



November 13, 2024

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

Dear Sir / Madam,

**Ref: Scrip Code: 975909, 976013 and 976138**

**Sub: Outcome of the Board Meeting**

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, we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e. Wednesday, November 13, 2024, have, *inter-alia*, considered and approved the Unaudited Financial Results of the Company for the quarter and half-year ended September 30, 2024 and took note of the Limited Review Report issued by Statutory Auditors, thereon.

Accordingly, please find enclosed herewith the following:

1. the Unaudited Financial Results together with Limited Review Report issued by BSR & Co. LLP, Statutory Auditors of the Company pursuant to Regulations 51 (2) and 52 of Listing Regulations;

The said unaudited Financial Results were reviewed and recommended by the Audit Committee at its meeting held today.

2. the disclosure in terms of Regulations 52(4) of SEBI Listing Regulations forming part of the Unaudited Financial Results certified by the Statutory Auditors of the Company;
3. Security Cover Certificate as on September 30, 2024, by Management of the Company pursuant to Regulation 54 of SEBI Listing Regulations;
4. Disclosure of Related Party Transactions pursuant to Regulation 23(9) of the SEBI Listing Regulations for the half-year ended September 30, 2024; and

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](mailto:thdcsec@tatarealty.in)  
Website: [www.tatahousing.com](http://www.tatahousing.com)



A statement on utilization of issue proceeds of non-convertible securities issued and material deviation for the quarter ended September 30, 2024, under Regulations 52(7) and 52(7A) of the SEBI Listing Regulations is being submitted via separate letter in the format prescribed under SEBI Listing Regulations.

Further, in compliance with Regulation 52(8) of the SEBI Listing Regulations, unaudited 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. [www.tatahousing.com](http://www.tatahousing.com).

We request you to take the above on record.

Thanking you,

Yours faithfully,

**For Tata Housing Development Company Limited**

**Mrunal Mahajan**  
**Company Secretary**  
**(ICSI Membership No.: A31734)**

**Encl- a/a**

**CC:**  
**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](mailto:dt@sbicaptrustee.com)  
Website: [www.sbicaptrustee.com](http://www.sbicaptrustee.com)

**Limited Review Report on unaudited standalone financial results of Tata Housing Development Company Limited for the quarter ended 30 September 2024 and year to date results for the period from 01 April 2024 to 30 September 2024 pursuant to Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021**

**To the Board of Directors of Tata Housing Development Company Limited**

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Tata Housing Development Company Limited (hereinafter referred to as “the Company”) for the quarter ended 30 September 2024 and year to date results for the period from 01 April 2024 to 30 September 2024 (“the Statement”).
2. This Statement, which is the responsibility of the Company’s management and approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 “*Interim Financial Reporting*” (“Ind AS 34”), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with 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, as amended. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 “*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*”, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms 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, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note 3 to the Statement, which explains that the forecasted future cashflows 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 Statement. 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 Statement on a going concern basis.

B S R & Co. LLP

**Limited Review Report (*Continued*)**  
**Tata Housing Development Company Limited**

Our conclusion is not modified in respect of this matter.

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

*Chartered Accountants*

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

BURJIS

TEHMURASP

PARDIWALA

Digitally signed by  
BURJIS TEHMURASP  
PARDIWALA  
Date: 2024.11.13  
13:17:09 +05'30'

**Burjis Pardiwala**

*Partner*

Mumbai

13 November 2024

Membership No.: 103595

UDIN:24103595BKFWIC1397



**Tata Housing Development Company Limited**  
**CIN: U45300MH1942PLC003573**  
**Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.**  
**Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatahousing.com**

**Statement of Unaudited Standalone Financial Results for the quarter and six months ended 30 September 2024**

| (₹ in crores) |   |                       |                       |                       |                      |                      |                    |
|---------------|---|-----------------------|-----------------------|-----------------------|----------------------|----------------------|--------------------|
| S.No.         | Particulars   | For the quarter ended | For the quarter ended | For the quarter ended | For six months ended | For six months ended | For the year ended |
|               |   | 30 September 2024     | 30 June 2024          | 30 September 2023     | 30 September 2024    | 30 September 2023    | 31 March 2024      |
|               |   | (Unaudited)           | (Unaudited)           | (Unaudited)           | (Unaudited)          | (Unaudited)          | (Audited)          |
|               |   |                       |                       |                       |                      |                      |                    |
|               | <b>Income</b>   |                       |                       |                       |                      |                      |                    |
| I             | Revenue from operations   | 8.77                  | 92.66                 | 39.72                 | 101.43               | 64.84                | 139.51             |
| II            | Other income  | 57.74                 | 70.15                 | 69.71                 | 127.89               | 157.03               | 200.79             |
| III           | <b>Total Income (I + II)</b>  | <b>66.51</b>          | <b>162.81</b>         | <b>109.43</b>         | <b>229.32</b>        | <b>221.87</b>        | <b>340.30</b>      |
|               |   |                       |                       |                       |                      |                      |                    |
| IV            | <b>Expenses</b>   |                       |                       |                       |                      |                      |                    |
|               | Cost of materials consumed  | 0.66                  | 0.29                  | 2.31                  | 0.95                 | 2.61                 | 216.27             |
|               | Changes in inventories of finished goods and work-in-progress   | 12.20                 | 17.30                 | 19.49                 | 29.50                | 32.05                | (154.08)           |
|               | Employee benefits expense   | 9.70                  | 10.93                 | 11.82                 | 20.63                | 24.54                | 47.41              |
|               | Finance costs   | 51.73                 | 51.99                 | 46.70                 | 103.72               | 97.83                | 194.34             |
|               | Depreciation and amortisation expense   | 1.29                  | 1.21                  | 2.40                  | 2.50                 | 4.68                 | 9.40               |
|               | Other expenses  | 22.19                 | 24.72                 | 4.72                  | 46.91                | 50.41                | 182.74             |
|               | <b>Total Expenses</b>   | <b>97.77</b>          | <b>106.44</b>         | <b>87.44</b>          | <b>204.21</b>        | <b>212.12</b>        | <b>496.08</b>      |
| V             | <b>(Loss)/Profit before impairment of loans given and investments in subsidiaries and joint ventures (III - IV)</b> | <b>(31.26)</b>        | <b>56.37</b>          | <b>21.99</b>          | <b>25.11</b>         | <b>9.75</b>          | <b>(155.80)</b>    |
| VI            | Impairment of loans given and investments in subsidiaries and joint ventures (Refer note 5)                         | 51.42                 | 7.86                  | 140.91                | 59.28                | 202.58               | 208.02             |
| VII           | <b>(Loss)/Profit before tax (V-VI)</b>  | <b>(82.68)</b>        | <b>48.51</b>          | <b>(118.92)</b>       | <b>(34.17)</b>       | <b>(192.83)</b>      | <b>(363.82)</b>    |
| VIII          | <b>Tax expenses</b>   |                       |                       |                       |                      |                      |                    |
|               | Current tax charge  | -                     | -                     | -                     | -                    | -                    | 1.10               |
|               | Deferred tax charge/(credit)  | 0.41                  | 0.15                  | (0.20)                | 0.56                 | (0.40)               | (0.78)             |
|               | <b>Total tax expenses</b>   | <b>0.41</b>           | <b>0.15</b>           | <b>(0.20)</b>         | <b>0.56</b>          | <b>(0.40)</b>        | <b>0.32</b>        |
| IX            | <b>(Loss)/Profit for the period/year (VII - VIII)</b>   | <b>(83.09)</b>        | <b>48.36</b>          | <b>(118.72)</b>       | <b>(34.73)</b>       | <b>(192.43)</b>      | <b>(364.14)</b>    |
| X             | <b>Other comprehensive income:</b>  |                       |                       |                       |                      |                      |                    |
|               | <b>Items that will not be reclassified to profit or loss</b>  |                       |                       |                       |                      |                      |                    |
|               | Remeasurements of defined benefit liability   | 0.24                  | 0.11                  | (0.38)                | 0.35                 | 0.14                 | 0.43               |
|               | Income tax relating to items that will not be reclassified to profit or loss  | -                     | -                     | -                     | -                    | -                    | -                  |
|               | <b>Total other comprehensive income/(loss) for the period/year, net of tax</b>                                      | <b>0.24</b>           | <b>0.11</b>           | <b>(0.38)</b>         | <b>0.35</b>          | <b>0.14</b>          | <b>0.43</b>        |
| XI            | <b>Total comprehensive (loss)/income for the period/year (IX + X)</b>   | <b>(82.85)</b>        | <b>48.47</b>          | <b>(119.10)</b>       | <b>(34.38)</b>       | <b>(192.29)</b>      | <b>(363.71)</b>    |
| XII           | <b>Earnings per equity share (Face Value per share Rs.10 each)</b>  |                       |                       |                       |                      |                      |                    |
|               | Basic and Diluted earnings per share*   | (0.65)                | 0.38                  | (0.93)                | (0.27)               | (1.50)               | (2.84)             |

\* Not annualised for quarter ended 30 September 2024, 30 June 2024, 30 September 2023, six months ended 30 September 2024, and 30 September 2023.

