

Notes forming part of the financial statements (continued)
For the year ended March 31, 2022

(Rupees in lakh)

69 Gold Loans

The Company does not provide any loans on collateral of gold and gold jewellery.

70 RBI circular RBI/2021-22/17 DOR.STR.REC.4/21.04.048/2021-22 dated 07 April 2021.

Under the circular all the lending institutions were required to refund/adjust the "interest on interest" charged to the borrower during the moratorium period i.e. March 1, 2020 to August 31, 2020 in conformity with the Supreme Court judgement. The status of the same is mentioned in below table.

Sr. No	Particulars	31 March 2022	31 March 2021
1	Aggregate amount	54.71	54.71
2	Refunded/Adjusted	40.12	-
3	Outstanding Balance	14.59	54.71

71 Disclosures pursuant to Master Direction – Reserve Bank of India (Transfer of Loan Exposures) Directions, 2021 issued by the Reserve Bank of India ("RBI") vide their Notification No. RBI/DOR/2021-22/86 Master Direction DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021 (the "Notification").

a. Details of transfer through Assignment in respect of loans not in default during the year ended March 31, 2022*

Sr. No	Particulars	To Banks / NBFCs
1	Aggregate principal outstanding of loans transferred through assignment (Rs. in Lakh)	33,372.84
2	Aggregate consideration received (Rs. in Lakh)	33,372.84
3	Weighted average residual tenor of loans sold (in years)	3.74
4	Weighted average Maturity of Loans (in years)	4.97
5	Weighted average Holding period of Loans (in years)	1.23
6	Retention of Beneficial economic interest (in %)	11.10%
7	Coverage of Tangible security (in %) **	188.22%
8	Rating- wise distribution of rated loans	Non- Rated

Note

* a. The above table includes Special Mention Account ("SMA") Loans

b. The above table does not include loans transferred by the Company through Co-Lending arrangements

** For computation of coverage of Tangible Security coverage ratio, the Company has considered only the secured loans

b. Details of loans acquired in respect of loans not in default during the year ended March 31, 2022

Sr. No	Particulars	From NBFCs
1	Aggregate principal outstanding of loans acquired (Rs. in Lakh)	12,199.68
2	Aggregate consideration paid (Rs. in Lakh)	12,199.68
3	Weighted average residual tenor of loans acquired (in years)	1.35
4	Weighted average Maturity of Loans (in years)	1.96
5	Weighted average Holding period of Loans (in years)	0.67
6	Retention of Beneficial economic interest (in %)	88.57%
7	Coverage of Tangible security (in %) *	709%
8	Rating- wise distribution of rated loans (in Lakh)	a. A-(SO) – 1,438.79 b. BBB+(SO) – 8,456.59 c. BBB (SO) – 2,304.30

Note * - For computation of coverage of Tangible Security coverage ratio, the Company has considered only the secured loans.

c. Details of stressed loans transferred during the year ended March 31, 2022
NPAs as on the date of Transfer **

Sr. No	Particulars	To Assesst Reconstruction Companies (ARCs)
1	No. of accounts	3,377
2	Aggregate principal outstanding of loans transferred (Rs. In Lakh)	4,385.77
3	Weighted average residual tenor of the loans transferred (in years)	0.81
4	Net book value of loans transferred (at the time of transfer) (Rs. in Lakh)	3,264.50
5	Aggregate consideration (Rs. in Lakh)	3,394.00
6	Additional consideration realized in respect of accounts transferred in earlier years	-
7	Excess Provision reversed on account of sale	-

** The Company has not transferred any SMA loans in the above category during the year ended 31 March 2022.

d. The Company has not acquired any Stressed loans during the year ended March 31, 2022.

e. The rating wise distribution of Security Receipts (SRs) held by the Company as on March 31, 2022 is given below:

Ratings	Rating Agency	Amount (in Lakh)
BW RR1	Brick Works Rating India Private Limited	1,217.47
In Process	Brick Works Rating India Private Limited	1,430.64



Notes forming part of the financial statements (continued)
For the year ended March 31, 2022

(Rupees in lakh)

