

Ind Bank Housing Ltd



**22nd ANNUAL REPORT
2012 - 2013**



Ind Bank Housing Ltd

Registered Office: 66, Rajaji Salai, Chennai – 600 001.
Corporate Office : 480, Anna Salai, Nandanam, Chennai - 600 035. Ph : 2432 9235

BOARD OF DIRECTORS

Shri Rajeev Rishi (Upto 26.06.2013)
Shri B. Rajkumar (From 26.06.2013)
Shri N. Eswaran (Upto 26.06.2013)
Shri Rajeevan Pillay G (From 26.06.2013)
Shri K. Subramanian
Shri A. Damodaran
Shri M.S. Natarajan
Shri Banabihari Panda, Managing Director

EXECUTIVE

Shri S. Selvaraj, Company Secretary

AUDITORS

Venkat & Rangaa
Chartered Accountants
New No.13, Old No.6,
Flat No.5, Majestic Apartments
Soundarrajan Street,
T. Nagar, Chennai - 600 017.

BANKER

Indian Bank

OUR BRANCH NETWORK

TAMILNADU

CHENNAI : 480 Anna Salai, Nandanam, Chennai - 600 035.
Phone : 24329235
MADURAI : 8-A, Ratnasamy Nadar Cross Cut Road, Bibi Kulam
Madurai - 625 002. Phone : 2527892

SHARE REGISTRARS & TRANSFER AGENTS

Cameo Corporate Services Ltd.

Subramanian Building,
1, Club House Road,
Chennai - 600 002.

NOTICE FOR THE XXII ANNUAL GENERAL MEETING

Notice is hereby given that the Twenty Second Annual General Meeting of the Company will be held at "IMAGE" M.R.C NAGAR, R A PURAM [NEAR IYAPPAN TEMPLE], SANTHOME, CHENNAI – 600 028 on 23.09.2013 at 3 P M for transacting the following business.

ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Profit and Loss Account for the year ended 31st March 2013, the Audited Balance Sheet as at that date and the Report of the Directors and Auditors thereon.
2. To appoint a Director in the place of Shri M.S.Natarajan who retires by rotation and he being eligible, offers himself for reappointment.

SPECIAL BUSINESS

3. To consider and if thought fit to pass the following resolution as ordinary resolution.
"Resolved that Shri B Raj Kumar whose term of office as a Director of the Company expires at this Annual General Meeting be and is hereby appointed as a Director of the Company whose period of office shall be liable to determination by retirement of Directors by rotation".
4. To consider and if thought fit to pass the following resolution as ordinary resolution.
"Resolved that Shri Rajeevan Pillay G whose term of office as a Director of the Company expires at this Annual General Meeting be and is hereby appointed as a Director of the Company whose period of office shall be liable to determination by retirement of Directors by rotation".
5. To consider and if thought fit, to pass with or without modification, the following as an ordinary resolution:
"Resolved that pursuant to the provisions of Section 269, 198, 309 and other provisions, if any applicable, of the Companies Act 1956, consent of the members be and is hereby accorded to the reappointment of Shri Banabihari Panda (who is on deputation from Indian Bank) as the Managing Director of the Company by the Board of Directors with effect from 26.05.2013 to 30.11.2015 without remuneration as detailed in the explanatory statement annexed to the notice of the Meeting.

Regd Office
66 Rajaji Salai
Chennai.
Date:01.08.2013

By Order of the Board
For IND BANK HOUSING LTD

S SELVARAJ
COMPANY SECRETARY

NOTES:

1. A member entitled to attend and vote in the above meeting is entitled to appoint a proxy to attend and vote instead of himself and the proxy need not be a member of the Company. Proxies should be lodged at the Registered Office of the Company at least 48 hours before the commencement of the meeting.
2. The explanatory statement pursuant to section 173 (2) of the Companies Act 1956 is annexed hereto.
3. Please bring the admission slip with you duly filled in for attending the meeting.
4. In case there is any change in your address registered with us, we request you to communicate the same to us with PIN code to enable us to register the change in our records. Please quote your registered Folio number / Client ID in all your correspondence with the Company.
5. The Register of Members and the Share Transfer Register of the Company will remain closed from 19.09.2013 to 23.09.2013(both days inclusive).

EXPLANATORY STATEMENT PURSUANT TO SECTION 173 (2) OF THE COMPANIES ACT 1956
Agenda No. 2:

At this annual general meeting Shri M S Natarajan, Director retires by rotation and he being eligible, offers himself for reappointment

Shri M S Natarajan aged about 73 years is a M.Sc., (Chemistry) B.L., Fellow of the Insurance Institute of India and Diploma in Business Management. He is a retired Executive Director in LIC, having 33 years experience in the insurance sector in various positions and he has been associated with the company since 2010.

Agenda No. 3 – Special Business – Appointment of Shri B Raj Kumar as Director

Shri B Raj Kumar, Executive Director, Indian Bank was appointed as a Director by the Board of Directors with effect from 26 06 2013 pursuant to Article 95 of the Articles of Association of the Company. He holds office up to the date of the Annual General Meeting. The Company has received notice from a member under Section 257 of the Companies Act, 1956 along with a deposit of Rs.500/- as required under that section signifying his intention to propose his appointment. Your Board recommends the passing of the ordinary resolution.

Shri B Raj Kumar, aged 58 years is a Post Graduate in Engineering with MBA and CAIIB. He has more than 33 years of experience in various positions in the banking industry and is now occupying the position of Executive Director of Indian Bank.

Details of other Directorships/Committee memberships held by him

Name of the company	Directorship	Committee membership
Indian Bank	Executive Director	Management Committee Audit Committee Shareholders'/Investors' Grievance Committee Share Transfer Committee Risk Management Committee IT Strategy Committee Committee of Directors (Vigilance) Special Committee (monitoring large value frauds) Customer Service Committee Committee for monitoring of recovery HR Committee
Indbank Merchant Banking Services Limited	Director	

Except Shri B Raj Kumar, none of your Directors is concerned or interested in the resolution.

Agenda No.4 - Special business: Appointment of Shri Rajeevan Pillay G as Director.

Shri Rajeevan Pillay G, General Manager, Indian Bank, was appointed as a Director by the Board of Directors with effect from 26 06 2013 pursuant to Article 95 of the Articles of Association of the Company. He holds office up to the date of the Annual General Meeting. The Company has received notice from a member under Section 257 of the Companies Act, 1956 along with a deposit of Rs.500/- as required under that section signifying his intention to propose his appointment. Your Board recommends the passing of the ordinary resolution.

Shri Rajeevan Pillay aged 59 is a Post Graduate in Commerce with LLB (Gen). He is currently occupying the position of General Manager of Indian Bank. He has 39 years of experience in various areas in the banking industry.

Details of other Directorships/Committee memberships held by him

Name of the company	Directorship	Committee membership
Indbank Merchant Banking Services Limited	Director	Audit Committee Share Transfer/Shareholder Grievance Committee

Except Shri Rajeevan Pillay G, none of your Directors is concerned or interested in the above resolution

Agenda No 5: Special business: Reappointment of Shri Banabihari Panda as Managing Director

Shri Banabihari Panda was appointed by the Board on 26.05.2011 as Managing Director of the Company for a period of 2 years. The Board reappointed him as Managing Director for further period from 26.05.2013 to 30.11.2015 on the existing terms conditions without any remuneration, which are summarised below:

1. Remuneration & Perquisites : Since he is already President-cum-Whole Time Director in Indbank Merchant Banking Services Ltd he continues to draw salary from that Company. However he is eligible for reimbursement of actual expenses such as telephone, travelling, entertainment and other out of pocket expenses incurred for the business of this Company.

Shri Banabihari Panda is deemed to be interested in the above Resolution since it is relating to his appointment.

Regd Office
66 Rajaji Salai
Chennai.

Place: Chennai
Date: 01.08.2013

By Order of the Board
For IND BANK HOUSING LTD

S SELVARAJ
Company Secretary

DIRECTORS' REPORT

To the members,

Your Directors have pleasure in presenting the Twenty Second Annual Report of your Company with audited accounts for the year ended 31st March 2013.