**Tata Housing Development Company Limited**  
**CIN: U45300MH1942PLC003573**  
**Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.**  
**Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatahousing.com**

**Statement of Unaudited Standalone Assets and Liabilities as at 30 September 2024**

(₹ in crores)

| Particulars   | As at<br>30 September 2024<br>(Unaudited) | As at<br>31 March 2024<br>(Audited) |
|---|---|-------------------------------------|
| <b>ASSETS</b>   |   |                                     |
| <b>Non-current assets</b>   |   |                                     |
| (a) Property, plant and equipment   | 3.52                                      | 3.62                                |
| (b) Right of use asset  | 5.83                                      | 6.79                                |
| (c) Intangible assets   | 3.15                                      | 2.21                                |
| (d) Intangible Assets under development   | 1.09                                      | 1.26                                |
| (e) Financial assets  |   |                                     |
| (i) Investments   | 1,870.73                                  | 1,833.38                            |
| (ii) Loans  | 200.00                                    | 204.52                              |
| (iii) Other Financial Assets  | 26.37                                     | 0.00                                |
| (f) Deferred tax assets (net)   | 6.64                                      | 7.20                                |
| (g) Income-tax assets (net)   | 42.03                                     | 63.97                               |
| (h) Other non-current assets  | 7.37                                      | 9.03                                |
| <b>Total non-current assets</b>   | <b>2,166.73</b>                           | <b>2,131.98</b>                     |
| <b>Current assets</b>   |   |                                     |
| (a) Inventories   | 2,190.34                                  | 2,227.56                            |
| (b) Financial assets  |   |                                     |
| (i) Investments   | 6.24                                      | 0.24                                |
| (ii) Trade receivables  | 26.47                                     | 23.35                               |
| (iii) Cash and cash equivalents   | 7.70                                      | 24.25                               |
| (iv) Bank Balances other than (iii) above   | 16.73                                     | 155.72                              |
| (v) Loans   | 540.49                                    | 328.42                              |
| (vi) Others financial assets  | 97.09                                     | 85.09                               |
| (c) Other current assets  | 37.75                                     | 33.32                               |
| <b>Total current assets</b>   | <b>2,922.81</b>                           | <b>2,877.95</b>                     |
| <b>TOTAL ASSETS</b>   | <b>5,089.54</b>                           | <b>5,009.93</b>                     |
| <b>EQUITY AND LIABILITIES</b>   |   |                                     |
| <b>Equity</b>   |   |                                     |
| (a) Equity share capital  | 1,280.97                                  | 1,280.97                            |
| (b) Other equity  | 380.61                                    | 415.00                              |
| <b>Total equity</b>   | <b>1,661.58</b>                           | <b>1,695.97</b>                     |
| <b>Non-current liabilities</b>  |   |                                     |
| (a) Financial liabilities   |   |                                     |
| (i) Borrowings  | 700.00                                    | 1,400.00                            |
| (ii) Lease liabilities  | 5.82                                      | 7.36                                |
| (iii) Other financial liabilities   | 3.59                                      | 3.59                                |
| (b) Provisions  | 1.98                                      | 2.68                                |
| <b>Total non-current liabilities</b>  | <b>711.39</b>                             | <b>1,413.63</b>                     |
| <b>Current liabilities</b>  |   |                                     |
| (a) Financial liabilities   |   |                                     |
| (i) Borrowings  | 2,017.30                                  | 1,207.52                            |
| (ii) Lease liabilities  | 2.50                                      | 2.03                                |
| (iii) Trade payables  |   |                                     |
| a. Total Outstanding Dues of Micro Enterprise and Small Enterprise                      | 0.34                                      | 0.44                                |
| b. Total Outstanding Dues of Creditors Other than Micro Enterprise and Small Enterprise | 425.85                                    | 430.27                              |
| (iv) Other financial liabilities  | 214.38                                    | 207.06                              |
| (b) Other current liabilities   | 21.62                                     | 20.92                               |
| (c) Provisions  | 34.58                                     | 32.09                               |
| <b>Total current liabilities</b>  | <b>2,716.57</b>                           | <b>1,900.33</b>                     |
| <b>Total liabilities</b>  | <b>3,427.96</b>                           | <b>3,313.96</b>                     |
| <b>TOTAL EQUITY AND LIABILITIES</b>   | <b>5,089.54</b>                           | <b>5,009.93</b>                     |

**Tata Housing Development Company Limited**  
**CIN: U45300MH1942PLC003573**  
**Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.**  
**Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatahousing.com**

**Statement of Unaudited Standalone Cash Flows for the six months ended 30 September 2024**

|           |   | (₹ in crores)  |  |
|-----------|---|--|--|
|           | Particulars   | For the year ended<br>30 September 2024<br>(Unaudited) | For the year ended<br>30 September 2023<br>(Unaudited) |
| <b>A.</b> | <b>Cash flow from operating activities</b>  |  |  |
|           | (Loss) before tax   | (34.17)  | (192.83)   |
|           | <b>Adjustments for:-</b>  |  |  |
|           | Depreciation and amortisation expense   | 2.50   | 4.68   |
|           | Loss on sale of Property, plant and equipment (Net)   | -  | 0.19   |
|           | Sundry balances written-off   | 2.06   | -  |
|           | Net unrealised (gain)/loss on foreign currency transactions and translations                | (10.99)  | 2.34   |
|           | Provision for litigation & other matter   | 3.31   | 6.56   |
|           | Impairment of Loans given and investments in subsidiaries and joint ventures                | 59.28  | 202.58   |
|           | Impairment for advances and receivables   | 0.23   | 0.48   |
|           | Impact of write down in value of inventory  | 5.71   | -  |
|           | Interest income on financial assets   | (27.59)  | (128.43)   |
|           | Interest on income tax refund   | (0.78)   | -  |
|           | Dividend income   | (31.51)  | (0.01)   |
|           | Gain on sale of current investments   | (0.71)   | (1.75)   |
|           | Provision written back  | (54.93)  | (26.31)  |
|           | Share of profit in Limited Liability Partnerships (net)                                     | (32.59)  | -  |
|           | Sundry balances written back  | -  | -  |
|           | Guarantee commission received   | (0.77)   | (0.48)   |
|           | Finance costs   | 103.72   | 97.83  |
|           | <b>Operating loss before working capital changes</b>  | <b>(17.23)</b>   | <b>(35.15)</b>   |
|           | Adjustments for changes in working capital:-  |  |  |
|           | Decrease/(Increase) in trade receivables  | 0.54   | (15.53)  |
|           | Decrease in Inventories   | 31.51  | 33.91  |
|           | Decrease/(Increase) in other financial assets, other assets (current & non-current)         | 15.06  | (48.50)  |
|           | (Decrease) in trade payables, other financial liabilities, other liabilities and provisions | (39.39)  | (6.55)   |
|           | <b>Cash (used in) from operating activities</b>   | <b>(9.51)</b>  | <b>(71.82)</b>   |
|           | Income taxes refund/(paid) (net)  | 22.72  | (0.86)   |
|           | <b>Net Cash generated/(used in) from operating activities</b> <b>A</b>                      | <b>13.21</b>   | <b>(72.68)</b>   |
| <b>B.</b> | <b>Cash flow from investing activities</b>  |  |  |
|           | Purchase of property, plant and equipment (including Intangible Assets Under development)   | (2.19)   | (2.23)   |
|           | Investments in subsidiaries and joint venture   | (77.31)  | 53.13  |
|           | Proceeds from withdrawal of investment in subsidiaries and joint venture.                   | 8.00   | -  |
|           | Loans granted   | (356.20)   | (194.18)   |
|           | Inter-company deposit refunded  | 48.06  | 145.35   |
|           | (Purchase)/sale of investments-mutual funds (net)   | (5.29)   | 1.75   |
|           | Guarantee commission received   | -  | 0.48   |
|           | Proceeds/(investment) in Fixed Deposits with maturity more than 3 months (net)              | 138.83   | (140.41)   |
|           | Withdrawal of fluctuating capital from LLP  | 68.61  | -  |
|           | Interest income   | 111.22   | 80.66  |
|           | Dividend income   | 31.51  | 0.01   |
|           | <b>Net cash (used in) from investing activities</b> <b>B</b>                                | <b>(34.76)</b>   | <b>(55.44)</b>   |
| <b>C.</b> | <b>Cash flow from financing activities</b>  |  |  |
|           | Proceeds from borrowings (Commercial Papers & NCD)  | 2,205.00   | 1,870.00   |
|           | Repayment of borrowings (Commercial Papers & NCD)   | (2,165.00)   | (1,275.00)   |
|           | Proceeds/(repayment) of working capital borrowings (net)                                    | 78.36  | (438.34)   |
|           | Inter corporate deposits accepted   | 25.00  | -  |
|           | Repayment of lease liability  | (1.41)   | (1.39)   |
|           | Interest paid   | (136.95)   | (105.86)   |
|           | <b>Net cash generated from financing activities</b> <b>C</b>                                | <b>5.00</b>  | <b>49.41</b>   |
|           | <b>Net (decrease) in Cash and Cash Equivalents (A) + (B) + (C)</b>                          | <b>(16.55)</b>   | <b>(78.71)</b>   |
|           | Cash and Cash Equivalents at the beginning of the period                                    | 24.25  | 144.28   |
|           | Cash and Cash Equivalents at the end of the period  | 7.70   | 65.57  |

