.29	5,338.20	7,828.01
Net gain on fair value changes	179.29	124.32	167.27	505.78	836.28	1,211.42
<b>Total revenue from operations</b>	<b>23,929.90</b>	<b>23,119.85</b>	<b>19,472.53</b>	<b>66,793.60</b>	<b>50,574.80</b>	<b>70,996.98</b>
<b>II Other Income</b>	2.71	3.92	2.29	14.66	5.15	100.27
<b>III Total income (I+II)</b>	<b>23,932.61</b>	<b>23,123.77</b>	<b>19,474.82</b>	<b>66,808.26</b>	<b>50,579.95</b>	<b>71,097.25</b>
<b>IV Expenses</b>						
Finance costs	9,493.01	8,334.88	6,285.18	25,866.82	18,350.51	25,536.71
Fees and commission expense	145.82	217.46	141.90	480.26	326.13	492.20
Impairment on financial instruments	134.07	448.43	210.95	907.17	549.39	889.77
Employee benefits expense	3,886.62	3,381.29	2,950.54	10,457.19	8,384.79	11,723.54
Depreciation, amortization and impairment	536.08	668.02	278.45	1,401.21	690.43	972.34
Other expenses	1,700.05	976.71	1,469.43	4,128.03	4,187.49	5,713.47
<b>Total expenses (IV)</b>	<b>15,895.65</b>	<b>14,026.79</b>	<b>11,336.45</b>	<b>43,240.68</b>	<b>32,488.74</b>	<b>45,328.03</b>
<b>V Profit before tax (III-IV)</b>	<b>8,036.96</b>	<b>9,096.98</b>	<b>8,138.37</b>	<b>23,567.58</b>	<b>18,091.21</b>	<b>25,769.22</b>
<b>VI Tax expense:</b>						
(1) Current tax	1,433.71	1,548.69	1,822.16	5,128.06	3,261.54	5,038.29
(2) Deferred tax expense/(credit)	(184.18)	(52.27)	688.91	(479.19)	2,667.33	3,139.70
<b>Total tax expense (VI)</b>	<b>1,249.53</b>	<b>1,496.42</b>	<b>2,511.07</b>	<b>4,648.87</b>	<b>5,928.87</b>	<b>8,177.99</b>
<b>VII Profit for the period (V-VI)</b>	<b>6,787.43</b>	<b>7,600.56</b>	<b>5,627.30</b>	<b>18,918.71</b>	<b>12,162.34</b>	<b>17,591.23</b>
<b>Other comprehensive income</b>						
a) Items that will not be reclassified to profit or loss						
Remeasurements of defined benefit liability	-	8.91	-	8.91	24.82	35.07
Income Tax Effect	-	(2.24)	-	(2.24)	(8.67)	(12.25)
<b>VIII Other comprehensive income, net of income tax</b>	<b>-</b>	<b>6.67</b>	<b>-</b>	<b>6.67</b>	<b>16.15</b>	<b>22.82</b>
<b>IX Total comprehensive income for the period (VII+VIII)</b>	<b>6,787.43</b>	<b>7,607.23</b>	<b>5,627.30</b>	<b>18,925.38</b>	<b>12,178.49</b>	<b>17,614.05</b>
<b>X Earnings per equity share (EPS for the quarters/nine months are not annualised)</b>						
Basic (Amount in Rs.)	8.68	9.73	7.22	24.21	16.62	23.65
Diluted (Amount in Rs.)	8.59	9.62	7.15	23.92	16.18	23.08
Face value per share (Amount in Rs.)	10.00	10.00	10.00	10.00	10.00	10.00

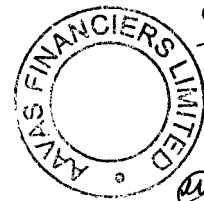
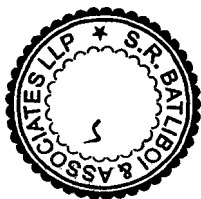
Notes to the financial results :