Financial Results:

Particulars	[Rs. in lacs]	
	Year ended 31.03.2013	Year ended 31.03.2012
Loss before depreciation, provision and tax	872.35	798.94
Add: Depreciation	0.80	1.42
Loss after depreciation and tax	873.15	800.36
Add/Less: withdrawal of provisions no longer required	(18.25)	447.81
Loss after adjustments	854.90	1248.17
Balance loss brought forward from previous year	9161.71	7913.54
Balance loss carried over to balance sheet	10016.61	9161.71

Performance of the Company:

During the financial year ended 31st March 2013 your company continued its efforts for recovery of non performing assets as done in the previous financial years. During this period the company had recovered Rs.2.36 crores from individual housing loans, project loan accounts and inter corporate deposits as against Rs.1.92 crores during the previous year.

The loss for the financial year 2012-13 has come down to Rs.8.55 crores when compared to Rs. 12.48 crores in the previous financial year.

Dividend

During the year, your company had incurred a net loss of Rs.8.55 crores. Hence the Board of Directors have not recommended any dividend for the financial year ended 31st March 2013.

Public Deposit

The company had stopped renewing the public deposits with effect from 01.11.2001 for want of borrowing power. During the year 2012-13 the company has remitted Rs.0.35 lacs being the deposits matured but not claimed for more than 7 years, to the Investors Education and Protection Fund as per the requirements of the Companies Act, 1956 and repaid a deposit of Rs..07 lacs. Consequent to this the outstanding public deposits have come down to Rs. 6.50 lacs as on 31.03.2013 from Rs. 6.92 lacs as on 31.03.2012. The entire outstanding balance represents matured but unclaimed deposits numbering to 9. The company has intimated the depositors about the maturity of deposits with a request to claim their deposits.

Corporate Governance

Pursuant to clause 49 of the Listing agreement with the Stock Exchanges, Management Discussion and Analysis, Corporate Governance Report and Auditors' Certificate regarding the compliance of the same are made a part of this Annual Report.

Directors

During the financial year, there is no change in the composition of Board of Directors.

Directors' Responsibility Statement

To the best of their knowledge and belief and according to the information and explanations obtained by them, your Directors make the following statement in terms of Section 217(2AA) of the Companies Act, 1956:

1. That in the preparation of the annual accounts for the year ended 31st March 2013 the applicable accounting standards have been followed along with proper explanation relating to material departures, if any.
2. That such accounting policies as mentioned in Note No 19 of the Annual Accounts have been selected and applied consistently and judgments and estimates that are reasonable and prudent are made so as to give a true and fair view of the state of affairs of the Company at the end of the financial year ended 31st March 2013 and of the loss of the Company for that year.
3. That proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act 1956 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
4. That the annual accounts for the year ended 31st March 2013 has been prepared on a going concern basis.

Auditors

M/s Venkat & Rangaa Chartered Accountants have been appointed, as statutory auditors by the Comptroller and Auditor General of India for the year 2012-13.

Auditors Report

Regarding the observations made by the Auditors in their Report, Notes on Accounts furnished are self-explanatory.

Information As Per Section 217 (1-E) Of The Companies Act, 1956

- a. The company has no activity relating to conservation of energy or technology absorption.
- b. The company did not have any foreign exchange earnings as well as expenses.

Personnel

None of the employees of the company received remuneration in excess of the limits prescribed Under Section 217 (2A) of the Companies Act, 1956.

Acknowledgement

The Directors wish to place on record their gratitude to the Ministry of Finance, Government of India, Reserve Bank of India, National Housing Bank and HUDCO for their valuable advice and guidance.

The Directors also place on record their appreciation for the assistance, active support and guidance received from Indian Bank and its officers and staff. The Directors express their appreciation for the contribution of the employees of the company. The Board of Directors thank all the Shareholders and Depositors for their patronage. Their continued patronage and support are of great encouragement to the company and will serve as a source of strength in all its future endeavours.

Place: Chennai
Date: 03.05.2013

On behalf of the Board of Directors
Banabihari Panda
MANAGING DIRECTOR

REPORT ON CORPORATE GOVERNANCE

1. Company's philosophy on code of Governance:

Corporate governance has established itself globally as a new and emerging concept in management. Corporate governance in a broader perspective deals with performance, conformance and report thereby ensuring greater transparency, better internal control and improved efficiency. Your company has been giving the highest importance to the elements of good corporate governance like transparency, accountability, compliance and responsibility in every sphere of management practice and equity in all areas of its operation and in all its dealings with the shareholders and multiple stakeholders.

2. The Management Discussion and Analysis Report:

Pursuant to Clause 49 of the Listing Agreement, a Management Discussion and Analysis Report is given as addition to this report.

3. Board of Directors

During the financial year 2012-13 there is no change in composition of Board of Directors. The present Board of Directors of IBHL comprises one Executive Director, 2 non-Executive Directors and 3 Independent Directors.

Attendance of each Director at the Board Meetings held during 2012-13 and the last AGM is as follows:

Director	Category of Directorship	No. of Meetings Held	Attended	Last AGM Attended
Shri Rajeev Rishi	NED	5	4	Attended
Shri N Easwaran	NED	5	5	Attended
Shri Banabihari Panda	MD	5	5	Attended
Shri.A Damodaran	Independent	5	5	Attended
Shri K Subramanian	Independent	5	5	Attended
Shri M S Natarajan	Independent	5	5	Attended

NED – Non-Executive Director, MD – Managing Director

(i) Number of Board Meetings held and the dates on which held:

5 Board Meetings were held during the year 2012-13 as against the minimum requirement of 4 meetings. The dates on which meetings were held are given below:

19.04.2012, 23.08.2012, 06.11.2012, 14.02.2013 and 28.02.2013

(ii) Information placed before the Board of Directors:

It is the policy of the company that in addition to matters statutorily requiring approval of the Board, all major terms involving mobilisation of resources, capital expenditure, investments, compromise etc are discussed by the Board. In line with this policy, all the information laid down in the corporate governance code are being placed before the Board of Directors.

4. Audit Committee

Terms of reference:

The Audit Committee provides direction to the audit functions of the company and monitors the quality of internal audit and internal control. The functions of the Audit Committee includes overseeing the financial reporting process to ensure proper disclosure of financial statements, reviewing the annual/half yearly financial statements before submission to the Board, reviewing adequacy of internal control systems and adequacy, structure and staffing of the internal audit function, reviewing findings of internal investigations, discussing the scope of audit with external auditors.

Composition:

The Audit Committee was constituted on 04 07 2002 and the following are the members of the committee during the year 2012-13.

Name of the member	Status	No. of meetings attended
Shri A Damodaran	Chairman	4
Shri N Easwaran	Member	4
Shri K Subramanian	Member	4
Shri M S Natarajan	Member	4

5. Remuneration Committee:

Remuneration of employees consists of salary and perquisites which are governed by the service regulations of the company framed and approved by the Board. The Managing Director of the company is on deputation from Indian Bank and the remuneration is in accordance with the Indian Bank Officers' Service Regulation in force from time to time and the shareholders of the company at the respective general meeting have approved the same. However the present Managing Director does not receive any remuneration from Ind Bank Housing Ltd as the same is met by Indbank Merchant Banking Services Ltd where he is holding the position as President & Whole time Director. In view of the above, the company does not have a Remuneration Committee.

For Non Executive Directors [other than directors nominated by Indian Bank] sitting fees are paid for attending Board and Committee Meetings. The amount paid to them is as follows.

<u>Name of the directors</u>	<u>Fees paid [for attending Board meetings].</u>
Shri.A Damodaran	Rs.10,000/- paid for attending Board Meetings.
Shri M S Natarajan	Rs.10,000/- paid for attending Board Meetings

6. Share Transfer/Shareholders Grievances Committee:

Composition

The share transfer committee was constituted by the Board of Directors at the meeting held on 09.12.1991. The Committee was reconstituted on 16.04.2010. The following Directors are members at present:

Shri A Damodaran
Shri N Easwaran
Shri K Subramanian

The functions of the Committee include approval, rejection of transfer, transmission, transposition of shares, issue of duplicate share certificates and other issues relating to shares. The Share Transfer Committee met 17 times during the year.

The attendance of members is as follows.

Shri A Damodaran	17
Shri N Easwaran	17
Shri K Subramanian	17

7. Credit Committee.

The function of the committee is sanction of the housing loans to individuals and professional builders. The company has stopped lending housing loans from October 1999. Hence the committee has not met.

