



AVIOM India Housing Finance Private Limited

Registered Address: 83, Poorvi Marg
First Floor, Vasant Vihar, New Delhi 110057
T +91 11 41091386 | E connect@aviom.in
CIN: U65993DL2016PTC291377

Corporate Address: 35, Community Centre
Basant Lok Complex, New Delhi 110057
T +91 11 41091386 | E connect@aviom.in

BOARD'S REPORT

Dear Shareholders,

The Board has pleasure in presenting the 2nd Annual Report along with the Audited Financial Statements, for the Financial Year("FY") ended March 31st, 2017.

BACKGROUND

Aviom India Housing Finance Limited ("Company" or "Aviom") was incorporated under the Companies Act, 2013 on 18th February, 2016 and got registered with the National Housing Bank ("NHB") to carry on housing finance activities on August 16, 2016. Thereafter the Company has opened its first branch in Rajasthan. Your Company is a NonAccepting Deposit Housing Finance Company registered with the National Housing Bank and is focused on providing financing products to the lower and middle income (LMI) segments in India, primarily in Tier II and Tier III cities and towns. Our Mission is to deliver quality financial products with high level of friendly customer service.

INDUSTRY AND ECONOMIC SCENARIO

The Housing Finance Market in India is growing fast and is served by multiple institutions that cater to people in diverse geographies and across income spreads. Mortgage lending has significantly contributed to the growth housing construction activities. Mortgage penetration in India, despite a rising trend, is still quite low. Mortgage to GDP ratio in India is currently approx. 9%. This implies a huge growth opportunity for the sector as also for the Company. As per estimates, the total outstanding mortgages in India estimated to increase eightfold with Mortgage to GDP ratio increasing to 20% by FY 2020.

The year gone by was a year of challenges and opportunities. The biggest challenge on the domestic front was demonetization. There was a short term impact of demonetization on the business operations in the third quarter at initial stage but the Company was quick to recover its growth momentum in the fourth quarter.

During the year, the Company's market position has further strengthened. Your Company has done 138 Disbursement of home loan amounting to Rs. 2.56 Crore as on 31st March 2017.

FINANCIAL RESULTS

The financial performance of the Company for the financial year ended 31st March, 2017 is summarized below:-

Particulars	For the Financial Year ended 31.03.2017(Rs.)	For the Financial Year ended 31.03.2016(Rs.)
Revenue from operation	26,81,834	-
Total Revenue	96,33,642	4,94,896
Total Expenses	2,19,85,171	11,40,185
Net Profit/(Loss) Before Tax	(1,23,51,529)	(6,45,289)

Current Tax	-	(65,820)
Deferred Income Tax	-	-
Profit/(Loss) after Tax	(12,351,529)	(711,109)
Profit/(Loss) brought forward	(12,351,529)	(711,109)
Balance carried over to Balance Sheet	(12,351,529)	(711,109)

REVIEW OF FINANCIAL PERFORMANCE OF THE COMPANY

The total revenue from operations of the Company was recorded at Rs. 26,81,834/- which was nil for the financial year ending March 31, 2016 as it was the initial year of the Company. Similarly the total revenue was Rs.96,33,642/- as compared to Rs. 4,94,896 /- for the financial year ended March 31, 2016.

The Gross NPA is zero in fact your company has achieved 100% collection efficiency.

BUSINESS OPERATIONS AND STATE OF AFFAIRS

The Company is engaged in the business of providing short term and long term financial assistance for purchase, construct or repair of any type of house, flat or apartment.

During the year, the company has changed its Object Clause of Memorandum of Association twice as to commensurate with the requirements of National Housing Bank Directions as well as to pursue to the main object of the company.

During the period, the Company achieved total revenue of Rs. 96, 33,642/- out of which revenue from operations is Rs. 26,81,834/-. Talking about the bottom line of the Company, as it is in its initial years of growth hence has incurred a Loss of Rs. 12,351,529 during the year ended March 31st, 2017.

SHARE CAPITAL

The Authorized Share Capital of the Company has increased from Rs. 10,25,00,000/- (Ten Crores and Twenty Five Lacs) to Rs. 15,00,00,000/- (Rupees Fifteen Crore Only) divided into 1,50,00,000 (One Crore Fifty Lacs) Equity Shares of Rs. 10 each during the year and there is no preference share capital issued by the company during the year ended March 31st, 2017.