**Tata Housing Development Company Limited**  
**CIN: U45300MH1942PLC003573**  
**Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.**  
**Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatahousing.com**

**Notes:**

- 1 The unaudited standalone financial results for the quarter and six months ended 30 September 2024 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 13 November 2024. The unaudited results have been reviewed by the Statutory Auditors of the Company, who have issued an unmodified report on the same.
- 2 The unaudited standalone financial results of the Company have been prepared in accordance with the Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act, 2013 read together with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and in terms of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations") along with relevant circulars.
- 3 As at 30 September 2024, the Company's short-term borrowings comprising commercial paper and non-convertible debentures ('NCD') (including current maturities of long term borrowings) aggregate to ₹ 1,436.94 crores (31 March 2024 ₹ 730.52 crores) . In addition, the Company has working capital loans of ₹ 555.36 crores (31 March 2024 ₹ 477.00 crores) and ICD of ₹ 25 crores (31 March 2024 Nil) . The Company's net current assets aggregate to ₹ 206.24 crores (31 March 2024 ₹ 977.62 crores). The current assets of the Company aggregate to ₹ 2,922.81 crores (31 March 2024 ₹ 2,877.95 crores) and include inventories of ₹ 2,190.34 crores (31 March 2024 ₹ 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 this unaudited standalone financial results for the quarter and six months ended 30 September 2024. 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 six months ended 30 September 2024 have been prepared on the basis that the Company is a going concern.
- 4 The Company is engaged only in the business of development of property and related activities in India. It has no other reportable segments in terms of Indian Accounting Standard (Ind AS) 108 on Segment Reporting specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013.
- 5 During the quarter and six months ended 30 September 2024, based on updated business plans the Company has impaired certain investments (including ICDs) in subsidiaries and joint ventures amounting to ₹ 51.42 crores (during previous quarter ended 30 June 2024 : ₹ 7.86 crores, for the corresponding quarter ended 30 September 2023: ₹ 140.91 crore) and ₹ 59.28 crores (during the six ended 30 September 2023 : ₹ 202.58 crores) and during the year ended 31 March 2024 : ₹ 208.02 crores) respectively.

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

**Sanjay Dutt** Digitally signed  
by Sanjay Dutt  
Date: 2024.11.13  
13:07:05 +05'30'

**Sanjay Dutt**  
*Managing Director*  
DIN - 05251670

Place: Mumbai  
Date: 13 November 2024

**Tata Housing Development Company Limited**

CIN: U45300MH1942PLC003573

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

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

**Statement of Unaudited Standalone Financial Results for the quarter and six months ended 30 September 2024**

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

| Sr. No. | Particulars  | For the quarter ended<br>30 September 2024<br>(Unaudited)  | For the quarter ended<br>30 June 2024<br>(Unaudited) | For the quarter ended<br>30 September 2023<br>(Unaudited) | For six months ended<br>30 September 2024<br>(Unaudited) | For six months ended<br>30 September 2023<br>(Unaudited) | For the year ended<br>31 March 2024<br>(Audited) |
|---------|--|--|--|---|--|--|--|
| (a)     | Debt-Equity ratio (in times)<br>Formula used for the computation of Debt Equity Ratio = Total Debt / Shareholder's Equity  | 1.64   | 1.42   | 1.32  | 1.64   | 1.32   | 1.54   |
| (b)     | Debt Service Coverage ratio (DSCR) (in times)<br>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 / (Finance Cost + Principal payment of long term debt during the period)                                       | 0.03   | 2.11   | 1.52  | 0.19   | 1.15   | 0.05   |
| (c)     | Interest Service Coverage Ratio (ISCR) (in times)<br>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/Finance Cost   | 0.42   | 2.11   | 1.52  | 1.27   | 1.15   | 0.25   |
| (d)     | Outstanding redeemable preference shares (quantity and value)  | The Company does not have redeemable preference shares outstanding as on period / year end. Hence, this clause is not applicable.                        |  |   |  |  |  |
| (e)     | Capital redemption reserve / Debenture redemption reserve  | The Company has not created debentures redemption reserve as per Section 71 of the Companies Act, 2013 due to non-availability of distributable profits. |  |   |  |  |  |
| (f)     | Net-worth (Rupees in crores)   | 1,661.58   | 1,744.44   | 1,867.36  | 1,661.58   | 1,867.36   | 1,695.97   |
| (g)     | Net (Loss)/ Profit after tax (Rupees in crores)  | (83.09)  | 48.36  | (118.72)  | (34.73)  | (192.43)   | (364.14)   |
| (h)     | Earnings per equity share (Face Value per share Rs.10 each)  |  |  |   |  |  |  |
|         | (a) Basic (in Rs.)*  | (0.65)   | 0.38   | (0.93)  | (0.27)   | (1.50)   | (2.84)   |
|         | (b) Diluted (in Rs.)*  | (0.65)   | 0.38   | (0.93)  | (0.27)   | (1.50)   | (2.84)   |
| (i)     | Current ratio (in times)<br>Formula used for the computation of Current Ratio = Current Assets / Current Liabilities   | 1.08   | 1.57   | 1.55  | 1.08   | 1.55   | 1.51   |
| (j)     | Long Term Debt to Working capital (in times)<br>Formula used for the computation of Long Term Debt to Working capital = (Long Term Borrowings + Current Maturities of Long Term Borrowings) / Net Working Capital excluding Current Maturities of Long Term Borrowings   | 1.49   | 1.42   | 1.52  | 1.49   | 1.52   | 1.43   |
| (k)     | Bad debts to Account Receivable ratio (in %)   | NA   | NA   | NA  | NA   | NA   | NA   |
|         | Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts (excluding loss allowance) / Average Trade Receivable  |  |  |   |  |  |  |
| (l)     | Current liability ratio (%)<br>Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities   | 79%  | 55%  | 54%   | 79%  | 54%  | 57%  |
| (m)     | Total debts to Total assets (in %)<br>Formula used for the computation of Total debts to Total assets = Debt Securities Issued + Subordinated Liabilities + Other Borrowings / Total Assets  | 53%  | 50%  | 50%   | 53%  | 50%  | 52%  |
| (n)     | Debtors turnover (in times) (annualised)<br>Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable  | 1.25   | 13.98  | 3.40  | 8.14   | 5.56   | 3.71   |
| (o)     | Inventory turnover (in times) (annualised)<br>Formula used for the computation of Inventory turnover = Revenue from operations / Average Inventory   | 0.02   | 0.17   | 0.07  | 0.09   | 0.12   | 0.06   |
| (p)     | Operating margin (in %)<br>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 (include Share of profit in Limited Liability Partnerships) | -410%  | 43%  | 3%  | 3%   | -69%   | -110%  |
| (q)     | Net Profit margin (in %)<br>Formula used for the computation of Net Profit margin = Profit/(Loss) after tax / Revenue from operations  | -947%  | 52%  | -299%   | -34%   | -297%  | -261%  |

| Sr. No. | Particulars  | For the quarter ended<br>30 September 2024<br><br>(Unaudited) | For the quarter ended<br>30 June 2024<br><br>(Unaudited) | For the quarter ended<br>30 September 2023<br><br>(Unaudited) | For six months ended<br>30 September 2024<br><br>(Unaudited) | For six months ended<br>30 September 2023<br><br>(Unaudited) | For the year ended<br>31 March 2024<br><br>(Audited) |
|---------|--|---|--|---|--|--|--|
|         |  |   |  |   |  |  |  |
| (r)     | Asset cover available, in case of non-convertible debt securities (in times)   | 0.93  | 0.91   | 0.98  | 0.93   | 0.98   | 0.55   |
|         |  | Current NCD's are all unsecured                               |  |   |  |  |  |
| (s)     | The extent and nature of securities created and maintained with respect to secured listed non-convertible debt securities                  | Not applicable since current NCDs are all unsecured.          |  |   |  |  |  |
| (t)     | During the quarter and half year ended under review, the Company has issued Non Convertible debt securities to the tune of INR 700 crores. |   |  |   |  |  |  |

\* Not annualised for quarter ended 30 September 2024, 30 June 2024, 30 September 2023, six months ended 30 September 2024, and 30 September 2023.

