



May 2, 2024

To,
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Dear Sir / Madam,

Scrip Code: 974572 and 974813

Sub: Outcome of Board Meeting

Ref: Tata Housing Development Company Limited ("the Company")

In continuation to our letter dated April 25, 2024 and pursuant to Regulations 51(2) and 52 read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e. May 2, 2024, have, *inter alia*, approved the Audited Standalone Financial Results for the quarter and year ended March 31, 2024 and the Audited Consolidated Financial Results for the year ended March 31, 2024 ("Audited Financial Results") of the Company.

Accordingly, please find enclosed, the following:

1. Audited Financial Results of the Company along with Auditors Report issued by the Statutory Auditors of the Company namely B S R & Co. LLP, Chartered Accountants;
2. the disclosure in terms of Regulations 52(4) of SEBI Listing Regulations forming part of the Audited Financial Results certified by the Statutory Auditors of the Company;
3. Declaration by the Managing Director pursuant to Regulation 52(3)(a) of the SEBI Listing Regulations;
4. Security Cover Certificate as on March 31, 2024, certified by Statutory Auditors of the Company pursuant to Regulation 54 of SEBI Listing Regulations;
5. Large Corporate Disclosures pursuant to SEBI Circular No. SEBI/HO/DDHS/DDHS-RACPOD1/P/CIR/2023/172 dated October 19, 2023, along with various emails of the Exchange, as amended from time to time; and
6. Disclosure of Related Party Transactions pursuant to Regulation 23(9) of the SEBI Listing Regulations for the year ended March 31, 2024.

TATA HOUSING DEVELOPMENT COMPANY LIMITED

CIN: U45300MH1942PLC003573

Regd. Office:- E Block, Voltas Premises, T. B. Kadam Marg, Chinchpokli,
Mumbai – 400 033

Tel. 022-6661 4444 Fax: 022-6661 4452 E-mail: thdcsec@tatarealty.in

Website: www.tatahousing.com



A statement on utilization of issue proceeds of non-convertible securities issued and material deviation for the quarter and year ended March 31, 2024, under Regulations 52(7) and 52(7A) of the SEBI Listing Regulations is not applicable, as the Company has not issued Non-Convertible Debt Securities for the quarter ended on March 31, 2024 and the proceeds of Non-Convertible Debt Securities issued in previous quarters during the FY 2023-24 were fully utilised for the purpose/objects for which the proceeds were raised.

Further, in compliance with Regulation 52(8) of the SEBI Listing Regulations, financial results will be published in the newspapers within 2 working days of conclusion of this Board Meeting. The financial results shall also be made available on the Company's website i.e. <http://tatahousing.com>.

We further wish to inform that at the Board Meeting held today, the Board has also noted the resignation of Mr. Ritesh Kamdar, as Company Secretary and Compliance Officer (ACS – 20154) of the Company effective from close of business hours of May 13, 2024 and appointment of Ms. Mrunal Mahajan, as Company Secretary and Compliance Officer (ACS – 31734) of the Company effective from June 1, 2024.

We request you to take the above on your record.

Thanking you,

Yours faithfully,

For Tata Housing Development Company Limited

Ritesh Kamdar
Company Secretary
(ICSI Membership No.: A20154)

CC to:

SBICAP TRUSTEE COMPANY LIMITED

Mistry Bhavan, 4th Floor, 122 Dinshaw Vachha Road,
Churchgate, Mumbai-400 020, Phone: 022 4302 5500/5566
Email: dt@sbicaptrustee.com
Website: www.sbicaptrustee.com

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Independent Auditor's Report

To the Board of Directors of Tata Housing Development Company Limited Report on the audit of the Standalone Annual Financial Results

Opinion

We have audited the accompanying standalone annual financial results of Tata Housing Development Company Limited (hereinafter referred to as the "Company") for the year ended 31 March 2024, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone annual financial results:

- are presented in accordance with the requirements of Regulation 52 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021 in this regard; and
- give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards, and other accounting principles generally accepted in India, of the net loss and other comprehensive income and other financial information for the year ended 31 March 2024.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Standalone Annual Financial Results* section of our report. We are independent of the Company, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act, and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us, is sufficient and appropriate to provide a basis for our opinion on the standalone annual financial results.

Emphasis of Matters

- We draw attention to Note 3 to the standalone annual financial results, which explains that the forecasted future cash inflows of the Company may not be adequate for meeting its funding requirements including repayment of borrowing due in the next one year from the date of approval of the standalone annual financial results. Thus, the Company's ability to meet its obligation depends on generation of adequate funds from operations, continued and additional funding from the lenders/markets including the possibility of refinancing of borrowing facilities. Management based on its discussion with prospective lenders, the past history of the ability to refinance borrowings, raising funds and strong credit rating enjoyed by the Company, believes that its plans for generation of funds (including borrowings) are feasible and will be adequate for the Company to meet its obligation as and when they fall due. Accordingly, the management has prepared the standalone annual financial

Independent Auditor's Report (Continued)
Tata Housing Development Company Limited

results on a going concern basis.

Our opinion is not modified in respect of this matter.

Management's and Board of Directors' Responsibilities for the Standalone Annual Financial Results

These standalone annual financial results have been prepared on the basis of the standalone annual financial statements.

The Company's Management and the Board of Directors are responsible for the preparation and presentation of these standalone annual financial results that give a true and fair view of the net profit/loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standards prescribed under Section 133 of the Act and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone annual financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone annual financial results, the Management and the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Annual Financial Results

Our objectives are to obtain reasonable assurance about whether the standalone annual financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone annual financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone annual financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the standalone annual financial results made by the Management and Board of Directors.



Independent Auditor's Report (Continued)
Tata Housing Development Company Limited

- Conclude on the appropriateness of the Management and Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone annual financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone annual financial results, including the disclosures, and whether the standalone annual financial results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

- a. The standalone annual financial results include the results for the quarter ended 31 March 2024 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Farhad Bamji

Partner

Mumbai

02 May 2024

Membership No.: 105234

UDIN:24105234BKCLLJ8607

Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

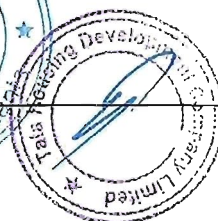
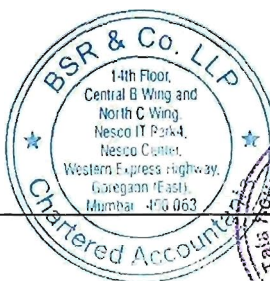
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Statement of audited Standalone Assets and Liabilities as at 31 March 2024

(₹ in crores)

| Particulars | As at 31 March 2024 (Audited) | As at 31 March 2023 (Audited) |
|---|-------------------------------------|-------------------------------------|
| ASSETS | | |
| Non-current assets | | |
| (a) Property, plant and equipment | 3.62 | 4.85 |
| (b) Right of use asset | 6.79 | 8.73 |
| (c) Intangible assets | 2.21 | 5.74 |
| (d) Intangible Assets under development | 1.26 | 0.47 |
| (e) Financial assets | | |
| (i) Investments | 1,833.38 | 990.37 |
| (ii) Loans | 204.52 | 1,417.76 |
| (iii) Other Financial Assets | 0.00 | 0.16 |
| (f) Deferred tax assets (net) | 7.20 | 6.42 |
| (g) Income-tax assets (net) | 63.97 | 58.46 |
| (h) Other non-current assets | 9.03 | 8.39 |
| Total non-current assets | 2,131.98 | 2,501.35 |
| Current assets | | |
| (a) Inventories | 2,227.56 | 2,161.04 |
| (b) Financial assets | | |
| (i) Investments | 0.24 | 0.24 |
| (ii) Trade receivables | 23.35 | 51.85 |
| (iii) Cash and cash equivalents | 24.25 | 144.28 |
| (iv) Bank Balances other than (iii) above | 155.72 | 8.05 |
| (v) Loans | 328.42 | 47.26 |
| (vi) Others financial assets | 85.09 | 88.97 |
| (c) Other current assets | 33.32 | 46.07 |
| Total current assets | 2,877.95 | 2,547.77 |
| TOTAL ASSETS | 5,009.93 | 5,049.11 |
| EQUITY AND LIABILITIES | | |
| Equity | | |
| (a) Equity share capital | 1,280.97 | 1,280.97 |
| (b) Other equity | 415.00 | 778.70 |
| Total equity | 1,695.97 | 2,059.67 |
| Non-current liabilities | | |
| (a) Financial liabilities | | |
| (i) Borrowings | 1,400.00 | 608.50 |
| (ii) Lease liabilities | 7.36 | 9.36 |
| (iii) Trade payables | | |
| a. Total Outstanding Dues of Micro Enterprise and Small Enterprise | - | - |
| b. Total Outstanding Dues of Creditors Other than Micro Enterprise and Small Enterprise | - | 5.52 |
| (iv) Other financial liabilities | 3.59 | 0.54 |
| (b) Provisions | 2.68 | - |
| Total non-current liabilities | 1,413.63 | 623.92 |
| Current liabilities | | |
| (a) Financial liabilities | | |
| (i) Borrowings | 1,207.52 | 1,704.13 |
| (ii) Lease liabilities | 2.03 | 2.03 |
| (iii) Trade payables | | |
| a. Total Outstanding Dues of Micro Enterprise and Small Enterprise | 0.44 | - |
| b. Total Outstanding Dues of Creditors Other than Micro Enterprise and Small Enterprise | 430.27 | 473.69 |
| (iv) Other financial liabilities | 207.06 | 59.62 |
| (b) Other current liabilities | 20.92 | 66.64 |
| (c) Provisions | 32.09 | 59.41 |
| Total current liabilities | 1,900.33 | 2,365.52 |
| Total liabilities | 3,313.96 | 2,989.44 |
| TOTAL EQUITY AND LIABILITIES | 5,009.93 | 5,049.11 |



Statement of Audited Standalone Financial Results for the quarter and Year ended 31 March 2024

(₹ in crores)

| | Particulars | For the quarter ended | For the quarter ended | For the quarter ended | For the year ended | For the year ended |
|------|---|-----------------------|-----------------------|-----------------------|--------------------|--------------------|
| | | 31 March 2024 | 31 December 2023 | 31 March 2023 | 31 March 2024 | 31 March 2023 |
| | | (Audited) | (Unaudited) | (Audited) | (Audited) | (Audited) |
| | | | | | | |
| | Income | | | | | |
| I | Revenue from operations | 34.99 | 39.67 | 42.32 | 139.51 | 381.32 |
| II | Other income | 23.48 | 20.28 | 93.68 | 200.79 | 365.75 |
| III | Total Income (I + II) | 58.47 | 59.95 | 136.00 | 340.30 | 747.07 |
| | | | | | | |
| IV | Expenses | | | | | |
| | Cost of materials consumed | 211.90 | 1.75 | 0.57 | 216.27 | 20.71 |
| | Changes in inventories of finished goods and project work-in-progress | (197.84) | 11.72 | 17.10 | (154.08) | 220.09 |
| | Employee benefits expense | 11.02 | 11.85 | 14.74 | 47.41 | 61.54 |
| | Finance costs | 47.73 | 48.78 | 46.95 | 194.34 | 176.01 |
| | Depreciation and amortisation expense | 2.42 | 2.30 | 1.95 | 9.40 | 8.84 |
| | Other expenses (Refer note 5) | 119.19 | 13.14 | 40.76 | 182.74 | 175.38 |
| | Total Expenses | 194.42 | 89.54 | 122.07 | 496.08 | 662.57 |
| V | (Loss)/Profit before Impairment of Loans given and investments in subsidiaries and joint ventures (III - IV) | (135.95) | (29.59) | 13.93 | (155.80) | 84.50 |
| | | | | | | |
| VI | (Impairment reversal)/Impairment of Loans given and investments in subsidiaries and joint ventures (Refer note 6) | (68.81) | 74.25 | 128.41 | 208.02 | 557.40 |
| VII | Loss before tax (V-VI) | (67.14) | (103.84) | (114.48) | (363.82) | (472.90) |
| | | | | | | |
| VIII | Tax expenses | | | | | |
| | Current Tax | 1.10 | - | 10.10 | 1.10 | 10.10 |
| | Deferred Tax charge/(credit) | (0.13) | (0.25) | (6.42) | (0.78) | 2.14 |
| | Total tax expenses | 0.97 | (0.25) | 3.68 | 0.32 | 12.24 |
| IX | Loss for the period/year (VII - VIII) | (68.11) | (103.59) | (118.15) | (364.14) | (485.14) |
| | | | | | | |
| X | Other Comprehensive Income: | | | | | |
| | Items that will not be reclassified to profit or loss | | | | | |
| | Remeasurements of defined benefit liability | 0.07 | 0.22 | (0.34) | 0.43 | 2.09 |
| | Income tax relating to items that will not be reclassified to profit or loss | - | - | - | - | - |
| | Total other comprehensive income / (loss) for the period/year, net of tax | 0.07 | 0.22 | (0.34) | 0.43 | 2.09 |
| XI | Total Comprehensive Loss for the period/year (IX + X) | (68.04) | (103.37) | (118.49) | (363.71) | (483.05) |
| | | | | | | |
| XII | Earnings per equity share (Face Value per share Rs.10 each) | | | | | |
| | Basic and Diluted earnings per share* | (0.53) | (0.81) | (0.92) | (2.84) | (4.06) |

* Not annualised for quarter ended 31 March 2024, 31 December 2023 and 31 March 2023.