The Issued, Subscribed and Paid-up Share Capital of the Company as on March 31, 2017 was Rs. 121 810,000 consisting of 1,21,81,000 Equity Shares of Rs. 10 each.

During the F.Y. 2016-17 there has been allotment of Equity Shares for four times amounting to Rs. 2,03,00,000/-divided into 20,30,000 (Twenty Lacs thirty Thousand) Equity Shares of Rs. 10 each.

DIVIDEND

In view of losses during the year under review, your directors do not recommend any dividend to the shareholders.

DETAILS OF SUBSIDIARY, JOINT VENTURE OR ASSOCIATE COMPANIES

The Company does not have any subsidiary company. And also the Company does not have any joint venture and associate company.

INTERNAL FINANCIAL CONTROL

The Company has in place an established internal control system designed to ensure proper recording of financial and operational information and compliance of various internal controls and other regulatory and statutory compliances.

DIRECTORS & KEY MANAGERIAL PERSONNEL (KMP)

There has been no change in the constitution of Board during the year. Composition of Board is hereunder on year ended March 31st, 2017:-

S.No	Name of Directors & Key Managerial Personnel	Father's Name	DIN	% of Shareholding
1.	Kaajal Aijaz Ilmi	Om Parkash Sikka	01390771	75.70
2.	Om Parkash Sikka	Matwal Chand	05138374	0.01
3.	Mansi Arora	Late Kamal Arora	NA	Nil

In view of the applicable provisions of the Companies Act, 2013, the Company is under statutory requirement to appoint a whole time company secretary hence it has appointed Ms. Mansi Arora as the Company Secretary of the Company in the month of March, 2017.

AUDITORS

During the period under review, the Company has received resignation letter dated 25th November, 2016 from M/s. Gupta Vigg & Co., Chartered Accountants, the Statutory Auditors of the Company, stating their unwillingness to continue as Statutory Auditors of the Company. Therefore, in order to fill the casual vacancy, your Company had appointed M/s. BSR & Associates LLP, Chartered Accountants (Firm Registration No. 116231W/W-100024) as Statutory Auditors of the Company w.e.f. 12th December, 2016 to hold office up to the conclusion of the ensuing Annual General Meeting.

The Appointment of BSR & Associates LLP, Chartered Accountants, as Statutory Auditors of the Company, was also approved by the Shareholders of the Company in their Extra Ordinary General Meeting held on 12th December, 2016.

BSR & Associates LLP, Chartered Accountants, retires as Statutory Auditors of the Company at the conclusion of the ensuing Annual General Meeting and has confirmed their eligibility and willingness to accept the office of the Statutory Auditors of the Company, if appointed. Accordingly, pursuant to the provisions of Section 139 and all other applicable provisions of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014, the Board of Directors at their meeting held on September 28, 2017 has recommended appointment of M/s BSR & Associates LLP, Chartered Accountants (Firm Registration No. 116231W/W-100024) as Statutory Auditors of the Company to hold office from the conclusion of this Annual General Meeting till the conclusion of the 7th AGM of the Company to be held

in year 2022, subject to ratification by the members at every Annual General Meeting on such remuneration as may be fixed by the Board of Directors in consultation with them.

The Notes on Accounts referred to in the Auditors' Report are self-explanatory and do not call for any further comments.

ACCOUNTING STANDARD FOLLOWED BY THE COMPANY

The Financial Statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Act read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Act and the Guidelines issued by the NHB.

MEETINGS OF BOARD OF DIRECTORS

Twenty Two Board Meetings were held during the Financial Year ended March 31, 2017 i.e. the maximum gap between any two Board Meetings was less than one Hundred and Twenty days.

