

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

Mullibai — 100 055

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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Website: www.tatahousing.com

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

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:

- a. 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
- b. 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

a. 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



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 colfusion, 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.



- 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

The standalone annual financial results include the results for the guarter 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 BSR&Co.LLP

Chartered Accountants

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

Farhad Bamji

Partner

Mumbai

02 May 2024

Membership No.: 105234

UDIN:24105234BKCLLJ8607

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

			(₹ in crores)
		As at	As at
	Particulars	31 March 2024	31 March 2023
		(Audited)	(Audited)
	ETS		
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
(b)	Other non-current assets	9.03	8.39
Tota	l non-current assets	2,131.98	2,501.35
l	rent 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
Tota	Il current assets	2,877.95	<u>2,547.77</u>
	TOTAL ASSETS	5,009.93	5,049.11
EQU	JITY AND LIABILITIES		
Equi	ity		
(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	2	
	b. Total Outstanding Dues of Creditors Other than Micro Enterprise and Small Enterprise	- 1	5.52
	(iv) Other financial liabilities	3.59	0.54
(b)	Provisions	2.68	
Tota	l non-current liabilities	1,413.63	623.92
Curi	rent liabilities		
(a)	Financial liabilities		
	(i) Borrowings	1,207.52-	- I-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
	I current liabilities	1,900.33	2,365.52
Terr	Central B Wing and		
Lota	I liabilities North C Wing.	3,313.96	2,989.44
	TOTAL EQUITY AND LIABILITIES Nesso IT Parks, Nesso Cunter, Nesso Cunter, Nesso Cunter, Nesso Cunter, Nesso Cunter, Nesson Texts Nesson Text	5,009.93	5,049.11
	Goregian (East).	3,003.73	3,047.11
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Statement of Audited Standalone Financial Results for the quarter and Year ended 31 March 2024

(₹ in crores)

						(< in crores)
ļ	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)
		_			_	
		-				-
	Іпсоте					
J	Revenue from operations	34.99	39.67	42.32	139.51	381.32
11	Other income	23.48	20.28	93.68	200.79	365.75
Ш	Total Income (I + II)	58.47	59.95	136.00	340.30	747.07
ĮV	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
٧	(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
vī	(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					
* 777	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
ΙX	Loss for the period/year (VII - VIII)	(68.11)	(103.59)	(118.15)	(364.14)	(485.14)
х	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
			(107.77)	(118.49)	(363.71)	(483.05)
ХI	Total Comprehensive Loss for the period/year (IX + X)	(68.04)	(103.37)	(110.49)	(303.71)	(403.03)
		(68.04)	(103.37)	(110.49)	(303.71)	(403.03)

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





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

(₹inc:	rore	S
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			(₹ in crores)
		For the year ended	For the year ended
		31 March 2024	31 March 2023
	Particulars	(Audited)	(Audited)
A.	Cash flow from Operating Activities	<u> </u>	
73.	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	(15.05)
	Net unrealised gain on Foreign Currency Transactions and Translations Contingencies Costs	(0.50) 7,38	(15.06) 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 Provision Written Back	(2.36) (38.68)	(0.69)
	Share of profit in Limited Liability Partnerships (uet)	(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 A	(107.23)	0.73
В.	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 Guarantee Commission	2.36 1.36	0.69 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 B	(111.37)	31.45
c.—	Cash Flow from Financing Activities	1	
	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) Repayment of lease liability	(273.11) (2.79)	324.32 (1.81)
	Interest paid	(195.53)	(264.69)
-	Net Cash generated from/(used in) Financing Activities C	98.57	(42.18)
2	Net (decrease)/increase in Cash and Cash Equivalents (A) + (B) + (C)	(120.03)	(10.00)
54	Cash and Cash Equivalents at the beginning of the period	144.28	154.28
Pr.	Cash and Cash Equivalents at the end of the period	24.25	144.28
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Notes:

- 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.
- 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.
- 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.
- 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 Section133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act").
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

Develop

Sanjay Dutt Managing Director DIN - 0525 1670

Place Account Place: Włumbai Date: 02 May 2024

SP. S.

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Central B Wirit - 6 North & Wind Mesco II Paris Nesco Center Western Express Highway

Goregaon (East). Stumbar - 400 063

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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 Regulations) Regulations, 2015:

Sr. No.	Particulars	For the quarter ended 31 March 2024	For the quarter ended, 31 December 2023	For the quarter ended 31 March 2023	For the year ended 31 March 2024	For the year ended 31 March 2023
		(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
(a)	Debt-Equity ratio (in times)	1.54	1.39	1,12	1.54	1.12
	Formula used for the computation of Debt Equity Ratio = Long Term & Short Term Borrowings / Net Worth					
(b)	Debt Service Coverage ratio (DSCR) (in times)	-1.80	0.45	1.34	0.05	0.34
	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)					
(c)	Interest Service Coverage Ratio (ISCR) (in times)	-1.80	0.44	1.34	0.25	1.53
()	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					
(d)	Outstanding redeemable preference shares (quantity and value)		ny has not issued ar. Hence, this cla	•		ares during
(e)	Capital redemption reserve / Debenture redemption reserve		y has not create the Companies		-	
(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)	1.51	1.53	1.08	1.51	1.08
	Formula used for the computation of Current Ratio = Current Assets / Current Liabilities					
(j)	Long Term Debt to Working capital (in times)	1.43	1.62	1.48	1.43	1.48
	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					
(k)	Bad debts to Account Receivable ratio (in %)	NA	NA	NA	NA	NA
, .	Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts / Average Trade Receivable					
(l)	Current liability ratio (%)	57%	54%	79%	57%	79%
<u>··</u> .	Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities		· <u> </u>			
(m)	Total debts to Total assets (in %)	52%	51%	46%	52%	46%
· · · /	Formula used for the computation of Total debts to Total assets = Long Term & Short Term Borrowings / Total Assets					





Sr. No.	Particulars	For the quarter ended 31 March 2024	For the quarter ended 31 December 2023	For the quarter ended 31 March 2023	For the year ended 31 March 2024	For the year ended 31 March 2023
		(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
(n)	Debtors turnover (in times) (annualised)	5.69	5.14	2.81	3.71	6.38
	Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable					
(0)	Inventory turnover (in times) (annualised)	0.06	0.07	0.08	0.06	0.18
	Formula used for the computation of Inventory turnover = Revenue from operations / Average Inventory		_	_		
(p)	Operating margin (in %)	-312%	3%	-73%	-110%	-25%
	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					
(q)	Net Profit margin (in %)	-195%	-261%	-279%	-261%	-127%
	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)	NA	NA	3.31	NA	3.31
(rl)	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 NC	'Os are all unse	cured.	
(1)	During the quarter and year ended under review, the Company has issued Non Couv	ertible debt sec	urities to the tun	e of INR 800 ci	ores.	

^{*} 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

Developing

Sanjay Dutt Managing Director DIN - 05251670

W

Place: Mumbai Date: 02 May 2024



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

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:

- a. include the annual financial results of the entities mentioned in Annexure I to the aforesaid consolidated annual financial results.
- b. 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
- c. 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

a. 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 requirments 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



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



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 reflects 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

Page 3 of 6

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 BSR&Co.LLP

Chartered Accountants

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

Farhad Bamji

Partner

Membership No.: 105234

UDIN:24105234BKCLLG9498

Mumbai

02 May 2024

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 Prívate Limited	Joint Venture



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.tatabousing.com

Audited Consolidated Assets and Liabilities as at 31 March 2024

	Particulars As at As at				
	Particulars	As at			
		31 March 2024 (Audited)	31 March 20 (Audited		
_	ASSETS		•		
	Non-Current Assets				
)	Property, plant and equipment	6.63	8.8		
}	Right to use asset	17.57	8.		
)	Goodwill	41.76	41.		
1	Intangible assets	8.69	12.		
	Intangible assets under development	1.26	0		
	Investments in Joint Ventures	105.81	27 (
}	Financial assets	0.05			
	i. Investments ii. Loans	0.05 565.43	0 1,061		
	iii. Other financial assets	2.22	1,001		
)	Deferred tax assets (net)	43.63	50		
	Income tax asset(net)	102.83	92		
	Other non-current assets	9.41	12		
	Total Non-Current Assets	905.29	1,562		
	Current Assets				
	Inventories	4,106.27	4,053		
	Financial assets	0.24			
	i. Investments	0.24 40.61	0		
	ii. Trade receivables iii. Cash and cash equivalents	176.12	96 257		
	iv. Bank balances other than (iii) above	187.44	93		
	v. Loans	161.86	6		
	vi. Other financial assets	93.49	90		
	Other current assets	95.10	84		
	Total Current Assets	4,861.13	4,682		
	Total Assets	5,766.42	6,244		
	EQUITY AND LIABILITIES				
	Equity				
}	Equity share capital	1,280-97	1,280		
	Other equity	(490.60)	(97		
	Equity attributable to shareholders of the Parent	790_37	1,183		
	Non Controlling Interest Total Equity	790.37	1,152		
	Liabilities				
	Non-Current Liabilities				
	Financial liabilities				
	i. Borrowings	-1,432.07-	1,342		
	ii. Lease liabilities	19.53	9		
	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		
	iv. Other financial liabilities	9.15	I		
	Provisions Deferred tax liabilities (net)	2.85 36.90	48		
	Other non-current liabilities	67.45	35		
	Total Non-Current Liabilities	1,567.95	1,450		
	Current Liabilities				
	Financial liabilities	1.540.65	. 042		
	i. Borrowings	1,540.65	1,873		
	ii. Lease liabilities iii. Trade payables	3.29	2		
	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		
	iv. Other financial liabilities	1,033.10	801		
	Other current liabilities & Co.	227.90	187		
	Provisions 14th Floor.	46.70	52		
	Income tax liabilities (net) Central B Wing and	4.18	2 642		
	Total Current Liabilities North C Wing Nesco II Parket	3,408.10	3,642		
	Total Equity and Liabilities	4,976.05	5,092		
	Total Equity and Liabilities Western Explanation (Augustian Explanation Fast)	5,766.42	6,244.		