Composition of the Committee

The Credit committee was constituted by the Board of Directors at the meeting held on 19th June 92 .At present the committee comprises the Managing Director and Shri A Damodaran, Director.

8. General Body Meetings

The last three Annual General meetings were held as below:

Year	Date	Time	Venue
2009-10	29.07.2010	3.30 p.m	IMAGE, Chennai
2010-11	20.08.2011	11.30 a.m	IMAGE, Chennai
2011-12	27.07.2012	3.00 p.m	IMAGE, Chennai

No special resolution was put through postal ballot last year, nor is any proposed for this year.

9. Disclosures

- There are no transactions of material nature, with its promoters, the directors or the management, their subsidiaries or relatives etc. that may have potential conflict with the interest of the company at large.
- There are no instances of non-compliance on any matter related to the capital market, during the last 3 years.

10. Means of communication.

The quarterly results are published in national daily newspapers viz. News Today in English and Malai Sudar in Tamil. The annual reports and accounts are posted to every shareholder of the company and soft copy to the members who have registered their e-mail ID with the depository participant / share registrar.

Management discussion and analysis report forms part of this annual report, which is being posted to all shareholders of the company.

11. General Shareholder Information.

22nd Annual General Meeting

Date and venue	23.09.2013 at IMAGE, Chennai
Financial year	2012-13
Book closure dates	19.09.2013 to 23.09.2013
Listing of equity shares	Bombay Stock Exchange
Stock code	Bombay Stock Exchange 523465

Market Price Data:

Month	The Stock Exchange Bombay	
	High	Low
April 2012	11.08	10.04
May 2012	10.80	8.72
June 2012	10.15	8.03
July 2012	10.00	8.70
Aug 2012	9.40	7.85
Sep 2012	9.51	7.96
Oct 2012	10.50	8.41
Nov 2012	9.90	7.57
Dec 2012	11.34	8.20
Jan 2013	10.40	8.75
Feb 2013	9.50	8.21
Mar 2013	9.30	7.00

Registrar & Transfer Agent

M/s Cameo Corporate Service Ltd, Subramanian Building, 1, Club House Road, Chennai - 600002.

Share Transfer System

The power to approve transfer, transmission, transposition, have been delegated to the Share Transfer Committee and issue of duplicate shares in lieu of lost, mutilated share certificates etc. have been delegated to the Board of Directors. All the requests received from the shareholders are processed within 20 days from the date of receipt. Letters are sent to the shareholders after transfer of shares in their names giving an option for dematerialisation of the physical shares. Physical shares are dematerialised and electronic credit is given to those shareholders who opt for dematerialisation and in respect of other shareholders who have not opted for dematerialisation, share certificates are dispatched by registered post.

Distribution of Shareholding as on 31 03 2013

	Category	No. of shares held	% of shareholding
A	Promoters holding		
1	Promoters -Indian Promoters	5100000	51.00
	-Foreign Promoters		
2	Person acting in concert		
	Sub-total	5100000	51.00
B	Non-Promoters holding		
3	Institutional Investors		
	A Mutual funds and UTI		
	B Banks, FIs, insurance companies		
	(Central/State Government institutions/ Non Government institutions	2500200	25.00
	C FIs		
	Sub-total	200	0.00
4	Others		
	A Private Corporate Bodies	120612	1.21
	B individuals holding upto Rs.1 lacs	2025938	20.26
	C individual holding more than Rs.1 lac	127237	1.27
	D Clearing member	13974	0.14
	E Hindu Undivided Families	68305	0.68
	F Non Resident Indians	43734	0.44

Dematerialisation of shares & Liquidity

The Company's shares are traded in the Stock Exchange only in electronic mode. The company has entered into necessary agreement for demat with National Securities Depository Ltd (NSDL) and Central Depository Services (India) Ltd (CDSL) whereby the shareholders have option to dematerialize their shares with these two depositories. The number of shares denaturalized as on 31 03 2013 is 9082143. The ISIN number allotted for the company's shares is INE969D01012.

CEO/CFO Certification:

The Managing Director and Head of Finance have issued certificate to the Board of Directors on the accounts of the company for the year 2012-13 as required under the Corporate Governance guidelines and the same is placed before the Board and taken on record.

Compliance Report:

The company had complied with the guidelines regarding the mandatory requirements on the Corporate Governance Guidelines as per the Clause 49 of the Listing Agreement.

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

BUSINESS ENVIRONMENT

The real estate sector contributes significantly to the Indian GDP. The present economic environment has impacted the real estate sector in terms of higher interest costs both for home buyers as well as developers, reduced liquidity due to slower retail sales, high cost of funds, shortage of labour, rising cost of materials, etc. The sector has been reeling under slowing down of demand for residential, commercial and retail segments coupled with higher debt burden and is striving for better cash flow management. However, the relaxed FDI rules and revised investor friendly policies implemented in our country recently are promoting the growth of real estate sector by inviting both Indian and foreign investors.

BUSINESS OPERATIONS

Your company has stopped fresh lending since the year 2000 and is complying with the National Housing Bank's regulations. The company is concentrating only on recovery of housing loans and other assets. The company was notified as a 'financial institution' under the Securitisation Act on 16.03.2006 which is helping the company to speed up the recovery process.

RISK MANAGEMENT AND INTERNAL CONTROL SYSTEMS

The major risks among others that your company manages include credit risk, liquidity risk, interest rate risk and operational risk. As there is no fresh lending, the credit risks on appraisal and disbursement do not arise. The company has put in place an aggressive recovery mechanism for realisation of existing housing loans, including continuous follow up of legal proceedings to speed up the recovery process. Your company continuously monitors the recovery of the loans and funds requirement and hence the liquidity risk is minimized.

Your company has detailed operating manuals and well laid down delegation of powers to ensure that operational controls are maintained on the business. The policies and procedures are adopted as per the guidelines of National Housing Bank after placing it to Board. Your company has also an adequate internal audit system to ensure feedback on adherence to the defined policies and procedures.

HUMAN RESOURCES

Human resources of your company consists of 3 employees (2 officers and one assistant) on direct rolls. The employees are qualified and experienced in their field of operations.

FINANCIAL PERFORMANCE

Share Capital

The share capital of your company comprises one crore equity shares of Rs.10/- each. Your company's shares are listed with Bombay Stock Exchange.

Secured Loans

Secured loans comprise term loan from Indian Bank. Your company has started repaying the loan from the year 2004-05. During the financial year 2012-13, it has repaid Rs.0.25 crores as against Rs.1.50 crores repaid during the previous financial year 2011-12.

Unsecured Loans

Your company had stopped accepting fresh public deposits since 1998 and renewal of the deposits from 01 11 2001. Your company has repaid all the deposits except a sum of Rs.0.07 crores as on 31.03.2013 which represent the deposits matured and unclaimed by the depositors. Your company is sending reminders to the depositors to surrender the deposit receipts to make the payment.

Other Current Liabilities:

The increase under this head is due to the fact that the amount received under the auction sale held under the provisions of SARFAESI Act and amount received in terms of order of High Court, Madras in one account is kept without appropriation.

Fixed Assets

The fixed assets consist motor vehicle, furniture, office equipments and computers.

Investments

The investments of your company comprise Government Securities and deposits [as per statutory liquid assets requirements].

Long term loans and advances:

The Long term loan has decreased due to the recoveries under loans, including NPA accounts, etc.

Miscellaneous Expenditure and Profit and Loss Account

Your company has no miscellaneous expenditure to be charged to profit and loss account. The accumulated losses stood at Rs.91.62 crores as at 31.03.2012 and Rs.100.17 crores as at 31.03.2013.

Income

The gross income has decreased to Rs.0.24 crores in 2012-13 from Rs.0.38 crores in 2011-12. The reduction in the interest income is mainly due to reduction in the level of assets and continued stay in the DRT/Courts against company's legal action for recovery mainly in project loans and ICD accounts.

Expenses

Finance charges have increased to Rs.8.61 crores from Rs. 7.84 crores owing to charging interest on unserviced interest. The personnel expenses have decreased to Rs.22.06 lacs from Rs. 33.54 lacs. The administrative and other expenses has also come down to Rs. 13.76 lacs as against Rs.19.74 lacs.