The names of members of the Board, their attendance at the Board Meetings are as under:

S.No.	Date of Meeting	Total Number of Directors.	No. of Directors attended.	% age of attendance.
1.	29.04.2016	2	2	100 %
2.	04.05.2016	2	2	100 %
3.	14.05.2016	2	2	100 %
4.	21.06.2016	2	2	100 %
5.	16.08.2016	2	2	100 %
6.	28.08.2016	2	2	100 %
7.	29.08.2016	2	2	100 %
8.	24.09.2016	2	2	100 %
9.	29.09.2016	2	2	100 %
10.	18.10.2016	2	2	100 %
11.	21.10.2016	2	2	100 %
12.	27.10.2016	2	2	100 %
13.	31.10.2016	2	2	100 %
14.	01.11.2016	2	2	100 %
15.	15.11.2016	2	2	100 %
16.	08.12.2016	2	2	100 %
17.	12.12.2016	2	2	100 %

18.	17.12.2016	2	2	100 %
19.	07.01.2017	2	2	100 %
20.	10.02.2017	2	2	100 %
21.	11.02.2017	2	2	100 %
22.	11.03.2017	2	2	100 %

DETAILS OF LOANS, GAURANTEES & INVESTMENTS

The provisions of Section 186 of the Act pertaining to granting of loans to any persons or bodies corporate and giving of guarantees or providing security in connection with loans to any other bodies corporate or persons are not applicable to the Company since the Company is a Housing Finance Company.

EXTRACT OF ANNUAL RETURN

In compliance with Section 134(3) of the Companies Act, 2013 read with Rule 12 of the Companies (Management and Administration) Rules, 2014, the extract of the annual return in Form MGT-9 is attached (Annexure – A) as a part of this report.

CONTRACT AND ARRANGEMENT WITH RELATED PARTIES

All contracts / arrangements / transactions entered by the Company during the Financial Year 2016-17 with related parties were in the ordinary course of business and on arm's length basis. There were no related party transactions under Section 188 of the Act during the Financial Year.

The details of the transactions with related parties as per Accounting Standard-18 are provided in the notes to accompanying standalone financial statements.

VIGIL MECHANISM

Since the provisions of Section 177 of the Act are not applicable to the Company, the Company is not required to establish a vigil mechanism.

RISK MANAGEMENT POLICY

Risk Management is the process of identification, assessment and prioritization of risks followed by coordinated efforts to minimize, monitor and mitigate/control the probability and/or impact of unfortunate events or to maximize the realization of opportunities. The major risks have been identified by the Company and its mitigation process/measures have been formulated in the areas such as business, project execution, event, financial, human, environment and statutory compliance. We are continuously reviewing the Risk Management in proportionate to business growth.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNING & OUTGO

A. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION

The particulars as required under the provisions of Section 134(3) (m) of the Companies Act, 2013 in respect of conservation of energy and technology absorption have not been furnished considering the nature of activities undertaken by the company during the year under review.

B. FOREIGN EXCHANGE EARNINGS AND OUTGO

Earnings	Nil
Outgo	Nil

SEXUAL HARASSMENT POLICY

As required under Section 22 of the Sexual Harassment of Women at Workplace (Prohibition, Prevention and Redressal) Act, 2013, the Company is in process of developing the Policy on Prevention of Sexual Harassment of women at workplace and matters connected therewith.

DEPOSITS

The Company is registered with NHB as Non Accepting Deposits Company. During the year under review, the Company has not accepted any deposits.

TRANSFER TO RESERVE

The Company has transferred the Loss incurred Rs. 1,23,51,529, to the reserves during the Financial Year ended 31st March, 2017.

MATERIAL CHANGES AND COMMITMENTS

No material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statement relates and the date of this report.

DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS, COURTS AND TRIBUNALS

No significant and material order has been passed by the regulators, courts, tribunals impacting the going concern status and Company's operations in future.

DIRECTOR'S RESPONSIBILITY STATEMENT

Pursuant to Section 134(3) (c) of the Companies Act, 2013 the Board of Directors of the Company confirms that-

- a. In the preparation of the financial statement for the year ended March 31, 2017, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same.

- b. The Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31,2017 and of the profit of the Company for the year ended on that date.
- c. The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
- d. The Directors have prepared the financial statement on a 'going concern' basis.
- e. The Company being unlisted, sub clause (e) of section 134(3) of the Companies Act, 2013 pertaining to laying down internal financial controls is not applicable to the Company.
- f. The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such system are adequate and operating effectively.

CORPORATE SOCIAL RESPONSIBILITY

The Company is not required to constitute CSR Committee as required under Section 135(1) read with The Companies (Corporate Social Responsibility Policy) Rules, 2014.