**For and on behalf of Tata Housing Development Company Limited**

CIN: U45300MH1942PLC003573

**Sanjay Dutt** Digitally signed  
by Sanjay Dutt  
Date: 2024.11.13  
13:07:26 +05'30'

**Sanjay Dutt**  
Managing Director  
DIN - 05251670

Place: Mumbai  
Date: 13 November 2024



Tata Housing Development Company Limited –

**Operational Update – for H1 of FY 2024-25**

- 1) H1 FY 2024-25 Gross Sales Value at Rs. 398 Crore, down 33% YoY
- 2) H1 FY 2024-25 Net Sales Value at Rs. 313 Crore, down 40% YoY
- 3) H1 FY 2024-25 Gross Volume sold at ~0.44 million sq. ft., down 29% YoY
- 4) H1 FY 2024-25 Net Volume sold at ~0.36 million sq. ft., down 33% YoY
- 5) H1 FY 2024-25 Net Collection at Rs. 805 Crore, up 15% YoY

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](mailto:thdcsec@tatarealty.in)

Website: [www.tatahousing.com](http://www.tatahousing.com)

Annexure I Security Cover as on 30 September 2024

| Column A   | Column B   | Column C                                     | Column D           | Column E                                     | Column F  | Column G  | Column H                       | Column I  | Column J       | Column K  | Column L   | Column M                                  | Column N  | Column O               |
|--|--|--|--------------------|--|---|---|--------------------------------|---|----------------|---|--|---|---|------------------------|
| Particulars  | Description of asset for which this certificate relate               | 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 those items covered by this certificate |  |   |   |                        |
|  |  | Debt for which this certificate being issued | Other Secured Debt | Debt for which this certificate being issued | Assets shared by pari passu debt holder(includes debt for which this certificate is being issued & other debt with pari passu charge) | Other assets on which there is a pari passu charge<br><br>(excluding items covered in Column "F") |                                | debt amount considered more than once (due to exclusive plus pari passu charge) |                | Market Value for Assets charged on Exclusive basis      | Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable) | Market Value for Pari passu charge Assets | Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value | Total Value(=K+L+M+ N) |
|  |  | Book Value                                   | Book Value         | Yes/ No                                      | Book Value  | Book Value  |                                |   |                |   |  | Relating to Column F                      |   |                        |
| ASSETS   |  | NIL  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Property, Plant and Equipment                        |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Capital Work-in-Progress                             |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Right of Use Assets                                  |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Goodwill   |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Intangible Assets                                    |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Intangible Assets under Development                  |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Investments  | Investment in related parties  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Loans  | Loans and Inter-Corporate Deposits to related parties (Refer note i) |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Inventories  | Construction Material, Finish Goods and Work in Progress             |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Trade Receivables                                    | Receivables  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Cash and Cash Equivalents                            |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Bank Balances other than Cash and Cash Equivalents   |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Others   | Refer note (ii)  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Total  |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| LIABILITIES  |  | NIL  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Debt securities to which this certificate pertains   |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Other debt sharing pari-passu charge with above debt | Short term loan, working capital loan and cash credit facility       |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Other Debt   |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Subordinated debt                                    |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Borrowings   |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Bank   |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Debt Securities                                      | Non convertible debentures (Refer note iii)                          |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Others   |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Trade payables                                       |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Lease Liabilities                                    |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Provisions   |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Others   | Refer note (iv)  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Total  |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Cover on Book Value                                  |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
| Cover on Market Value                                |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |
|  |  | Exclusive Security Cover Ratio               |                    |  | Pari-Passu Security Cover Ratio   |   |                                |   |                |   |  |   |   |                        |
|  |  |  |                    |  |   |   |                                |   |                |   |  |   |   |                        |