Tata Housing Development Company Limited

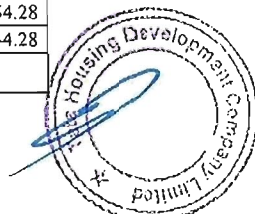
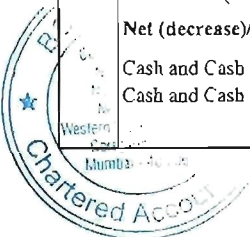
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Statement of Audited Standalone Cash Flows for the year ended 31 March 2024

| | | (₹ in crores) | |
|----|--|--|--|
| | Particulars | For the year ended 31 March 2024 (Audited) | For the year ended 31 March 2023 (Audited) |
| A. | Cash flow from Operating Activities | | |
| | Loss before tax | (363.81) | (472.90) |
| | Adjustments for:- | | |
| | Depreciation and amortisation expense | 9.40 | 8.84 |
| | Loss/(Profit) on sale of Property, plant and equipment (Net) | 0.42 | 0.08 |
| | Sundry Balances Written-off | 4.23 | - |
| | Net unrealised gain on Foreign Currency Transactions and Translations | (0.50) | (15.06) |
| | Contingencies Costs | 7.38 | 19.59 |
| | Impairment of Loans given and investments in subsidiaries and joint ventures | 208.02 | 557.40 |
| | Impairment for advances and receivables | 0.77 | 57.27 |
| | Impact of NRV on inventory | 84.36 | 1.11 |
| | Interest income on financial assets | (155.51) | (333.73) |
| | Interest on Income Tax refund | - | (5.14) |
| | Dividend Income from investments measured at fair value through profit and loss | (0.02) | (0.01) |
| | Gain on sale of current investments | (2.36) | (0.69) |
| | Provision Written Back | (38.68) | - |
| | Share of profit in Limited Liability Partnerships (net) | (9.83) | - |
| | Sundry Balances Written Back | (2.08) | - |
| | Guarantee Commission | (1.36) | (0.92) |
| | Finance Costs | 194.34 | 175.06 |
| | Operating Profit/ (Loss) before Working Capital Changes | (65.23) | (9.10) |
| | Adjustments for changes in working capital:- | | |
| | (Increase) in trade receivables | (11.61) | (191.12) |
| | (Increase)/Decrease in Inventories | (150.88) | 222.87 |
| | Increase in Other financial assets, Other assets (current & non-current) | 16.32 | 45.37 |
| | Increase/(Decrease) in trade payables, Other financial liabilities, Other liabilities and provisions | 110.78 | (119.46) |
| | Cash (used in)/generated from Operating Activities | (100.62) | (51.45) |
| | Income Taxes Refund (net)/(Paid) | (6.61) | 52.18 |
| | Net Cash (used in)/generated from Operating Activities | (107.23) | 0.73 |
| B. | Cash flow from Investing Activities | | |
| | Purchase of property, plant and equipment (including Intangible Assets Under development) | (3.94) | (2.82) |
| | Investments in subsidiaries and joint venture (net) | (1,872.96) | (38.39) |
| | Proceeds on sale in subsidiaries and joint venture | 143.93 | - |
| | Loans granted | (320.60) | (332.15) |
| | Repayment of loans granted | 1,590.49 | 364.12 |
| | Net proceeds from sale of investments-mutual funds | 2.36 | 0.69 |
| | Guarantee Commission | 1.36 | 0.92 |
| | Proceeds from Fixed Deposits with maturity less than 12 months (net) | (147.68) | (8.20) |
| | Interest received | 495.65 | 47.27 |
| | Dividend received | 0.02 | 0.01 |
| | Net Cash (used in)/ generated from Investing Activities | (111.37) | 31.45 |
| C. | Cash Flow from Financing Activities | | |
| | Proceeds from issue of Share Capital (including Securities Premium) | - | 500.00 |
| | Proceeds from borrowings | 3,438.00 | 1,750.00 |
| | Repayment of borrowings | (2,868.00) | (2,350.00) |
| | Proceeds from working capital borrowings (net) | (273.11) | 324.32 |
| | Repayment of lease liability | (2.79) | (1.81) |
| | Interest paid | (195.53) | (264.69) |
| | Net Cash generated from/(used in) Financing Activities | 98.57 | (42.18) |
| | Net (decrease)/increase in Cash and Cash Equivalents (A) + (B) + (C) | (120.03) | (10.00) |
| | Cash and Cash Equivalents at the beginning of the period | 144.28 | 154.28 |
| | Cash and Cash Equivalents at the end of the period | 24.25 | 144.28 |



Tata Housing Development Company Limited

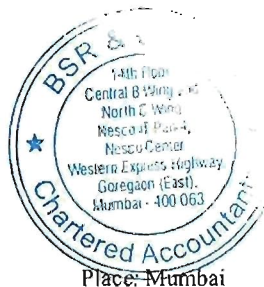
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Notes:

- 1 The audited standalone financial results for the quarter and year ended 31 March 2024 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 02 May 2024. The audited standalone results have been audited by the Statutory Auditors of the Company.
- 2 The audited standalone financial results of the Company have been prepared in accordance with the Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act, 2013 read together with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and in terms of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations") along with relevant circulars.
- 3 As at 31 March 2024, the Company's short-term borrowings comprising commercial paper and non-convertible debentures ('NCD') (including current maturities of long term borrowings) aggregate to ₹ 730.52 crores. In addition, the Company has working capital loans of ₹ 477.00 crores. The Company's net current assets aggregate to ₹ 977.62 crores. The current assets of the Company aggregate to ₹ 2,877.95 crores and include inventories of ₹ 2,227.56 crores which due to their nature may be realizable in periods beyond 1 year. Management has forecasted the future cash flows on the basis of significant assumptions as per the available information. These forecasted future cash flows indicate that the cash flows from its operations may not be adequate for meeting its funding requirements including repayment of borrowings due in the next one year from the date of approval of the financial statements. Thus, the Company's ability to meet its obligations depends on generation of adequate funds from operations, continued and additional funding from the lenders/ markets including the possibility of refinancing of borrowing facilities. The Management is confident, based on discussions with prospective lenders, past history of the ability to refinance borrowings, raising funds and strong credit rating enjoyed by Company's existing facilities, that its plans for generation of funds (including borrowings) are feasible and will be adequate for the Company to meet its obligations as and when they fall due. Accordingly, the financial results of the Company for the quarter and year ended 31 March 2024 have been prepared on the basis that the Company is a going concern.
- 4 The Company is engaged only in the business of development of property and related activities in India. It has no other reportable segments in terms of Indian Accounting Standard (IndAS) 108 on Segment Reporting specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act").
- 5 During the quarter and year ended 31 March 2024, based on the expected realizable value, the Company has made provision for advance and receivable amounting to ₹ 4.38 crores (during previous quarter ended 31 December 2023 ₹ 0.14 crores and for the corresponding quarter ended 31 March 2023 : ₹ 2.64 crores) and ₹ 5.00 crores (during the previous year ended 31 March 2023 : ₹ 57.27) respectively.
- 6 During the quarter and year ended 31 March 2024, based on updated business plans the Company has (reversed)/impaired certain investments (including ICDs) in subsidiaries and joint ventures amounting to ₹ (68.81) crores (during previous quarter ended 31 December 2023 : ₹ 74.25 crores and for the corresponding quarter ended 31 March 2023: ₹ 128.41 crores) and ₹ 208.02 crores (during the year ended 31 March 2023 : ₹ 557.40 crores) respectively.
- 7 During the year ended 31 March 2024, the Company had acquired additional stake in "Apex Realty Private Limited" consequent to which it has become a fully owned subsidiary w.e.f 23 August 2023.
- 8 During the year ended 31 March 2024, the Company had acquired additional stake in "Sohna City LLP" consequent to which it has become a subsidiary w.e.f 18 July 2023.
- 9 During the year ended 31 March 2024, the Company has invested in Optionally Convertible Debentures of ₹ 1523.42 crores in seven subsidiaries. The same subsidiaries have repaid the Inter-corporate Deposits and accrued interest thereon of ₹ 1523.42 during the current quarter.
- 10 The figures for the quarter ended 31 March 2024, 31 December 2023 and 31 March 2023 are the balancing figures between audited results in respect of full financial year and the published year to date reviewed figures upto the third quarter of the respective financial year.



For and on behalf of Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573



Sanjay Dutt
Managing Director
DIN - 05251670

Statement of Audited Standalone Financial Results for the quarter and year ended 31 March 2024

Additional disclosures as per Regulation 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

| Sr. No. | Particulars | For the quarter ended 31 March 2024 (Audited) | For the quarter ended 31 December 2023 (Unaudited) | For the quarter ended 31 March 2023 (Audited) | For the year ended 31 March 2024 (Audited) | For the year ended 31 March 2023 (Audited) |
|---------|--|--|---|--|---|---|
| (a) | Debt-Equity ratio (in times) Formula used for the computation of Debt Equity Ratio = Long Term & Short Term Borrowings / Net Worth | 1.54 | 1.39 | 1.12 | 1.54 | 1.12 |
| (b) | Debt Service Coverage ratio (DSCR) (in times) Formula used for the computation of DSCR = Profit before Finance costs, Tax, Impairment of investment in and loans given to subsidiaries and joint ventures and Depreciation / (Gross Finance Cost + Principal payment of long term debt during the period) | -1.80 | 0.45 | 1.34 | 0.05 | 0.34 |
| (c) | Interest Service Coverage Ratio (ISCR) (in times) Formula used for the computation of ISCR = Profit before Finance costs, Tax, Impairment of investment in and loans given to subsidiaries and joint ventures and Depreciation/Gross Finance Cost | -1.80 | 0.44 | 1.34 | 0.25 | 1.53 |
| (d) | Outstanding redeemable preference shares (quantity and value) | As the Company has not issued any redeemable preference shares during the period / year. Hence, this clause is not applicable. | | | | |
| (e) | Capital redemption reserve / Debenture redemption reserve | The Company has not created debentures redemption reserve as per Section 71 of the Companies Act, 2013 due to loss during the period / year. | | | | |
| (f) | Net-worth (Rupees in crores) (Total Equity) | 1,695.97 | 1,763.99 | 2,059.67 | 1,695.97 | 2,059.67 |
| (g) | Loss for the period/year (Rupees in crores) | (68.11) | (103.59) | (118.15) | (364.14) | (485.14) |
| (h) | Earnings per equity share (Face Value per share Rs.10 each) | | | | | |
| | (a) Basic (in Rs.)* | (0.53) | (0.81) | (0.92) | (3.14) | (4.06) |
| | (b) Diluted (in Rs.)* | (0.53) | (0.81) | (0.92) | (3.14) | (4.06) |
| (i) | Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities | 1.51 | 1.53 | 1.08 | 1.51 | 1.08 |
| (j) | Long Term Debt to Working capital (in times) Formula used for the computation of Long Term Debt to Working capital = (Long Term Borrowings + Current Maturities of Long Term Borrowings) / Net Working Capital excluding Current Maturities of Long Term Borrowings | 1.43 | 1.62 | 1.48 | 1.43 | 1.48 |
| (k) | Bad debts to Account Receivable ratio (in %) Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts / Average Trade Receivable | NA | NA | NA | NA | NA |
| (l) | Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities | 57% | 54% | 79% | 57% | 79% |
| (m) | Total debts to Total assets (in %) Formula used for the computation of Total debts to Total assets = Long Term & Short Term Borrowings / Total Assets | 52% | 51% | 46% | 52% | 46% |



| Sr. No. | Particulars | For the quarter ended 31 March 2024 (Audited) | For the quarter ended 31 December 2023 (Unaudited) | For the quarter ended 31 March 2023 (Audited) | For the year ended 31 March 2024 (Audited) | For the year ended 31 March 2023 (Audited) |
|---------|--|--|---|--|---|---|
| (n) | Debtors turnover (in times) (annualised) Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable | 5.69 | 5.14 | 2.81 | 3.71 | 6.38 |
| (o) | Inventory turnover (in times) (annualised) Formula used for the computation of Inventory turnover = Revenue from operations / Average Inventory | 0.06 | 0.07 | 0.08 | 0.06 | 0.18 |
| (p) | Operating margin (in %) Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, Impairment of loans given and investment in subsidiaries and joint ventures, Tax and Exceptional Item (less) Other Income / Revenue from operations | -312% | 3% | -73% | -110% | -25% |
| (q) | Net Profit margin (in %) Formula used for the computation of Net Profit margin = Loss after tax / Revenue from operations | -195% | -261% | -279% | -261% | -127% |
| (r) | Asset cover available, in case of non-convertible debt securities (Secured) (in times) | NA | NA | 3.31 | NA | 3.31 |
| (r1) | Asset cover available, in case of non-convertible debt securities (unsecured) (in times) | 0.89 | 0.95 | 0.55 | 0.55 | 0.55 |
| (s) | The extent and nature of securities created and maintained with respect to secured listed non-convertible debt securities | Not applicable since current NCDs are all unsecured. | | | | |
| (t) | During the quarter and year ended under review, the Company has issued Non Convertible debt securities to the tune of INR 800 crores. | | | | | |

* Not annualised for quarter ended 31 March 2024, 31 December 2023 and 31 March 2023.

For and on behalf of Tata Housing Development Company Limited
CIN: U45300MH1942PLC003573

Place: Mumbai
Date: 02 May 2024



Sanjay Dutt
Managing Director
DIN - 05251670



Independent Auditor's Report

To the Board of Directors of Tata Housing Development Company Limited Report on the audit of the Consolidated Annual Financial Results

Opinion

We have audited the accompanying consolidated annual financial results of Tata Housing Development Company Limited (hereinafter referred to as the "Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), its joint ventures for the year ended 31 March 2024, attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021.

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate audited financial statements of the subsidiaries and joint ventures, the aforesaid consolidated annual financial results:

- include the annual financial results of the entities mentioned in Annexure I to the aforesaid consolidated annual financial results.
- are presented in accordance with the requirements of Regulation 52 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021 in this regard; and
- give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards, and other accounting principles generally accepted in India, of consolidated net loss and other comprehensive income and other financial information of the Group for the year ended 31 March 2024.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Annual Financial Results* section of our report. We are independent of the Group, its joint ventures in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act, and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us along with the consideration of reports of the other auditors referred to in sub paragraph no. (a) of the "Other Matters" paragraph below, is sufficient and appropriate to provide a basis for our opinion on the consolidated annual financial results.