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

(₹ in crores)

			(₹ in crores)
	Particulars	For the year ended	For the year ended
		31 March 2024 (Audited)	31 March 2023 (Audifed)
	Income	(7144114)	(riadiiad)
1	Revenue from operations	516.74	1,428.61
וז	Other income:		
	- Gain on remesurement of previously beld equity interest	4.25	4.93
пі	- Other income Total Income (1 + II)	209.57 730.56	1,663.98
113	A Vital Income (1 · 21)	750.50	7,003.70
ΓV	Expenses		1
	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 Total Expenses	267.95	369.65 1,936.09
	Сота одрогоса	1,070.15	1,750.07
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)
ſΧ	Tax expenses		
Ď.	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 Income tax relating to items that will not be reclassified to profit or loss	0.41	2.09 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)
ΧŊ	Total Comprehensive Loss for the year $(X + XI)$	(357.55)	(413.63)
-	Loss for the year attributable to:	-	J·
	Owners of the Parcot Non-controlling interests	(328.82)	(411.79) 1.76
	Other Comprehensive Income / (Loss) for the year attributable to: Owners of the Parent Non-controlling interests	(28.73)	(6.48) 2.88
	Total Comprehensive Loss for the year attributable to: Owners of the Parent Non-controlling interests And Central B Wing and	(357.55)	(418.27) 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.)	$\frac{ / }{ $	(3.44)

Tata Housing Development Company Limited

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Audited Consolldated 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		(/radica)	(/ tagnes)
	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 Gain on fair value of investment		(42.81)	0.07
	Gain on Conversion of Joint venture company to Subsidiary company		(4.25)	(4.93)
	Goodwill written off		(4.23)	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		-	(11.55)
	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:-		00.74	(51.40)
	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 Income Taxes (Paid)/Refund (net)			114.35 38.05
	Net Cash from Operating Activities	A	(11.91)	152.40
				(02.10
	Cash flow from Investing Activities		(2.62)	(2.77)
	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)	(64.09)
	Sales/(Purchase) of Investments Proceeds on Sale of current investments		101.01	(64.98) 0.69
	Loans granted to Joint ventures		2.42 (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	В	310.35	48.58
C.	Cash Flow from Financing Activities			
C.	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 & Co. L.		(29.14)	(5.74)
	Add: Acquisition of Subsidiary	Pla	(120.18)	126.23
		14/	176.13	257.01/
	Cash and Cash Equivalents at the end of the year	H		7.

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.
- 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 4 Co. L. Anthroom and Central B Wing and North C Wing North C Wing North Extress Highway Co. L. Anthroom Co. Central B Wing and Co. L. Anthroom C. Anthroom Co. Central B Wing and Co. L. Anthroom C. Ant

Sanjay Dutt
Managing Director
DIN - 05251670

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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 erores)
Sr. No.	Particulars	For the year ended	For the year ended
		•	•
		31 March 2024	31 March 2023
		(Audited)	(Audited)
(a)	Debt-Equity ratio (in times)	3.76	2.72
	Formula used for the computation of Debt Equity Ratio = Long Term & Short Term Borrowings / Net Worth		
(b)	Debt Service Coverage ratio (DSCR) (in times)	-0.01	-0.20
	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)		
(c)	Interest Service Coverage Ratio (ISCR) (in times)	-0.05	-0.76
. ,	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		
(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)	1.43	2.65
(j)	Formula used for the computation of Current Ratio = Current Assets / Current Liabilities Long Term Debt to Working capital (in times)	0.48	0.72
-	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		
(k)	Bad debts to Account Receivable ratio (in %)	NA	NA
	Formula used for the computation of Bad Debts to Account Receivable Ratio = Bad Debts / Average Trade Receivables		
(1)	Current liability ratio (%)	68%	35%
_	Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities		
(m)	Total debts to Yotal assets (in %)	52%	51%
,(11)	Formula used for the computation of Total debts to Total assets = Long Term & Short Term Borrowings / Total Assets	3270	71/
(n)	Debtors Turn Over Ratio	7.54	10.85
	Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable		
(o)	Inventory turnover (in times)	0.13	0.35
	Formula used for the computation of Inventory turnover = Revenue from Special B Wild Average Inventory Average Inventory Revenue from Special B Wild North C Wild North C Wild Page 1	and white	
(p)	Operating margin (in %)	44%	_200/

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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)

Particulars	For the year ended	For the year ended
		_
	31 March 2024	31 March 2023
	(Audited)	(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		
Net Profit margin (in %)	-64%	-29%
Formula used for the computation of Net Profit margin = Loss after tax / Revenue from operations		
Asset cover available, in case of non-convertible debt securities (secured) (in times)	N.A	N.A
Asset cover available, in case of non-convertible debt securities (unsecured) (in times)	N.A	N.A
	Finance costs, Impairment of investment in and loans given to subsidiaries and joint ventures, Tax and Exceptional Item (less) Other Income / Revenue from operations Net Profit margin (in %) Formula used for the computation of Net Profit margin = Loss after tax / Revenue from operations Asset cover available, in case of non-convertible debt securities (secured) (in times)	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 Net Profit margin (in %) Formula used for the computation of Net Profit margin = Loss after tax / Revenue from operations Asset cover available, in case of non-convertible debt securities (secured) (in times) N.A

For and on behalf of Tata Housing Development Company Limited

Develop

CIN: U45300MH1942PLC003573

Place: Mumbai Date: 02 May 2024

Ath Floor,
Central B Wing and
North C Wing,
Nesco IT Pass4,
Nesco Center,
Western Extress Highway
Corenann (Fast)
Human Agn 063

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,

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 guarter 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

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.



Tata Housing Development Company Limited Page 2 of 3

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

- 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.
- 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.
- We have performed the following procedures in relation to the statement:
 - 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.

Tata Housing Development Company Limited Page 3 of 3

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

Membership No: 105234

UDIN No: 24105234BKCLLA7970

Mumbai 2 May 2024

Annexure I Security Cover as on 31 March 2024	ጓпለፎ	xure l	Security	Cover	as on	31	March 2024
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Column A	Column B	Column C	Column D	Column E	Column F	Calumn G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Columnia	COMMINS	Coldinii C	Calamino	Columnie	COMMINT	Columnia	COIDMIN		Column	Column	Columnic	Column W	Columnia	Columnio
Particulars		Exclusive Charge	Exclusive Charge	Parl-Passu Charge	Parl-Passu Charge	Parl-Passu Charge	Assets not offered as Security	Ellminati on (ampunt in negative }	(Total C to H)		Related to only tho	se Items covered by t	his certificate	
	Description of asset for which this certificate relate				Assets shared by pari passu debt holder(includes debt	Other assets on which there is a parl passu charge		debt amount considered more			Carrying / book value for exclusive charge assets where market value is not	Market	Carrying value/book value for pari passu charge assets	
		Debt for which this certificate being issued	Other Secured [†] Deb1	Debt for which this certificate being issued	for which this certificate is being issued &other debt with part passu charge)	(excluding ftems covered in Column "F")		than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Value for Pari passu charge Assets	where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value	
		Book Value	Bpok Value	Yes/ No	Book Value	Book Value						Relating t	o Column F	
ASSETS	1		1											
Property, Plant and Equipment							3.62		3.62				-	-
Capital Work-in-Progress			ı				0.00		0.00	^				-
Right of Use Assets	!						6.79		6.79		·			
Goodwill Intangible Assets					-		2.21		0.DD 2.21			•		<u> </u>
Intangible Assets under		1										<u>.</u>	,	
Development	1	1			•		1.26		1.26			-	-	'
Investments	Investment in related parties						1,833.38		1,833.38					•
Loans	Loans and Inter-Corporate Deposits to related partie (Refer note ()						532.94		532.94			-		•
Inventories	Construction Material, Finish Goods and Work In Progress					2,227.56			2,227.56	-	-	-		-
Trade Receivables	Receivables '		1 .			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 (ii)						198.86		198.86			-	-	-
Total	1		1 -	-		2,250.91	2,759.02	<u> </u>	5,009.93			-		-
UABIUTIES			1											
Debt securities to which this certificate pertains	Charttern lass lucation		i i					,					-	
Other debt sharing pari-passu charge with above debt	Short term loan, working capital loan and cash credit facility				-									
Other Debt	 	1	+	1		:		-	:		-	-	:	<u> </u>
Subordinated debt Borrowings		1		0 / 5 0	1 84.54	207.00	929.76	<u> </u>	1,136.76	<u> </u>			- :	
Bank			//	Central B Win	163		929.76		1,130.76					
		.	- //	North U.W.				- Commonweal					ь	

North E Wing
Nesco IT Park4
Nesco Center
Western Express Highway
Goregaon (East)
Mumbai - 900 063



Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

Annexure I Security Cover as on 31 March 2024

Column A	Column 8	Column C	Column D	Column E	Column F	Calumn 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	Eliminati on (amount in negative)	(Total C to H)	,	Related to only tho	se items covered by	this certificate	
_	Description of asset for which this certificate relate				Assets shared by pari passu debt holder(includes debt	Other assets on which there is a pari passu charge		debt amount considered more			Carrying /book value for exclusive charge assets where market value is not	Market	Carrying value/book value for pari passu charge assets	
		Debt for which this certificate being (ssued	Other Secured Debt	Debt for which this certificate being issued	for which this certificate is being issued & other debt with pari passu charge)	(excluding Items covered in Column "F")		then once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Value for Parl passu charge Assets	where market value is not ascertainable or applicable (for Eg. Bank Balance, DSRA market value	
		Book Value	Book Value	Yes/ No	Book Value	Book Value				_		Relating	to Column F	
Debt Securities	Non convertible debentures (Refer note ili)				-		1,470.76		1,470.76					
Others					-			-			-			
Trade payables	1		1			-	430.71		430.71			-		
Lease Liabilities							9.39		9.39		-			·
Provisions							31.77		34.77					
Others	Refer note (iv)						231.57		231.57			-		-
Total		_	1 -			207.00	3,106.96		3,313.96					
Cover on Book Value		_					0.89							igsquare
Cover on Market Value			i]			
		Exclusive Security Cover Ratio			Parl-Passu Security Cover Ratio									
		L												

- 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 Habilities Non-Curront & Current and Other current Habilities.
- 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 31.0

Signed for Identification Purpose Only

Place: Mumbai Date: 02 May 2024

& Co. 14th Floor, Central B Wing and North C Wing. Nesco II Park4. Nesco Center Western Express Highway. Goragaon (East). Mumbai - 400 863

BSR&Co.LLP

For and on behalf of Tata Housing Development Company Limited UNI COMPANI

CIN: U45300MH1942PLC003573

Sanjay Duti Managing Director DIN - 05251670

W





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

^{*}including accrued interest

We request you to take the above on record.

Ritesh Kamdar Company Secretary Tata Housing Development Co. Limited

Tel.: +91 22 66614957

Email: riteshkamdar@tatarealty.in

Kirtikumar Bandekar Chief Financial Officer Tata Housing Development Co. Limited

Tel.: +91 22 66614412

Email: kirtikumarbandekar@tatarealty.in

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 /subsidia entering into the transaction	ry) Pan	Details of the counterparty	PAN	Retationship 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 trensaction during the reporting period	Opening balance	Closing batance	Nature of indebtedness (loan/issuance of debt/ any other etc.)	Details of other Indebted ness	Cost	Tenure	Nature (loan/ advance/ intercorporate deposit/ investment)	Interest Rate (%)	Tenure uns	whice will be the recipi	urpose for the funds be utilised by e utilimate elent of funds endusage)
1 Tata Housing Development Company Limit	d AAACT01910	Tata Realty & Infrastructure Limited	AACCT5242L	Subsidiary	Income	Other Income	N.A.	-	0.57										
2 Tata Housing Development Company Limit	M AAACT01910	Tata Realty & Infrastructure Limited	AACCT6242L		Expesnes	Deputation	N.A.	5.47	0.48	0.60									
3 Tata Housing Development Company Limite		Tata Realty & Infrastructure Limited	AACCT6242L			Expenses Paid on behalf of Company	N.A.	2.18	0.48	0.60									
4 Tata Housing Development Company Limits		Sector 113 Gatevida Developers Private Limited	AACCL2552Ř		Income	Interest on Loan and Inter Corporate Deposits	N.A.	41.30	690.22 5.73	638.02 9.53									
5 Tata Housing Development Company Limits 6 Tata Housing Development Company Limits		Sector 113 Gatevida Developers Private Limited Sector 113 Gatevida Developers Private Limited	AACCL2552R AACCL2552R		Income	Sale of PMC Sale of Branding Fee	N.A.	4.15 12.16	5.73	9.53									
7 Tata Housing Development Company Limits		Sector 113 Gatevida Developers Private Limited	AACCL2552R			Loan Given	N.A.	12.00	291.54	118.54					Inter-corporate deo	18.00%	Repaymen Uns	ecurec Gener	ral Corporate
8 Tata Housing Development Company Limite		Sector 113 Gatevida Developers Private Limited	AACCL2552R			Loan Repaid	N.A.	185.00	291.54	118.54					Inter-corporate depo		Repaymen Uns	ecured Gener	ral Corporate
9 Tata Housing Development Company Limite		Sector 113 Gatevida Developers Private Limited	AACCL2552R		Other Transactions	Expenses incurred on behalf of the Company	N.A.	4.80	-	0.02									
10 Tata Housing Development Company Limite	d AAACT01910	Xolkata 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 Limite		Kolkata One Excetton Private Limited	AAFCK3544F		Income	Branding Fees	N.A.	5.54	0.07	2.43									
12 Tata Housing Development Company Limite		Kolkata One Excelton Private Limited	AAFCK3544F		Income	Project Management Consultancy	N.A.	5.88	0.07	2.43									
13 Tata Housing Development Company Limite		Kolkata One Excelton Private Limited Kolkata One Excelton Private Limited	AAFCK3544F AAFCK3544F		Other Transactions Other Transactions	Loan Repaid	N.A.	7.00	63.09 27.96	56.10 0.69					Inter-corporate depo	12.00%	Repaymen Uns	ecured Gener	rai Corporate
14 Tata Housing Development Company Limite 15 Tata Housing Development Company Limite		Kolkata One Excelton Private Limited Landkart Builders Private Limited	AADCL0533D		Income	Expenses incurred on behalf of the Company Interest on Loan and Inter Corporate Deposits	N.A.	0.88	0.19	0.22									
16 Tata Housing Development Company Limite		2 Landkart Builders Private Limited	AADCL0533D		Income	Project Management Consultancy Fees	N.A.	59,93	2.14	0.00									_
17 Tata Housing Development Company Limite		2 Landkart Builders Private Limited	AADCL0533D		Other Transactions	Expenses incurred on behalf of Related Party	N.A.	0.26	-	-									
18 Tata Housing Development Company Limite	_	Landkart Builders Private Limited	AADCL0533D			Inter Corporate Deposit repaid	N.A.	-	5.84	5.84									
19 Tata Housing Development Company Umite		One Banglore Luxary Project LLP			Income	Sale of Branding Fee	N.A.	5.13	5.81	4.17									
20 Tata Housing Development Company Limite		Q One Banglore Luxary Project LLP		+ '	Income	Sale of PMC	N.A.		5.81	4.17									
21 Tata Housing Development Company Limite		One Banglore Luxary Project LLP			Income	Interest on Inter Corporate Deposits	N.A.	0.74	-	-									
22 Tata Housing Development Company Limite 23 Tata Housing Development Company Limite		One Banglore Luxary Project LLP		Subsidiary of IV	Expesnes Other Transactions	Services received Investment made LLP	N.A.	1.18 8.80	-	0.00									
24 Tata Housing Development Company Limite 24 Tata Housing Development Company Limite		One Banglore Luxary Project LLP One Banglore Luxary Project LLP		Subsidiary of JV Subsidiary of JV	Other Transactions	Expenses incurred on behalf of Related Party	N.A.	3.60	-	- :									
25 Tata Housing Development Company Limite		One Banglore Luxary Project LLP		Subsidiary of JV	Other Transactions	Inter Corporate Deposit Given	N.A.	13.00	-	-					Inter-corporate depr	9.00%	Repaymen Uns	ecured Gener	ral Corporate
26 Tata Housing Development Company Limite		One Banglore Luxary Project LLP		Subsidiary of JV	Other Transactions	Inter Corporate Deposit repaid	N.A.	13.00				Borrowing	ICICI 3M M	4 years	Inter-corporate depo	9.00%	Repaymen Uns	ecured Gener	ral Corporate
27 Tata Housing Development Company Limite	d AAACT0191C	One Banglore Luxary Project LLP	AAEFO5442Q	Subsidiary of JV	Other Transactions	Inv-Capital Contribution - Repaid	N.A.	58.63		-		Borrowing	ICICI 3M M	4 years	Inter-corporate dep	0.00%	Repaymen Uns	ecured Gener	ral Corporate
28 Tata Housing Development Company Limite		One Banglore Luxary Project LLP		Subsidiary of IV	Other Transactions	Advance share of Profit sharing	N.A.	36.02	-	-									
29 Tata Housing Development Company Limite		Smart Value Homes (New Project) LLP	ACUFS1768D	/	Other Transactions	Investment Made	N.A.		-	3.55									
30 Tata Housing Development Company Limite 31 Tata Housing Development Company Limite		Smart Value Homes (New Project) LLP	ACUFS1768D ACUFS1768D		Other Transactions Other Transactions	Expenses incurred on behalf of Related Party Capital Withdrawn	N.A.	0.04	-	0.00									
32 Tata Housing Development Company Limite		Smart Value Homes (New Project) LLP Smart Value Homes (New Project) LLP	_	Holding Company		Capital Contribution	N.A.	- 0.21	-									-	_
33 Tata Housing Development Company Limite		Titan Company Limited	AAACT5131A		Expesnes	Selling Expenses	N.A.	9.26	0.15	0.16									
34 Tata Housing Development Company Limite		Titan Company Limited	AAACT5131A	· ·	Expesnes	Interest Expense	N.A.	0.28	0.15	0.16									
35 Tata Housing Development Company Limite	d AAACT0191C	Titan Company Limited			Other Transactions	Inter Corporate Deposit given	N.A.	138.00	-						Inter-corporate dep	$\overline{}$		ecured Gener	
36 Tata Housing Development Company Limite		Titan Company Limited	AAACT5131A		Other Transactions	Inter Corporate Deposit repaid	N.A.	138.00	-	-					Inter-corporate dep-	7.40%	10 days Uns	ecured Gener	ral Corporate
37 Tata Housing Development Company Limite		2 Titan Company Limited				Advances	N.A.	0.25	0.02	0.10									
38 Tata Housing Development Company Limite 39 Tata Housing Development Company Limite		Tata AIG General Insurance Company Limited Tata AIG General Insurance Company Limited	AABCT3518Q AABCT3518Q		• • • • • • • • • • • • • • • • • • • •	Claim Received Insurance Premium paid	N.A.	2.47	-	0.00									
40 Tata Housing Development Company Limite		Tata Consultancy Service Limited	AAACR4849R	Step down Subsidi		Professional fees	N.A.	7,41	1.43	0.80	_					_			
41 Tata Housing Development Company Limite		Tata Teleservices Limited	AAACT2438A	Step down Subsidi		Administrative and Other Expenses	N.A.	- 1	0.02	0.00	_								
42 Tata Housing Development Company Limite	d AAACT0191C	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 Limite		Tata Comunications Limited		Fellow Subsidiary		Receiving of Services	N.A.	5.05	0.05	1.74									
44 Tata Housing Development Company Limite		Tata AIA Life Insurance Co. Limited.	AABCT3784C		Expesnes	Insurance Premium paid	N.A.	0.48	·	-	_								
45 Tata Housing Development Company Limite 46 Tata Housing Development Company Limite		The Indian Hotels Company Limited The Indian Hotels Company Limited	AAACT3957G AAACT3957G		Other Transactions Expesses	Advances Service Received	N.A.	0.01	0.04	0.16		 							
47 Tata Housing Development Company Limite		Voltas Limited	AAACV2809D		Expesnes	Repairs and Maintenance - Others	N.A.	0.38	0.04	0.24		<u> </u>					_		
48 Tata Housing Development Company Limite		Voltas Umited	AAACZ8318D-		` .	Rent	- N:A:	3:28		- 0:24									
49 Tata Housing Development Company Limite		Voltas Limited	AAACV2809D			Purchase of Split AC	N.A.	0.01	0.00	0.24									
50 Tata Housing Development Company Limite		Tata Sons Private Limited				Advances	N.A.	-	45.07	44.47									
51 Tata Housing Development Company Limite		Tata Sons Private Limited	AAACT4060A	Step down Subsidian		Trademark License Fees	N.A.	6.04	•	0.68		-							
52 Tata Housing Development Company Limite 53 Tata Housing Development Company Limite		Infiniti Retail Limited Arrow Infraestate Private Limited	AACCV1726H AAGCA2667L	Fellow Subsidiary Subsidiary of JV	Other Transactions	Setting Expenses Security Deposit	N.A.	0.04	0.31	0.31		 				-		+-	
54 Tata Housing Development Company Limite		Arrow Infraestate Private Limited Arrow Infraestate Private Limited	AAGCA2667L	 	Expesnes	Rent	N.A.	1.14	0.10	0.31		1				-			
55 Tata Housing Development Company Limite		Gurgaon Realtech Limited	AAACU8322J	Subsidiary of JV	Other Transactions	Security Deposit	N.A.		0.06	0.06									
56 Tata Housing Development Company Limite		Gurgaon Realtech Limited	AAACU8322J		Expesnes	Receiving of Services	N.A.	0.19	0.03	0.03									
57 Tata Housing Development Company Limite		Ecofirst Services Limited		Fellow.Subsidiary_	Expesnes	Receiving of Services ———————	· N:A;— - —	0:10	-0:07	0:08			-						
58 Tata Housing Development Company Limite		TATA 1MG Healthcare Solutions Pvt Ltd		Fellow Subsidiary	Income	Rent & CAM Charges	N.A.	0.67	0.21	0.05		-							
59 Tata Housing Development Company Limite 60 Tata Housing Development Company Limite		Tata 1mg Technologies Private Limited MahaOnline Limited	AAACZ8318D AAGCM6746G	<u> </u>	Expesnes Expesnes	Receiving of Services Receiving of Services	N.A.	0.01	-	0.00		+						-	
61 Tata Housing Development Company Limite		Mikado Realtors Private Limited	_			Inter Corporate Deposit given	N.A.	26.00	-	26.00					Inter-corporate dep	10.00%	2 Months Uns	ecured Gener	ral Corporate
62 Tata Housing Development Company Limite		Mikado Realtors Private Limited	AAECM7429E		Income	Interest on Inter Corporate Deposits	N.A.	0.13	-	0.12									
63 Tata Housing Development Company Limite	AAACT0191Q	Roots Corporation Limited	AACCR6389J	Group	Expesnes	Other expenses	N.A.	0.00	-	-									
64 Tata Housing Development Company Limite		TP Central Odisha Distribution Limited	AAHCT8404D		Expesnes	Receiving of Services	N.A.	0.17											
65 Tata Housing Development Company Umite		Tata Projects Limited	AAACT4119L	Step down Subsidia		Equipment Hirlng Charges	N.A.	0.11	·	-					lake and the	0.000	0		1
66 Tata Housing Development Company Limite 67 Tata Housing Development Company Limite		TRIL Roads Private Limited TRIL Roads Private Limited		Fellow Subsidiary Fellow Subsidiary		ICD repaid Interest on Inter Corporate Deposits	N.A. N.A.	6.00 0.52	-			-			Inter-corporate depo	9.00%	Repaymen Uns	ecured Gener	rat Corporate
68 Tata Housing Development Company Limite		STT Global Data Centres India Private Limited	AANCS4967N		Expesnes	Services Received	N.A.	0.03	-				-						
69 Tata Housing Development Company Limite			/5 11 20 400 / N			Remuneration to KMP	N.A.	0.45					-						
and a second second	,	• 1		1	· ·		 												