Your company has reversed provision to the extent of Rs.18.25 lacs during the financial year 2012-13 as against additional provisions to the extent of Rs. 447.81 lacs during 2011-12 consequent to the change in the provisioning norms guidelines by National Housing Bank in July 2011.

Financial Results

[Rs.in lacs]

Particulars	Year ended 31.03.2013	Year ended 31.03.2012
1 Gross Income	24.31	38.48
2 Interest Expenses	860.84	784.12
3 Other expenses	35.82	53.29
4 Provision	- 18.25	447.81
5 Loss before depreciation and tax [1 – (2+3+4)]	(854.10)	(1246.75)
6 Depreciation	0.80	1.42
7 Loss after depreciation and tax (5+6)	(854.90)	(1248.17)
8 Prior period adjustments	0	0
9 Profit/Loss after adjustments (7 – 8)	(854.90)	(1248.17)
10 Balance brought forward from previous year	(9161.71)	(7913.54)
11 Balance carried over to Balance Sheet	(10016.61)	(9161.71)

OUTLOOK

Since the notification of your company under the Securitisation Act on 16.03.2006, it is taking all out efforts for recovery of all NPA accounts which had helped the company to make impressive recovery both in individual housing loans and inter corporate deposits during the financial years from 2007-08 to 2012-13. The company will continue with the same level of efforts for recovery performance in the coming financial year also, which will help to improve its bottom line further.

AUDITOR'S REPORT

To the Members of
IND BANK HOUSING LIMITED

We have audited the accompanying financial statements of **IND BANK HOUSING LIMITED**, which comprise the Balance Sheet as at March 31, 2013, and the Statement of Profit and Loss and Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the Accounting Standards referred to in sub-section (3C) of section 211 of the Companies Act, 1956 ("the Act"). This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- a) in the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2013;
 - b) in the case of the Profit and Loss Account, of the **loss** for the year ended on that date; and
 - c) in the case of the Cash Flow Statement, of the cash flows for the year ended on that date.
1. As required by the Companies (Auditor's Report) Order, 2003 ("the Order") issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Act, we give in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the Order.
 2. Attention of the members is invited to Notes on Accounts under (b) regarding preparation of accounts on a going concern basis. This is subject to the Company getting the continued financial support from Indian Bank as stated in the said notes.

3. As required by section 227(3) of the Act, we report that:
- a) we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b) in our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books
 - c) the Balance Sheet, Statement of Profit and Loss, and Cash Flow Statement dealt with by this Report are in agreement with the books of account.
 - d) in our opinion, the Balance Sheet, Statement of Profit and Loss, and Cash Flow Statement comply with the Accounting Standards referred to in subsection (3C) of section 211 of the Companies Act, 1956;
 - e) on the basis of written representations received from the directors as on March 31, 2013, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2013, from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies Act, 1956.
 - f) Since the Central Government has not issued any notification as to the rate at which the cess is to be paid under section 441A of the Companies Act, 1956 nor has it issued any Rules under the said section, prescribing the manner in which such cess is to be paid, no cess is due and payable by the Company.

For Venkat and Rangaa.
Chartered Accountants
FRN:4597 S

S.Mohan Raajan
Partner
M.No.206393

Place: Chennai
Date: 03.05.2013

ANNEXURE TO THE AUDITORS REPORT

The Annexure referred to in paragraph 1 of the Our Report of even date to the members of IND BANK HOUSING LIMITED. on the accounts of the company for the year ended 31st March, 2013.

1. (a) The company has maintained proper records to show full particulars including quantitative details and situation of fixed assets.
(b) The fixed assets have been physically verified by the management during the year. No discrepancies were noticed on such physical verification.
2. According to the information and explanations given to us the provisions of clauses (ii),(iii), (v), (viii), (xiii), (xviii), (xix), (xx) of paragraph 4 of the Companies (Auditors Report) Order 2003 are not applicable to the company.
3. The company has not granted or taken any loans, secured or unsecured to /from companies, firms or other parties covered in the register maintained under Secion 301 of the Companies Act 1956.
4. In our opinion and according to the information and explanations given to us, there are adequate internal control procedures commensurate with the size of the company and the nature of its business for purchase of fixed assets.
5. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 58A and the rules framed and direction's issued by National Housing Bank (NHB) Wherever applicable to deposits accepted from public except as stated hereunder;
 - i. NHB allowed time upto 30.09.2001 to bring the Public Deposits within the limits prescribed by the NHB. The company has repaid all the deposit accepted from public except to the extent of Rs.6.50 lacs, which represents the deposits matured but not claimed, for which the company has deposited a sum of Rs.6.85 lacs in Escrow a/c with Indian Bank.

ii. The total borrowing of the company is in excess of the limits prescribed by the NHB in relation to the net worth of the company and has been reported to NHB.

6. Taking into account the volume and nature of operations presently carried on by the company, we are of the opinion that the present system of internal audit is adequate from the point of view of coverage/requirement.
7. a) The company is regular in depositing undisputed statutory dues including provident fund dues and income tax with the concerned authorities. We are informed that the provisions of Employees State Insurance Act, 1948, Wealth Tax Act, Sales Tax Act, Customs and Excise laws are not been applicable to this company.
- b) According to the information and explanations given to us the following disputed taxes (including interest) as disclosed in Contingent Liabilities have not been deposited by the Company

Nature	Amount Rs. in Lacs	Forum
Income Tax disputed in appeal – A.Y.1999-2000	432.00	Hon'ble Madras High Court, Chennai
A.Y. 2005-2006	19.02	The Commissioner of Income Tax (Appeals) – III, Chennai

8. The accumulated losses of the company at the end of the financial year exceeds fifty percent of its net worth. The Company has incurred cash losses in the current financial year and in the immediately preceding financial years.
9. The Company has defaulted in repayment of dues to financial institutions and banks as per the details given below :

Sl No	Institutions	Amount of default Rs in lacs	In default since	Nature of loan
1	Indian Bank – TL III	3957.39	July 1999	Term loan
2	Indian Bank – TL IV	4541.84	Loan avail in July 2004	Term loan

10. The Company has not granted any loans and advances on the basis of security by way of pledge of shares, debentures and other securities.
11. The Company does not deal or trade in shares, securities, debentures and other investments in the ordinary course of its business. In respect of shares and securities held as investments by the Company proper records have been maintained for transactions and contracts and timely entries have been made therein.
12. According to the information and explanations given to us the Company has not given any guarantee for loans taken by other from banks of financial institutions.
13. According to the information and explanations given to us the company has not raised funds on short term basis during the year.
14. According to the information and explanations given to us no fraud on or by the Company has been noticed or reported during the year.

For Venkat and Rangaa.
Chartered Accountants
FRN:4597 S

S.Mohan Raajan
Partner
M.No.206393

Place: Chennai
Date: 03.05.2013

AUDITORS CERTIFICATE

To the Members of
Ind Bank Housing Limited

We have read the report of the Board of Directors on Corporate Governance and have examined the relevant records relating to compliance of conditions of Corporate Governance by Ind Bank Housing Limited, for the year ended March 31, 2013, as stipulated in Clause 49 of the Listing Agreement of the said Company with Stock Exchanges.

The compliance of conditions of Corporate Governance is the responsibility of the management. Our examination was conducted in the manner described in the Guidance Note on Certification of Corporate Governance issued by the Institute of Chartered Accountants of India and was limited to the procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance as stipulated in the said clause. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us, subject to:

1. Our reliance upon the certificate received by the Company from its Registrar that there were no complaints received from shareholders unattended as on 31.03.2013 and that there are no share transfers pending as the year end as at stated under Serial No.6 of the Company's Report on the Corporate Governance;
2. Our having relied on the representation of the management that there were no transactions of material nature with the management or their relatives that may have potential conflict with the interest of the Company at large, as stated under Serial No.10 of the Company's report on Corporate Governance.

We certify that the Company has complied in all material respects with the conditions of Corporate Governance as stipulated in the above-mentioned Listing Agreement.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the company.