Emphasis of Matter

- We draw attention in Note 5 to the Consolidated annual financial results, which explains that the forecasted future cash inflows of the Holding Company may not be adequate for meeting its funding requirements including repayment of borrowing due in the next one year from the date of approval of the Standalone annual financial results of the Holding Company. Thus, the Holding Company's ability to meet its obligation depends on generation of adequate funds from operations, continued and additional funding from the lenders/markets including the possibility of refinancing of borrowing

Independent Auditor's Report (Continued)
Tata Housing Development Company Limited

facilities. Management based on its discussion with prospective lenders, the past history of the ability to refinance borrowings, raising funds and strong credit rating enjoyed by the Holding Company, believes that its plans for generation of funds (including borrowings) are feasible and will be adequate for the Holding Company to meet its obligation as and when they fall due. Accordingly, the management has prepared the Standalone annual financial results including in these Consolidated annual financial results on a going concern basis.

Management's and Board of Directors'/Designated Partners' Responsibilities for the Consolidated Annual Financial Results

These consolidated annual financial results have been prepared on the basis of the consolidated annual financial statements.

The Holding Company's Management and the Board of Directors are responsible for the preparation and presentation of these consolidated annual financial results that give a true and fair view of the consolidated net profit/ loss and other comprehensive income and other financial information of the Group including its joint ventures in accordance with the recognition and measurement principles laid down in Indian Accounting Standards prescribed under Section 133 of the Act and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021. The respective Management and Board of Directors of the companies and Designated Partners of limited liability partnerships (LLP) included in the Group and the respective Management and Board of Directors and Designated Partners of its joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of each company and LLP and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated annual financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated annual financial results by the Management and the Board of Directors of the Holding Company, as aforesaid.

In preparing the consolidated annual financial results, the respective Management and the Board of Directors of the companies and Designated Partners of limited liability partnerships (LLP) included in the Group and the respective Management and Board of Directors and Designated Partners of its joint ventures are responsible for assessing the ability of each company and LLP to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors and designated partners either intends to liquidate the company and LLP or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies and Designated Partners of the LLP included in the Group and the respective Board of Directors and Designated Partners of its joint ventures is responsible for overseeing the financial reporting process of each company and LLP.

Auditor's Responsibilities for the Audit of the Consolidated Annual Financial Results

Our objectives are to obtain reasonable assurance about whether the consolidated annual financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated annual financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated annual financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and

Independent Auditor's Report (Continued)
Tata Housing Development Company Limited

obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the consolidated annual financial results made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated annual financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated annual financial results, including the disclosures, and whether the consolidated annual financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial statements/financial information of the entities within the Group and its joint ventures to express an opinion on the consolidated annual financial results. We are responsible for the direction, supervision and performance of the audit of financial statements/financial information of such entities included in the consolidated annual financial results of which we are the independent auditors. For the other entities included in the consolidated annual financial results, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion. Our responsibilities in this regard are further described in sub paragraph no. (a) and (b) of the "Other Matters" paragraph in this audit report.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated annual financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

- a. The consolidated annual financial results include the audited financial results of 16 subsidiaries, whose financial statements reflect total assets (before consolidation adjustments) of Rs. 1,990.23 crores as at 31 March 2024, total revenue (before consolidation adjustments) of Rs. 91.80 crores and total net loss after tax (before consolidation adjustments) of Rs. 57.41 crores and net cash outflows (before consolidation adjustments) of Rs 30.61 crores for the year ended on that date, as considered in the consolidated annual financial results, which have been audited by their respective independent auditors. The consolidated annual financial results also include the Group's share of total net loss after tax of Rs. 45.10 crore for the year ended 31 March 2024, as considered in the consolidated annual financial results, in respect of 3 joint ventures, whose financial statements have been audited by their respective independent auditors. The independent auditor's reports on financial statements

Independent Auditor's Report (Continued)
Tata Housing Development Company Limited

of these entities have been furnished to us by the management.

- b. Four of the aforesaid subsidiary is located outside India whose financial statement and other financial information has been prepared in accordance with accounting principles generally accepted in that country and which have been audited by other auditor under generally accepted auditing standards applicable in that country. The Holding Company's management has converted the financial statement of this subsidiary located outside India from accounting principles generally accepted in that country to accounting principles generally accepted in India. We have audited these conversion adjustments made by the Holding Company's management. Our opinion in so far as it relates to the balances and affairs of such subsidiaries located outside India is based on the report of other auditors and the conversion adjustments prepared by the management of the Holding Company and audited by us.

Our opinion on the consolidated annual financial results, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of such auditors and the procedures performed by us are as stated in paragraph above.

Our opinion on the consolidated annual financial results is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Farhad Bamji

Partner

Mumbai

02 May 2024

Membership No.: 105234

UDIN:24105234BKCLLG9498

Independent Auditor's Report (Continued)
Tata Housing Development Company Limited

Annexure I

List of entities included in consolidated annual financial results.

| Sr. No | Name of component | Relationship |
|--------|--|-----------------|
| 1 | Tata Housing Development Company Limited | Holding Company |
| 2 | Ardent Properties Private Limited | Subsidiary |
| 3 | Tata Value Homes Limited ("TVHL") | Subsidiary |
| 4 | Concept Developers & Leasing Limited | Subsidiary |
| 5 | Apex Realty Private Limited (Maldives) | Subsidiary |
| 6 | Kriday Realty Private Limited | Subsidiary |
| 7 | Promont Hillside Private Limited | Subsidiary |
| 8 | THDC Management Services Limited | Subsidiary |
| 9 | World-One Development Company Pte. Ltd. (Singapore) | Subsidiary |
| 10 | World-One (Sri Lanka) Projects Pte. Ltd. | Subsidiary |
| 11 | One-Colombo Project (Private) Limited (Sri Lanka) | Subsidiary |
| 12 | Princeton Infrastructure Private Limited | Subsidiary |
| 13 | Promont Hilltop Private Limited | Subsidiary |
| 14 | Sohna City LLP (ceased to be a joint venture w.e.f. 17.07.2023) (Subsidiary w.e.f. 18.07.2023) | Subsidiary |
| 15 | Technopolis Knowledge Park Limited | Subsidiary |
| 16 | Smart Value Homes (New Project) LLP | Subsidiary |
| 17 | HL Promoters Private Limited | Subsidiary |
| 18 | Smart Value Homes (Boisar) Private Limited | Subsidiary |
| 19 | HLT Residency Private Limited ("HLT") | Subsidiary |
| 20 | Smart Value Homes (Peenya Project) Private Limited | Subsidiary |
| 21 | SAS Realtech Private Limited (ceased to be a LLP w.e.f. 15.12.2023) | Subsidiary |
| 22 | Synergizers Sustainable Foundation | Subsidiary |
| 23 | One Bangalore Luxury Projects LLP | Joint Venture |
| 24 | Kolkata-One Excelton Private Limited | Joint Venture |
| 25 | Sector 113 Gatevida developers Private Limited | Joint Venture |

Independent Auditor's Report (Continued)
Tata Housing Development Company Limited

| Sr. No | Name of component | Relationship |
|--------|--|---------------|
| 26 | Land Kart Builders Private Limited | Joint Venture |
| 27 | Arvind and Smart Value Homes LLP (ceased to be joint venture from 01 April 2023) | Joint Venture |



Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

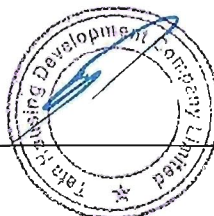
Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.

Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatabhousing.com

Audited Consolidated Assets and Liabilities as at 31 March 2024

(₹ in crores)

| Particulars | As at 31 March 2024 (Audited) | As at 31 March 2023 (Audited) |
|---|-------------------------------------|-------------------------------------|
| ASSETS | | |
| Non-Current Assets | | |
| (a) Property, plant and equipment | 6.63 | 8.08 |
| (b) Right to use asset | 17.57 | 8.72 |
| (c) Goodwill | 41.76 | 41.76 |
| (d) Intangible assets | 8.69 | 12.22 |
| (e) Intangible assets under development | 1.26 | 0.47 |
| (f) Investments in Joint Ventures | 105.81 | 271.55 |
| (g) Financial assets | | |
| i. Investments | 0.05 | 0.05 |
| ii. Loans | 565.43 | 1,061.98 |
| iii. Other financial assets | 2.22 | 2.17 |
| (h) Deferred tax assets (net) | 43.63 | 50.36 |
| (i) Income tax asset (net) | 102.83 | 92.83 |
| (j) Other non-current assets | 9.41 | 12.74 |
| Total Non-Current Assets | 905.29 | 1,562.93 |
| Current Assets | | |
| (a) Inventories | 4,106.27 | 4,053.75 |
| (b) Financial assets | | |
| i. Investments | 0.24 | 0.24 |
| ii. Trade receivables | 40.61 | 96.53 |
| iii. Cash and cash equivalents | 176.12 | 257.01 |
| iv. Bank balances other than (iii) above | 187.44 | 93.62 |
| v. Loans | 161.86 | 6.24 |
| vi. Other financial assets | 93.49 | 90.43 |
| (c) Other current assets | 95.10 | 84.18 |
| Total Current Assets | 4,861.13 | 4,682.00 |
| Total Assets | 5,766.42 | 6,244.93 |
| EQUITY AND LIABILITIES | | |
| Equity | | |
| (a) Equity share capital | 1,280.97 | 1,280.97 |
| (b) Other equity | (490.60) | (97.78) |
| Equity attributable to shareholders of the Parent | 790.37 | 1,183.19 |
| (c) Non Controlling Interest | - | (30.93) |
| Total Equity | 790.37 | 1,152.26 |
| Liabilities | | |
| Non-Current Liabilities | | |
| (a) Financial liabilities | | |
| i. Borrowings | 1,432.07 | 1,342.00 |
| ii. Lease liabilities | 19.53 | 9.36 |
| iii. Trade payables | | |
| a. Total outstanding dues of micro and small enterprises | - | - |
| b. Total outstanding dues of creditors other than micro and small enterprises | - | 14.13 |
| iv. Other financial liabilities | 9.15 | 1.19 |
| (b) Provisions | 2.85 | - |
| (c) Deferred tax liabilities (net) | 36.90 | 48.40 |
| (d) Other non-current liabilities | 67.45 | 35.16 |
| Total Non-Current Liabilities | 1,567.95 | 1,450.24 |
| Current Liabilities | | |
| (a) Financial liabilities | | |
| (b) i. Borrowings | 1,540.65 | 1,873.29 |
| ii. Lease liabilities | 3.29 | 2.03 |
| iii. Trade payables | | |
| a. Total outstanding dues of micro and small enterprises | 0.92 | - |
| b. Total outstanding dues of creditors other than micro and small enterprises | 551.36 | 722.93 |
| iv. Other financial liabilities | 1,033.10 | 801.43 |
| Other current liabilities | 227.90 | 187.25 |
| (c) Provisions | 46.70 | 52.52 |
| (d) Income tax liabilities (net) | 4.18 | 2.98 |
| Total Current Liabilities | 3,408.10 | 3,642.43 |
| Total Liabilities | 4,976.05 | 5,092.67 |
| Total Equity and Liabilities | 5,766.42 | 6,244.93 |



Statement of Audited Consolidated Audited Financial Results for year ended 31 March 2024

(₹ in crores)

| Particulars | For the year ended 31 March 2024 (Audited) | For the year ended 31 March 2023 (Audited) |
|--|--|--|
| Income | | |
| I Revenue from operations | 516.74 | 1,428.61 |
| II Other income: | | |
| - Gain on remeasurement of previously held equity interest | 4.25 | 4.93 |
| - Other income | 209.57 | 230.44 |
| III Total Income (I + II) | 730.56 | 1,663.98 |
| IV Expenses | | |
| Cost of Materials Consumed | 563.61 | 113.43 |
| Changes in inventories of construction material, finished goods and project work-in-progress | (137.89) | 1,113.17 |
| Employee benefits expense | 61.88 | 85.67 |
| Finance costs | 250.94 | 244.86 |
| Depreciation and amortisation expense | 9.70 | 9.31 |
| Other expenses | 267.95 | 369.65 |
| Total Expenses | 1,016.19 | 1,936.09 |
| V Loss before Impairment of Loans given and investments in joint ventures and Share of net loss of Joint Venture | (285.63) | (272.11) |
| Impairment/(impairment reversal) of Loans given and investments in Joint ventures | 57.55 | (41.50) |
| VI Loss before Share of net loss of Joint Venture | (343.18) | (230.61) |
| VII Share of Net Loss from Joint Ventures | 12.70 | (167.00) |
| VIII Loss Before tax (VI + VII) | (330.48) | (397.61) |
| IX Tax expenses | | |
| Current Tax | 2.87 | 12.16 |
| Deferred Tax charge | (4.53) | 0.26 |
| Total tax expenses | (1.66) | 12.42 |
| X Loss for the year (VIII - IX) | (328.82) | (410.03) |
| XI Other Comprehensive Income: | | |
| Items that will not be reclassified to profit or loss | | |
| Remeasurements of defined benefit liability | 0.41 | 2.09 |
| Income tax relating to items that will not be reclassified to profit or loss | - | 0.05 |
| Items that will be reclassified to profit or loss: | | |
| Exchange differences in translating the financial statement of foreign operations | (29.14) | (5.74) |
| Total other comprehensive Income for the year, net of tax | (28.73) | (3.60) |
| XII Total Comprehensive Loss for the year (X + XI) | (357.55) | (413.63) |
| Loss for the year attributable to: | | |
| Owners of the Parent | (328.82) | (411.79) |
| Non-controlling interests | - | 1.76 |
| Other Comprehensive Income / (Loss) for the year attributable to: | | |
| Owners of the Parent | (28.73) | (6.48) |
| Non-controlling interests | - | 2.88 |
| Total Comprehensive Loss for the year attributable to: | | |
| Owners of the Parent | (357.55) | (418.27) |
| Non-controlling interests | - | 4.64 |
| Earnings per equity share (Face Value per share Rs.10 each) | | |
| (1) Basic (in Rs.) | (2.75) | (3.44) |
| (2) Diluted (in Rs.) | (2.75) | (3.44) |



Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

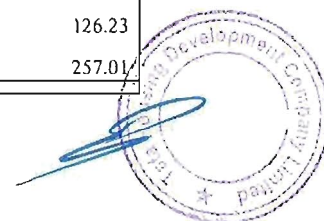
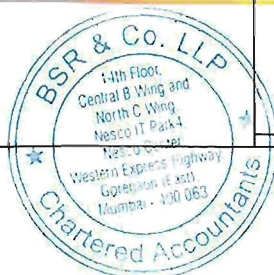
Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.

Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatahousing.com

Audited Consolidated Statement of Cash Flows for the year ended 31st March 2024

(₹ in crores)

| Particulars | For year ended 31 March 2024 (Audited) | For year ended 31 March 2023 (Audited) |
|---|--|--|
| A. Cash flow from Operating Activities | | |
| Loss before tax | (343.18) | (230.61) |
| Adjustments for:- | | |
| Depreciation and amortisation expense | 9.70 | 9.31 |
| Profit on sale of Property, plant and equipment | 0.43 | 0.08 |
| Sundry Balances Written-back | (34.31) | (17.99) |
| Net unrealised Loss on Foreign Currency Transactions and Translations | (42.81) | 0.07 |
| Gain on fair value of investment | - | - |
| Gain on Conversion of Joint venture company to Subsidiary company | (4.25) | (4.93) |
| Goodwill written off | - | 29.71 |
| Impairment for advances and receivables | 4.19 | 42.64 |
| Impairment of Loans given and investment in Joint Ventures | 57.55 | (41.50) |
| Provision for diminution in value of investments | - | - |
| Interest Income | (102.81) | (200.56) |
| Dividend Income from investments measured at fair value through profit and loss | (0.02) | (0.01) |
| Gain on sale of current investments | (2.42) | (0.69) |
| Impact of NRV on inventory | 85.37 | 136.49 |
| Provision for contingencies cost | 7.48 | (2.32) |
| Finance Costs | 250.94 | 243.91 |
| Operating (Loss)/Profit before Working Capital Changes | (114.14) | (36.40) |
| Adjustments for changes in working capital:- | | |
| Decrease/(Increase) in trade receivables | 92.56 | (54.40) |
| Decrease in Inventories | 214.59 | 1,115.42 |
| Decrease in Other financial assets, Other non-current assets and other current assets | (5.32) | 41.43 |
| Decrease in trade payables, Other financial liabilities, Other liabilities and provisions | 93.24 | (951.70) |
| Cash generated from Operating Activities | 280.93 | 114.35 |
| Income Taxes (Paid)/Refund (net) | (11.91) | 38.05 |
| Net Cash from Operating Activities | A 269.02 | 152.40 |
| Cash flow from Investing Activities | | |
| Purchase of property, plant and equipment (including Intangible Assets Under Development) | (3.63) | (2.77) |
| Proceeds from sale of property, plant and equipment | (0.38) | - |
| Sales/(Purchase) of Investments | 101.01 | (64.98) |
| Proceeds on Sale of current investments | 2.42 | 0.69 |
| Loans granted to Joint ventures | (48.29) | (213.90) |
| Repayment received of Loans granted | 211.00 | 173.98 |
| Fixed Deposit | (93.55) | 3.16 |
| Interest received | 141.75 | 152.39 |
| Dividend received | 0.02 | 0.01 |
| Net Cash generated / (used in) Investing Activities | B 310.35 | 48.58 |
| C. Cash Flow from Financing Activities | | |
| Proceeds from issue of Share Capital | - | 500.00 |
| Proceeds from borrowings | 3,584.19 | 1,679.86 |
| Repayment of borrowings | (3,754.73) | (2,557.23) |
| Repayment of working capital borrowings (net) | (49.90) | 411.72 |
| Inter Corporate Deposits accepted | - | - |
| Inter Corporate Deposits repaid | (1.57) | 0.03 |
| Repayment of principal portion of lease liability | (3.27) | (0.86) |
| Interest paid | (285.65) | (317.97) |
| Net Cash (used in)/generated from Financing Activities | C (510.93) | (284.45) |
| Net increase / (decrease) in Cash and Cash Equivalents (A) + (B) + (C) | 68.44 | (83.47) |
| Cash and Cash Equivalents at the beginning of the year | 257.01 | 219.99 |
| Foreign Currency Translation Reserve on consolidation | (29.14) | (5.74) |
| Add : Acquisition of Subsidiary | (120.18) | 126.23 |
| Cash and Cash Equivalents at the end of the year | 176.13 | 257.01 |

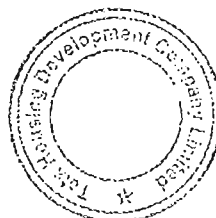



Notes:

- 1 The consolidated financial results for the year ended 31 March 2024 have been reviewed by the Audit Committee and approved by the Board of Directors in meeting held on 02 May 2024. The statutory auditors have carried out an audit of the consolidated financial results of the Company for the year ended 31 March 2024.
- 2 These Audited consolidated financial results of the Company have been prepared in accordance with the Indian Accounting Standards ("Ind AS") modified under Section 133 of the Companies Act, 2013 read together with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and in terms of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations") along with the relevant circulars..
- 3 These Audited consolidated financial results of Tata Housing Development Company Limited ("The Holding Company") Its Subsidiaries (together "The Group") and its Joint Ventures are prepared by applying Ind AS 110 - "Consolidated Financials Statement", and Ind As 28 "Investment in Associates and Joint Ventures".
- 4 The Group prepares the consolidated financial results on annual basis.
- 5 As at 31 March 2024, the Group's short-term borrowings comprising commercial paper and non-convertible debentures ("NCD") (including current maturities of long term borrowings) aggregate Rs 731.50 crores. In addition, the Group has working capital loans of Rs 809.15 crores. The Group's net current assets aggregate Rs 1,453.03 crores. The current assets of the Group aggregate to Rs 4861.13 crores and include inventories of Rs 4,106.27 crores which due to their nature may be realizable in periods beyond 1 year. Management has forecasted the future cash flows on the basis of significant assumptions as per the available information. These forecasted future cash flows indicate that the cash flows from its operations may not be adequate for meeting its funding requirements including repayment of borrowings due in the next one year from the date of approval of the financial results. Thus, the Group's ability to meet its obligations depends on generation of adequate funds from operations, continued and additional funding from the lenders/ markets including the possibility of refinancing of borrowing facilities. The Management is confident, based on discussions with prospective lenders, past history of the ability to refinance borrowings and strong credit rating enjoyed by Group's existing facilities, that its plans for generation of funds (including borrowings) are feasible and will be adequate for the Group to meet its obligations as and when they fall due. Accordingly, the audited financial results of the Group included in this consolidated financial results are prepared on a going concern basis.
- 6 During the year ended 31 March 2024, based on the expected realizable value, the group has created provision for impairment amounting to Rs. 57.55 crores. (during previous year ended 31 March 2023 (Rs 40.50) crores)
- 7 During the year ended 31 March 2024, the Company had acquired additional stake in "Sohna City LLP" consequent to which it has become a subsidiary w.e.f 18 July 2023.
- 8 During the year ended 31 March 2024, the Company had acquired additional stake in "Apex Realty Private Limited" consequent to which it has become a fully owned subsidiary w.e.f 23 August 2023.
- 9 The Company is engaged only in the business of development of property and related activities in India. It has no other reportable segments in terms of Indian Accounting Standard (IndAS) 108 on Segment Reporting specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act").

For and on behalf of Tata Housing Development Company Limited
CIN: U45300MH1942PLC003573

Place: Mumbai
Date: 02 May 2024




Sanjay Dutt
Managing Director
DIN - 05251670

Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

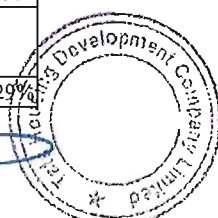
Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.

Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatahousing.com

Consolidated Statement of financial results for year ended 31 March 2024

Additional disclosures as per Regulation 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

| (₹ in crores) | | | |
|---------------|--|--|--|
| Sr. No. | Particulars | For the year ended 31 March 2024 (Audited) | For the year ended 31 March 2023 (Audited) |
| (a) | Debt-Equity ratio (in times) Formula used for the computation of Debt Equity Ratio = Long Term & Short Term Borrowings / Net Worth | 3.76 | 2.72 |
| (b) | Debt Service Coverage ratio (DSCR) (in times) Formula used for the computation of DSCR = Profit before Finance costs, Tax, Impairment of investment in and loans given to subsidiaries and joint ventures and Depreciation / (Gross Finance Cost + Principal payment of long term debt during the period) | -0.01 | -0.20 |
| (c) | Interest Service Coverage Ratio (ISCR) (in times) Formula used for the computation of ISCR = Profit before Finance costs, Tax, Impairment of investment in and loans given to subsidiaries and joint ventures and Depreciation/Gross Finance Cost | -0.05 | -0.76 |
| (d) | Outstanding redeemable preference shares (quantity and value) | N.A | N.A |
| (e) | Capital redemption reserve / Debenture redemption reserve | N.A | N.A |
| (f) | Net-worth (Rupees in crores) (Total Equity) | 790.37 | 1,183.19 |
| (g) | Net Profit/(Loss) after tax (Rupees in crores) | (328.82) | (411.79) |
| (h) | Earnings per equity share (Face Value per share Rs.10 each) | | |
| | (a) Basic (in Rs.) (not annualised) | (2.75) | (3.44) |
| | (b) Diluted (in Rs.) (not annualised) | (2.75) | (3.44) |
| (i) | Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities | 1.43 | 2.65 |
| (j) | Long Term Debt to Working capital (in times) Formula used for the computation of Long Term Debt to Working capital = (Long Term Borrowings + Current Maturities of Long Term Borrowings) / Net Working Capital excluding Short Term Borrowings | 0.48 | 0.72 |
| (k) | Bad debts to Account Receivable ratio (in %) Formula used for the computation of Bad Debts to Account Receivable Ratio = Bad Debts / Average Trade Receivables | NA | NA |
| (l) | Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities | 68% | 35% |
| (m) | Total debts to Total assets (in %) Formula used for the computation of Total debts to Total assets = Long Term & Short Term Borrowings / Total Assets | 52% | 51% |
| (n) | Debtors Turn Over Ratio Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable | 7.54 | 10.85 |
| (o) | Inventory turnover (in times) Formula used for the computation of Inventory turnover = Revenue from operations / Average Inventory | 0.13 | 0.35 |
| (p) | Operating margin (in %) | -44% | -29% |



Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.

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Consolidated Statement of financial results for year ended 31 March 2024

Additional disclosures as per Regulation 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

| (₹ in crores) | | | |
|---------------|--|----------------------------|----------------------------|
| Sr. No. | Particulars | For the year ended | For the year ended |
| | | 31 March 2024 (Audited) | 31 March 2023 (Audited) |
| | Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, Impairment of investment in and loans given to subsidiaries and joint ventures, Tax and Exceptional Item (less) Other Income / Revenue from operations | | |
| (q) | Net Profit margin (in %) | -64% | -29% |
| | Formula used for the computation of Net Profit margin = Loss after tax / Revenue from operations | | |
| (r) | Asset cover available, in case of non-convertible debt securities (secured) (in times) | N.A | N.A |
| (r1) | Asset cover available, in case of non-convertible debt securities (unsecured) (in times) | N.A | N.A |

For and on behalf of Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573



Sanjay Dutt

Managing Director

DIN - 05251670

Place: Mumbai

Date: 02 May 2024





May 2, 2024

To,
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Dear Sir / Madam,

Scrip Code: 974572 and 974813

Sub.: Declaration pursuant to Regulation 52(3)(a) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 52(3)(a) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, I, Sanjay Dutt, Managing Director of Tata Housing Development Company Limited (CIN: U45300MH1942PLC003573) having its Registered Office at E Block, Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033, do hereby declare that, the Statutory Auditors of the Company, M/s. B S R & Co. LLP, Chartered Accountants, have issued an Audit Report with an unmodified opinion on the Audited Standalone Financial Results of the Company for the quarter and year ended March 31, 2024 and Audited Consolidated Financial Results of the Company for the year ended March 31, 2024.

Kindly take this declaration on your records.

Yours faithfully,
For Tata Housing Development Company Limited

Sanjay Dutt
Managing Director and Chief Executive Officer
DIN: 05251670

TATA HOUSING DEVELOPMENT COMPANY LIMITED
CIN: U45300MH1942PLC003573
Regd. Office:- E Block, Voltas Premises, T. B. Kadam Marg, Chinchpokli,
Mumbai – 400 033
Tel. 022-6661 4444 Fax: 022-6661 4452 E-mail: thdcsec@tatarealty.in
Website: www.tatahousing.com

B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing
Nesco IT Park 4, Nesco Center
Western Express Highway
Goregaon (East), Mumbai – 400 063, India
Telephone: +91 (22) 6257 1000
Fax: +91 (22) 6257 1010

Private and confidential

The Board of Directors
Tata Housing Development Company Limited
E Block, Voltas Premises
T B Kadam Marg, Chinchpokli
Mumbai 400 033

2 May 2024

Independent Auditor's Certificate on Security Coverage of Tata Housing Development Company Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed Non-Convertible debt securities as at 31 March 2024.