					,		<u> </u>		,							T 0	6000000		
	Petails of the party listed entity /subsidiary) enterlog into the transaction		Delafit of the counterparty		Relationship of the			Value of the related party	Remarks on approval by	Value of traguagilgs	In Case most	et are due to	Nature of	Ortalls of	EN PROPERTY OF	- V 24 10	ister-care		s, advances or levertness. Fulpose for which the hunds
Sr No.	Neme	PAN	Name	PAN	counterparty with the Refedentity or its	Type of related party transaction	Datable of other related party transaction	Createtien as approved by the sudk committee	Addit Committee	during the reporting	Opening belance	Chaing	tindebtedness tinen/ basence of debt/ may other	other C	net Tenure	Nature (loan) advance/ Intercorporate deposit/ Investment)	Interest Nate (%)		will be utilized by the
	Tala Howans Development Company United	AAAC70191Q	Ages Realty Private Dimited	7777100007	aubsidiary	Interest Interes and		1600			414	67.61	e(C)	сем	_	investment)			(endesage)
<u> </u>	Tata Nowan C Development Com Sanv Umrejed	AAACTOLYIG	Agex Repty wivale Divised	ZZZZ 19999Z	Holoring Company	Interest Income-ICO		15,00	WA.	7,17	erat	68,64						Reserved une	setuir
<u> </u>	Yeta Mousine Osvelooment Comouniy Limberd	AAAC70191G	Acex Resity Private Limited	7T/ZQ9999Z	Holding Camasov	Inter-companie de cará		10,00	N.A.	00,00	1,21.67	121.67			- 1	Inter-cargorate deports	12.00%	demand #	General Corporate ouroose
,	Yata Pourne Development Company Limited	AVAC(01310	Abex Realty Private Limited	2222299992	Holding Company	Li arriggs incurred on behalf of Company		0.00	N.A.	n.w.		0.16				Inter-corporate disposit		nt an Une	General Corporate ourons
	Yato Housine Development Company United Yate Housing Development Company United		Ardent Properties Private Limited Arteent Properties Private Limited	AAGCAZOZIH AAGCAZOZIH	Holding Company Holding Company	Interest received		9.03	NA NA	0,11					-		/		
6	Tata Mouding Development Company Ustraed	AAAC70191Q	Ardens Properties Private Umited	AAGCA2074H	Holding Company	Any other transaction	Project Management Fees and Marketing Changes	0,00	N.A.	103		0.11							
,											The state of the s							Repireme nt on Uni	ecura
8	Tags indigative Development Company Umited	AAACT01910	Ardeni Properdes Private United	AAGCA2074H	Holding Company	pulsi controvate quiporri		0.00	NA	7 8 15		24.00				Inter-corporate decourt	9.00%	demand d	General Corporate purpose
•	Taca mousing Development Company Unisted	AAACT01910	Ardeni Propenies Private Limited	AAGCA7026H	HOISHAN COUNDERV	Any other transaction ICD/OCD/Loans/Investments/Repa	Execuses incrimed an behalf of Related Party	0.00	H,A	L7a	0.05	0.04			+				
10	Tasa Housing Development Company Limited	AAACT01910	Ardini Procerties Private Umised	AAGCA2074H	Holding Company	Çmenti Compulsary Convertible		0.00	NA	14.85		26.00			_		-		
	Tala Housine Development Company Limited Taly Housins Development Company timited	AAACT01910 AAACT01910	Ardens Properties Private United Arrow infraestate Private United	AAGCA2024H AAGCA7667L	Holding Company Subhidian of JV	Any other (vanual tion	Renc	1.50	N.A.	0.00	0.71	29,97 0 11					-		
32	Tata Housing Development Company Limbeo Tata Housing Oevelopment Company Limbeo	AAACTO191G	Concept Developers & Leasing Limited Concept Developers & Leasing Limited	AAACC1524G AAACC1524G	Holding Company Holding Company	Interest received		0.00 0.00	NA.	0.01		0.03					-		
14	Tata Haisfut Drivelooment Company Limited	AAACTO191O	Concept Developers & Leasing Limited	AAACC1524G	Holding Company	Any other transaction	Exponses incurred on behalf of Rolated Parity	0.00	NA	0.05	0.21	0.76							
15	Tata Housing Development Company Limited Fata Housing Development Company Limited	AACT01910 AAACT01910	Evafors Services Liented Gyrjaion flesiteets Liented	AMCME(3)X	Fetlow Subsidiary Subsidiary at IV		Recording of services CAM and electricity Liperales	0,30 0 15	N.A.	0.01	0.05	0.01			\equiv				
1.7 1.6	Tata Injuring Development Company Umited Tata Housing Development Company Umited	AAACTO191O AAACTO191O	HL Promoters Private Limited III, Promoters Private Umited	AADCH240\C AADCH240\C	Holding Company Holding Company		Sale of material	0.00	N.A.	0.00		0.76			-				
7.0	Tata Housins, Development Company Limited Tata Housins, Development Company Limited	AAACTO191Q	HLT Residency Private Limber HLT Residency Private Limber	AADCH 2400D	Holding Company Holding Company	Expenses incurred on behalf of Com-	pany 1	9,00	N.A.	0.14	61.01	0.14			-		$\overline{}$		
ล										0.00	2004							Acosyme at on Uni	ecure
	Tale Houses Davglagment Company United	AAACT01910	rs.T Revidence Private Limited	AADCH2400D	Mording Corpount	Inter-corporate deposit		0,00	N.A.	Q.US	133,97	0.15		\vdash	+	intencoratrate decogit	9.00%	drmand d Repayme	General Corporate auraose
27	Tata Housers Development Company Umbed	AAACT01910	HLT Rasigency Private United	A46C H24000	Holding Corneany	KD/OCD/LOSAS/Www.coments/Repayments.		0.00	N.A.	114.97		0.15				Inter-parabrate deposit	- 1	Miss Uni	General Convorate persons
23	Tata Housing Development Consumy Umland	AAACT0193CO	nt'l Residency Private Umated	AADCH24000	Holding Company	ICD/OCD/Loans/Investments/Repa		0.00	n.a.	27.50		167 49							
24	Lata Housing Ossetopmont Comeany Urraled	AAACTO191O	HLT Realtipracy Private Coniced	AADCH24000	Holding Company	ICD/OCO/Loans/Investments/Offen		0.00	NA.	194.99		167 49							
25	Yeta Haraine Development Campacy Limbor	AACT0191G	InStruct Retail Limited.	AACCV1726N	Freom Suculotery	Any other Vanyotion	Gift Vouchers	0.50	N.A.	0.00	0.00								
75 27	Year Housing Development Company United Tera Housing Development Company Umage	AAACTO191C AAACTO191C	CNP Collute One Excellen Private Lunged	AAFCK 3544F	CM.P Joint Venture	Arty other wansaction interest received	Ramuneration and incentives	0.07	N.A.	0.00	40.61	19.64			\blacksquare				
26	Tigg Housing Development Company Lioting	AAACT01910	Kolkata One Extanton Private Umited	AAFCX IS44F	Joint Venture	Any other variability	Project Management Fees and Marketing Charges	7.09	N.A.	6 M	2.46	2.75			1				
29																		Repairme nion Una	ecme
	Tota Housine Development Company United Tata Housine Development Company United	AAACT0191Q AAACT0191Q	Koftata One Exertion Private United Kriday Relitiv Private Umbed	AAFC C)S44F AA(C)CS447N	toins Venturz Nording Company	Inter-corporate deposit		0.00	N.A.	0.00 0.37	58.10 7X.11	\$6.10 0.32				Intercorptrate deposit		demand d	General Corporate surposa
33																	- 1	Recayme nión Uni	Kur
32	Fata mousing Development Comeuny lymited	VYVC10787Q	Kritzy Reality Private Umiked	AAEC KSAA7N	Halding Company	Inter-corporate depoyis		0.00	N.A	74.19	159.76	22.16			+	Inter-coreorate deposit	9.00%	demand_d	General Corporate surpose
33	Tata Housing Development Company trinited	AAACT0191O	Kriday Reality On vare L'onked	AAECIS447#	Holding Corne Mr.y	ICD/OCD/taxes/Involuments/Repa	Expenses incurred on behalf of Reused Pany	0.00	N.A.	0.58	0.67	28.9			\vdash		\dashv		_
14	Yata Hausing Developmane Company Limique	AAACT0191Q	Kridzy Reality Privata Limited	AAECKS447N	Holding Company	Ments ICD/OCD/Loars/Invostments/Rapa		9.00	N.A	164.39		22.16		-	+-				
.15	Yasa Housing <u>Development Company timited</u> Yasa Housing Dev <u>elopment Company timited</u>	AAACT0191Q AAACT0191Q	Kristav Reafty Private United Languart Builders Private United	AACC LGG 3.JQ	Notaline Company Joint Venture	Anv other trens ection	Resourced Flux	0.00	N.A.	2,31 0.05	0.43	231 S1 0,00							
26 37	Tata Housing Development Company Urieto Tata Housing Development Company Urieto	AAACT0141Q	One Baneatore Lucury Project LLP One Baneatore Lucury Project LLP	AMEFOSCALIQ AMEFOSMALIQ	Joins Venture Joins Venture	Any other transaction Any other transaction	Markeyine and overhead theires Prolect Management Consultance	0.00	N.A.	-0.96 -11.00		4.17							