ACKNOWLEDGMENT

Your Directors would like to express their sincere appreciation for the assistance and co-operation received from the banks, Government authorities, customers, vendors and members during the year under review. Your Directors also wish to place on record their deep sense of appreciation for the committed services by the Company's executives, staff and workers.

For and on behalf of the Board
Aviom India Housing Finance Private Limited



Kaajal Aijaz Ilmi
DIN: 01390771
Director

Add: A-46, T/F Barsati, Vasant Marg,
Near DPS School, Vasant Vihar,
New Delhi-110057



Om Parkash Sikka
DIN: 05138374
Director

Add: F4/A, Block-F, Munirka,
DDA Flats, New Delhi-110067

Dated: 28/09/2017
Place: New Delhi

Extract of Annual Return

as on the financial year ended March 31, 2017

[Pursuant to Section 92(3) of the Companies Act, 2013 and Rule 12(1) of the Companies (Management and Administration) Rules, 2014]

Form MGT-9

1. Registration and other details of Company

CIN:	U65993DL2016PTC291377
Registration Date:	18/02/2016
Name of the Company:	AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED
Category / Sub-Category of the Company:	Company limited by Shares
Address of the Registered office and contact details:	83, First Floor, Poorvi Marg Vasant Vihar New Delhi South West Delhi DL 110057
Whether listed company:	No
Name, Address and Contact details of Registrar and Transfer Agent, if any:	N.A.

2. Principal Business Activity of the Company:

All the business activities contributing 10% or more of the total turnover of the company shall be stated:

Sl. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1.	Other Financial Service Activities, except insurance and pension funding activities	649	100%

3. Particulars of holding, subsidiary and associate company

Sl. No.	Name and address of the company	CIN/GLN	Holding/subsidiary/associate	% of shares held	Applicable Section
	NIL				

4. Shareholding Pattern of the Company

a. Category-wise Share Holding

Sub-total B(2)	0	0	0	0	0	0	0	0	0
Total B = B (1) + B (2)	0	0	0	0	0	0	0	0	0
Total = A + B	0	1,01,51,000	1,01,51,000	100	0	1,21,81,000	1,21,81,000	100	0

b. Shareholding of Promoters

S. No.	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% Change during the Year
		No. of Shares*	% of Total Shares of the Company	% of Total Shares pledged/encumbered to total shares	No. of Shares*	% of Total Shares of the Company	% of Total Shares pledged/encumbered to total shares	
1	Kaajal Aijaz Ilmi	1,01,50,000	99.99	-	95,59,167	78.48	-	(5.82)
2	Om Parkash Sikka	1,000	0.01		1,000	0.01	-	0
Total		1,01,51,000	100	0	95,60,167	78.49	0	(5.82)

c. Change in Promoters' Shareholding (please specify, if there is no change):

S. No.	Shareholders Name	Shareholding*		Cumulative Shareholding during the year		
		No. of Shares	% of Total Shares of the Company	No. of Shares	% of Total Shares of the Company	
1	At the beginning of the year	Kaajal Aijaz Ilmi	1,01,50,000	99.99	1,01,50,000	99.99
	Datewise Increase/ Decrease in Promoters Shareholding	As per Annexures attached -A1 & A 2				

	during the year					
	At the end of the year	Kaajal Aijaz Ilmi	95,59,167	78.48	95,59,167	78.48
2	At the beginning of the year	Om Parkash Sikka	1,000	0.01	1,000	0.01
	Datewise Increase/ Decrease in Promoters Shareholding during the year	No Change				
	At the end of the year	Om Parkash Sikka	1,000	0.01	1,000	0.01

d. Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs)

S. No.	Shareholders Name	Shareholding		Cumulative Shareholding during the year	
		No. of Shares	% of Total Shares of the Company	No. of Shares	% of Total Shares of the Company
1	Kunal Sikka	11,62,500	9.54	11,62,500	9.54
2	Samir Malik	10,00,000	8.21	10,00,000	8.21
3	Alok Joshi & Reena Joshi	3,33,333	2.74	3,33,333	2.74
4	Aarushi Gupta	62,500	0.51	62,500	0.51
5	Nidhi Mittal	62,500	0.51	62,500	0.51

e. Shareholding of Directors and Key Managerial Personnel:

S. No.	Shareholders Name	Shareholding		Cumulative Shareholding during the year		
		No.	of % of Total Shares	No.	of	% of Total Shares of the

		Share	of the Company	Shares	Company
1	Kaajal Aijaz Ilmi	95,59,167	78.48	95,59,167	78.48
2	Om Parkash Sikka	1,000	0.01	1,000	0.01

5. Indebtedness: Nil

(Indebtedness of the Company including interest outstanding/accrued but not due for payment)

(Amount in Rs.)