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



Figures in crores

| Sr No. | Details of the party (listed entity /subsidiary) entering into the transaction | Details of the counterparty                | Relationship of the counterparty with the listed entity or its subsidiary | Type of related party transaction | Details of other related party transaction                       | Value of the related party transaction as approved by the audit committee | Remarks on approval by audit committee | Value of transaction during the reporting period | In case monies are due to either party as a result of the transaction |                 | In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments |                               |      |        | Details of the loans, inter-corporate deposits, advances or investments |                   |        |                    |  | Purpose for which the funds will be utilised by the ultimate | Notes |
|--------|--|--|---|-----------------------------------|--|---|--|--|---|-----------------|---|-------------------------------|------|--------|---|-------------------|--------|--------------------|--|--|-------|
|        |  |  |   |                                   |  |   |  |  | Opening balance   | Closing balance | Nature of indebtedness (loan/ issuance of debt/ any other etc.)   | Details of other indebtedness | Cost | Tenure | Nature (loan/ advance/ intercorporate deposit/ investment )             | Interest Rate (%) | Tenure | Secured/ unsecured |  |  |       |
| 1      | Promont Hilltop Private Limited  | TRIL Roads private limited                 | Fellow Subsidiary   | Interest received                 |  | -   | N.A.                                   | -  | 0.47  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 2      | Smart Value Homes (Peenya Project) Private Limited                             | Tata Consultancy Service limited           | Group   | Any other transaction             | Purchase of Intangibles  | 0.50  | N.A.                                   | 0.01   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 3      | Sec 113 Gatevida Developers Private Limited                                    | Tata Consultancy Service limited           | Group   | Any other transaction             | Purchase of Intangibles  | 0.50  | N.A.                                   | 0.02   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 4      | Land Kart Builders Private Limited   | Tata Consultancy Service limited           | Group   | Any other transaction             | Purchase of Intangibles  | 0.50  | N.A.                                   | 0.05   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 5      | HL Promoters Private Limited   | Tata Consultancy Service limited           | Group   | Any other transaction             | Purchase of Intangibles  | 0.50  | N.A.                                   | 0.02   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 6      | Princeton Infrastructure Private Limited                                       | Tata Consultancy Service limited           | Group   | Any other transaction             | Purchase of Intangibles  | -   | N.A.                                   | 0.00   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 7      | Promont Hilltop Private Limited  | Tata Consultancy Service limited           | Group   | Any other transaction             | Purchase of Intangibles  | 0.50  | N.A.                                   | 0.01   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 8      | Kolkata-One Excelton Private Limited   | Tata Consultancy Service limited           | Group   | Any other transaction             | Purchase of Intangibles  | 0.50  | N.A.                                   | 0.02   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 9      | Kriday Realty Private Limited  | Tata Consultancy Service limited           | Group   | Any other transaction             | Purchase of Intangibles  | 0.50  | N.A.                                   | 0.03   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 10     | Ardent Properties Private Limited  | Maha Online Limited                        | Group   | Any other transaction             | RERA Filing fess   | -   | N.A.                                   | -  | 0.00  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 11     | Ardent Properties Private Limited  | Tata Consultancy Service limited           | Group   | Any other transaction             | Purchase of Intangibles  | 0.50  | N.A.                                   | 0.04   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 12     | One Bangalore Luxury Projects LLP  | Tata Consultancy Service limited           | Group   | Any other transaction             | Purchase of Intangibles  | 0.50  | N.A.                                   | 0.04   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 13     | Tata Value Homes Limited   | Tata Consultancy Service limited           | Group   | Any other transaction             | Purchase of Intangibles  | 2.50  | N.A.                                   | 0.84   | 0.28  | 0.13            |   |                               |      |        |   |                   |        |                    |  |  |       |
| 14     | Tata Value Homes Limited   | Tata AIG General Insurance Company Limited | Group   | Any other transaction             | Insurance Premium  | 0.50  | N.A.                                   | 0.03   | 0.00  | 0.00            |   |                               |      |        |   |                   |        |                    |  |  |       |
| 15     | Kolkata-One Excelton Private Limited   | Tata AIG General Insurance Company Limited | Group   | Any other transaction             | Insurance Premium  | 0.50  | N.A.                                   | 0.16   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 16     | One Bangalore Luxury Projects LLP  | Tata AIG General Insurance Company Limited | Group   | Any other transaction             | Insurance Premium  | 0.50  | N.A.                                   | 0.06   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 17     | Kolkata-One Excelton Private Limited   | Titan Company Limited                      | Group   | Any other transaction             | Gift Voucher   | 1.00  | N.A.                                   | 0.11   | 0.04  | 0.32            |   |                               |      |        |   |                   |        |                    |  |  |       |
| 18     | Land Kart Builders Private Limited   | Titan Company Limited                      | Group   | Any other transaction             | Gift Voucher   | 0.50  | N.A.                                   | 0.04   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 19     | One Bangalore Luxury Projects LLP  | Titan Company Limited                      | Group   | Any other transaction             | Gift Voucher   | -   | N.A.                                   | -  | 0.03  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 20     | Sec 113 Gatevida Developers Private Limited                                    | Titan Company Limited                      | Group   | Any other transaction             | Gift Voucher   | 0.50  | N.A.                                   | 0.09   | 0.07  | 0.01            |   |                               |      |        |   |                   |        |                    |  |  |       |
| 21     | Smart Value Homes (Peenya Project) Private Limited                             | Titan Company Limited                      | Group   | Any other transaction             | Gift Voucher   | -   | N.A.                                   | 0.03   | 0.00  | 0.01            |   |                               |      |        |   |                   |        |                    |  |  |       |
| 22     | Ardent Properties Private Limited  | Titan Company Limited                      | Group   | Any other transaction             | Gift Voucher   | 0.50  | N.A.                                   | 0.09   | 0.06  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 23     | Tata Value Homes Limited   | Titan Company Limited                      | Group   | Any other transaction             | Gift Voucher   | 0.50  | N.A.                                   | 0.06   | 0.02  | 0.01            |   |                               |      |        |   |                   |        |                    |  |  |       |
| 24     | Kolkata-One Excelton Private Limited   | Tata Communication Limited                 | Group   | Any other transaction             | Receiving of Services  | 0.15  | N.A.                                   | 0.01   | 0.06  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 25     | Promont Hilltop Private Limited  | Tata Communication Limited                 | Group   | Any other transaction             | Receiving of Services  | 0.03  | N.A.                                   | 0.01   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 26     | Smart Value Homes (Peenya Project) Private Limited                             | Tata Communication Limited                 | Group   | Any other transaction             | Receiving of Services  | -   | N.A.                                   | -  | 0.01  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 27     | Tata Value Homes Limited   | Tata Communication Limited                 | Group   | Any other transaction             | Network Charges  | -   | N.A.                                   | -  | 0.01  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 28     | THDC MANAGEMENT SERVICES LIMITED   | Tata AIA Life Insurance Company Limited    | Group   | Any other transaction             | Insurance Premium  | -   | N.A.                                   | -  | -   | 0.00            |   |                               |      |        |   |                   |        |                    |  |  |       |
| 29     | Kriday Realty Private Limited  | Tata AIA Life Insurance Company Limited    | Group   | Any other transaction             | Insurance Premium  | 0.50  | N.A.                                   | 0.00   | -   | 0.00            |   |                               |      |        |   |                   |        |                    |  |  |       |
| 30     | Princeton Infrastructure Private Limited                                       | Tata AIA Life Insurance Company Limited    | Group   | Any other transaction             | Insurance Premium  | -   | N.A.                                   | 0.00   | -   | 0.00            |   |                               |      |        |   |                   |        |                    |  |  |       |
| 31     | One Bangalore Luxury Projects LLP  | Tata AIA Life Insurance Company Limited    | Group   | Any other transaction             | Insurance Premium  | -   | N.A.                                   | -  | 0.00  | 0.00            |   |                               |      |        |   |                   |        |                    |  |  |       |
| 32     | Smart Value Homes (Peenya Project) Private Limited                             | Tata Teleservices Limited                  | Group   | Any other transaction             | Broadband charges  | -   | N.A.                                   | 0.00   | -   | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 33     | Kriday Realty Private Limited  | TP Central Odisha Distribution Limited     | Group   | Any other transaction             | Electricity charges  | -   | N.A.                                   | -  | 0.45  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 34     | Tata Value Homes Limited   | Landkart Builders Private Limited          | Subsidiary of JV  | Any other transaction             | Electricity charges  | -   | N.A.                                   | -  | 0.03  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 35     | Tata Value Homes Limited   | Landkart Builders Private Limited          | Subsidiary of JV  | Interest received                 | Interest received  | At Actual   | N.A.                                   | 0.22   | 6.06  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 36     | HLT Residency Private Limited  | SAS Realtech LLP (up to 15 December 2023)  | Fellow Subsidiary   | Interest received                 | Interest received  | -   | N.A.                                   | -  | 9.45  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 37     | HLT Residency Private Limited  | HL Promoters Private Limited               | Fellow Subsidiary   | Interest received                 | Interest received  | -   | N.A.                                   | -  | -   | 0.10            |   |                               |      |        |   |                   |        |                    |  |  |       |
| 38     | One Bangalore Luxury Projects LLP  | Smart Value Homes (Peenya Project) Pvt Ltd | JV of holding company   | Any other transaction             | Other Transactions: Expenses incurred on behalf of Related Party | -   | N.A.                                   | -  | 0.37  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 39     | Smart Value Homes (Peenya Project) Private Limited                             | Tata Value Homes Limited                   | Fellow Subsidiary   | Any other transaction             | Services received  | -   | N.A.                                   | (3.43)   | 46.79   | 43.36           |   |                               |      |        |   |                   |        |                    |  |  |       |
| 40     | Tata Value Homes Limited   | HLT Residency Private Limited              | Fellow Subsidiary   | Any other transaction             | ICD/Loans/Investments/O CD                                       | -   | N.A.                                   | -  | 156.07  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |
| 41     | Kolkata-One Excelton Private Limited   | Tata Realty and Infrastructure Limited     | JV of Subsidiary  | Any other transaction             | Expenses incurred by related party on our behalf                 | -   | N.A.                                   | -  | 0.05  | -               |   |                               |      |        |   |                   |        |                    |  |  |       |