	Tau Housing Development Company United	AAACT0191Q	One Bengalare Lucyary Project U.P	AMPOSACQ	Mint Venture	tCO/OCO/Loans/Investments/Rapa		0.00	N.A	0.00	99.19				+		\dashv		
40	Yata Housing Development Company Uses and Yata Housing Development Company Upsted	AA4C/01910	One Banesione Luxury Project U.P One Banesione Luxury Project U.P	AALF05442Q AALF05442D	Jant Venture	Advance share of Profit sharing	7.	9.00 54.50	NA.	8 80. 35.02		<u> </u>							
42	Tata Housing Development Company Likmited	AAACT0191O	One Colombo Project Private Umsted	222253997	Holding Company	Any other transaction	Gy arantee comission	9.00	NA	0.29	16.57			-			\exists		
	Tata Howany Devriponrent Company Umited	AA4CT0]9]Q	Princeton intrastructure Private Untited	AA6CP9179Q	Holding Combany	інцесеры протичев		D,00	N.A.	0.00	32_74	32.74		\vdash				Ke mayone	
45	Table Mousing Development Company Limited	AAACTO191G	Princeton untrastructure Private Limited.	AADC P917#Q	Holding Consoure	Inter-comporate deposit		0,00	a.a.).65	141.99					# let-carsoras daposit	9.00%	demans d	General Consorate ouroose
4																J-127-117-5-117-1-117-1-117-117-117-117-117-	1	Repayme nt on Uns	ecru.
45	Table Houseniz Occasionariens Company Umited		Princeton uninastructure Private Girmen.	AADC/9178Q	Molduniz Corepany	Inter-curporate deposit ICD/OCD/Loans/Investroents/Repa	-	0.00	N.A	74) (4					++1	Inter-corporate deposit	9.00%	demand d	General Comporate oursone
46	Tate Housing Development Company Umbrea	AAACT0193G	Princeton intersoruenza Private United.	AACCP9178Q	Moldana Company	wnęnts Expenses incurredon behalf of Comp	Deny	0.00	N.A.	1444		143.64		+	+		+		+
47	Tata Housing Development Company Limited	AAACTO1910	Princetoninfrestructure Frivate Umiteo Promont Hillside Private Umited	AADCP917EQ	Holding Company	ICD/OCD/Loans/Investments/Repa		0.00	N.A.	0,26		9.01	· - -	\dashv	+			-	+
4.2	Tato Housing Development Company Umited Tato Housing Development Company United	AAACT01910 AAACT01910	Promont Hillside Private Unrited	AAGCT48415	Holdine Company	vments interest received		0.00	K.A	.773 85 0.00	50.97	0.00							
49			Promont Hillston Private Limited	**************************************	Marial and a second											<u> </u>		repairms or on Una	Mulk
50	Tata Mousing Development Company Umited	AACTOISTO	Promont Hillside Private United	ALGENEUG	Holding Constany	ICD/OCD/Las ns/Investments/Repa		0.00		0.45	1/9_19					Inter-corporate deposit	9.00%	n tumbat q	General Corporate purpose
51	Yara Housing Development Company Umited	AAAC101910	Communic felition (trages - Links	AAGCP18AAG	Holding Company	yments	Communication of the Parish of Days of the Communication of the Communic	0.00		274.47		774,77			1				+
5.2	Tate Housing Development Company Limited Tate Housing Development Company Umited	AAACTUI91G	Premium Hilton Private, Umited Smart Value Homas (Pecnya Project) Private United	AASCSELF9R	Holdwig Company	Any other transaction Expenses incurred on behalf of Comp	Expenses incorred on behalf of iguated Party	0.00	NA.	0.17		0.09				_	\dashv	2	_
63	Typa Housing Development Company Umited	AAACT01910	Smart Value Homes (Peenya Project) Private Limited	AASCS#175R	Holding Company	ICD/GCD/Loans/Investments/Repa vmants		0.00	24	14.87		0.09		-					1
5.4	Tapa Housing Development Company Umreo Tara Housing Development Company Um/tod	AAAC701910	Smart Value Hornes (Recoya Project) Private	AASCSS175R		ICD/OCO/Loans/Investments/Repa		440	N.A	16.87		21.3=							1
22	7ats Housing Development Company Limited	AAACT0191G	Umited Sman Value Homes (Peemya Project) Private United	AASCSS175R	Holding Company Holding Company	interest received		4,00	NA.	0.00	9.91	0.00					\dashv		
\$6	Taxa Housing Development Company Limited	AAACT0191Q	Srhart Value Homes (BOISAR) Private Umited.	AAECH 129 DM	Holding Company	putchest received	·	4.00	NA.	0.00	25,6)	. (0.00)							
5.7			Smart Value Hames (EOUSAR) Private															Repayme nt on Una	ocure
32	Tala Housine Dovelgoment Company Limited	AAAÇ701910	Limited. Smart Value Mornes (8015AR) Private	AAECNIT93M	Holaunz Company	inter-corporate deposit (CD/DCD/Loans/investments/Repa		0.00	N.A.	0.00	86.57				+	trice-curporate peopol		demend a	Gentral Corporate auroost
	Yata Housing Development Company Limited	AAACT0161Q	Umleed. Smart Value Howers (8015AR) Private	AAFCH3293M	Holdiny Company	VM+0ts (CO/OCD/Lozzis/linvestm+nts/Repa		0.00	HA	112.49		132.49			+ +		\dashv	+	_
54	Yata Housing Development Company Umsted	AAAC(01910	Limited. Smart Value markes (BOLLAN) Private	AAICHI793M	Halding Company	vments Expenses incurred on behalf of Comp		0.00	N.A.	36.69				_	+		\dashv		_
60	Tata Housing Development Company Limited	AAACTO(S)Q	United, Sector 113 Gatavida Developers Private	AAFCN1293M	Holding Company			0.60	N.A	0.03		- 1			+			_	
61 87	Tata Housing Devolopment Company Umited	WYC10781G	Umited Sector X13 Gates da Developera Private	AACCL2SS2R	zoint Venture	Interest received	Project Wanagement Fees and Marketing	168,00	n.a	00.0	731.52	633,02		-	+				_
74.7	Yata Housing Development Company Ulmiled	AAACT0191Q	United	AACCL2552R	Joint Vannure	Any author strangerican	Charges	11.90	N.A	-0,45	3,13	9,53			+			Repayera	
- 65	Tact Housing Devalopment Company Limited	AAACTO191Q	Sector 11.) Gatevida Developers Private Littled	AACCL25528	rains Venture	Unitar-composite atroposit			<u> </u>	4.00	207_34	HASAII			\perp	Inter-corporate dapasit	14.00%	demund d	General Componete purpose
61			Sector ELB & stevida Developers Privace														į	nton Un	cont
68	Tata Housing Development Company Limited	AAACTO191Q	Sector 113 Gatevida Developera Private	AACCUSS2R	Joint Venture	Expenses incurred on behalf of Comp	Jany		NA	M,00	,	119.54		-+		Intan-corporate deposit	18.00K	demand d	General Corporate amcore
	Tyte Housing Development Company United	AAACTO)910	United	AACC12557R	Joint Ventate	Project Management Consultancy		1.00	M.A.	4.60		10,0					\dashv		
÷6						Fees /Branding Foes/Marketing Management Fees/Overhead/BEBP]
-	Tata Housing Devolutionent Company Limited	AAAC701910	Sector 113 Gaccyida Developers Private Umiked	AACCL2552R	Joint Venture	& Tardemark		8.00	N.A.	16-01		9.51							
ମ	Tato Housine Development Company Limited	AAAC10393O	Source Cry UP	ACGFS0186F	oint Venture	Interest received		10.00	н. ц	A,17	25.33	54.50		-				Recupyme	+
68	Tata noturing Development Company (imited	AAACT01910	Servis Diry sup	ACGPS0186F	tolot Vanture	ICD/OCD/LDETS/Investments/Rephyme	And the state of t	15.00	NA	0.04	13235	5.35			\perp	Inter-corporate deposit		ot ov nur	General Conscione purpose
70	Fapi Housing Development Company Limited Fata Housing Development Company Limited	AAACTO1910	Synergizers Sustainable Foundation	AANCS/1967 N AARCS/1967 N	Grace Holding Company	Any other variachen CSR	Receiving of services	0.10	NA NA	0.01 0.35	0.01	0.19							
71	Fita Housing Device comean Company United	AA4CT0191Q	Para Img Mealthoure Solutions Private Gmitted	AASC07893C	Fellow Subsidiary	Any outer transaction	Accessing of services	0.74	N.A	0,18	au	0.05							
72			Yata AA UP: Insurance Co. Limited. Yata AIG General Insurance Company		Group Step down Supulatory of		Adminburation and other eduprates	050	M.A.	-0.01	0.08				+		-		_
74	Teta Housing Development Company Limited		Emited Tata AIG General Insurance Company	AABC73516Q	holding company Strp down Subsidiary of	Any other mutuktéan	Colon Recarred	0.00		0.09	0.00				+-	-	\dashv		
75	Yasa Mousline Davy Iopamen's Company Clinifed	AAAC10193Q	Umited	AABCT3518Q	holding company	Any other tramactions	hannyed stewerw	400	,ca	0.00	0.69							Rapayma	
- 4	Yaya Howare Development Company Limited	AAACIUL91Q	Tata Çommun'çahçını (ıld	AAACV2806C	Fellow Supulation	Anv other transiction	Recall and maintenance	5.00	N.A.	1.67	0.00	ادرا				Inter-openiorate deposit		demand d	General Corporate ampour