1. This certificate is being issued with the terms of our engagement letter to the Board of Directors dated 5 October 2022 and addendum dated 29 April 2024.
2. The Management of Tata Housing Development Company Limited (herein after referred as "the Company") has prepared and compiled the accompanying Statement on format of Security Cover (hereinafter referred as "the Statement") as at 31 March 2024. We have been requested by the management of the Company to examine the details in Column H ('Book value of the assets not offered as security') of the Statement are as per the Debenture Trust Deed between the Company and SBICAP Trustee Company Limited ("Debenture Trustee") dated 31 January 2023 and 4 May 2023 (herein after referred as "the Deed"), basis audited books of account and other relevant records and documents maintained by the Company as at and for the year ended 31 March 2024 in respect of 14,000 Unsecured, Listed, Redeemable, Non-convertible debentures of a face value of INR 1,000,000 each (herein after referred as "the NCD") issued on private placement securities in compliance with the Regulation 54(3) of the Security and Exchange Board of India (SEBI) Listing Obligations And Disclosure Requirements (LODR) Regulations, 2015 (as amended) read with Securities and Exchange Board of India (SEBI) Master Circular SEBI/HO/DDHS-PoD1/P/CIR/2023/109, dated 31 March 2023 (herein after cumulatively referred as "the Regulations"). Since the securities issued are unsecured, there is no charge created on any of the assets for these securities. The Statement has been prepared by the management and signed by us for identification purpose only.
3. The certificate is required by the Company for the onward submission to the Bombay Stock Exchange ("BSE") in respect of the NCD.

2

Independent Auditor's Certificate on Security Coverage of Tata Housing Development Company Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed Non-Convertible debt securities as at 31 March 2024 (Continued)

Management's Responsibility

4. The preparation and presentation of the Statement is the responsibility of the management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation, and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation and making estimates that are reasonable in the circumstances.
5. The Management of the Company is also responsible for ensuring that the Company complies with the requirements of the Regulations, including, amongst others, maintaining Security Coverage Ratio and for providing all relevant information to the BSE.

Auditor's Responsibility

6. Pursuant to the requirements of the Regulations, it is our responsibility to provide limited assurance on whether the book value as mentioned in Column H of the Statement have not been accurately extracted from the audited books of account and other relevant records and documents maintained by the Company as at and for the year ended 31 March 2024. Our responsibility does not include the evaluation of adherence by the Company with all the applicable guidelines and SEBI regulations.
7. We have performed the following procedures in relation to the statement:
 - a. The Security Cover Ratio is not provided by the management since the NCD issued are unsecured. We have obtained the deed and noted that the securities issued by the company are unsecured,
 - b. Traced all the amounts relating to the assets and liabilities (as set out in the Statement) to the audited financial statements as at 31 March 2024, financial information, books of accounts and other records of the company.
8. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. As part of this engagement, we have not performed any procedures by way of audit or review.

2

Independent Auditor's Certificate on Security Coverage of Tata Housing Development Company Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed Non-Convertible debt securities as at 31 March 2024 (Continued)

9. We conducted our examination of the Statement in accordance with the "Guidance Note on Reports or Certificates for Special Purposes (Revised 2016)" (referred as 'Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
10. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information and Other Assurance and Related Services Engagements.

Conclusion

11. Based on procedures mentioned in Para 6, 7 and our examination of the audited books of account and according to the information, representation, confirmation and explanations provided to us by the management of the Company, nothing has come to our attention that causes us to believe that, in all material aspects the book value as mentioned in Column H of the statement, read with notes therein, have not been accurately extracted from the audited books of account and other records maintained by the Company as at and for the year ended 31 March 2024.

Restriction on Use

12. This certificate has been issued at the request of the Company, solely for the purpose as set forth in the para 2 and 3 of this certificate. It should not be used by any other person or for any other purpose. This certificate relates only to the Statement specified above and does not extend to any financial information of the Company or other information. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing. We have no responsibility to update this certificate for events and circumstances occurring after the date of this certificate.

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No: 101248W/ W100022

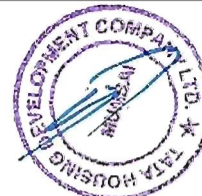
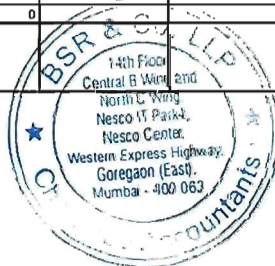


Farhad Bamji
Partner

Mumbai
2 May 2024

Membership No: 105234
UDIN No: 24105234BKCLLA7970

| Column A | Column B | Column C | Column D | Column E | Column F | Column G | Column H | Column I | Column J | Column K | Column L | Column M | Column N | Column O |
|--|--|--|--------------------|--|--|---|--------------------------------|---|----------------|---|---|---|--|-----------------------|
| Particulars | | Exclusive Charge | Exclusive Charge | Parl-Passu Charge | Parl-Passu Charge | Parl-Passu Charge | Assets not offered as Security | Elimination (amount in negative) | (Total C to H) | Related to only those Items covered by this certificate | | | | |
| | Description of asset for which this certificate relate | Debt for which this certificate being issued | Other Secured Debt | Debt for which this certificate being issued | Assets shared by pari passu debt holder (includes debt for which this certificate is being issued & other debt with pari passu charge) | Other assets on which there is a pari passu charge (excluding items covered in Column "F") | | debt amount considered more than once (due to exclusive plus pari passu charge) | | Market Value for Assets charged on Exclusive basis | Carrying / book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable) | Market Value for Pari passu charge Assets | Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value) | Total Value(=K+L+M+N) |
| | | Book Value | Book Value | Yes/ No | Book Value | Book Value | | | | | | | Relating to Column F | |
| ASSETS | | | | | | | | | | | | | | |
| Property, Plant and Equipment | | | | | - | - | 3.62 | - | 3.62 | - | - | - | - | - |
| Capital Work-in-Progress | | | | | - | - | 0.00 | - | 0.00 | - | - | - | - | - |
| Right of Use Assets | | | | | - | - | 6.79 | - | 6.79 | - | - | - | - | - |
| Goodwill | | | | | - | - | 0.00 | - | 0.00 | - | - | - | - | - |
| Intangible Assets | | | | | - | - | 2.21 | - | 2.21 | - | - | - | - | - |
| Intangible Assets under Development | | | | | - | - | 1.26 | - | 1.26 | - | - | - | - | - |
| Investments | Investment in related parties | | | | - | - | 1,833.38 | - | 1,833.38 | - | - | - | - | - |
| Loans | Loans and Inter-Corporate Deposits to related parties (Refer note 1) | | | | - | - | 532.94 | - | 532.94 | - | - | - | - | - |
| Inventories | Construction Material, Finish Goods and Work In Progress | | | | | 2,227.56 | - | - | 2,227.56 | - | - | - | - | - |
| Trade Receivables | Receivables | | | | | 23.35 | - | - | 23.35 | - | - | - | - | - |
| Cash and Cash Equivalents | | | | | - | - | 24.25 | - | 24.25 | - | - | - | - | - |
| Bank Balances other than Cash and Cash Equivalents | | | | | - | - | 155.72 | - | 155.72 | - | - | - | - | - |
| Others | Refer note (1) | | | | - | - | 198.86 | - | 198.86 | - | - | - | - | - |
| Total | | | | | - | - | 2,250.91 | - | 2,250.91 | - | - | - | - | - |
| LIABILITIES | | | | | | | | | | | | | | |
| Debt securities to which this certificate pertains | | | | | - | - | - | - | - | - | - | - | - | - |
| Other debt sharing pari-passu charge with above debt | Short term loan, working capital loan and cash credit facility | | | | - | - | - | - | - | - | - | - | - | - |
| Other Debt | | | | | - | - | - | - | - | - | - | - | - | - |
| Subordinated debt | | | | | - | - | - | - | - | - | - | - | - | - |
| Borrowings | | | | 0 | - | - | 207.00 | - | 207.00 | - | - | - | - | - |
| Bank | | | | | | | | | | | | | | |



Annexure I Security Cover as on 31 March 2024

| Column A | Column B | Column C | Column D | Column E | Column F | Column G | Column H | Column I | Column J | Column K | Column L | Column M | Column N | Column O |
|-----------------------|--|--|--------------------|--|--|--|--------------------------------|---|----------------|---|---|---|--|-----------------------|
| Particulars | | Exclusive Charge | Exclusive Charge | Pari-Passu Charge | Pari-Passu Charge | Pari-Passu Charge | Assets not offered as Security | Elimination (amount in negative) | (Total C to H) | Related to only those items covered by this certificate | | | | |
| | Description of asset for which this certificate relate | Debt for which this certificate being issued | Other Secured Debt | Debt for which this certificate being issued | Assets shared by pari passu debt holder (includes debt for which this certificate is being issued & other debt with pari passu charge) | Other assets on which there is a pari passu charge | | debt amount considered more than once (due to exclusive plus pari passu charge) | | Market Value for Assets charged on Exclusive basis | Carrying/book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable) | Market Value for Pari passu charge Assets | Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value) | Total Value(=K+L+M+N) |
| | | Book Value | Book Value | Yes/ No | Book Value | Book Value | | | | | | | Relating to Column F | |
| Debt Securities | Non convertible debentures (Refer note iii) | | | | - | - | 1,470.76 | - | 1,470.76 | | - | - | - | - |
| Others | | | | | - | - | - | - | - | | - | - | - | - |
| Trade payables | | | | | - | - | 430.71 | - | 430.71 | | - | - | - | - |
| Lease Liabilities | | | | | - | - | 9.39 | - | 9.39 | | - | - | - | - |
| Provisions | | | | | - | - | 34.77 | - | 34.77 | | - | - | - | - |
| Others | Refer note (iv) | | | | - | - | 231.57 | - | 231.57 | | - | - | - | - |
| Total | | - | - | - | - | 207.00 | 3,106.96 | - | 3,313.96 | | - | - | - | - |
| Cover on Book Value | | | | | | | 0.89 | | | | | | | |
| Cover on Market Value | | | | | | | | | | | | | | |
| | | Exclusive Security Cover Ratio | | | Pari-Passu Security Cover Ratio | | | | | | | | | |

Notes:

i. Others include – Income Tax Assets, Deferred Tax Assets, Other non-current assets, Current Investments, Other Current assets and Other Financial Assets.

ii. Includes Interest accrued on NCD amounting to INR 70.76 crores.

iii. Includes Other Financial liabilities Non-Current & Current and Other current liabilities.

iv. We have calculated the Security Cover based on book value and not on market value of the assets since the debentures are unsecured.

v. The Statutory auditors are only responsible to certify the Security Coverage Ratio calculated based on the book value of assets mentioned in Column H above is in agreement with unaudited books of accounts and other relevant records and documents maintained by the Company as at and for the quarter ended 31.03.2024.

Signed for Identification Purpose Only

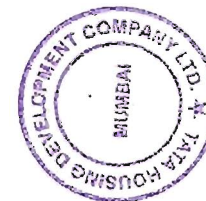
[Signature]

B S R & Co. LLP



Place: Mumbai
Date: 02 May 2024

For and on behalf of Tata Housing Development Company Limited
CIN: U45300MH1942PLC003573



[Signature]
Sanjay Dutt
Managing Director
DIN - 05251670



May 2, 2024

To,
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Dear Sir / Madam,

Ref.: Scrip Code: 974572 and 974813

Subject: Disclosure under SEBI Circular No. SEBI/HO/DDHS/DDHS-RACPOD1/P/CIR/2023/172 dated October 19, 2023

Pursuant to SEBI Circular No. SEBI/HO/DDHS/DDHS-RACPOD1/P/CIR/2023/172 dated October 19, 2023, on 'revision in the framework for fund raising by issuance of debt securities by large Corporates, please take note of below mentioned details:

| Sr. No. | Particulars | Amount (Rs. In Crores) |
|---------|--|--|
| 1. | Outstanding Qualified Borrowings at the start of the financial year | 1363.57* |
| 2. | Outstanding Qualified Borrowings at the end of the financial year | 1469.05* |
| 3. | Highest credit rating of the company relating to the unsupported bank borrowings or plain vanilla bonds, which have no structuring/support-built in. | CARE AA (Stable) by CARE Ratings Limited |
| 4. | Incremental borrowing done during the year (qualified borrowing) | 800 |
| 5. | Borrowings by way of issuance of debt securities during the year | 800 |

*including accrued interest

We request you to take the above on record.