For VENKAT & RANGAA
Chartered Accountants
S.Mohan Raajan
Partner
M.No: 206393

Place: Chennai
Date: 03.05.2013

COMMENTS OF THE COMPTROLLER AND AUDITOR GENERAL OF INDIA UNDER SECTION 619(4) OF THE COMPANIES ACT, 1956, ON THE ACCOUNTS OF INDBANK HOUSING LIMITED, CHENNAI, FOR THE YEAR ENDED 31 MARCH 2013

The preparation of financial statements of Indbank Housing Limited for the year ended 31 March 2013 in accordance with the financial reporting framework prescribed under the Companies Act, 1956, is the responsibility of the management of the company. The statutory auditor appointed by the Comptroller and Auditor General of India under Section 619(2) of the Companies Act, 1956, is responsible for expressing opinion on these financial statements under Section 227 of the Companies Act, 1956, based on independent audit in accordance with the auditing and assurance standards prescribed by their professional body, the Institute of Chartered Accountants of India. This is stated to have been done by them vide their Audit Report dated 03.05.2013.

I, on behalf of the Comptroller and Auditor General of India, have conducted a supplementary audit under Section 619(3)(b) of the Companies Act, 1956, of the financial statements of Indbank Housing Limited for the year ended 31 March 2013. This supplementary audit has been carried out independently without access to the working papers of the statutory auditor and is limited primarily to inquiries of the statutory auditor and company personal and a selective examination of some of the accounting records. On the basis of my audit, nothing significant has come to my knowledge which would give rise to any comment upon or supplement of Statutory Auditor's report under Section 619(4) of the Companies Act, 1956.

Place: Chennai
Date: 30.05.2013

M.V. RAJESWARI
Principal Director of Commercial Audit and
Ex-Officio Member Audit Board

BALANCE SHEET AS ON 31.03.2013			(in Rs.)
	Note No	As on 31.03.2013	As on 31.03.2012
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	1	10 00 00 000	10 00 00 000
(b) Reserves and Surplus	2	(94 33 44 123)	(85 78 54 503)
(c) Money received against share warrants		NIL	NIL
(d) Foreign Currency Translation Reserve		NIL	NIL
(2) Share application money pending allotment		NIL	NIL
(3) Non-Current Liabilities			
(a) Long Term borrowings	3	84 99 25 059	76 63 82 512
(b) Deferred Tax Liabilities (Net)		NIL	NIL
(c) Other Long-Term Liabilities		NIL	NIL
(d) Long-Term Provisions	4	4 47 133	4 47 133
(4) Current Liabilities			
(a) Short- Term Borrowings		NIL	NIL
(b) Trade payables		NIL	NIL
(c) Other Current Liabilities	5	6 73 80 708	4 44 07 035
(d) Short-Term Provisions	6	16 839	26 758
		<u>7 44 25 616</u>	<u>5 34 08 935</u>
II. ASSETS			
(1) Non-Current Assets			
(a) Fixed Assets			
(i) Tangible Assets	7	3 44 740	5 49 519
(ii) Intangible Assets		NIL	NIL
(iii) Capital Work-in-progress		NIL	NIL
(iv) Intangible assets under development		NIL	NIL
(b) Non-Current investments		NIL	NIL
(c) Deferred Tax Assets (Net)		NIL	NIL
(d) Long term loans & advances	8	56 46 479	99 66 102
(e) Other non-current assets		NIL	NIL
(2) Current Assets			
(a) Current Investments	9	7 64 916	8 56 005
(b) Inventories		NIL	NIL
(c) Trade Receivables		NIL	NIL
(d) Cash and cash equivalents	10	3 45 04 887	88 77 715
(e) Short-Term Loans and advances	11	NIL	NIL
(f) Other Current assets	12	3 31 64 594	3 31 59 594
(3) Miscellaneous Expenditure to the extent not written off or adjusted			
(a) Discount on issue of debentures		NIL	NIL
(b) Premium on redemption of debentures		NIL	NIL
(c) Amalgamation Adjustment Account		NIL	NIL
(d) Discount on issue of shares		NIL	NIL
		<u>7 44 25 616</u>	<u>5 34 08 935</u>
Notes Nos 1 - 13 and Note Nos 19 & 20 form an integral part of these Financial statements			
FOR VENKAT & RANGAA	(RAJEEV RISHI)	(N ESWARAN)	
CHARTERED ACCOUNTANTS	CHAIRMAN	DIRECTOR	
S MOHAN RAAJAN	(K SUBRAMANIAN)	(A DAMODARAN)	
PARTNER	DIRECTOR	DIRECTOR	
(S SELVARAJ)	(M S NATARAJAN)	(BANABIHARI PANDA)	
COMPANY SECRETARY	DIRECTOR	MANAGING DIRECTOR	
CHENNAI			
DATE: 03.05.2013			

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31.03.2013
(in Rs.)

Particulars	Note No	For the Year ended 31.03.2013	For the year ended 31.03.2012
REVENUE			
I. Revenue from Operations			
Interest on housing loan		16 35 487	37 05 554
II. Other Income	14	7 95 551	1 42 135
III. Total Revenue (I+II)		24 31 038	38 47 689
EXPENSES			
Employee benefits expense	15	22 05 921	33 54 551
Finance Costs	16	8 60 83 998	7 84 12 327
Depreciation and amortization expense		80 122	1 41 822
Other expense	17	13 75 763	19 74 686
IV. Total Expenses		8 97 45 804	8 38 83 386
V. Profit before exceptional and extraordinary items (III-IV)		(8 73 14 766)	(8 00 35 697)
VI. Exceptional Items			
VII. Profit before extraordinary items (V-VI)		(8 73 14 766)	(8 00 35 697)
VIII. Extraordinary Items			
Addition/Withdrawal of provisions and contingencies Prior Period	18	(18 25 146)	4 47 81 299
IX. Profit before Tax (PBT) extraordinary items (VII-VIII)		(8 54 89 620)	(12 48 16 996)
XI. Profit/(loss) for the period from continuing operations (IX-X)		(8 54 89 620)	(12 48 16 996)
XII. Profit/(loss) from discontinuing operations		NIL	NIL
XIII. Tax Expense of discontinuing operations:		NIL	NIL
XIV. Profit/(loss) from discontinuing operations (after tax) (XII-XIII)		NIL	NIL
XV. Profit/(loss) for the period [Profit After Tax (PAT)] (XI+XIV)		(8 54 89 620)	(12 48 16 996)
XVI. Earnings per equity share			
(1) Basic		(8.55)	(12.48)
(2) Diluted		(8.55)	(12.48)
No. of shares reckoned for calculating EPS		1 00 00 000	1 00 00 000

Notes Nos 14 - 18 and Note Nos 19 & 20 form an integral part of these Financial statements

FOR VENKAT & RANGAA
CHARTERED ACCOUNTANTS

(RAJEEV RISHI)
CHAIRMAN

(N ESWARAN)
DIRECTOR

S MOHAN RAAJAN
PARTNER

(K SUBRAMANIAN)
DIRECTOR

(A DAMODARAN)
DIRECTOR

(S SELVARAJ)
COMPANY SECRETARY
CHENNAI

(M S NATARAJAN)
DIRECTOR

(BANABIHARI PANDA)
MANAGING DIRECTOR

DATE: 03.05.2013

NOTES TO ACCOUNTS FORMING PART OF ACCOUNTS

NOTE - 1. (A) Authorised, Issued, Subscribed, Paid-up share capital and par value per share

(in Rs.)

Particulars	As on 31.03.2013	As on 31.03.2012
Authorised Share Capital		
5,00,00,000 Equity Shares of ₹.10 each (Previous year 5,00,00,000 equity shares of Rs.10 each)	50 00 00 000	50 00 00 000
Issued & Subscribed Share Capital		
1,00,00,000 equity shares of Rs.10 each (Previous year 1,00,00,000 equity shares of Rs.10 each)	10 00 00 000	10 00 00 000
Paid-up Share Capital		
1,00,00,000 equity shares of Rs.10 each (Previous year 1,00,00,000 equity shares of ₹.10 each)	10 00 00 000	10 00 00 000
Less: Calls unpaid by directors and other officers	NIL	NIL
Add: Equity shares forfeited (paid-up)		
Total	10 00 00 000	10 00 00 000

(B) Reconciliation of number of equity shares outstanding at the beginning and at the end of the year

(in Rs.)