	Tata Housing Development Company L Details of the party (listed entity		Details of the counterparty					Value of the		Value of	(n case moni	es are due to	In case any financ	al indebted	iness is incurred	Details of the loan	s, inter-con	porate deg	posits, advai	nces or Investments
Sr No.	Name	PAN	· Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary	Type of related party transaction	Details of other related party transaction	related party transaction as approved by the audit committee	Remarks on approval by audit committee	transaction during the reporting period	Opening balance	Closing balance	Nature of indebtedness (loan/issuance of debt/any other etc.)	Details of other Indebted ness	Cost Tenure	Nature (loan/ advance/ intercorporate deposit/ Investment)	Interest Rate (%)	Tenure	26cnted/	Purpose for which the fun will be utilised by the ultimate recipient of func (end usage)
3	Ardent Properties Private Limited	AAGCA2024H	Tata AIG General Insurance Company Limited	AABCT35180	Group	Insurance Premium		0.02		0.00			213.7							
2	Tata Value Homes Limited	AANCS3558H	HLT Residency Private Limited	AADCH2400D	Fellow Subsidiary	Interest received		0.00	N.A.	0.00	67.39									
3	Promont Hilltop Private Limited	AAGCP8094G	One Bangalore Luxury Projects LLP	AAEFO5442Q	Subsidiary of IV	Interest received		0.00	N.A.	0.44	0.30	-								
4	Promont Hilltop Private Limited	AAGCP8094G	Mikado Realtors Private Limited	AAECM7429E	Step down subsidiary of					26.00						labar anconstanting	100/	2 8 4 2 2 3 4 2		General Corporate purpos
		AAGCP80946	Mikado Realtors Prívate Límited	AAECW1/429E	Step down subsidiary of	Inter-corporate deposit	+			28.00		'				Inter-corporate deposit	10%	Z IV(UIT(NS	Unsecured	serierai Corporate purpos
5	Promont Hilltop Private Limited	AAGCP8094G		AAECM7429E	JV .	Interest				0.13		-								
6	Promont Hilltop Private Limited	AAGCP8094G	TRIL Roads private limited	AACCN6123G	Fellow Subsidiary	Interest received		0.00	N.A.	0.25	0.51									
7 8	Promont Hilltop Private Limited Promont Hilltop Private Limited	AAGCP8094G AAGCP8094G	Ardent Properties Private Limited	AAGCA2024H AAEFO5442Q	Fellow Subsidiary	Interest received	ICD(d	0.00 13.00	N.A.	0.00	2.50 13.00		Borrowing of term	ICICI ANAA	4,,,,,,,,,	Inter-corporate deposit	08/	Donaumae	lincocuro: (Seneral Corporate purpos
9	Tata Value Homes Umited	AANCS3558H	One Bangalore Luxury Projects LLP HLT Residency Private Umited	AADCH24000	Subsidiary of JV Fellow Subsidiary	Inter-corporate deposit Inter-corporate deposit	tCD paid	0.00	N.A.	92.67	88.67	0.00	Borrowing of term	ICICI SIVI N	4 years	incer-corporate deposii	976	кераултал	unsecured	seneral Corporate purpos
10	Smart Value Homes (Bolsar) Private I		Tata Consultancy Service limited	AAACR4849R	Group	Any other transaction	Purchase of intangibles	0.00	N.A.	0.00										
11	Smart Value Homes (Peenya Project)	AASCS8175R	Tata Consultancy Service limited	AAACR4849R	Group	Any other transaction	Purchase of (ntangibles	0.05	N.A.	0.00	60.0	-								_
12	Sec 113 Gatevida Developers Private	•	Tata Consultancy Service limited	AAACR4849R	Group	Any other transaction	Purchase of intangibles	0.00	N.A.	-0.04	0.04									
13	Land Kart Builders Private Limited HL Promoters Private Limited	AADCH2401C	Tata Consultancy Service limited	AAACR4849R AAACR4849R	Group	Any other transaction	Purchase of intangibles	0.00	N.A.	0.00	0.02		I							
15	Princeton Infrastructure Private Limited		Tata Consultancy Service limited Tata Consultancy Service limited	AAACR4849R	Group Group	Any other transaction Any other transaction	Purchase of intangibles Purchase of intangibles	0.00	N.A.	0.00	0.03									
16	Promont Hilltop Private Limited	AAGCP8094G	Tata Consultancy Service limited	AAACR4849R	Group	Any other transaction	Purchase of intangibles	0.00	N.A.	0.00	0.03									
17	Kołkata-One Excelton Private Limited	AAFCK3544F	Tata Consultancy Service limited	AAACR4849R	Group	Any other transaction	Purchase of Intangibles	0.00	N.A.	0.00	0.03	,								
18	Kriday Realty Private Limited	AAECKS447N	Tata Consultancy Service limited	AAACR4849R	Group	Any other transaction	Purchase of intangibles	0.00	N.A.	0.00	0.01									
19	Ardent Properties Private Limited Ardent Properties Private Limited	AAGCAZ024H	Maha Online Limited	AAGCM8748G	Group	RERA Filling Fees	Durchage of the country	0.00	N A	-0.01	0.04	0.00					 			Need to check why it is
20	One Bangalore Luxury Projects LLP	AAGCA2024H AAEFO5442Q	Tata Consultancy Service limited Tata Consultancy Service limited	AAACR4849R AAACR4849R	Group Group	Any other transaction Any other transaction	Purchase of intangibles Purchase of intangibles	0.00	N.A.	0.00	0.04									
22	Tata Value Homes Umited	AANCS3558H	Tata Consultancy Service limited Tata Consultancy Service limited	AAACR4849R	Group	Any other transaction	Purchase of intengibles	0.00	N.A.	0.00	0.00	0.28								
23	Kríday Realty Private Limited	AAECKS447N	The Indian Hotels Company Limited	AAACT3957G	Group	Any other transaction	Receiving of services	0.00	N.A.	0.00	0.00									
24			Tata AIG General Insurance Company		Group			0.05												_
	Tata Value Homes Limited	AANCS3558H	Limited	AA8CT3518Q	1-	Any other transaction	Insurance Premium	0.03	N.A.	0.02	0.00	0.00								
25	Kolkata-One Excelton Private Limited	AAFCK3544F	Tata AlG General Insurance Company	AARCTREIRC	Group	Any other traces the	locurance Oceani	0.40	N A	0.00										
		MAPCK3544F	Limited Tata AIG General Insurance Company	AABCT3518Q	Group	Any other transaction	Insurance Premium		N.A.	0.09	0.11						 		 	
26	One Bangalore Luxury Projects LLP	AAEFO5442Q	Limited	AABCT3518Q	Group	Any other transaction	Josurance Premium	0.15	N.A.	0.00	0.02						·			
ii.	Princeton Infrastructure Private Limit		Tata AIG General Insurance Company	70-06133100	Group	Any defect duringseason	macranice r turnum		143 4	0.00	0.01									
27		AADCP9178Q	Limited	AABCT3518Q	,	Any other transaction	Insurance Premium	0.15	N.A.	0.05	0.02	-								
28	Kolkata-One Excelton Private Limited	AAFCK3544F	Titan Company Limited	AAACT5131A	Group	Any other transaction	Gift voucher	0.20	N.A.	0.18	0.80									
29	Land Kart Builders Private Limited		Titan Company Limited	AAACTS131A	Group	Any other transaction	Gift voucher	0.80	N.A.	0.07	0.00									
30	HL Promoters Private Limited	AADCH2401C	Titan Company Limited	AAACTS131A	Group	Any other transaction	Gift voucher	0.30	N.A.	0.09	0.06	-								
31	One Bangalore Luxury Projects LLP Sec 113 Gatevida Developers Private	AACCUSTES P	Titan Company Limited Titan Company Limited	AAACTS131A AAACTS131A	Group Group	Any other transaction Any other transaction	Gift voucher	0.05	N.A.	0.03	0.0S 0.1S									
33	Sec 113 Gatevida Developers Private		Infiniti Retail Limited	AACCV1726H	Group	Any other transaction	Gift voucher	0.05	N.A.	0.00	0.13	- 0.07								
34		AAGCP4844G	7itan Company Limited	AAACTS131A	Group	Any other transaction	Gift voucher	0.05	N.A.	-0.05	0.05									