Indebtedness of the Company including interest outstanding/accrued but not due for payment				
	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount	0	0	0	0
ii) Interest due but not paid	0	0	0	0
iii) Interest accrued but not due	0	0	0	0
Total (i+ii+iii)	0	0	0	0
Change in Indebtedness during the financial year				
Addition	0	0	0	0
Reduction	0	0	0	0
Net change	0	0	0	0
Indebtedness at the end of the financial year				
i) Principal Amount	0	0	0	0
ii) Interest due but not paid	0	0	0	0
iii) Interest accrued but not due	0	0	0	0
Total (i+ii+iii)	0	0	0	0

6. Remuneration of Directors and Key Managerial Personnel mentioning their gross salary, value of perquisites, profits in lieu of salary, etc.

A. Remuneration to Managing Director, Whole-time Directors and/or Manager: NIL

(Amount in Rs.)

Sl. no.	Particulars of Remuneration	Name of MD/ WTD/ Manager		Total Amount
1	Gross salary			
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961			
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961			
	(c) Profits in lieu of salary under section 17(3) Income tax Act, 1961			
2	Stock Option			
3	Sweat Equity			
4	Commission - as % of profit - Others, specify...			
5	Others, please specify			
6	Total (A)			
7	Ceiling as per the Act	Within the limits prescribed under Schedule V of the Companies Act, 2013		

B. Remuneration to other directors:

Sl. no.	Particulars of Remuneration	Ms. Kaajal Aijaz Ilmi	Total Amount
1	Gross salary	30,02,500	30,02,500
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961		
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961		
	(c) Profits in lieu of salary under section 17(3) Income tax Act, 1961		

2	Stock Option	-	-
3	Sweat Equity	-	-
4	Commission - as % of profit - Others, specify...	-	-
5	Others, please specify	-	-
6	Total (A)	30,02,500	30,02,500
7	Ceiling as per the Act		

C. Remuneration to key managerial personnel other than MD/manager/WTD: Nil

(Amount in Rs.)

Sl. no.	Particulars of Remuneration	Key Managerial Personnel		Total Amount
1	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Income tax Act, 1961			
2	Stock Option			
3	Sweat Equity			
4	Commission			
5	Others, please specify			
6	Total (A)			

7. Penalties/punishment/compounding of offences (under the Companies Act 1956 & Companies Act, 2013):
None

**By order of the Board of Directors
For Aviom India Housing Finance Private Limited**

Place: New Delhi

Dated: September 28, 2017



Kaajal Aijaz Ilmi

DIN: 01390771

Director

Add: A-46, T/F Barsati, Vasant Marg,
Near DPS School, Vasant Vihar,
New Delhi-110057



Om Parkash Sikka

DIN: 05138374

Director

Add: F4/A, Block-F, Munirka,
DDA Flats, New Delhi-110067

ANNEXURE A 1**DETAIL OF TRANSFERS HELD DURING FINANCIAL YEAR 2016-2017**

S No.	Date of Transfer	No. of Shares	Transferor F No.	Name of Transferor	Transferee F No.	Name of Transferee
1	15.11.2016	9,62,500	2	Kaajal Aijaz Ilmi	4	Kunal Sikka
2	17.12.2016	3,33,333	2	Kaajal Aijaz Ilmi	5	Alok Joshi & Reena Joshi
3	11.03.2017	62,500	2	Kaajal Aijaz Ilmi	7	Nidhi Mittal
4	11.03.2017	62,500	2	Kaajal Aijaz Ilmi	6	Aarushi Gupta

ANNEXURE A 2

DETAILS OF ALLOTMENTS DURING THE FINANCIAL YEAR 2016-2017

S No.	Date of Allotments	No. of Shares	Name of Allottees
1	29.09.2016	80,000	Kaajal Aijaz Ilmi
2	12.12.2016	4,50,000	Kaajal Aijaz Ilmi
3	10.02.2017	3,00,000	Kaajal Aijaz Ilmi