| Sr No. | Details of the party (listed entity /subsidiary) entering into the transaction | Details of the counterparty   | Relationship of the counterparty with the listed entity or its subsidiary | Type of related party transaction | Details of other related party transaction    | Value of the related party transaction as approved by the audit committee | Remarks on approval by audit committee | Value of transaction during the reporting period | In case monies are due to either party as a result of the transaction |   | In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments |      |        |   | Details of the loans, inter-corporate deposits, advances or investments |                     |                    |  |  | Notes |
|--------|--|---|---|-----------------------------------|---|---|--|--|---|---|---|------|--------|---|---|---------------------|--------------------|--|--|-------|
|        | Name   | Name  |   |                                   |   |   |  | Opening balance                                  | Closing balance   | Nature of indebtedness (loan/ issuance of debt/ any other etc.) | Details of other indebtedness   | Cost | Tenure | Nature (loan/ advance/ intercorporate deposit/ investment ) | Interest Rate (%)   | Tenure              | Secured/ unsecured | Purpose for which the funds will be utilised by the ultimate |  |       |
| 42     | HLT Residency Private Limited  | SAS Realtech LLP (up to 15 December 2023)   | Fellow Subsidiary   | Any other transaction             | ICD/Loans/Investments/O CD                    | -   | N.A.                                   | -  | 9.45  | -   |   |      |        |   |   |                     |                    |  |  |       |
| 43     | HLT Residency Private Limited  | SAS Realtech Private Limited (wef 15 December 2023)                                   | Fellow Subsidiary   | Any other transaction             | ICD/Loans/Investments/O CD                    | -   | N.A.                                   | -  | 9.45  | -   |   |      |        |   |   |                     |                    |  |  |       |
| 44     | HLT Residency Private Limited  | Promont Hilltop Private Limited   | Fellow Subsidiary   | Any other transaction             | ICD/Loans/Investments/O CD                    | -   | N.A.                                   | -  | 19.00   | -   |   |      |        |   |   |                     |                    |  |  |       |
| 45     | Promont Hilltop Private Limited  | One Bangalore Luxury Projects LLP   | Subsidiary of JV  | Any other transaction             | ICD/Loans/Investments/O CD                    | -   | N.A.                                   | -  | -   | -   |   |      |        |   |   |                     |                    |  |  |       |
| 46     | Smart Value Homes New Project LLP  | Tata Value Homes Limited  | Fellow Subsidiary   | Any other transaction             | Capital Received                              | -   | N.A.                                   | -  | 3.56  | -   |   |      |        |   |   |                     |                    |  |  |       |
| 47     | Smart Value Homes New Project LLP  | Tata Value Homes Limited  | Fellow Subsidiary   | Any other transaction             | Capital Repaid                                | -   | N.A.                                   | -  | 3.56  | -   |   |      |        |   |   |                     |                    |  |  |       |
| 48     | THDC MANAGEMENT SERVICES LIMITED   | Ardent Properties Private Limited   | Fellow Subsidiary   | Any other transaction             | Equipment Hiring Charges                      | 0.73  | N.A.                                   | 0.43   | -   | -   |   |      |        |   |   |                     |                    |  |  |       |
| 49     | HL Promoters Private Limited   | SAS Realtech LLP (up to 15 December 2023)   | Fellow Subsidiary   | Any other transaction             | Revenue Share Payable                         | -   | N.A.                                   | -  | 6.89  | 6.89  |   |      |        |   |   |                     |                    |  |  |       |
| 50     | HL Promoters Private Limited   | THDC Management Services Limited (formerly known as THDC Facility Management Limited) | Fellow Subsidiary   | Any other transaction             | Expenses Paid on behalf of company            | -   | N.A.                                   | -  | -   | 0.52  |   |      |        |   |   |                     |                    |  |  |       |
| 51     | Private Limited  | Tata Communication Limited  | Group   | Any other transaction             | Services received                             | -   | N.A.                                   | -  | 0.03  | -   |   |      |        |   |   |                     |                    |  |  |       |
| 52     | Princeton Infrastructure Private Limited                                       | The Indian Hotels Company Limited   | Group   | Any other transaction             | Advance given during the year                 | 0.50  | N.A.                                   | 0.01   | -   | -   |   |      |        |   |   |                     |                    |  |  |       |
| 53     | Smart Value Homes (Peenya Project) Private Limited                             | One Bangalore Luxury Projects LLP   | Subsidiary of JV  | Any other transaction             | Services received                             | -   | N.A.                                   | -  | 0.00  | 0.00  |   |      |        |   |   |                     |                    |  |  |       |
| 54     | Tata Value Homes Limited   | Tata Sons Private Limited   | Group   | Any other transaction             | Services received                             | -   | N.A.                                   | 0.39   | 0.68  | -   |   |      |        |   |   |                     |                    |  |  |       |
| 55     | Princeton Infrastructure Private Limited                                       | Titan Company Limited   | Group   | Any other transaction             | Services received                             | 0.50  | N.A.                                   | 0.00   | -   | -   |   |      |        |   |   |                     |                    |  |  |       |
| 56     | Krida Realty Private Limited   | THDCMS Ariana Maintenance   | Group   | Any other transaction             | Repair and Maintenance Expense                | -   | N.A.                                   | 0.17   | 0.02  | 0.19  |   |      |        |   |   |                     |                    |  |  |       |
| 57     | Tata Value Homes Limited   | Infiniti Retail Limited   | Group   | Any other transaction             | Gift Voucher                                  | -   | N.A.                                   | 0.01   | -   | -   |   |      |        |   |   |                     |                    |  |  |       |
| 58     | Tata Value Homes Limited   | THDC Management Services Limited (formerly known as THDC Facility Management Limited) | Fellow Subsidiary   | Any other transaction             | Expenses Paid on Behalf of others             | -   | N.A.                                   | -  | 0.01  | 1.72  |   |      |        |   |   |                     |                    |  |  |       |
| 59     | HLT Residency Private Limited  | HL Promoters Private Limited  | Fellow Subsidiary   | Any other transaction             | ICD/Loans/Investments/O CD                    | -   | N.A.                                   | 0.13   | 194.37  | 194.50  |   |      |        |   |   |                     |                    |  |  |       |
| 60     | HLT Residency Private Limited  | HL Promoters Private Limited  | Fellow Subsidiary   | Any other transaction             | Revenue Share Received                        | -   | N.A.                                   | -  | -   | -   |   |      |        |   |   |                     |                    |  |  |       |
| 61     | HLT Residency Private Limited  | HL Promoters Private Limited  | Fellow Subsidiary   | Any other transaction             | Redemption in OCD                             | -   | N.A.                                   | -  | 194.37  | -   |   |      |        |   |   |                     |                    |  |  |       |
| 62     | Tata Value Homes Limited   | HL Promoters Private Limited  | Fellow Subsidiary   | Any other transaction             | Expenses incurred on Behalf Fellow the Com.   | -   | N.A.                                   | -  | 29.72   | 29.72   |   |      |        |   |   |                     |                    |  |  |       |
| 63     | Tata Housing Development Company Limited                                       | Apex Realty Private Limited   | Holding Company   | Interest received                 |   | -   | N.A.                                   | 7.62   | 68.64   | 76.27   |   |      |        | Inter-corporate deposit                                     | 0.12  | Repayment on demand | Unsecured          | General Corporate purpose                                    |  |       |
| 64     | Tata Housing Development Company Limited                                       | Apex Realty Private Limited   | Holding Company   | Inter-corporate deposit           |   | -   | N.A.                                   | 9.98   | 121.67  | 131.65  |   |      |        | Inter-corporate deposit                                     | 0.12  | Repayment on demand | Unsecured          | General Corporate purpose                                    |  |       |
| 65     | Tata Housing Development Company Limited                                       | Apex Realty Private Limited   | Holding Company   | Any other transaction             | Expenses Incurred on behalf of the Company    | -   | N.A.                                   | -  | 0.16  | 0.16  |   |      |        | Inter-corporate deposit                                     | 0.12  | Repayment on demand | Unsecured          | General Corporate purpose                                    |  |       |
| 66     | Tata Housing Development Company Limited                                       | Ardent Properties Private Limited   | Holding Company   | Interest received                 | Interest on ICD/Loans/Investments/O CD        | -   | N.A.                                   | 6.92   | 6.96  | 13.88   |   |      |        | Inter-corporate deposit                                     | 0.09  | Repayment on demand | Unsecured          | General Corporate purpose                                    |  |       |
| 67     | Tata Housing Development Company Limited                                       | Ardent Properties Private Limited   | Holding Company   | Any other transaction             | Project Management Fees and Marketing Charges | -   | N.A.                                   | -  | 0.11  | -   |   |      |        |   |   |                     |                    |  |  |       |
| 68     | Tata Housing Development Company Limited                                       | Ardent Properties Private Limited   | Holding Company   | Any other transaction             | Expenses incurred on behalf of related party  | -   | N.A.                                   | -  | 0.04  | 0.00  |   |      |        |   |   |                     |                    |  |  |       |
| 69     | Tata Housing Development Company Limited                                       | Ardent Properties Private Limited   | Holding Company   | Any other transaction             | ICD/Loans/Investments/O CD                    | -   | N.A.                                   | (5.00)   | 28.00   | 23.00   |   |      |        | Inter-corporate deposit                                     | 0.09  | Repayment on demand | Unsecured          | General Corporate purpose                                    |  |       |
| 70     | Tata Housing Development Company Limited                                       | Ardent Properties Private Limited   | Holding Company   | Any other transaction             | Compulsorily Convertible Debentures           | -   | N.A.                                   | -  | 79.97   | 79.97   |   |      |        | Inter-corporate deposit                                     | 0.167   | Repayment on demand | Unsecured          | General Corporate purpose                                    |  |       |
| 71     | Tata Housing Development Company Limited                                       | Arrow Infraestate Private Limited   | Subsidiary of JV  | Any other transaction             | Rent  | 2.10  | N.A.                                   | 0.54   | 0.11  | 0.31  |   |      |        |   |   |                     |                    |  |  |       |
| 72     | Tata Housing Development Company Limited                                       | Concept Developers & Leasing Limited  | Holding Company   | Interest received                 |   | -   | N.A.                                   | 0.00   | 0.03  | 0.03  |   |      |        | Inter-corporate deposit                                     | 0.09  | Repayment on demand | Unsecured          | General Corporate purpose                                    |  |       |
| 73     | Tata Housing Development Company Limited                                       | Concept Developers & Leasing Limited  | Holding Company   | Interest received                 |   | -   | N.A.                                   | -  | 0.10  | 0.10  |   |      |        | Inter-corporate deposit                                     | 0.09  | Repayment on demand | Unsecured          | General Corporate purpose                                    |  |       |
| 74     | Tata Housing Development Company Limited                                       | Concept Developers & Leasing Limited  | Holding Company   | Any other transaction             | Expenses incurred on behalf of related party  | -   | N.A.                                   | -  | 0.26  | 0.28  |   |      |        |   |   |                     |                    |  |  |       |
| 75     | Tata Housing Development Company Limited                                       | Ecofirst Services Limited   | Fellow Subsidiary   | Any other transaction             | Receiving of Services                         | -   | N.A.                                   | -  | 0.08  | 0.05  |   |      |        |   |   |                     |                    |  |  |       |
| 76     | Tata Housing Development Company Limited                                       | Gurgaon Realtech Limited  | Subsidiary of JV  | Any other transaction             | C&M and electricity expenses                  | 0.36  | N.A.                                   | 0.18   | 0.03  | 0.04  |   |      |        |   |   |                     |                    |  |  |       |
| 77     | Tata Housing Development Company Limited                                       | HL Promoters Private Limited  | Holding Company   | Any other transaction             | Expenses incurred on behalf of the Company    | -   | N.A.                                   | -  | 0.26  | -   |   |      |        |   |   |                     |                    |  |  |       |