35	Smart Value Homes (Peenya Project)	AASC\$8175R	Infiniti Retail Limited	AACCV1728H	Graup	Any other transaction	Gift voucher	0.05	N.A.	-0.01	D.O1									
36	Smart Value Homes (Peenya Project)		Titan Company Limited	AAACT5131A	Group	Any other transaction	Gift voucher	0.05	N.A.	0.03	0.11	0.00								
37	Ardent Properties Private Limited	AAGCA2024H	Titan Company Limited	AAACTS131A	Group	Any other transaction	Gift voucher	0.05	N.A.	0.00	9.01									
38	Tata Value Homes Umited	AANCS3558H	Titan Company Limited	AAACT5131A	Group	Any other transaction	Gift voucher	0.05	N.A.	0.07	0.02	0.02								
39	Kolkata-One Excelton Private Limited Princeton Infrastructure Private Limit	AAFCK3544F	Tata Communication Umited Tata AIG General Insurance Company	AAACV2808C	Group	Any other transaction	Receiving of services	0.00	N.A.	0.09	0.01	0.06								
40	Finceton in astrocture Fivate Limit	AADCP9178Q	Limited	AABCT3518Q	Group	Any other transaction	Claim received			0.25										
41	Princeton Infrastructure Private Limit	AADCP9178Q	Tata Communication Limited	AAACV2808C	Group	Any other transaction	Receiving of services	0.00	N.A.	0.01	0.01									
42	Promont Hilltop Private Limited	AAGCP8094G	Tata Value Homes Limited	AANCS3558H	Fellow Subsidiary	Any other transaction	Receiving of services			0.44										
43		AAGCP8094G	Tata Communication Limited	AAACV2808C	Group	Any other transaction	Receiving of services	0.00	N.A.	0.01	0.01									
44	Smart Value Homes (Peenya Project) Tata Value Homes Limited	AASCS8175R AANCS3558H	Tata Communication Limited Tata Communication Limited	AAACV2808C AAACV2808C	Group Group	Any other transaction Any other transaction	Receiving of services Network Charges	0.00	N.A.	0.01	0.01 0.84	0.01								
46	Tata Value Homes Umited	AANCS3558H	Ecofirst Services Umited	AAFCM6232L	Fellow Subsidiary	Any other transaction	Professional fees	0.00	N.A.	0.00	0.03									
	Princeton Infrastructure Private Limit		Econst Services annea	- AT CHIOZOZE	TENOW Jubsiciary	Any other dishisaction	Occupational Health		14.6.	5.55	0.03									
47		AAOCP9178Q	Tata 1mg Technologies Private Limited	AAACZ8318D	Group	Any other transaction	services	0.00	N.A.	0.01	0.01									
48	THDC MANAGEMENT SERVICES LIMIT		Tata AIA Life Insurance Company Umited	AABCT3784C	Group	Any other transaction	Insurance Premium	0.00	N.A.	0.01	0.01									
	- Ardent Properties Private Limited -		Tata AIA Life Insurance Company Umited —		Group———	Any other transaction — - — —	Insurance Premium-	0.00	N.A.—	0.00	-0.01						<u> </u>		-	
50 51	Kolkata-One Excelton Private Limited Kriday Realty Private Limited	AAFCK3544F AAECK5447N	Tata AIA Life Insurance Company Limited Tata AIA Life Insurance Company Limited	AABCT3784C AABCT3784C	Group Group	Any other transaction Any other transaction	Insurance Premium Insurance Premium	0.00	N.A.	0.00	0.01	-							 	
52	Princeton Infrastructure Private Limit		Tata AIA Life Insurance Company Limited	AABCT3784C	Group	Any other transaction	Insurance Premium	0.00	N.A.	0.00	0.00						-		 	
53		AAGCP8094G	Tata AIA Life Insurance Company Limited	AABCT3784C	Group	Any other transaction	Insurance Premium	0.00	N.A.	0.00	0.00									
54		AAEFO5442Q	Tata AIA Life Insurance Company Limited	AABCT3784C	Group	Any other transaction	Insurance Premium	0.00	N.A.	0.00	0.00									
55	Smart Value Homes (Peenya Project)		Tata AIA Life Insurance Company Umited	AABCT3784C	Group	Any other transaction	Insurance Premium	0.00	N.A.	0.00	0.00									
56	Tata Value Homes Limited	AANCS3SS8H	Tata AIA Life Insurance Company Limited	AABCT3784C	Graup	Any other transaction	Insurance Premium	0.00	N.A.	0.00	0.01	•			-				—	
57 58	Smart Value Homes (Peenya Project)	AASCS8175R AAECK5447N	Tata Teleservices Limited	AAACT2438A	Group	Any other transaction	Broadband charges	0.00	N.A.	0.00	0.00				\rightarrow		-		—	
58	4	AAECK5447N AANCS3558H	TP Central Odisha Distribution Limited Landkart Builders Private Limited	AAHCT8404D AADCL0533D	Group _ Subsidiary of JV	Any other transaction Any other transaction	Electricity charges Electricity charges	0.00	N.A	0.11		0.45			22.70			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
60		AANCS3558H	Landkart Builders Private Limited	AADCL0533D	Subsidiary of JV	Interest received	" manufact midi Eco"	1.00	N.A.	0.44	0.22									
61	MLT Residency Private Limited		SAS Realtech LLP (up to 15 December		Fellow Subsidiary				1											
		AADCH2400D	2023)			Interest Income		0.00	N,A.	0.12		9.45			\perp				<u> </u>	
62		AADCH2400D	HL Promoters Private Limited	AADCH2401C	Fellow Subsidiary	Interest Income		0.00	N.A.	39.12		-							<u> </u>	
63		AAGCP8094G	TRIL Roads private limited	AACCN6123G	Fellow Subsidiary	Inter company deposit		2.05	M A	6.00 0.33					+	Inter-corporate deposit	9% 1	керәутег	Unsecured G	ieneral Corporate purposi
65		AANCS3558H AAEF05442Q	HLT Residency Private Limited Smart Value Homes (Peenya Project) Pvt	AADCH2400D	JV of holding company	Investments Sold Any other transaction	Other Transactions: Expen	0.05	N.A.	1.34		0,37			+++		+		+	
66	One Bangalore Luxury Projects LLP		Promont Hilltop Private Limited	AAGCP8094G		Any other transaction	Other Transactions: Expen			0.43							<u> </u>			
67		AAGCP8094G	Ardent Properties Private Limited	AAGCA2024H	Fellow Subsidiary	Inter company deposit	ICO repaid			27.50						Inter-corporate deposit	9% 8	Repaymei	Unsecure G	eneral Corporate purposi
68	Smart Value Homes (Peenya Project)		Tata Value Homes Limited	AANCS3S58H	Fellow Subsidiary	Services received	Rendering of Services (Exp	enses)		0.0)		46.79								
69		AANCS3558H	HLT Residency Private Limited	AADCH2400D	Fellow Subsidiary	ICD/Loans/Investments/OCD	Investment in Optionally	0.15	N.A.	156.07		156.07								
70	Kolkata-One Excelton Private Limited	AAFCK3544F	Tata Realty and Infrastructure Limited	AACCT6242L	JV of Subsidiary	Any other transaction	Expenses incurred by relat	ted party on our bel	half	2.18		. 0.05								
71	HLT Residency Private Limited		SAS Realtech LLP (up to 15 December		Fellow Subsidiary	ICD/Loans/Investments/OCD		0.05						l						
	HIT Residence Private United	AADCH2400D	2023) SAS Realtech Private Limited (wef 15		College Colleged		Inter corporate deposits g		IN.A.	0.08		9.45					 		+	
72	HLT Residency Private Limited	AADCH24000	December 2023	ABMCS3168B	Fellow Subsidiary	ICD/Loans/Investments/OCD	inter corporate deposits g	0.05	N.A.	0.16		9.45		I						
,,	1		·		Fellow Subsidiary	ICD/Loans/Investments/OCD	сопротого бероль в	0.05	N.A.	19.00		19.00					_			
73	HLT Residency Private Limited	AADCH2400D	Promont Hilltop Private Umited	AAGCP8094G	LEHOM SUDSIGIALS	ICD\CO4\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		0.03				13.00								
73		AADCH2400D AAGCP8094G	Promont Hilltop Private Umited One Bangalore Luxury Projects LLP	AAGCP8094G AAEFOS442Q	Subsidiary of JV	ICD/Loans/Investments/OCD	ICD repaid	0.05	N.A.	13.00		-								