Particulars	For the Year ended 31.03.2013	For the year ended 31.03.2012
Number of shares outstanding as the beginning of the year	1 00 00 000	1 00 00 000
Add:		
Number of shares allotted as fully paid-up bonus shares during the year	NIL	NIL
Number of shares allotted during the year as fully paid-up pursuant to a contract without payment being received in cash	NIL	NIL
Number of shares allotted to employees pursuant to ESOPs/ESPs	NIL	NIL
Number of shares allotted for cash pursuant to public issue	NIL	NIL
Less:		
Number of shares bought back during the year	NIL	NIL
Number of shares outstanding as at the end of the year	1 00 00 000	1 00 00 000

(C) Rights, preferences and restrictions attaching to various classes of shares

Sl.no	Class of shares	Rights, preferences and restrictions (including restrictions on distribution of dividend and repayment of capital) attached to the class of shares
		Nil

(D) There is no shares held in the holding company - Indian Bank
(E) Shares in the company held by each shareholder holding more than 5% shares

(in Rs.)

Sl.no	Name of the shareholder	Number of shares held in the company	Percentage of shares held
1	Indian Bank	510 00 000	51.00%
2	HUDCO	250 00 000	25.00%
3	Public	240 00 000	24.00%
	Total	1000 00 000	100.00%

(F) Shares reserved for issue under options and contracts

Sl.no	Number and class of shares reserved for issue	Party in whose favour reserved	Details of contracts/ options under which shares reserved for issue
Nil	Nil	Nil	Nil

NOTES TO ACCOUNTS FORMING PART OF ACCOUNTS

NOTE - 2. RESERVES AND SURPLUS (in Rs.)				
Particulars	Opening	Additions during the year	Deductions during the year	As on 31.03.2013
Special Reserve in terms of sec 36(1)(viii) of the Income Tax Act	5 83 16 773	NIL	NIL	5 83 16 773
Surplus (Profit and Loss Account)(1)	(91 61 71 276)	(8 54 89 620)		(100 16 60 896)
Total	(85 78 54 503)	(8 54 89 620)	NIL	(94 33 44 123)

NOTE - 3. LONG TERM BORROWINGS (in Rs.)		
Particulars	As on 31.03.2013	As on 31.03.2012
(A) BONDS/DEBENTURES		
Secured	NIL	NIL
(B) TERM LOANS FROM INDIAN BANK		
Term loan III (Secured by 1st charge over inter corporate deposits - refer point No m in Note No 19)	27 83 82 921	27 83 82 921
Interest accrued and due	<u>11 73 56 138</u>	<u>7 87 85 039</u>
	<u>39 57 39 059</u>	<u>35 71 67 960</u>
Term loan IV (availed to repay NHB refinance)	27 50 00 000	27 50 00 000
Interest accrued and due	<u>17 91 83 614</u>	<u>13 41 70 715</u>
	<u>45 41 83 614</u>	<u>40 91 70 715</u>
Sub-total (B)	<u>84 99 22 673</u>	<u>76 63 38 675</u>
(C) PUBLIC DEPOSITS (UNSECURED)	2 386	43 837
Total(A+B+C)	84 99 25 059	76 63 82 512

NOTE - 4. LONG-TERM PROVISIONS (in Rs.)		
Particulars	As on 31.03.2013	As on 31.03.2012
Employee Benefits(Leave Encashment)	4 47 133	4 47 133
Others -	NIL	NIL
Total	4 47 133	4 47 133

NOTE - 5. OTHER CURRENT LIABILITIES (in Rs.)		
Particulars	As on 31.03.2013	As on 31.03.2012
Current maturities of long term debt		
Creditors for expenses	3 17 20 700	3 05 13 551
Amount received from SARFAESI action	2 83 50 124	67 08 153
Unclaimed matured public deposit	6 48 090	6 48 090
Other payables	66 61 794	65 37 241
Total	6 73 80 708	4 44 07 035

NOTE - 6. SHORT-TERM PROVISIONS (in Rs.)		
Particulars	As on 31.03.2013	As on 31.03.2012
Provision for employee benefits	NIL	NIL
Provision for dividends (including dividend distribution tax)		
Provision for income tax	1 730	1 730
Provisions against standard assets	15 109	25 028
Total	16 839	26 758

NOTES TO ACCOUNTS FORMING PART OF ACCOUNTS

NOTE - 7. FIXED ASSETS - TANGIBLE - OWNED

Reconciliation of the gross carrying amounts and net carrying amounts at the beginning and at the end of the year (in Rs.)

Description	Gross Carrying Amount				Accumulated Depreciation				Net Carrying Amount	
	Opening	Additional adjustment during the year	Deductions during the year	Total	Opening	Additional adjustment during the year	Deductions during the year	Total	As on 31.03.2012	As on 31.03.2013
1. Furniture & Fixtures	7 25 662		39 781	6 85 881	5 09 772	39 111	39 781	5 09 102	2 15 890	1 76 779
2. Vehicles	2 10 350		2 10 350	()	89 212	4 560	93 772	NIL	1 21 138	()
3. Office equipments	4 44 563	NIL	2 00 474	2 44 089	3 85 970	7 737	1 94 409	1 99 298	58 593	44 791
4. Electrical equipments	2 89 339	NIL	17 044	2 72 295	1 64 744	17 190	15 738	1 66 196	1 24 595	1 06 099
5. Computers	10 80 346	NIL	7 84 986	2 95 360	10 51 043	11 524	7 84 279	2 78 288	29 303	17 072
Total	27 50 260	NIL	12 52 636	14 97 624	22 00 741	80 122	11 27 979	11 52 884	5 49 519	3 44 740
Previous year	28 54 737	NIL	1 04 477	27 50 260	21 49 477	1 41 822	90 558	22 00 741	7 05 260	5 49 519

NOTES TO ACCOUNTS FORMING PART OF ACCOUNTS						
NOTE - 8. LONG TERM LOANS AND ADVANCES						
(in Rs.)						
Particulars	As on 31.03.2013			As on 31.03.2012		
(i) Secured, Considered good						
- individuals	1 15 97 492			1 41 97 344		
- project loans	8 90 94 591			9 29 01 362		
Total	10 06 92 083			10 70 98 706		
Less: provision for non-performaing assets	9 50 45 604			9 71 32 604		
Total	56 46 479			99 66 102		
NOTE - 9. CURRENT INVESTMENTS						
(in Rs.)						
Particulars	As on 31.03.2013			As on 31.03.2012		
Non-trade Investments						
(i) Investments in Equity Instruments	16 52 233			16 52 233		
(ii) Investment in Government securities	5 41 500			5 41 500		
	21 93 733			21 93 733		
Less: Aggregate provision made for diminution in value	14 28 817			13 37 728		
Total	7 64 916			8 56 005		
INVESTMENT IN GOVERNMENT SECURITIES (QUOTED)						
(in Rs.)						
Particulars	Cost as on 31.03.2013			Cost as on 31.03.2012		
Government Securities – 12.40% GOI 2013 Bonds (Market value as on 31 03 2013 Rs.101.63)	541,500 541,500			541,500 541,500		
INVESTMENT IN SHARES OF LIMITED COMPANIES (QUOTED)						
(in Rs.)						
Particulars	No of share	Face Value	Paid up value	Cost 31.03.13	Cost 31.03.2012	
Lakshmi Precision Screws Ltd (Market value as on 31.03.13 Rs.165,949) (Market value as on 31.03.12 Rs.233,028)	5833	10	10	495,881	495,881	
Jayaswals Neco Ltd (Market value as on 31.03.13 Rs.32,165) (Market value as on 31.03.12 Rs.56,175)	3500	10	10	482,750	482,750	
Kabra Extrusions Technic Ltd (Market value as on 31.03.13 Rs.40,500) (Market value as on 31.03.12 Rs.50,250)	1500	10	10	25,302	25,302	
Total				1,003,933	1,003,933	
INVESTMENT IN SHARES OF LIMITED COMPANIES (UN-QUOTED)						
(in Rs.)						
Particulars	No of share	Face Value	Paid up value	Cost 31.03.13	Cost 31.03.2012	
Hamco Mining and Smelting Ltd (Hindustan Alloys Manufacturing Co.Ltd)	5000	10	10	407,050	407,050	
Rajasthan Petro Synthetics Ltd	5000	10	10	241,250	241,250	
Total				648,300	648,300	

NOTES TO ACCOUNTS FORMING PART OF ACCOUNTS

NOTE - 10. CASH AND CASH EQUIVALENTS

(in Rs.)