Ritesh Kamdar
Company Secretary
Tata Housing Development Co. Limited
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Kirtikumar Bandekar
Chief Financial Officer
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Date: May 2, 2024

TATA HOUSING DEVELOPMENT COMPANY LIMITED
CIN: U45300MH1942PLC003573
Regd. Office:- E Block, Voltas Premises, T. B. Kadam Marg, Chinchpokli,
Mumbai – 400 033
Tel. 022-6661 4444 Fax: 022-6661 4452 E-mail: thdcsec@tatarealty.in
Website: www.tatahousing.com

Tata Housing Development Company Limited Group- Related Party Transactions for FY 23-24

| Sr No. | Details of the party (listed entity /subsidiary) entering into the transaction | PAN | Details of the counterparty | PAN | Relationship of the counterparty with the listed entity or its subsidiary | Type of related party transaction | Details of other related party transaction | Value of the related party transaction as approved by the audit committee | Value of transaction during the reporting period | Opening balance | Closing balance | Nature of indebtedness (loan/ issuance of debt/ any other etc.) | Details of other indebtedness | Cost | Tenure | Nature (loan/ advance/ intercorporate deposit/ investment) | Interest Rate (%) | Tenure | Secured/ unsecured | Purpose for which the funds will be utilised by the ultimate recipient of funds (endusage) |
|--------|--|------------|--|------------|---|-----------------------------------|---|---|--|-----------------|-----------------|---|-------------------------------|--------------------|--------|---|-------------------|----------|--------------------|--|
| 1 | Tata Housing Development Company Limited | AAACT0191Q | Tata Realty & Infrastructure Limited | AACCT6242L | Subsidiary | Income | Other Income | N.A. | - | 0.57 | - | | | | | | | | | |
| 2 | Tata Housing Development Company Limited | AAACT0191Q | Tata Realty & Infrastructure Limited | AACCT6242L | Subsidiary | Expesnes | Deputation | N.A. | 5.47 | 0.48 | 0.60 | | | | | | | | | |
| 3 | Tata Housing Development Company Limited | AAACT0191Q | Tata Realty & Infrastructure Limited | AACCT6242L | Subsidiary | Other Transactions | Expenses Paid on behalf of Company | N.A. | 2.18 | 0.48 | 0.60 | | | | | | | | | |
| 4 | Tata Housing Development Company Limited | AAACT0191Q | Sector 113 Gatevida Developers Private Limited | AACCL2552R | JV | Income | Interest on Loan and Inter Corporate Deposits | N.A. | 41.30 | 690.22 | 638.02 | | | | | | | | | |
| 5 | Tata Housing Development Company Limited | AAACT0191Q | Sector 113 Gatevida Developers Private Limited | AACCL2552R | JV | Income | Sale of PMC | N.A. | 4.15 | 5.73 | 9.53 | | | | | | | | | |
| 6 | Tata Housing Development Company Limited | AAACT0191Q | Sector 113 Gatevida Developers Private Limited | AACCL2552R | JV | Income | Sale of Branding Fee | N.A. | 12.16 | 5.73 | 9.53 | | | | | | | | | |
| 7 | Tata Housing Development Company Limited | AAACT0191Q | Sector 113 Gatevida Developers Private Limited | AACCL2552R | JV | Other Transactions | Loan Given | N.A. | 12.00 | 291.54 | 118.54 | | | | | Inter-corporate depo | 18.00% | Repaymen | Unsecured | General Corporate |
| 8 | Tata Housing Development Company Limited | AAACT0191Q | Sector 113 Gatevida Developers Private Limited | AACCL2552R | JV | Other Transactions | Loan Repaid | N.A. | 185.00 | 291.54 | 118.54 | | | | | Inter-corporate depo | 18.00% | Repaymen | Unsecured | General Corporate |
| 9 | Tata Housing Development Company Limited | AAACT0191Q | Sector 113 Gatevida Developers Private Limited | AACCL2552R | JV | Other Transactions | Expenses incurred on behalf of the Coropany | N.A. | 4.80 | - | 0.02 | | | | | | | | | |
| 10 | Tata Housing Development Company Limited | AAACT0191Q | Kolkata One Excelton Private Limited | AAFCK3544F | JV | Income | Interest on Loan and Inter Corporate Deposits | N.A. | 7.06 | 52.46 | 29.64 | | | | | | | | | |
| 11 | Tata Housing Development Company Limited | AAACT0191Q | Kolkata One Excelton Private Limited | AAFCK3544F | JV | Income | Branding Fees | N.A. | 5.54 | 0.07 | 2.43 | | | | | | | | | |
| 12 | Tata Housing Development Company Limited | AAACT0191Q | Kolkata One Excelton Private Limited | AAFCK3544F | JV | Income | Project Management Consultancy | N.A. | 5.88 | 0.07 | 2.43 | | | | | | | | | |
| 13 | Tata Housing Development Company Limited | AAACT0191Q | Kolkata One Excelton Private Limited | AAFCK3544F | JV | Other Transactions | Loan Repald | N.A. | 7.00 | 63.09 | 56.10 | | | | | Inter-corporate depo | 12.00% | Repaymen | Unsecured | General Corporate |
| 14 | Tata Housing Development Company Limited | AAACT0191Q | Kolkata One Excelton Private Limited | AAFCK3544F | JV | Other Transactions | Expenses incurred on behalf of the Company | N.A. | - | 27.96 | 0.89 | | | | | | | | | |
| 15 | Tata Housing Development Company Limited | AAACT0191Q | Landkart Builders Private Limited | AADCL0533D | JV | Income | Interest on Loan and Inter Corporate Deposits | N.A. | 0.88 | 0.19 | 0.22 | | | | | | | | | |
| 16 | Tata Housing Development Company Limited | AAACT0191Q | Landkart Builders Private Limited | AADCL0533D | JV | Income | Project Management Consultancy Fees | N.A. | 59.93 | 2.14 | 0.00 | | | | | | | | | |
| 17 | Tata Housing Development Company Limited | AAACT0191Q | Landkart Builders Private Limited | AADCL0533D | JV | Other Transactions | Expenses incurred on behalf of Related Party | N.A. | 0.26 | - | - | | | | | | | | | |
| 18 | Tata Housing Development Company Limited | AAACT0191Q | Landkart Builders Private Limited | AADCL0533D | JV | Other Transactions | Inter Corporate Deposit repaid | N.A. | - | 5.84 | 5.84 | | | | | | | | | |
| 19 | Tata Housing Development Company Limited | AAACT0191Q | One Bangalore Luxury Project LLP | AAEFO5442Q | Subsidiary of JV | Income | Sale of Branding Fee | N.A. | 5.13 | 5.81 | 4.17 | | | | | | | | | |
| 20 | Tata Housing Development Company Limited | AAACT0191Q | One Bangalore Luxury Project LLP | AAEFO5442Q | Subsidiary of JV | Income | Sale of PMC | N.A. | - | 5.81 | 4.17 | | | | | | | | | |
| 21 | Tata Housing Development Company Limited | AAACT0191Q | One Bangalore Luxury Project LLP | AAEFO5442Q | Subsidiary of JV | Income | Interest on Inter Corporate Deposits | N.A. | 0.74 | - | - | | | | | | | | | |
| 22 | Tata Housing Development Company Limited | AAACT0191Q | One Bangalore Luxury Project LLP | AAEFO5442Q | Subsidiary of JV | Expesnes | Services received | N.A. | 1.18 | - | 0.00 | | | | | | | | | |
| 23 | Tata Housing Development Company Limited | AAACT0191Q | One Bangalore Luxury Project LLP | AAEFO5442Q | Subsidiary of JV | Other Transactions | Investment made LLP | N.A. | 8.80 | - | - | | | | | | | | | |
| 24 | Tata Housing Development Company Limited | AAACT0191Q | One Bangalore Luxury Project LLP | AAEFO5442Q | Subsidiary of JV | Other Transactions | Expenses incurred on behalf of Related Party | N.A. | - | - | - | | | | | | | | | |
| 25 | Tata Housing Development Company Limited | AAACT0191Q | One Bangalore Luxury Project LLP | AAEFO5442Q | Subsidiary of JV | Other Transactions | Inter Corporate Deposit Given | N.A. | 13.00 | - | - | | | | | Inter-corporate depo | 9.00% | Repaymen | Unsecured | General Corporate |
| 26 | Tata Housing Development Company Limited | AAACT0191Q | One Bangalore Luxury Project LLP | AAEFO5442Q | Subsidiary of JV | Other Transactions | Inter Corporate Deposit repald | N.A. | 13.00 | - | - | | Borrowing | ICICI 3M M 4 years | | Inter-corporate depo | 9.00% | Repaymen | Unsecured | General Corporate |
| 27 | Tata Housing Development Company Limited | AAACT0191Q | One Bangalore Luxury Project LLP | AAEFO5442Q | Subsidiary of JV | Other Transactions | Inv-Capital Contribution - Repald | N.A. | 58.63 | - | - | | Borrowing | ICICI 3M M 4 years | | Inter-corporate depo | 0.00% | Repaymen | Unsecured | General Corporate |
| 28 | Tata Housing Development Company Limited | AAACT0191Q | One Bangalore Luxury Project LLP | AAEFO5442Q | Subsidiary of JV | Other Transactions | Advance share of Profit sharing | N.A. | 36.02 | - | - | | | | | | | | | |
| 29 | Tata Housing Development Company Limited | AAACT0191Q | Smart Value Homes (New Project) LLP | ACUFS1768D | Holding Company | Other Transactions | Investment Made | N.A. | - | - | 3.55 | | | | | | | | | |
| 30 | Tata Housing Development Company Limited | AAACT0191Q | Smart Value Homes (New Project) LLP | ACUFS1768D | Holding Company | Other Transactions | Expenses incurred on behalf of Related Party | N.A. | 0.04 | - | 0.00 | | | | | | | | | |
| 31 | Tata Housing Development Company Limited | AAACT0191Q | Smart Value Homes (New Project) LLP | ACUFS1768D | Holding Company | Other Transactions | Capital Withdrawn | N.A. | 0.21 | - | - | | | | | | | | | |
| 32 | Tata Housing Development Company Limited | AAACT0191Q | Smart Value Homes (New Project) LLP | ACUFS1768D | Holding Company | Other Transactions | Capital Contribution | N.A. | - | - | - | | | | | | | | | |
| 33 | Tata Housing Development Company Limited | AAACT0191Q | Titan Company Limited | AAACT5131A | Group | Expesnes | Selling Expenses | N.A. | 9.26 | 0.15 | 0.16 | | | | | | | | | |
| 34 | Tata Housing Development Company Limited | AAACT0191Q | Titan Company Limited | AAACT5131A | Group | Expesnes | Interest Expense | N.A. | 0.28 | 0.15 | 0.16 | | | | | | | | | |
| 35 | Tata Housing Development Company Limited | AAACT0191Q | Titan Company Limited | AAACT5131A | Group | Other Transactions | Inter Corporate Deposit given | N.A. | 138.00 | - | - | | | | | Inter-corporate depo | 7.40% | 10 days | Unsecured | General Corporate |
| 36 | Tata Housing Development Company Limited | AAACT0191Q | Titan Company Limited | AAACT5131A | Group | Other Transactions | Inter Corporate Deposit repald | N.A. | 138.00 | - | - | | | | | Inter-corporate depo | 7.40% | 10 days | Unsecured | General Corporate |
| 37 | Tata Housing Development Company Limited | AAACT0191Q | Titan Company Limited | AAACT5131A | Group | Other Transactions | Advances | N.A. | - | 0.02 | 0.10 | | | | | | | | | |
| 38 | Tata Housing Development Company Limited | AAACT0191Q | Tata AIG General Insurance Company Limited | AABCT3518Q | Subsidiary of Ultim | Expesnes | Claim Received | N.A. | 0.25 | - | 0.00 | | | | | | | | | |
| 39 | Tata Housing Development Company Limited | AAACT0191Q | Tata AIG General Insurance Company Limited | AABCT3518Q | Subsidiary of Ultim | Expesnes | Insurance Premium paid | N.A. | 2.47 | - | 0.00 | | | | | | | | | |
| 40 | Tata Housing Development Company Limited | AAACT0191Q | Tata Consultancy Service Limited | AAACR4849R | Step down Subsidi | Expesnes | Professional fees | N.A. | 7.41 | 1.43 | 0.80 | | | | | | | | | |
| 41 | Tata Housing Development Company Limited | AAACT0191Q | Tata Teleservices Limited | AAACT2438A | Step down Subsidi | Expesnes | Administrative and Other Expenses | N.A. | - | 0.02 | 0.00 | | | | | | | | | |
| 42 | Tata Housing Development Company Limited | AAACT0191Q | Tata Teleservices (Maharashtra) Limited | AAACH1458C | Fellow Subsidiary | Expesnes | Administrative and Other Expenses | N.A. | 0.05 | 0.01 | 0.01 | | | | | | | | | |
| 43 | Tata Housing Development Company Limited | AAACT0191Q | Tata Communications Limited | AAACV2808C | Fellow Subsidiary | Expesnes | Receiving of Services | N.A. | 5.05 | 0.05 | 1.74 | | | | | | | | | |
| 44 | Tata Housing Development Company Limited | AAACT0191Q | Tata AIA Life Insurance Co. Limited | AABCT3784C | Group | Expesnes | Insurance Premium paid | N.A. | 0.48 | - | - | | | | | | | | | |
| 45 | Tata Housing Development Company Limited | AAACT0191Q | The Indian Hotels Company Limited | AAACT3957G | Group | Other Transactions | Advances | N.A. | 0.01 | - | - | | | | | | | | | |
| 46 | Tata Housing Development Company Limited | AAACT0191Q | The Indian Hotels Company Limited | AAACT3957G | Group | Expesnes | Service Received | N.A. | 0.38 | 0.04 | 0.16 | | | | | | | | | |
| 47 | Tata Housing Development Company Limited | AAACT0191Q | Volta Limited | AAACV2809D | Group | Expesnes | Repairs and Maintenance - Others | N.A. | 0.07 | 0.00 | 0.24 | | | | | | | | | |
| 48 | Tata Housing Development Company Limited | AAACT0191Q | Volta Limited | AAAC28318D | Group | Expesnes | Rent | N.A. | 3.28 | 0.00 | 0.24 | | | | | | | | | |
| 49 | Tata Housing Development Company Limited | AAACT0191Q | Volta Limited | AAACV2809D | Group | Expesnes | Purchase of Split AC | N.A. | 0.01 | 0.00 | 0.24 | | | | | | | | | |
| 50 | Tata Housing Development Company Limited | AAACT0191Q | Tata Sons Private Limited | AAACT4060A | Step down Subsidi | Other Transactions | Advances | N.A. | - | 45.07 | 44.47 | | | | | | | | | |
| 51 | Tata Housing Development Company Limited | AAACT0191Q | Tata Sons Private Limited | AAACT4060A | Step down Subsidi | Expesnes | Trademark License Fees | N.A. | 6.04 | - | 0.68 | | | | | | | | | |
| 52 | Tata Housing Development Company Limited | AAACT0191Q | Infiniti Retail Limited | AACCV1726H | Fellow Subsidiary | Expesnes | Selling Expenses | N.A. | 0.04 | - | - | | | | | | | | | |
| 53 | Tata Housing Development Company Limited | AAACT0191Q | Arrow Infraestate Private Limited | AAGCA2657L | Subsidiary of JV | Other Transactions | Security Deposit | N.A. | - | 0.31 | 0.31 | | | | | | | | | |
| 54 | Tata Housing Development Company Limited | AAACT0191Q | Arrow Infraestate Private Limited | AAGCA2657L | Subsidiary of JV | Expesnes | Rent | N.A. | 1.14 | 0.10 | 0.11 | | | | | | | | | |
| 55 | Tata Housing Development Company Limited | AAACT0191Q | Gurgaon Realtech Limited | AAACU8322J | Subsidiary of JV | Other Transactions | Security Deposit | N.A. | - | 0.06 | 0.06 | | | | | | | | | |
| 56 | Tata Housing Development Company Limited | AAACT0191Q | Gurgaon Realtech Limited | AAACU8322J | Subsidiary of JV | Expesnes | Receiving of Services | N.A. | 0.19 | 0.03 | 0.03 | | | | | | | | | |
| 57 | Tata Housing Development Company Limited | AAACT0191Q | Ecofirst Services Limited | AAECM6232L | Fellow Subsidiary | Expesnes | Receiving of Services | N.A. | 0.10 | 0.07 | 0.08 | | | | | | | | | |
| 58 | Tata Housing Development Company Limited | AAACT0191Q | TATA 1MG Healthcare Solutions Pvt Ltd | AAFCD7691C | Fellow Subsidiary | Income | Rent & CAM Charges | N.A. | 0.67 | 0.21 | 0.05 | | | | | | | | | |
| 59 | Tata Housing Development Company Limited | AAACT0191Q | Tata 1mg Technologies Private Limited | AAAC28318D | Fellow Subsidiary | Expesnes | Receiving of Services | N.A. | 0.01 | - | - | | | | | | | | | |
| 60 | Tata Housing Development Company Limited | AAACT0191Q | MabaOnline Limited | AAGCM6746G | Fellow Subsidiary | Expesnes | Receiving of Services | N.A. | 0.01 | - | 0.00 | | | | | | | | | |
| 61 | Tata Housing Development Company Limited | AAACT0191Q | Mikado Realtors Private Limited | AAECM7429E | Subsidiary of JV | Other Transactions | Inter Corporate Deposit given | N.A. | 26.00 | - | 26.00 | | | | | Inter-corporate depo | 10.00% | 2 Months | Unsecured | General Corporate |
| 62 | Tata Housing Development Company Limited | AAACT0191Q | Mikado Realtors Private Limited | AAECM7429E | Subsidiary of JV | td | | | | | | | | | | | | | | |