	Details of the party (listed entity		Details of the counterparty					Value of the		Value of	In case mon	les are due to In case any finan	cial indebt	edness	is incurre	Details of the loar	ıs, inter-co	porate de	posits, adv	ances or investments
Sr No.	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary	Type of related party transaction	Details of other related party transaction	related party transaction as approved by the audit committee	Remarks on approval by audit committee	transaction during the reporting period	Opening balance	Closing balance debt/ any other etc.)		Corr	Tenur	Nature (loan/ advance/ intercorporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecure d	Purpose for which the func will be utilised by the ultimate reciplent of fund (end usage)
76	Smart Value Homes New Project LLP		Tata Value Homes Limited	AANCS3558H	Fellow Subsidiary	Capital Repaid		0.05	N.A.	0.04		3.56		_					 	
77	Synergizers Sustainable Foundation		Gurgaon Construct Well Private Limited			Donation Received		0.00	N.A.	0.10		-	 						<u> </u>	
78	THOC MANAGEMENT SERVICES LIMIT		Ardent Properties Private Limited	AAGCA2024H	Fellow Subsidiary	Equipment Hiring Charges		0.00	N.A.	0.62		•		+					<u></u> '	
79	HL Promoters Private Limited	AAOCH2401C	Tata Consultancy Service limited	AAACR4849R	Group	Interest on borrowing repaid				39.12	4	-		₩					 '	
80	HL Promoters Private Limited	AADCH2401C	SAS Realtech LLP (up to 15 December 2023		Fellow Subsidiary	Revenue Share Payable				0.54	1	6.89								
	HL Promoters Private Limited		THDC Management Services Limited																'	1
82			(formerly known as THDC Facility		Fellow Subsidiary	Expenses Paid on behalf of company								1					1 '	1
		AADCH2401C	Management Limited)	AABCR8045E						0.14		-							'	
82	Smart Value Homes (Boisar) Private (Tata Communication Limited	AAACV2808C	Group	Services received				0.00		0.03	<u> </u>						'	
83	Ardent Properties Private Limited	AAGCA2024H	TATA PROJECTS LIMITED	AAACT4119L	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	AABCT3784C	Group	Any other transaction	Insurance Premium			0.01		-								
86	Princeton Infrastructure Private Limit	AADCP9178Q	The Indian Hotels Company Limited	AAACT3957G	Group	Advance given during the year				0.01	1	-								
87	Smart Value Homes (Peenya Project)		One Bangalore Luxury Projects LLP	AAEFO5442Q	Subsidiary of JV	Services received				0.62		0.00							'	1
88	Smart Value Homes (Peenya Project)	AASCS8175R	Promont Hilltop Private Limited	AAGCP8094G	Fellow Subsidiary	Services received	Exp Paid behalf of			0.15	i	-							'	<u> </u>
89	Tata Value Homes Umited	AANCS3558H	Tata Sons Private Limited	AAACT4060A	Group	Services received				1.12		0.68							<u> </u>	1
90	Tata Value Homes Umited	AANCS3558H	The Indian Hotels Company Limited	AAACT3957G	Group	Services received				0.00		-								1
91	Princeton Infrastructure Private Limit	AADCP9178Q	Titan Company Limited	AAACT5131A	Group	Services received				0.06	5	-								ı
92	HL Promoters Private Limited	AADCH2401C	Tata AIA Life Insurance Company Limited	AABCT3784C	Group	Services received				0.01		-								1
93	HL Promoters Private Limited	AADCH2401C	Tata AIG Genera) Insurance Company Limited	AABCT3518Q	Group	Services received		0.15		0.07	,									
94	HL Promoters Private Limited	AADCH2401C	THDC Management Services Limited (formerly known as THDC Facility Management Limited)	AABCR804SE	Fellow Subsidiary	Services received				1.52										
95	Kriday Realty Private Limited	AAECK5447N	THDCMS Ariana Maintenance		Group	Repair and Maintenance Expense				0.00	.	0.02					1			
96	Sec 113 Gatevida Developers Private	AACCL2552R	Tata AIG General Insurance Company	AABCT3518Q	Group	Insurance Premium		0.15		0.04		-								
97	Sec 113 Gatevida Developers Private	AACCL2552R	Tata AIA Ufe Insurance Company Limited	AABCT3784C	Group	Insurance Premium				0.01		-								ı
98	Promont Hilltop Private Limited	AAGCP8094G	Titan Company Limited	AAACT5131A	Group	Gift Voucher				0.12	!	-								
99	Tata Value Homes Umited	AANC\$3558H	Infiniti Retail Limited	AACCV1726H	Group	Gift Voucher				0.00		-							oxdot	
100	Tata Value Homes Umited	AANCS3SSBH	THDC Management Services Limited (formerly known as THDC Facility	AA8CR8045E	Fellow Subsidiary	Expenses Paid on Behalf of others				0.00		0.01								
101		AAOCH2400D	Management Limited) HL Promoters Private Limited	AAOCH2401C	Fellow Subsidiary	Borrowing Repaid				171.50		0.01	+	+ -	+ -	+			\vdash	
101	Smart Value Homes Boisari Private L		Tata AIA Life Insurance Company Umited	AABCT3784C	Group	Insurance Premium				0.00			+	+-	+	 			\vdash	
102				AAACV2808C	Group					0.00		· ·		+	+ -				\vdash	
103	Sec 113 Gatevida Developers Private HLT Residency Private Limited	AACCL2SS2R AADCH2400D	Tata Communication Limited HL Promoters Private Limited	AAACV28U8C AADCH2401C		Selling Expenses				0.63			+	+	+	+			+	
104	HLT Residency Private Limited	AADCH2400D AADCH2400D	BL Promoters Private Limited BL Promoters Private Limited	AAOCH2401C AAOCH2401C	Fellow Subsidiary Fellow Subsidiary	Revenue Share	Investment in Optionally	Compatible Out		194.62		194.37		+	1	+			\vdash	
106	HLT Residency Private Limited	AADCH2400D				ICD/Loans/Investments/OCD	investment in Optionally	Convertible Debenti	1162	194.62		194.37		+	+		1		+	ſ
107	HLT Residency Private Limited		HL Promoters Private Limited	AADCH2401C	Fellow Subsidiary	Revenue Share Received Redemption in OCD				0.25		194.37	1	+	+				 	_
107	nt i kesidency Private Limited	AADCH2400D	HL Promoters Private Limited	AADCH2401C	Fellow Subsidiary					0.25	1	194.37	+	+-	+	-	1		\vdash	(
108	Tata Value Homes Limited	AANCS3558H	HL Promoters Private Limited	AADCH2401C	Fellow Subsidiary	Expenses incurred on Behalf of the Com.				0.01	1	29.72			+					
109	Tata Value Homes Limited	AANCS3558H	Landkart Builders Private Limited	AADCL05330	Subsidiary of JV	Expenses incurred on Behalf of the Com.				0.00		-								
110	Tata Value Homes Umited	AANCS3SSBH	Roots Corporation Limited	AACCR6389J	Group	Any other transaction				0.00		-							()	ı