Particulars	As on 31.03.2013	As on 31.03.2012
(A) Balance with Banks		
(I) Earmarked Bank Balances	Nil	Nil
(II) Bank balances held as margin money or as security against:		
(III) Other bank balances		
(i) bank deposits with more than 12 months	3 10 00 612	65 17 881
(ii) in current account	34 96 430	23 57 074
(B) Cheques, drafts in hand	NIL	NIL
(C) Cash on hand	7 845	2 760
TOTAL	3 45 04 887	88 77 715

NOTE -11. SHORT-TERM LOANS AND ADVANCES

(in Rs.)

Particulars	As on 31.03.2013	As on 31.03.2012
(A) Loans and Advances		
(i) Secured, Considered good		
(ii) Unsecured, Considered good		
(iii) Doubtful (inter corporate deposits)	1 11 79 139	1 09 98 455
(iv) Loss asset (inter corporate deposits)	11 14 03 888	11 14 03 888
Total	12 25 83 027	12 24 02 343
Less: Allowance for bad and doubtful advances	12 25 83 027	12 24 02 343
Total	NIL	NIL

NOTE - 12. OTHER CURRENT ASSETS

(in Rs.)

Particulars	As on 31.03.2013	As on 31.03.2012
Interest accrued and due on investments	1 91 414	10 343
Advances recoverable in cash or in kind or for value to be received	7 95 403	9 20 584
instalments due from borrowers	27 921	1 72 605
Tax payments pending Adjustments	3 21 49 856	3 20 56 062
Total	3 31 64 594	3 31 59 594

NOTE - 13. CONTINGENT LIABILITIES AND COMMITMENTS (TO THE EXTENT NOT PROVIDED FOR)

Rs in lacs

Particulars	As on 31.03.2013	As on 31.03.2012
(A) Contingent Liabilities		
Income tax department has raised a demand for the assessment year 1999-00 against company had filed appeal before High Court Madras	432.00	432.00
Income tax department has raised a demand for the assessment year 2005-06 against company had filed appeal before CIT	19.02	19.02
	451.02	451.02

NOTES TO ACCOUNTS FORMING PART OF ACCOUNTS		
NOTE - 14. OTHER INCOME		(in Rs.)
Particulars	For the Year ended 31.03.2013	For the year ended 31.03.2012
(A) Income from non-current investments		
- Interest from Government Securities	62 000	62 000
- Dividends from shares of other companies	10 250	11 375
Total (A)	<u>72 250</u>	<u>73 375</u>
(B) Others		
- Interest on short term deposits	6 43 871	56 403
- Profit on Sale of Assets	48 008	4 381
- Profit on Sale of investments	NIL	NIL
- others	31 422	7 976
Total (B)	<u>7 23 301</u>	<u>68 760</u>
Total (A)+(B)	7 95 551	1 42 135
NOTE - 15. EMPLOYEE BENEFIT EXPENSES		(in Rs.)
Particulars	For the Year ended 31.03.2013	For the year ended 31.03.2012
Salaries and wages, bonus, gratuity and allowances	20 30 784	30 70 573
Contribution to Provident Fund	86 353	74 357
Contribution to Pension Fund	19 476	19 476
Contribution to Group gratuity fund	2 945	61 626
Provision to Leave salary	NIL	51 706
Staff Welfare Expenses	66 363	76 813
Total	22 05 921	33 54 551
NOTE - 16. FINANCE COSTS		(in Rs.)
Particulars	For the Year ended 31.03.2013	For the year ended 31.03.2012
Interest Expense	8 60 83 998	7 84 12 327
Total	8 60 83 998	7 84 12 327
NOTE - 17. OTHER EXPENSES		(in Rs.)
Particulars	For the Year ended 31.03.2013	For the year ended 31.03.2012
Rent	3 76 000	3 84 000
Insurance	8 861	14 055
Donation/contribution to political parties/for a political purpose & others	NIL	NIL

NOTES TO ACCOUNTS FORMING PART OF ACCOUNTS

		(in Rs.)
Payment to statutory auditors		
- As Auditors	33 708	33 090
- For Tax Audit	16 854	16 545
- For Certification/Limited Review	NIL	NIL
- reimbursement of expenses (out of pocket expenses)	NIL	NIL
Legal, Professional and consultancy charges	1 09 554	6 17 361
Travelling and conveyance	1 40 579	2 04 041
AGM Expenses	1 35 877	1 33 201
Directors' fees	20 000	14 000
others	5 34 330	5 48 408
Bad Debts written off	NIL	9 985
Miscellaneous expenses	NIL	NIL
Total	13 75 763	19 74 686

NOTE - 18. Addition/Withdrawal of provisions and contingencies (in Rs.)

Particulars	For the Year	For the year
	ended	ended
	31.03.2013	31.03.2012
Housing loans	(6 02 411)	22 29 679
Project loans	(14 94 508)	4 24 71 181
Inter corporate deposits	1 80 684	7 000
Investments	91 089	73 439
Total	(18 25 146)	4 47 81 299

NOTE - 19
ACCOUNTING POLICIES:
a) Method of Accounting

The Company accounts have been prepared under historical cost convention on an accrual basis and comply with the accounting standards referred to section 211(3C) of the Companies Act, 1956.

b) Income Recognition and Prudential Norms

The Company follows NHB's Prudential Norms for recognition of Income and Provisioning for Non Performing Assets

c) Interest on Housing Loans

Repayment of housing loans is by way of Equivated Monthly Installments (EMI's) comprising of principal and interest. Interest is calculated every half year on the opening balance at the beginning of the respective half year/year. EMI commence once the entire loan is disbursed. Pending commencement of EMI, pre EMI interest payable is recognized every month.

d) Investments

Investments are classified into current investments and long-term investments. Investments are valued at lower of cost or Market value for each investment individually as per NHB guidelines in force.

e) Fixed Assets and Depreciation

Fixed Assets are capitalised at cost and are stated at cost less depreciation. Depreciation is calculated on written down value method at the rates prescribed in schedule XIV to the Companies Act, 1956.

f) Retirement Benefits

- i. Contribution to Provident Funds is made to the Regional Provident Fund Commissioner.
- ii. The Gratuity liability is covered by Trust formed under the Group Gratuity Scheme. The trust has purchased a Group Gratuity policy from LIC and the annual premium is paid through the Trust.
- iii. Liability for leave encashment is provided for on actuarial basis.

NOTE - 20
NOTES ON ACCOUNTS:

- a) Housing loans excepting those loans classified as doubtful pursuant to the prudential norms of NHB are considered good and recoverable. The housing loans are secured by equitable mortgage of property and/or other securities to the extent of Rs.100,057,159/- and loans amounting to Rs.634,924/- are unsecured as on 31.03.2013. Classification of housing loans and provisions made for Non Performing assets are given below.

Particulars	Standard	Sub standard	Doubtful	Total
Individual Loans	3,777,956	46,738	7,772,798	11,597,492
Corporate Bodies			89,094,591	89,094,591
TOTAL	3,777,956	46,738	96,867,389	100,692,083
Provisions				
As on 31.03.2012		16867	97,115,737	97,132,604
Provided during the year		-9856	-2,077,144	-2,087,000
Total as on 31.03.2013		7,011	95,038,593	95,045,604
Balance less provision	3,777,956	39,727	1,828,796	5,646,479

- b) The company has stopped accepting and renewing of deposits and not making fresh loans. The company continues to receive financial support from its promoter, Indian Bank. In view of the above and in view of the general goodwill enjoyed by the company and continued customer base, the business strength continues to remain intact. Hence the accounts have been prepared on a going concern basis.
- c) The only business activity of the company is housing finance and hence no segment reporting has been done.
- d) The unabsorbed depreciation and carry forward losses eligible for set-off against future taxable income have not been considered as deferred tax asset on the ground of prudence.
- e) There are no related party relationship/transactions requiring disclosure as per the relevant accounting standard
- f) In respect of term loan taken from Indian Bank the company has given an undertaking to the Bank not to sell, dispose off, charge or otherwise alienate any of its fixed and liquid assets without the prior consent of the Bank so long as the Company's liabilities to the Bank has not been fully repaid.
- g) Investments & Term Deposits with banks includes the following
 - Investments and deposits required to be maintained as liquid assets in terms of the Housing Finance Companies (NHB) Directions 1989 as per details given below:
Amount in Rs.