| Sl No. | Details of the party listed as a related party extending into the transaction | Details of the counterparty | | | Relationship of the counterparty with the listed entity or its subsidiary | Type of related party transaction | Details of other related party transaction | Value of the related party transaction as approved by the audit committee | Revenue on approval by audit committee | Value of repayment during the reporting period | In case monies are due to | | In case say financial indebtedness is incurred | | Details of the loans, inter-company deposits, advances or investments | | | | | | |
|--------|---|-----------------------------|---|------------|---|--|---|---|--|--|---------------------------|-----------------|--|-------------------------------|---|--------|--|-------------------|---------------------|--------------------|--|
| | | PAN | Name | PAN | | | | | | | Opening balance | Closing balance | Nature of indebtedness (loan/ advance/ debt/ any other etc.) | Outlets of other indebtedness | Cost | Tenure | Nature (loan/ advance/ intercompany deposit/ investment) | Interest Rate (%) | Tenure | Secured/ unsecured | Purpose for which the funds will be utilized by the ultimate recipient of funds (if any) |
| 1 | Tata Housing Development Company Limited | AAACT091Q | Apari Realty Private Limited | ZZZT7999Z | Holding Company | Interest received-RTO | | 15.00 | N/A | 7.17 | 0.61 | 68.61 | | | | | | | | | |
| 2 | Tata Housing Development Company Limited | AAACT091Q | Apari Realty Private Limited | ZZZT7999Z | Holding Company | Inter corporate deposit | | 50.00 | N/A | 0.00 | 121.67 | 121.67 | Inter-company deposit | | | | Inter-company deposit | 12.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 3 | Tata Housing Development Company Limited | AAACT091Q | Apari Realty Private Limited | ZZZT7999Z | Holding Company | Technical Inspection bill of Company | | 0.00 | N/A | 0.34 | - | 0.16 | | | | | Inter-company deposit | 12.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 4 | Tata Housing Development Company Limited | AAACT091Q | Adgent Properties Private Limited | AAACA201H | Holding Company | Interest received | | 0.00 | N/A | 0.11 | 0.09 | 6.76 | | | | | | | | | |
| 5 | Tata Housing Development Company Limited | AAACT091Q | Adgent Properties Private Limited | AAACA201H | Holding Company | Interest received | | 0.00 | N/A | 6.61 | - | - | | | | | | | | | |
| 6 | Tata Housing Development Company Limited | AAACT091Q | Andent Properties Private Limited | AAACA201H | Holding Company | Any other transaction | Project Management Fees and Marketing Charges | 0.00 | N/A | 1.93 | - | 0.11 | | | | | | | | | |
| 7 | Tata Housing Development Company Limited | AAACT091Q | Andent Properties Private Limited | AAACA201H | Holding Company | Inter corporate deposit | | 0.00 | N/A | 18.15 | - | 22.00 | | | | | Inter-company deposit | 9.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 8 | Tata Housing Development Company Limited | AAACT091Q | Andent Properties Private Limited | AAACA201H | Holding Company | Any other transaction | Expenses incurred on behalf of Related Party | 0.00 | N/A | 1.76 | 0.09 | 0.04 | | | | | | | | | |
| 9 | Tata Housing Development Company Limited | AAACT091Q | Andent Properties Private Limited | AAACA201H | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 19.85 | - | 26.00 | | | | | | | | | |
| 10 | Tata Housing Development Company Limited | AAACT091Q | Andent Properties Private Limited | AAACA201H | Holding Company | Compulsory Convertible Debentures | | 0.00 | N/A | 0.00 | - | 79.87 | | | | | | | | | |
| 11 | Tata Housing Development Company Limited | AAACT091Q | Angara Infra Projects Private Limited | AAACG26M7 | Subsidiary of AP | Any other transaction | Rent | 1.10 | N/A | 0.57 | 0.31 | 0.11 | | | | | | | | | |
| 12 | Tata Housing Development Company Limited | AAACT091Q | Angara Developers & Leasing Limited | AAACG15N2 | Holding Company | Interest received | | 0.00 | N/A | 0.00 | 0.00 | 0.00 | | | | | | | | | |
| 13 | Tata Housing Development Company Limited | AAACT091Q | Angara Developers & Leasing Limited | AAACG15N2 | Holding Company | Interest received | | 0.00 | N/A | 0.00 | - | 0.10 | | | | | | | | | |
| 14 | Tata Housing Development Company Limited | AAACT091Q | Angara Developers & Leasing Limited | AAACG15N2 | Holding Company | Any other transaction | Expenses incurred on behalf of Related Party | 0.00 | N/A | 0.05 | 0.21 | 0.28 | | | | | | | | | |
| 15 | Tata Housing Development Company Limited | AAACT091Q | Angara Developers & Leasing Limited | AAACG15N2 | Holding Company | Technical Inspection bill of Company | | 0.00 | N/A | 0.00 | 0.00 | 0.00 | | | | | | | | | |
| 16 | Tata Housing Development Company Limited | AAACT091Q | Angara Developers & Leasing Limited | AAACG15N2 | Holding Company | Any other transaction | Car and motorcycle repairs | 0.10 | N/A | 0.10 | 0.06 | 0.01 | | | | | | | | | |
| 17 | Tata Housing Development Company Limited | AAACT091Q | HL Promoters Private Limited | AAACH201C | Holding Company | Any other transaction | Sale of material | 0.00 | N/A | 0.00 | 0.00 | - | | | | | | | | | |
| 18 | Tata Housing Development Company Limited | AAACT091Q | HL Promoters Private Limited | AAACH201C | Holding Company | Expenses incurred on behalf of Company | | 0.00 | N/A | 0.94 | - | 0.26 | | | | | | | | | |
| 19 | Tata Housing Development Company Limited | AAACT091Q | HL Promoters Private Limited | AAACH201C | Holding Company | Expenses incurred on behalf of Company | | 0.00 | N/A | 0.14 | - | 0.14 | | | | | | | | | |
| 20 | Tata Housing Development Company Limited | AAACT091Q | HL Promoters Private Limited | AAACH201C | Holding Company | Interest received | | 0.00 | N/A | 0.09 | 61.01 | - | | | | | | | | | |
| 21 | Tata Housing Development Company Limited | AAACT091Q | HL Promoters Private Limited | AAACH201C | Holding Company | Inter-company deposit | | 0.00 | N/A | 0.15 | 132.99 | 0.15 | | | | | Inter-company deposit | 9.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 22 | Tata Housing Development Company Limited | AAACT091Q | HL Promoters Private Limited | AAACH201C | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 148.87 | - | 0.15 | | | | | Inter-company deposit | 9.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 23 | Tata Housing Development Company Limited | AAACT091Q | HL Promoters Private Limited | AAACH201C | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 12.56 | - | 187.49 | | | | | | | | | |
| 24 | Tata Housing Development Company Limited | AAACT091Q | HL Promoters Private Limited | AAACH201C | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 194.99 | - | 167.48 | | | | | | | | | |
| 25 | Tata Housing Development Company Limited | AAACT091Q | Infiniti Realty Limited | AAACV2726H | Joint Venture | Any other transaction | Gift Voucher | 0.10 | N/A | 0.00 | - | - | | | | | | | | | |
| 26 | Tata Housing Development Company Limited | AAACT091Q | Infiniti Realty Limited | AAACV2726H | Joint Venture | Any other transaction | Remuneration and Incentives | 0.00 | N/A | 0.00 | - | - | | | | | | | | | |
| 27 | Tata Housing Development Company Limited | AAACT091Q | Infiniti Realty Private Limited | AAACH201C | Joint Venture | Interest received | | 10.00 | N/A | 3.32 | 40.81 | 39.84 | | | | | | | | | |
| 28 | Tata Housing Development Company Limited | AAACT091Q | Infiniti Realty Private Limited | AAACH201C | Joint Venture | Any other transaction | Project Management Fees and Marketing Charges | 7.00 | N/A | 6.14 | 2.06 | 2.78 | | | | | | | | | |
| 29 | Tata Housing Development Company Limited | AAACT091Q | Infiniti Realty Private Limited | AAACH201C | Joint Venture | Inter-company deposit | | 0.00 | N/A | 0.00 | 35.10 | 35.10 | | | | | Inter-company deposit | 12.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 30 | Tata Housing Development Company Limited | AAACT091Q | Infiniti Realty Private Limited | AAACH201C | Holding Company | Interest received | | 0.00 | N/A | 0.17 | 73.11 | 0.22 | | | | | | | | | |
| 31 | Tata Housing Development Company Limited | AAACT091Q | Infiniti Realty Private Limited | AAACH201C | Holding Company | Inter-company deposit | | 0.00 | N/A | 26.19 | 155.36 | 22.16 | | | | | Inter-company deposit | 9.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 32 | Tata Housing Development Company Limited | AAACT091Q | Infiniti Realty Private Limited | AAACH201C | Holding Company | Any other transaction | Expenses incurred on behalf of Related Party | 0.00 | N/A | 0.58 | 0.07 | 0.82 | | | | | | | | | |
| 33 | Tata Housing Development Company Limited | AAACT091Q | Infiniti Realty Private Limited | AAACH201C | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 161.39 | - | 22.16 | | | | | | | | | |
| 34 | Tata Housing Development Company Limited | AAACT091Q | Infiniti Realty Private Limited | AAACH201C | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 230.21 | - | 291.91 | | | | | | | | | |
| 35 | Tata Housing Development Company Limited | AAACT091Q | Infiniti Realty Private Limited | AAACH201C | Holding Company | Any other transaction | Redemption of Deb | 1.00 | N/A | 0.00 | 0.43 | 0.00 | | | | | | | | | |
| 36 | Tata Housing Development Company Limited | AAACT091Q | One Bangalore Luxury Project LLP | AAAF064343 | Joint Venture | Any other transaction | Marketing and overhead charges | 0.00 | N/A | 0.94 | 6.37 | - | | | | | | | | | |
| 37 | Tata Housing Development Company Limited | AAACT091Q | One Bangalore Luxury Project LLP | AAAF064343 | Joint Venture | Any other transaction | Project Management Consultancy | 2.00 | N/A | 11.04 | - | 4.17 | | | | | | | | | |
| 38 | Tata Housing Development Company Limited | AAACT091Q | One Bangalore Luxury Project LLP | AAAF064343 | Joint Venture | Investment | | 0.00 | N/A | 0.00 | 99.39 | - | | | | | | | | | |
| 39 | Tata Housing Development Company Limited | AAACT091Q | One Bangalore Luxury Project LLP | AAAF064343 | Joint Venture | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 8.80 | - | - | | | | | | | | | |
| 40 | Tata Housing Development Company Limited | AAACT091Q | One Bangalore Luxury Project LLP | AAAF064343 | Joint Venture | Advance share of Profit/Share | | 56.50 | N/A | 15.02 | - | - | | | | | | | | | |
| 41 | Tata Housing Development Company Limited | AAACT091Q | One Bangalore Luxury Project LLP | AAAF064343 | Joint Venture | Any other transaction | Office expenses | 0.00 | N/A | 0.29 | 16.87 | 16.80 | | | | | | | | | |
| 42 | Tata Housing Development Company Limited | AAACT091Q | One Bangalore Luxury Project LLP | AAAF064343 | Holding Company | Interest received | | 0.00 | N/A | 0.00 | 32.74 | 32.74 | | | | | | | | | |
| 43 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | Inter corporate deposit | | 0.00 | N/A | 1.65 | 141.99 | - | | | | | Inter-company deposit | 9.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 44 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | Inter corporate deposit | | 0.00 | N/A | 141.84 | - | - | | | | | Inter-company deposit | 9.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 45 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 141.84 | - | 143.64 | | | | | | | | | |
| 46 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | Expenses incurred on behalf of Company | | 0.00 | N/A | 0.26 | - | 0.01 | | | | | | | | | |
| 47 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 372.85 | - | - | | | | | | | | | |
| 48 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | Interest received | | 0.00 | N/A | 0.00 | 50.91 | 0.00 | | | | | | | | | |
| 49 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | Inter corporate deposit | | 0.00 | N/A | 0.15 | 319.39 | - | | | | | Inter-company deposit | 9.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 50 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 274.27 | - | 274.27 | | | | | | | | | |
| 51 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | Any other transaction | Expenses incurred on behalf of Related Party | 0.00 | N/A | 0.17 | - | - | | | | | | | | | |
| 52 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | Expenses incurred on behalf of Company | | 0.00 | N/A | 0.31 | - | 0.09 | | | | | | | | | |
| 53 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 10.87 | - | - | | | | | | | | | |
| 54 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 24.78 | - | 24.78 | | | | | | | | | |
| 55 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | Interest received | | 0.00 | N/A | 0.00 | 5.61 | 0.00 | | | | | | | | | |
| 56 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | Interest received | | 0.00 | N/A | 0.00 | 25.61 | 0.00 | | | | | | | | | |
| 57 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | Inter corporate deposit | | 0.00 | N/A | 0.00 | 0.00 | 86.89 | | | | | Inter-company deposit | 9.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 58 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 112.49 | - | 312.49 | | | | | | | | | |
| 59 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | ICO/OCO/Loans/Investments/Repayments | | 0.00 | N/A | 86.49 | - | - | | | | | | | | | |
| 60 | Tata Housing Development Company Limited | AAACT091Q | Princeton Infrastructure Private Limited | AAACD9178Q | Holding Company | Expenses incurred on behalf of Company | | 0.00 | N/A | 0.03 | - | - | | | | | | | | | |
| 61 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Interest received | | 168.00 | N/A | 0.00 | 731.52 | 638.00 | | | | | | | | | |
| 62 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Any other transaction | Project Management Fees and Marketing Charges | 21.50 | N/A | 0.45 | 5.13 | 9.13 | | | | | | | | | |
| 63 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Inter corporate deposit | | 0.00 | N/A | 0.00 | 307.34 | 116.54 | | | | | Inter-company deposit | 14.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 64 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Inter corporate deposit | | 0.00 | N/A | 64.00 | - | 119.54 | | | | | Inter-company deposit | 18.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 65 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Project Management Consultancy Fees / Branding Fees/Marketing Management Fees/Overhead/REBP & Tariffmark | | 1.00 | N/A | 4.50 | - | 0.01 | | | | | | | | | |
| 66 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Interest received | | 0.00 | N/A | 10.31 | - | 3.57 | | | | | | | | | |
| 67 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Interest received | | 10.00 | N/A | 4.17 | 23.22 | 26.50 | | | | | | | | | |
| 68 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | ICO/OCO/Loans/Investments/Repayments | | 15.00 | N/A | 0.04 | 132.53 | 1.38 | | | | | Inter-company deposit | 9.00% | Repayment on demand | Unsecured | General Corporate purpose |
| 69 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Any other transaction | Receiving of services | 0.10 | N/A | 0.01 | 0.01 | - | | | | | | | | | |
| 70 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Any other transaction | CSR | 0.00 | N/A | 0.35 | - | 0.18 | | | | | | | | | |
| 71 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Any other transaction | Receiving of services | 0.74 | N/A | 0.18 | 0.14 | 0.09 | | | | | | | | | |
| 72 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Any other transaction | Administrative and other expenses | 0.50 | N/A | 0.01 | 0.08 | - | | | | | | | | | |
| 73 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Any other transaction | Claim Received | 0.00 | N/A | 0.09 | 0.00 | - | | | | | | | | | |
| 74 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Any other transaction | Insurance premium | 2.00 | N/A | 0.09 | 0.00 | - | | | | | | | | | |
| 75 | Tata Housing Development Company Limited | AAACT091Q | Sector 113 Gateway Developers Private Limited | AAACCL351R | Joint Venture | Any other transaction | Rent and maintenance | 5.00 | N/A | 3.47 | 0.00 | 1.53 | | | | | Inter-company deposit | 4.00% | Repayment on demand | Unsecured | General Corporate purpose |