- The financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34- Interim financial reporting, prescribed under section 133 of Companies Act, 2013 read with (Indian Accounting Standard) Rules, 2015 (Ind AS), as amended from time to time, and other accounting principles generally accepted in India.
- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 24, 2020 and subjected to limited review by the statutory auditors of the Company.
- Effective 1 April 2019, the Company has adopted Ind AS 116-Leases and applied it to all lease contracts existing on 1 April 2019 using the Modified Retrospective Approach. Based on the same and as permitted under the specific transitional provisions in the standard, the Company has not restated the comparative figures. On transition, the adoption of the new standard resulted in recognition of right-of-use asset and a corresponding lease liability of INR 2302.98 lakh. The effect of this adoption to the profit before tax for the nine months ended December 31, 2019 is decreased by INR 96.09 lakh.
- The Company has allotted 1,21,890 and 72,371 equity shares to eligible employees under Employee stock Option Plan (ESOP) 2016 at a price of Rs 215.25 and Rs.328 per equity share at premium of Rs. 205.25 and 318 per equity share respectively. The Company has granted 3,00,000 options under Employee Stock Option Plan (ESOP) 2019 to eligible employees of the Company.
- The Company has elected to exercise the option permitted under section 115BAA of the Income Tax Act, 1961 as introduced by the Taxation Laws (Amendment) Ordinance, 2019. Accordingly, the Company has recognised provision for Income Tax for the quarter and nine months ended December 31, 2019 and re-measured its Deferred tax assets/liability basis the rate prescribed in the aforesaid section and recognised the effect of change by revising the annual effective income tax rate.
- The Company is engaged primarily in the business of housing finance and accordingly there are no separate reportable segments as per Ind AS 108 dealing with Operating Segments.
- Figures for the previous year/period have been regrouped and / or reclassified wherever considered necessary.

Place: Jaipur  
Date: January 24, 2020

For and on behalf of the Board of Directors  
AAVAS FINANCIERS LIMITED

Sushil Kumar Agarwal  
(Managing Director and CEO)



**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**Review Report to  
The Board of Directors  
Aavas Financiers Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Aavas Financiers Limited (the "Holding Company") and its subsidiary (the Holding Company and its subsidiary together referred to as "the Group") for the quarter ended December 31, 2019 and year to date from April 01, 2019 to December 31, 2019 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. 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 Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons 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 No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.
4. The Statement includes the results of the following entities:
  - i. Aavas Financiers Limited
  - ii. Aavas Finserv Limited
5. 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 Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For S.R. BATLIBOI & ASSOCIATES LLP**  
Chartered Accountants  
ICAI Firm registration number: 101049W/E300004

*Sarvesh Warty*

per Sarvesh Warty  
Partner  
Membership No.: 121411  
UDIN: 20121411AAAAO2661



Jaipur  
January 24, 2020

**AAVAS FINANCIERS LIMITED**  
(CIN: L65922RJ2011PLC034297)

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

(Rupees in lakh)