- 72 a. Disclosure as per the format prescribed under circular no. RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated August 06, 2020 and RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated May 05, 2021

Type of borrower	Exposure to accounts classified as Standard consequent to Implementation of resolution plan - Position as at September 30, 2021 (A)	Of (A), aggregate debt that slipped into NPA during the half year ended March 31, 2022	Of (A), amount written off during the half year ended March 31, 2022	Of (A), amount paid by the borrowers during the half year ended March 31, 2022	Exposure to accounts classified as Standard consequent to Implementation of resolution plan - Position as at March 31, 2022*
Personal Loans	Nil	Nil	Nil	Nil	Nil
Corporate persons	Nil	Nil	Nil	Nil	Nil
Of which, MSMEs	6,297.90	Nil	Nil	7.59	6,290.31
Others	Nil	Nil	Nil	Nil	Nil
Total	Nil	Nil	Nil	Nil	Nil

* Total ECL Provision for the above loans as on March 31, 2022 is Rs 629.03 Lakh.

- 72 b. Disclosure as per the format prescribed as per the notification no. RBI/2020-21/17 DOR.NO.BP.BC/4/21.04.048/2020-21 on "Micro, Small and Medium Enterprises (MSME) sector - Restructuring of Advances" having exposure less than or equal to Rs. 25 crores for the year ended March 31, 2022:

Type of borrower	Year	(A) Number of accounts where resolution plan has been implemented under this window	(B) exposure to accounts mentioned at (A) before implementation of the plan
MSMEs	Current Year	184	6,623.10
	Previous Year	156	7,356.11



Notes forming part of the financial statements (continued)
For the year ended March 31, 2022

73 Previous year figures have been reclassified / regrouped wherever necessary to conform to / with the current year classification / disclosure.

As per our report of even date attached
For **M S K A & Associates**
Chartered Accountants
Firm's Registration No : 105047W


Swapnil Kale
Partner



Membership No : 117812
Place : Mumbai
Date : May 24, 2022

For and on behalf of the Board of Directors of
UGRO CAPITAL LIMITED



Shachindra Nath
Executive Chairman
& MD
DIN : 00510618
Mumbai
May 24, 2022




Abhijit Sen
Independent Director &
Chairman - Audit Committee
DIN : 00002593
Mumbai
May 24, 2022



Amit Gupta
Chief Financial Officer
Mumbai
May 24, 2022



Aniket Karandikar
Company Secretary
Mumbai
May 24, 2022

ANNEXURE D – ILLUSTRATIVE CASH FLOW

SERIES I									
Deemed Date of Allotment	October 29, 2024								
Issue Price	1,000								
Coupon					10.15%			10.64%	
Period	Coupon	Redemption Due Date	Date of Payment	No of Days	Opening Principal Outstanding	Principal Paid	Interest Paid	Total P+I paid	Closing Principal Outstanding
0.	Allotment Date	October 29, 2024				(1,000)		(1,000)	1,000
1.	1 st Coupon	November 29, 2024	November 29, 2024	31	1,000	-	8.62	8.62	1,000
2.	2 nd Coupon	December 29, 2024	December 29, 2024	30	1,000	-	8.34	8.34	1,000
3.	3 rd Coupon	January 29, 2025	January 29, 2025	31	1,000	-	8.62	8.62	1,000
4.	4 th Coupon	February 28, 2025	February 28, 2025	30	1,000	-	8.34	8.34	1,000
5.	5 th Coupon	March 29, 2025	March 29, 2025	29	1,000	-	8.06	8.06	1,000
6.	6 th Coupon	April 29, 2025	April 29, 2025	31	1,000	-	8.62	8.62	1,000
7.	7 th Coupon	May 29, 2025	May 29, 2025	30	1,000		8.34	8.34	1,000
8.	8 th Coupon	June 29, 2025	June 29, 2025	31	1,000		8.62	8.62	1,000
9.	9 th Coupon	July 29, 2025	July 29, 2025	30	1,000		8.34	8.34	1,000
10.	10 th Coupon	August 29, 2025	August 29, 2025	31	1,000		8.62	8.62	1,000
11.	11 th Coupon	September 29, 2025	September 29, 2025	31	1,000		8.62	8.62	1,000
12.	12 th Coupon	October 29, 2025	October 29, 2025	30	1,000		8.34	8.34	1,000
13.	13 th Coupon	November 29, 2025	November 29, 2025	31	1,000		8.62	8.62	1,000
14.	14 th Coupon	December 29, 2025	December 29, 2025	30	1,000		8.34	8.34	1,000
15.	15 th Coupon	January 29, 2026	January 29, 2026	31	1,000		8.62	8.62	1,000
16.	16 th Coupon	February 28, 2026	February 28, 2026	30	1,000		8.34	8.34	1,000
17.	17 th Coupon	March 29, 2026	March 29, 2026	29	1,000		8.06	8.06	1,000
18.	18 th Coupon	April 29, 2026	April 29, 2026	31	1,000	1,000	8.62	1,008.62	-