| Sr No. | Details of the party (listed entity) | | Details of the counterparty | | | Type of related party transaction | Details of other related party transaction | Value of the related party transaction as approved by the audit committee | Remarks on approval by audit committee | Value of transaction during the reporting period | In case monies are due to | | In case any financial indebtedness is incurred | | | | | Details of the loans, inter-corporate deposits, advances or investments | | | | |
|--------|---|------------|---|------------|---|---|---|---|--|--|---------------------------|-----------------|---|-------------------------------|------|--------|--|---|--------|--------------------|---|--|
| | Name | PAN | Name | PAN | Relationship of the counterparty with the listed entity or its subsidiary | | | | | | Opening balance | Closing balance | Nature of Indebtedness (loan/ issuance of debt/ any other etc.) | Details of other Indebtedness | Cost | Tenure | Nature (loan/ advance/ inter-corporate deposit/ investment) | Interest Rate (%) | Tenure | Secured/ unsecured | Purpose for which the funds will be utilised by the ultimate recipient of funds (end usage) | |
| 76 | Smart Value Homes New Project LLP | ACUF51768D | Tata Value Homes Limited | AANCS3558H | Fellow Subsidiary | Capital Repaid | | 0.05 | N.A. | 0.04 | | 3.56 | | | | | | | | | | |
| 77 | Synergizers Sustainable Foundation | AARCS4867K | Gurgaon Construct Well Private Limited | AAACU8741R | Step down subsidiary of | Donation Received | | 0.00 | N.A. | 0.10 | | - | | | | | | | | | | |
| 78 | THDC MANAGEMENT SERVICES LIMITED | AA8CR8045E | Ardent Properties Private Limited | AAGCA2024H | Fellow Subsidiary | Equipment Hiring Charges | | 0.00 | N.A. | 0.62 | | - | | | | | | | | | | |
| 79 | HL Promoters Private Limited | AADCH2401C | Tata Consultancy Service limited | AAACR4849R | Group | Interest on borrowing repaid | | | | 39.12 | | - | | | | | | | | | | |
| 80 | HL Promoters Private Limited | AADCH2401C | SAS Realtech LLP (up to 15 December 2023) | | Fellow Subsidiary | Revenue Share Payable | | | | 0.54 | | 6.89 | | | | | | | | | | |
| 81 | HL Promoters Private Limited | AADCH2401C | THDC Management Services Limited (formerly known as THDC Facility Management Limited) | AA8CR8045E | Fellow Subsidiary | Expenses Paid on behalf of company | | | | 0.14 | | - | | | | | | | | | | |
| 82 | Smart Value Homes (Boisar) Private Limited | AAECN3293M | Tata Communication Limited | AAACV2808C | Group | Services received | | | | 0.00 | | 0.03 | | | | | | | | | | |
| 83 | Ardent Properties Private Limited | AAGCA2024H | TATA PROJECTS LIMITED | AAACT4110L | Group | Equipment Hiring Charges | | | | 0.11 | | - | | | | | | | | | | |
| 84 | Ardent Properties Private Limited | AAGCA2024H | VOLTAS LIMITED | AAACV2809D | Group | Services received | | | | 0.01 | | - | | | | | | | | | | |
| 85 | Land Kart Builders Private Limited | AADCL0533D | Tata AIA Life Insurance Company Limited | AA8CT3784C | Group | Any other transaction | Insurance Premium | | | 0.01 | | - | | | | | | | | | | |
| 86 | Princeton Infrastructure Private Limited | AADCP9178Q | The Indian Hotels Company Limited | AAACT3957G | Group | Advance given during the year | | | | 0.01 | | - | | | | | | | | | | |
| 87 | Smart Value Homes (Peenya Project) | AASCS8175R | One Bangalore Luxury Projects LLP | AAEF05442Q | Subsidiary of JV | Services received | | | | 0.62 | | 0.00 | | | | | | | | | | |
| 88 | Smart Value Homes (Peenya Project) | AASCS8175R | Promont Hilltop Private Limited | AAGCP8094G | Fellow Subsidiary | Services received | Exp Paid behalf of | | | 0.35 | | - | | | | | | | | | | |
| 89 | Tata Value Homes Limited | AANCS3558H | Tata Sons Private Limited | AAACT4060A | Group | Services received | | | | 1.12 | | 0.68 | | | | | | | | | | |
| 90 | Tata Value Homes Limited | AANCS3558H | The Indian Hotels Company Limited | AAACT3957G | Group | Services received | | | | 0.00 | | - | | | | | | | | | | |
| 91 | Princeton Infrastructure Private Limited | AADCP9178Q | Titan Company Limited | AAACT5131A | Group | Services received | | | | 0.06 | | - | | | | | | | | | | |
| 92 | HL Promoters Private Limited | AADCH2401C | Tata AIA Life Insurance Company Limited | AA8CT3784C | Group | Services received | | | | 0.01 | | - | | | | | | | | | | |
| 93 | HL Promoters Private Limited | AADCH2401C | Tata AIG General Insurance Company Limited | AA8CT3518Q | Group | Services received | | 0.15 | | 0.07 | | - | | | | | | | | | | |
| 94 | HL Promoters Private Limited | AADCH2401C | THDC Management Services Limited (formerly known as THDC Facility Management Limited) | AA8CR8045E | Fellow Subsidiary | Services received | | | | 1.52 | | - | | | | | | | | | | |
| 95 | Kriday Realty Private Limited | AAECK5447N | THDCMS Ariana Maintenance | | Group | Repair and Maintenance Expense | | | | 0.00 | | 0.02 | | | | | | | | | | |
| 96 | Sec 113 Gatevida Developers Private Limited | AACCL2552R | Tata AIG General Insurance Company | AA8CT3518Q | Group | Insurance Premium | | 0.15 | | 0.04 | | - | | | | | | | | | | |
| 97 | Sec 113 Gatevida Developers Private Limited | AACCL2552R | Tata AIA Life Insurance Company Limited | AA8CT3784C | Group | Insurance Premium | | | | 0.01 | | - | | | | | | | | | | |
| 98 | Promont Hilltop Private Limited | AAGCP8094G | Titan Company Limited | AAACT5131A | Group | Gift Voucher | | | | 0.12 | | - | | | | | | | | | | |
| 99 | Tata Value Homes Limited | AANCS3558H | Infiniti Retail Limited | AACCV1726H | Group | Gift Voucher | | | | 0.00 | | - | | | | | | | | | | |
| 100 | Tata Value Homes Limited | AANCS3558H | THDC Management Services Limited (formerly known as THDC Facility Management Limited) | AA8CR8045E | Fellow Subsidiary | Expenses Paid on Behalf of others | | | | 0.01 | | 0.01 | | | | | | | | | | |
| 101 | HLT Residency Private Limited | AADCH2400D | HL Promoters Private Limited | AADCH2401C | Fellow Subsidiary | Borrowing Repaid | | | | 171.50 | | - | | | | | | | | | | |
| 102 | Smart Value Homes (Boisar) Private Limited | AAECN3293M | Tata AIA Life Insurance Company Limited | AA8CT3784C | Group | Insurance Premium | | | | 0.00 | | - | | | | | | | | | | |
| 103 | Sec 113 Gatevida Developers Private Limited | AACCL2552R | Tata Communication Limited | AAACV2808C | Group | Selling Expenses | | | | 0.01 | | - | | | | | | | | | | |
| 104 | HLT Residency Private Limited | AADCH2400D | HL Promoters Private Limited | AADCH2401C | Fellow Subsidiary | Revenue Share | | | | 0.63 | | - | | | | | | | | | | |
| 105 | HLT Residency Private Limited | AADCH2400D | HL Promoters Private Limited | AADCH2401C | Fellow Subsidiary | ICD/Loans/Investments/OCD | Investment in Optionally Convertible Debentures | | | 194.62 | | 194.37 | | | | | | | | | | |
| 106 | HLT Residency Private Limited | AADCH2400D | HL Promoters Private Limited | AADCH2401C | Fellow Subsidiary | Revenue Share Received | | | | 15.00 | | - | | | | | | | | | | |
| 107 | HLT Residency Private Limited | AADCH2400D | HL Promoters Private Limited | AADCH2401C | Fellow Subsidiary | Redemption in OCD | | | | 0.25 | | 194.37 | | | | | | | | | | |
| 108 | Tata Value Homes Limited | AANCS3558H | HL Promoters Private Limited | AADCH2401C | Fellow Subsidiary | Expenses Incurred on Behalf of the Com. | | | | 0.01 | | 29.72 | | | | | | | | | | |
| 109 | Tata Value Homes Limited | AANCS3558H | Landkart Builders Private Limited | AADCL0533D | Subsidiary of JV | Expenses Incurred on Behalf of the Com. | | | | 0.00 | | - | | | | | | | | | | |
| 110 | Tata Value Homes Limited | AANCS3558H | Roots Corporation Limited | AACCR6389J | Group | Any other transaction | | | | 0.00 | | - | | | | | | | | | | |