Particulars	Quarter ended			Nine months ended		Year ended
	31.12.2019 (Unaudited)	30.09.2019 (Unaudited)	31.12.2018 (Unaudited)	31.12.2019 (Unaudited)	31.12.2018 (Unaudited)	31.03.2019 (Audited)
<b>I Revenue from operations</b>						
Interest income	20,202.48	18,809.84	15,533.31	57,182.33	42,583.88	59,374.89
Fees and commission income	921.73	748.41	820.39	2,356.77	1,829.07	2,602.73
Net gain on derecognition of financial instruments under amortised cost category	2,633.00	3,441.57	2,957.77	6,767.29	5,338.20	7,828.01
Net gain on fair value changes	179.29	124.32	167.27	505.78	836.28	1,211.42
<b>Total revenue from operations</b>	<b>23,936.50</b>	<b>23,124.14</b>	<b>19,478.74</b>	<b>66,812.17</b>	<b>50,587.43</b>	<b>71,017.05</b>
<b>II Other Income</b>	2.71	3.92	2.29	14.66	5.15	100.27
<b>III Total income (I+II)</b>	<b>23,939.21</b>	<b>23,128.06</b>	<b>19,481.03</b>	<b>66,826.83</b>	<b>50,592.58</b>	<b>71,117.32</b>
<b>IV Expenses</b>						
Finance costs	9,493.01	8,334.88	6,285.18	25,866.82	18,350.51	25,536.71
Fees and commission expense	145.82	217.46	141.90	480.26	326.13	492.20
Impairment on financial instruments	134.07	448.43	210.95	907.17	549.39	889.77
Employee benefits expense	3,886.62	3,381.29	2,950.54	10,457.19	8,384.79	11,723.54
Depreciation, amortization and impairment	536.08	668.02	278.45	1,401.21	690.43	972.34
Other expenses	1,700.61	976.99	1,471.95	4,130.18	4,190.51	5,717.79
<b>Total expenses (IV)</b>	<b>15,896.21</b>	<b>14,027.07</b>	<b>11,338.97</b>	<b>43,242.83</b>	<b>32,491.76</b>	<b>45,332.35</b>
<b>V Profit before tax (III-IV)</b>	<b>8,043.00</b>	<b>9,100.99</b>	<b>8,142.06</b>	<b>23,584.00</b>	<b>18,100.82</b>	<b>25,784.97</b>
<b>VI Tax expense:</b>						
(1) Current tax	1,435.16	1,549.57	1,823.02	5,131.93	3,263.75	5,042.18
(2) Deferred tax expense/(credit)	(184.18)	(52.27)	688.91	(479.19)	2,667.33	3,139.70
<b>Total tax expense (VI)</b>	<b>1,250.98</b>	<b>1,497.30</b>	<b>2,511.93</b>	<b>4,652.74</b>	<b>5,931.08</b>	<b>8,181.88</b>
<b>VII Profit for the period (V-VI)</b>	<b>6,792.02</b>	<b>7,603.69</b>	<b>5,630.13</b>	<b>18,931.26</b>	<b>12,169.74</b>	<b>17,603.09</b>
<b>Other comprehensive income</b>						
a) Items that will not be reclassified to profit or loss						
Remeasurements of defined benefit liability	-	8.91	-	8.91	24.82	35.07
Income Tax Effect	-	(2.24)	-	(2.24)	(8.67)	(12.25)
<b>VIII Other comprehensive income, net of income tax</b>	<b>-</b>	<b>6.67</b>	<b>-</b>	<b>6.67</b>	<b>16.15</b>	<b>22.82</b>
<b>IX Total comprehensive income for the period (VII+VIII)</b>	<b>6,792.02</b>	<b>7,610.36</b>	<b>5,630.13</b>	<b>18,937.93</b>	<b>12,185.89</b>	<b>17,625.91</b>
<b>X Earnings per equity share (EPS for the quarters/nine months are not annualised)</b>						
Basic (Amount in Rs.)	8.68	9.73	7.22	24.22	16.63	23.66
Diluted (Amount in Rs.)	8.59	9.62	7.15	23.94	16.19	23.10
Face value per share (Amount in Rs.)	10.00	10.00	10.00	10.00	10.00	10.00

**Notes to the financial results :**

- The consolidated financial results have been prepared in accordance with Ind AS 110 – Consolidated Financial Statements, prescribed under section 133 of the Companies Act, 2013 (the "Act") read with the relevant rules issued thereunder and the other relevant provisions of the Act.
- The consolidated financial results include result of the following Company:

Name of the Company	% Shareholding and voting power of Aavas Financiers Limited	Consolidated as
Aavas Finserv Limited	100%	Subsidiary
- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 24, 2020 and subjected to limited review by the statutory auditors of the Company.
- Effective 1 April 2019, the Company has adopted Ind AS 116-Leases and applied it to all lease contracts existing on 1 April 2019 using the Modified Retrospective Approach. Based on the same and as permitted under the specific transitional provisions in the standard, the Company has not restated the comparative figures. On transition, the adoption of the new standard resulted in recognition of right-of-use asset and a corresponding lease liability of INR 2302.98 lakh. The effect of this adoption to the profit before tax for the nine months ended December 31, 2019 is decreased by INR 96.09 lakh.
- The Company has allotted 1,21,890 and 72,371 equity shares to eligible employees under Employee stock Option Plan (ESOP) 2016 at a price of Rs 215.25 and Rs.328 per equity share at premium of Rs. 205.25 and 318 per equity share respectively. The Company has granted 3,00,000 options under Employee Stock Option Plan (ESOP) 2019 to eligible employees of the Company.
- The group has elected to exercise the option permitted under section 115BAA of the Income Tax Act, 1961 as introduced by the Taxation Laws (Amendment) Ordinance, 2019. Accordingly, the group has recognised provision for Income Tax for the quarter and none months ended December 31, 2019 and re-measured its Deferred tax assets/liability basis the rate prescribed in the aforesaid section and recognised the effect of change by revising the annual effective income tax rate.
- The Holding Company is engaged primarily in the business of housing finance and accordingly there are no separate reportable segments as per Ind AS 108 dealing with Operating Segments.
- Figures for the previous year/period have been regrouped and / or reclassified wherever considered necessary.

For and on behalf of the Board of Directors  
AAVAS FINANCIERS LIMITED

*Sushil Kumar Agarwal*  
Sushil Kumar Agarwal  
(Managing Director and CEO)

Place: Jaipur  
Date: January 24, 2020