SERIES II									
Deemed Date of Allotment	October 29, 2024								
Issue Price	1,000								
Coupon					10.25%			10.75%	
Period	Coupon	Redemption Due Date	Date of Payment	No of Days	Opening Principal Outstanding	Principal Paid	Interest Paid	Total P+I paid	Closing Principal Outstanding
0.	Allotment Date	October 29, 2024				(1,000)		(1,000)	1,000
1.	1 st Coupon	November 29, 2024	November 29, 2024	31	1,000	-	8.71	8.71	1,000
2.	2 nd Coupon	December 29, 2024	December 29, 2024	30	1,000	-	8.42	8.42	1,000
3.	3 rd Coupon	January 29, 2025	January 29, 2025	31	1,000	-	8.71	8.71	1,000
4.	4 th Coupon	February 28, 2025	February 28, 2025	30	1,000	-	8.42	8.42	1,000
5.	5 th Coupon	March 29, 2025	March 29, 2025	29	1,000	-	8.14	8.14	1,000
6.	6 th Coupon	April 29, 2025	April 29, 2025	31	1,000	-	8.71	8.71	1,000
7.	7 th Coupon	May 29, 2025	May 29, 2025	30	1,000	-	8.42	8.42	1,000
8.	8 th Coupon	June 29, 2025	June 29, 2025	31	1,000	-	8.71	8.71	1,000
9.	9 th Coupon	July 29, 2025	July 29, 2025	30	1,000	-	8.42	8.42	1,000
10.	10 th Coupon	August 29, 2025	August 29, 2025	31	1,000	-	8.71	8.71	1,000
11.	11 th Coupon	September 29, 2025	September 29, 2025	31	1,000	-	8.71	8.71	1,000
12.	12 th Coupon	October 29, 2025	October 29, 2025	30	1,000	-	8.42	8.42	1,000
13.	13 th Coupon	November 29, 2025	November 29, 2025	31	1,000	-	8.71	8.71	1,000
14.	14 th Coupon	December 29, 2025	December 29, 2025	30	1,000	-	8.42	8.42	1,000
15.	15 th Coupon	January 29, 2026	January 29, 2026	31	1,000	-	8.71	8.71	1,000
16.	16 th Coupon	February 28, 2026	February 28, 2026	30	1,000	-	8.42	8.42	1,000
17.	17 th Coupon	March 29, 2026	March 29, 2026	29	1,000	-	8.14	8.14	1,000
18.	18 th Coupon	April 29, 2026	April 29, 2026	31	1,000	-	8.71	8.71	1,000

19.	19 th Coupon	May 29, 2026	May 29, 2026	30	1,000	-	8.42	8.42	1,000
20.	20 th Coupon	June 29, 2026	June 29, 2026	31	1,000	-	8.71	8.71	1,000
21.	21 st Coupon	July 29, 2026	July 29, 2026	30	1,000	-	8.42	8.42	1,000
22.	22 nd Coupon	August 29, 206	August 29, 206	31	1,000	-	8.71	8.71	1,000
23.	23 rd Coupon	September 29, 2026	Septemb er 29, 2026	31	1,000	-	8.71	8.71	1,000
24.	24 th Coupon	October 29, 2026	October 29, 2026	30	1,000	1,000.0 0	8.42	1,008.4 2	-