Government Securities	541,500
Term Deposits with Banks	685,000

 - Amount received under SARFAESI action kept in no lien account as per the orders of DRAT, Chennai by way of short term deposits Rs.7,750,000/-
- h) The Income Tax Department has sent a demand notice for Rs.4.32 crores for the assessment year 1999-00 including interest. The demand is raised by considering the income on non-

performing assets on accrual basis which, as per the NHB directives, could not be recognised as income. The Company has contested the demand and filed an appeal before the Hon'ble Madras High Court. In respect of the Assessment year 2005-06 Income Tax department has raised a demand of Rs.19.02 Lakhs for which the company has filed appeal before the commissioner of Income Tax and is hopeful of succeeding in the appeal and hence no provision for tax has been considered necessary.

- i) The Income tax Department has informed the above demand has been adjusted against the refund receivable with the interest thereon, for various assessment years. The refund receivable as per books of the Company is Rs.2.85 crores.

- j) Company's obligation towards Gratuity Fund and details of actuarial valuation:

		Rs
i	Total past service gratuity	846,230
ii	Actuarial value past service gratuity	846,230
iii	Gratuity Fund with LIC	895,868
iv	Contribution payable to LIC	Nil
v	Contribution paid during the year	Nil
vi	Balance payable	Nil
vii	Risk premium and service tax paid	2,945
viii	Assumptions	
	Discounting rate	8% p.a. compound
	Projections of salary increase	8% p.a. compound

- k) Managing Director of the company is on deputation from Indian Bank and is drawing remuneration from Indbank Merchant Banking Services Ltd as President of that company. Hence no remuneration is paid by this company.
- l) 12.40% Govt of India 2013 Securities are held in Indian Bank in their SGL constituent account on behalf of the Company and as certified by the Bank.
- m) Term Loan III from Indian Bank is secured by ICDs, which are considered doubtful and fully provided for in the accounts.
- n) Balance confirmation has not been received in respect of debit and credit entries outstanding in Sundry Deposit/ Sundry Receivable account.
- o) Previous year figures have been regrouped wherever necessary to conform to current year's presentation.
- p) The figures in this balance sheet and Profit and Loss Accounts have been rounded off to the nearest rupees.

FOR VENKAT & RANGAA
CHARTERED ACCOUNTANTS

(RAJEEV RISHI)
CHAIRMAN

(N ESWARAN)
DIRECTOR

S MOHAN RAAJAN
PARTNER

(K SUBRAMANIAN)
DIRECTOR

(A DAMODARAN)
DIRECTOR

(S SELVARAJ)
COMPANY SECRETARY

(M S NATARAJAN)
DIRECTOR

(BANABIHARI PANDA)
MANAGING DIRECTOR

CHENNAI
DATE : 03.05.2013

CASH FLOW STATEMENT FOR THE YEAR 2012-13

	2011-2012 Rs.	2012-2013 Rs.
A. Cash Flow operating Activities		
Profit before tax	-124,816,996	-85,489,620
Adjustment for		
Depreciation	141,822	80,122
Interest charged on Term loan	78,412,327	86,083,998
Profit on sale of assets	-4,381	-48008
Dividend on investments	-11,374	-10250
Provision for contingencies	44,781,299	-1825146
	123,319,693	84,280,716
Other current assets	-284,985	-5,000
Other current liabilities	-33,476,642	22,973,673
Cash Generated from Operations	<u>-35,258,930</u>	<u>21,759,769</u>
Net Cash from Operations (A)	<u>-35,258,930</u>	<u>21,759,769</u>
B.CASH FROM INVESTING ACTIVITIES		
Sale of Fixed Assets	18,300	172,665
Long term loans and advances	14,651,755	6,406,623
Short term loans and advance	-7,000	-180,684
Dividend on Shares	11,374	10,250
Net Cash Flow from Investing Activities(B)	<u>14,674,429</u>	<u>6,408,854</u>
C.CASH FLOW FROM FINANCING ACTIVITIES		
Secured Loans	-15,000,000	-2,500,000
Unsecured Loans	-71,683	-41,451
Cash Flow from Financing Activities (C)	<u>-15,071,683</u>	<u>-2,541,451</u>
Net Increase/Decrease in		
Cash & Cash equivalent (A+B+C)	<u>-35,656,184</u>	<u>25,627,172</u>
Cash & Cash equivalents - Opening	<u>44,533,899</u>	<u>8,877,715</u>
Cash & Cash equivalents - closing	<u>8,877,715</u>	<u>34,504,887</u>
FOR VENKAT & RANGAA CHARTERED ACCOUNTANTS	(RAJEEV RISHI) CHAIRMAN	(N ESWARAN) DIRECTOR
S MOHAN RAAJAN PARTNER	(K SUBRAMANIAN) DIRECTOR	(A DAMODARAN) DIRECTOR
(S SELVARAJ) COMPANY SECRETARY	(M S NATARAJAN) DIRECTOR	(BANABIHARI PANDA) MANAGING DIRECTOR
CHENNAI DATE : 03.05.2013		



Ind Bank Housing Ltd

Registered Office: 66(Old No.31), Rajaji Salai, Chennai – 600 001.

PROXY FORM

DP ID No.	
Client ID No.	

Folio No.	
No.of shares held	

I/Weof.....
in the district of being a Member (s) of
IND BANK HOUSING LTD., hereby appoint of
..... in the district ofor failing
him / herofin the district of
.....as my / our Proxy to attend and vote for me / us on my / our behalf, at the
Twenty Second Annual General Meeting of the Company to be held on Monday the 23rd September 2013 at 3.00
p.m. at Indian Bank Management Academy for Growth & Excellence (IMAGE), MRC Nagar, Raja Annamalaipuram
(Near Iyappan Temple), Chennai - 600 028 and at any adjournment thereof.

Signed this day of.....2013.

Signature

Affix
Re. 1
Revenue
Stamp

- Notes:
- 1) The Proxy to be valid must be deposited at the Regd. Office of the Company at 66 (Old No.31) Rajaji Salai, Chennai - 600 001 not less than 48 hours before the commencement of the meeting
 - 2) In the case of Corporation, the Proxy shall be given under the Common Seal or signed on its behalf of an Attorney or officer of the Corporation.



Ind Bank Housing Ltd

Registered Office: 66(Old No.31), Rajaji Salai, Chennai – 600 001.

ATTENDANCE SLIP

TO BE HANDED OVER AT THE ENTRANCE OF THE MEETING HALL

Name of the Member attending

Name of the Proxy

I hereby record my presence at the Twenty Second Annual General Meeting of the Company being held at Indian Bank Management Academy for Growth & Excellence (IMAGE), MRC Nagar, Raja Annamalaipuram (Near Iyappan Temple), Chennai - 600 028, on Monday, the 23rd September 2013 at 3.00 p.m.

DP ID No.	
Client ID No.	
Registered Folio No.	
No. of Shares held	

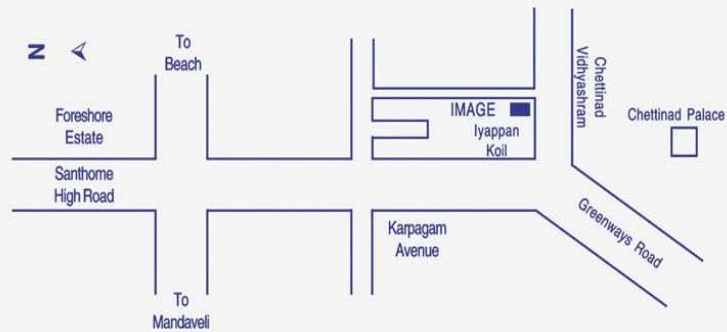
Member's / Proxy Signature
(To be signed at the time of handing over this slip)

NOTE : Please note that no gifts will be given at the Annual General Meeting



BOOK POST

Venue :
**INDIAN BANK MANAGEMENT ACADEMY FOR
GROWTH & EXCELLENCE (IMAGE)**



To :

If Undelivered, Please return to:
Cameo Corporate Services Ltd.,
(Unit: Ind Bank Housing Ltd.)
Subramanian Building,
1, Club House Road,
Chennai - 600 102.