SERIES III									
Deemed Date of Allotment	October 29, 2024								
Issue Price	1,000								
Coupon					10.40%			10.91%	
Period	Coupon	Redempti on Due Date	Date of Payment	No of Days	Opening Principal Outstanding	Princip al Paid	Intere st Paid	Total P+I paid	Closing Principal Oustandi ng
0.	Allotme nt Date	October 29, 2024				(1,000)		(1,000)	1,000
1.	1 st Coupon	November 29, 2024	Novemb er 29, 2024	31	1,000	-	8.83	8.83	1,000
2.	2 nd Coupon	December 29, 2024	Decemb er 29, 2024	30	1,000	-	8.55	8.55	1,000
3.	3 rd Coupon	January 29, 2025	January 29, 2025	31	1,000	-	8.83	8.83	1,000
4.	4 th Coupon	February 28, 2025	February 28, 2025	30	1,000	-	8.55	8.55	1,000
5.	5 th Coupon	March 29, 2025	March 29, 2025	29	1,000	-	8.26	8.26	1,000
6.	6 th Coupon	April 29, 2025	April 29, 2025	31	1,000	-	8.83	8.83	1,000
7.	7 th Coupon	May 29, 2025	May 29, 2025	30	1,000	-	8.55	8.55	1,000
8.	8 th Coupon	June 29, 2025	June 29, 2025	31	1,000	-	8.83	8.83	1,000
9.	9 th Coupon	July 29, 2025	July 29, 2025	30	1,000	-	8.55	8.55	1,000
10.	10 th Coupon	August 29, 2025	August 29, 2025	31	1,000	-	8.83	8.83	1,000
11.	11 th Coupon	September 29, 2025	Septemb er 29, 2025	31	1,000	-	8.83	8.83	1,000
12.	12 th Coupon	October 29, 2025	October 29, 2025	30	1,000	-	8.55	8.55	1,000

13.	13 th Coupon	November 29, 2025	Novemb er 29, 2025	31	1,000	-	8.83	8.83	1,000
14.	14 th Coupon	December 29, 2025	Decemb er 29, 2025	30	1,000	-	8.55	8.55	1,000
15.	15 th Coupon	January 29, 2026	January 29, 2026	31	1,000	-	8.83	8.83	1,000
16.	16 th Coupon	February 28, 2026	February 28, 2026	30	1,000	-	8.55	8.55	1,000
17.	17 th Coupon	March 29, 2026	March 29, 2026	29	1,000	-	8.26	8.26	1,000
18.	18 th Coupon	April 29, 2026	April 29, 2026	31	1,000	-	8.83	8.83	1,000
19.	19 th Coupon	May 29, 2026	May 29, 2026	30	1,000	-	8.55	8.55	1,000
20.	20 th Coupon	June 29, 2026	June 29, 2026	31	1,000	-	8.83	8.83	1,000
21.	21 st Coupon	July 29, 2026	July 29, 2026	30	1,000	-	8.55	8.55	1,000
22.	22 nd Coupon	August 29, 206	August 29, 206	31	1,000	-	8.83	8.83	1,000
23.	23 rd Coupon	September 29, 2026	Septemb er 29, 2026	31	1,000	-	8.83	8.83	1,000
24.	24 th Coupon	October 29, 2026	October 29, 2026	30	1,000	-	8.55	8.55	1,000
25.	25 th Coupon	November 29, 2026	Novemb er 29, 2026	31	1,000	-	8.83	8.83	1,000
26.	26 th Coupon	December 29, 2026	Decemb er 29, 2026	30	1,000	-	8.55	8.55	1,000
27.	27 th Coupon	January 29, 2027	January 29, 2027	31	1,000	-	8.83	8.83	1,000
28.	28 th Coupon	February 28, 2027	February 28, 2027	30	1,000	-	8.55	8.55	1,000
29.	29 th Coupon	March 29, 2027	March 29, 2027	29	1,000	-	8.26	8.26	1,000
30.	30 th Coupon	April 29, 2027	April 29, 2027	31	1,000	1,000.0 0	8.83	1,008.8 3	-