| Sr No. | Details of the party (listed entity /subsidiary) entering into the transaction | Details of the counterparty                        | Relationship of the counterparty with the listed entity or its subsidiary | Type of related party transaction | Details of other related party transaction    | Value of the related party transaction as approved by the audit committee | Remarks on approval by audit committee | Value of transaction during the reporting period | In case monies are due to either party as a result of the transaction |                 | In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments |                               |      |        |  | Details of the loans, inter-corporate deposits, advances or investments |                   |                     |                    |  | Notes |
|--------|--|--|---|-----------------------------------|---|---|--|--|---|-----------------|---|-------------------------------|------|--------|--|---|-------------------|---------------------|--------------------|--|-------|
|        | Name   | Name   |   |                                   |   |   |  |  | Opening balance   | Closing balance | Nature of indebtedness (loan/ issuance of debt/ any other etc.)   | Details of other indebtedness | Cost | Tenure |  | Nature (loan/ advance/ inter-corporate deposit/ investment )            | Interest Rate (%) | Tenure              | Secured/ unsecured | Purpose for which the funds will be utilised by the ultimate |       |
| 78     | Tata Housing Development Company Limited                                       | HLT Residency Private Limited                      | Holding Company   | Any other transaction             | Expenses incurred on behalf of the Company    | -   | N.A.                                   | -  | 0.14  | -               |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 79     | Tata Housing Development Company Limited                                       | HLT Residency Private Limited                      | Holding Company   | Any other transaction             | ICD/Loans/Investments/OCD                     | -   | N.A.                                   | -  | 0.15  | 0.15            |   |                               |      |        |  | Inter-corporate deposit   | 0.09              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 80     | Tata Housing Development Company Limited                                       | HLT Residency Private Limited                      | Holding Company   | Any other transaction             | ICD/Loans/Investments/OCD                     | -   | N.A.                                   | -  | 167.49  | 167.49          |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 81     | Tata Housing Development Company Limited                                       | HLT Residency Private Limited                      | Holding Company   | Any other transaction             | ICD/Loans/Investments/OCD                     | -   | N.A.                                   | -  | 167.49  | 167.49          |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 82     | Tata Housing Development Company Limited                                       | Infiniti Retail Limited.                           | Fellow Subsidiary   | Any other transaction             | Service Received                              | 1.50  | N.A.                                   | 0.01   | -   | -               |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 83     | Tata Housing Development Company Limited                                       | KMP  | K.M.P   | Remuneration                      |   | 0.50  | N.A.                                   | -  | -   | -               |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 84     | Tata Housing Development Company Limited                                       | Kolkata One Excelton Private Limited               | Joint Venture   | Interest received                 | Interest on ICD/Loans/Investments/OCD         | As per contract terms on actuals  | N.A.                                   | 3.37   | 29.64   | 2.25            |   |                               |      |        |  | Inter-corporate deposit   | 0.12              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 85     | Tata Housing Development Company Limited                                       | Kolkata One Excelton Private Limited               | Joint Venture   | Any other transaction             | Project Management Fees and Marketing Charges | 25.59   | N.A.                                   | 5.33   | 2.75  | -               |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 86     | Tata Housing Development Company Limited                                       | Kolkata One Excelton Private Limited               | Joint Venture   | Inter-corporate deposit           | ICD   | -   | N.A.                                   | 46.00  | 56.10   | 102.10          |   |                               |      |        |  | Inter-corporate deposit   | 0.12              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 87     | Tata Housing Development Company Limited                                       | Kriday Reality Private Limited                     | Holding Company   | Interest received                 | Interest Income                               | -   | N.A.                                   | 0.44   | 0.32  | 0.03            |   |                               |      |        |  | Inter-corporate deposit   | 0.09              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 88     | Tata Housing Development Company Limited                                       | Kriday Reality Private Limited                     | Holding Company   | Inter-corporate deposit           |   | -   | N.A.                                   | -  | -   | -               |   |                               |      |        |  | Inter-corporate deposit   | 0.09              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 89     | Tata Housing Development Company Limited                                       | Kriday Reality Private Limited                     | Holding Company   | Any other transaction             | Expenses incurred on behalf of related party  | -   | N.A.                                   | -  | 0.82  | 0.10            |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 90     | Tata Housing Development Company Limited                                       | Kriday Reality Private Limited                     | Holding Company   | Any other transaction             | ICD   | -   | N.A.                                   | 18.40  | 22.16   | 0.00            |   |                               |      |        |  | Inter-corporate deposit   | 0.09              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 91     | Tata Housing Development Company Limited                                       | Kriday Reality Private Limited                     | Holding Company   | Any other transaction             | OCD   | -   | N.A.                                   | -  | 234.51  | 234.51          |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 92     | Tata Housing Development Company Limited                                       | Landkart Builders Private Limited                  | Joint Venture   | Any other transaction             | Recovery of Expense                           | As per contract terms on actuals  | N.A.                                   | 0.99   | -   | 0.99            |   |                               |      |        |  | Inter-corporate deposit   | 0.15              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 93     | Tata Housing Development Company Limited                                       | One Bangalore Luxury Project LLP                   | Joint Venture   | Any other transaction             | Marketing and Overhead Charges                | -   | N.A.                                   | -  | -   | 0.02            |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 94     | Tata Housing Development Company Limited                                       | One Bangalore Luxury Project LLP                   | Joint Venture   | Any other transaction             | Project Management Consultancy                | 29.53   | N.A.                                   | 16.27  | 4.17  |                 |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 95     | Tata Housing Development Company Limited                                       | One Bangalore Luxury Project LLP                   | Joint Venture   | Investment                        |   | -   | N.A.                                   | -  | -   | -               |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 96     | Tata Housing Development Company Limited                                       | One Bangalore Luxury Project LLP                   | Joint Venture   | Any other transaction             | ICD/Loans/Investments/OCD                     | -   | N.A.                                   | (8.00)   | -   | -               |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 97     | Tata Housing Development Company Limited                                       | One Bangalore Luxury Project LLP                   | Joint Venture   | Any other transaction             | Advance share of profit sharing               | 150.00  | N.A.                                   | 68.60  | -   | -               |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 98     | Tata Housing Development Company Limited                                       | One Colombo Project Private Limited                | Holding Company   | Any other transaction             | Guarantee Commission                          | -   | N.A.                                   | -  | 16.80   | 16.80           |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 99     | Tata Housing Development Company Limited                                       | Princeton infrastructure Private Limited.          | Holding Company   | Interest received                 |   | -   | N.A.                                   | -  | 32.74   | (0.00)          |   |                               |      |        |  | Inter-corporate deposit   | 0.09              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 100    | Tata Housing Development Company Limited                                       | Princeton infrastructure Private Limited.          | Holding Company   | Any other transaction             | OCD   | -   | N.A.                                   | -  | 143.64  | 143.64          |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 101    | Tata Housing Development Company Limited                                       | Princeton infrastructure Private Limited.          | Holding Company   | Any other transaction             | Expenses incurred on behalf of the Company    | -   | N.A.                                   | -  | 0.01  | 0.06            |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 102    | Tata Housing Development Company Limited                                       | Promont Hillside Private Limited                   | Holding Company   | Any other transaction             | ICD/Loans/Investments/OCD                     | -   | N.A.                                   | 0.20   | -   | 0.20            |   |                               |      |        |  | Inter-corporate deposit   | 0.09              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 103    | Tata Housing Development Company Limited                                       | Promont Hillside Private Limited                   | Holding Company   | Any other transaction             | ICD/Loans/Investments/OCD                     | -   | N.A.                                   | -  | 774.47  | 774.47          |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 104    | Tata Housing Development Company Limited                                       | Promont Hilltop Private Limited.                   | Holding Company   | Any other transaction             | Expenses incurred on behalf of related party  | -   | N.A.                                   | -  | -   | 0.14            |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 105    | Tata Housing Development Company Limited                                       | Smart Value Homes (Peenya Project) Private Limited | Holding Company   | Any other transaction             | Expenses incurred on behalf of the Company    | -   | N.A.                                   | -  | 0.09  | 0.23            |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 106    | Tata Housing Development Company Limited                                       | Smart Value Homes (Peenya Project) Private Limited | Holding Company   | Any other transaction             | ICD   | -   | N.A.                                   | 87.00  | -   | 87.00           |   |                               |      |        |  | Inter-corporate deposit   | 0.09              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 107    | Tata Housing Development Company Limited                                       | Smart Value Homes (Peenya Project) Private Limited | Holding Company   | Any other transaction             | OCD   | -   | N.A.                                   | -  | 24.78   | 24.78           |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 108    | Tata Housing Development Company Limited                                       | Smart Value Homes (Peenya Project) Private Limited | Holding Company   | Interest received                 |   | -   | N.A.                                   | 0.65   | -   | 0.65            |   |                               |      |        |  | Inter-corporate deposit   | 0.09              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 109    | Tata Housing Development Company Limited                                       | Smart Value Homes (BOISAR) Private Limited.        | Holding Company   | Any other transaction             | OCD   | -   | N.A.                                   | -  | 112.49  | 112.49          |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 110    | Tata Housing Development Company Limited                                       | Smart Value Homes (BOISAR) Private Limited.        | Holding Company   | Any other transaction             | ICD/Loans/Investments/OCD                     | -   | N.A.                                   | 0.65   | -   | 0.65            |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 111    | Tata Housing Development Company Limited                                       | Smart Value Homes (BOISAR) Private Limited.        | Holding Company   | Any other transaction             | Expenses incurred on behalf of the Company    | -   | N.A.                                   | -  | -   | 0.00            |   |                               |      |        |  |   |                   |                     |                    |  |       |
| 112    | Tata Housing Development Company Limited                                       | Sector 113 Gatevida Developers Private Limited     | Joint Venture   | Interest received                 | Interest Income                               | -   | N.A.                                   | -  | 638.02  | 593.52          |   |                               |      |        |  | Inter-corporate deposit   | 0.18              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |

| Sr No. | Details of the party (listed entity /subsidiary) entering into the transaction | Details of the counterparty                        | Relationship of the counterparty with the listed entity or its subsidiary | Type of related party transaction | Details of other related party transaction   | Value of the related party transaction as approved by the audit committee | Remarks on approval by audit committee | Value of transaction during the reporting period | In case monies are due to either party as a result of the transaction |                 | In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments |                               |      |        | Details of the loans, inter-corporate deposits, advances or investments |                   |                     |                    |  | Notes |
|--------|--|--|---|-----------------------------------|--|---|--|--|---|-----------------|---|-------------------------------|------|--------|---|-------------------|---------------------|--------------------|--|-------|
|        | Name   |  |   |                                   |  |   |  |  | Opening balance   | Closing balance | Nature of indebtedness (loan/ issuance of debt/ any other etc.)   | Details of other indebtedness | Cost | Tenure | Nature (loan/ advance/ inter-corporate deposit/ investment )            | Interest Rate (%) | Tenure              | Secured/ unsecured | Purpose for which the funds will be utilised by the ultimate |       |
| 113    | Tata Housing Development Company Limited                                       | Sector 113 Gatevida Developers Private Limited     | Joint Venture   | Any other transaction             | Project Management Fees and Marketing Charges  | 5.00  | N.A.                                   | 2.42   | 9.53  | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 114    | Tata Housing Development Company Limited                                       | Sector 113 Gatevida Developers Private Limited     | Joint Venture   | Inter-corporate deposit           |  | -   | N.A.                                   | -  | 118.54  | 118.54          |   |                               |      |        | Inter-corporate deposit   | 0.18              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 115    | Tata Housing Development Company Limited                                       | Sector 113 Gatevida Developers Private Limited     | Joint Venture   | Any other transaction             | Expenses incurred on behalf of the Company   | 1.50  | N.A.                                   | 0.00   | 0.02  | 0.00            |   |                               |      |        |   |                   |                     |                    |  |       |
| 116    | Tata Housing Development Company Limited                                       | Sector 113 Gatevida Developers Private Limited     | Joint Venture   | Any other transaction             | Project Management Consultancy Fees /Branding Fees/Marketing Management Fees/Overhead/BEBP & Tardemark | 6.00  | N.A.                                   | 1.94   | 9.53  | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 117    | Tata Housing Development Company Limited                                       | Sohna City LLP                                     | Joint Venture   | Interest received                 | Interest Income  | -   | N.A.                                   | 4.31   | 56.50   | 60.80           |   |                               |      |        | Inter-corporate deposit   | 0.12              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 118    | Tata Housing Development Company Limited                                       | Sohna City LLP                                     | Joint Venture   | Any other transaction             | Other Transactions: Expenses incurred on behalf of Related Party                                       | -   | N.A.                                   | -  | 1.38  | 1.43            |   |                               |      |        | Inter-corporate deposit   | 0.09              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 119    | Tata Housing Development Company Limited                                       | STT GLOBAL DATA CENTRES                            | Group   | Any other transaction             | Receiving of Services  | 0.50  | N.A.                                   | 0.02   | -   | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 120    | Tata Housing Development Company Limited                                       | Synergizers Sustainable Foundation                 | Holding Company   | Any other transaction             | CSR  | -   | N.A.                                   | -  | 0.19  | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 121    | Tata Housing Development Company Limited                                       | Tata 1mg Healthcare Solutions Private Limited      | Fellow Subsidiary   | Any other transaction             | Receiving of Services  | 1.67  | N.A.                                   | 0.10   | 0.05  | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 122    | Tata Housing Development Company Limited                                       | Tata AIA Life Insurance Co. Limited.               | Group   | Any other transaction             | Administration and other expenses  | 1.00  | N.A.                                   | 0.01   | -   | 0.04            |   |                               |      |        |   |                   |                     |                    |  |       |
| 123    | Tata Housing Development Company Limited                                       | Tata AIG General Insurance Company Limited         | Step down Subsidiary of holding company                                   | Any other transaction             | Insurance Premium  | 2.50  | N.A.                                   | 0.00   | -   | (0.01)          |   |                               |      |        |   |                   |                     |                    |  |       |
| 124    | Tata Housing Development Company Limited                                       | Tata Communications Ltd                            | Fellow Subsidiary   | Any other transaction             | Repair and Maintenance   | -   | N.A.                                   | -  | 1.53  | -               |   |                               |      |        | Inter-corporate deposit   | 0.09              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 125    | Tata Housing Development Company Limited                                       | Tata Consultancy Service Limited                   | Step down Subsidiary of holding company                                   | Any other transaction             | Repair and Maintenance   | 8.90  | N.A.                                   | 1.94   | 0.52  | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 126    | Tata Housing Development Company Limited                                       | Tata Realty & Infrastructure Limited.              | Subsidiary  | Remuneration                      |  | 6.16  | N.A.                                   | 2.78   | 0.54  | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 127    | Tata Housing Development Company Limited                                       | Tata Sons Private Limited.                         | Step down Subsidiary  | Any other transaction             | Trademark License Fees   | -   | N.A.                                   | -  | 44.47   | 46.40           |   |                               |      |        |   |                   |                     |                    |  |       |
| 128    | Tata Housing Development Company Limited                                       | Tata Teleservices Limited                          | Step down Subsidiary of holding company                                   | Any other transaction             | Administration and other expenses  | 1.00  | N.A.                                   | 0.09   | 0.00  | 0.00            |   |                               |      |        |   |                   |                     |                    |  |       |
| 129    | Tata Housing Development Company Limited                                       | Tata Teleservices (Maharashtra) Limited            | Fellow Subsidiary   | Any other transaction             | Administration and other expenses  | 1.00  | N.A.                                   | 0.03   | 0.01  | 0.01            |   |                               |      |        |   |                   |                     |                    |  |       |
| 130    | Tata Housing Development Company Limited                                       | Tata Value Homes limited                           | Holding Company   | Any other transaction             | Expenses incurred on behalf of related party   | -   | N.A.                                   | -  | 2.43  | 2.61            |   |                               |      |        |   |                   |                     |                    |  |       |
| 131    | Tata Housing Development Company Limited                                       | Tata Value Homes limited                           | Holding Company   | Any other transaction             | ICD/Loans/Investments/O CD   | -   | N.A.                                   | -  | 333.55  | 333.55          |   |                               |      |        |   |                   |                     |                    |  |       |
| 132    | Tata Housing Development Company Limited                                       | Technopolis Knowledge Park Limited                 | Holding Company   | Any other transaction             | Expenses incurred on behalf of related party   | -   | N.A.                                   | -  | 0.06  | 0.07            |   |                               |      |        |   |                   |                     |                    |  |       |
| 133    | Tata Housing Development Company Limited                                       | THDC Management Services Limited                   | Holding Company   | Interest received                 |  | -   | N.A.                                   | 0.07   | 0.28  | 0.35            |   |                               |      |        | Inter-corporate deposit   | 0.15              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 134    | Tata Housing Development Company Limited                                       | THDC Management Services Limited                   | Holding Company   | Inter-corporate deposit           |  | -   | N.A.                                   | -  | 1.50  | 1.50            |   |                               |      |        | Inter-corporate deposit   | 0.15              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 135    | Tata Housing Development Company Limited                                       | THDC Management Services Limited                   | Holding Company   | Any other transaction             | Expenses incurred on behalf of related party   | -   | N.A.                                   | -  | 0.69  | 0.51            |   |                               |      |        |   |                   |                     |                    |  |       |
| 136    | Tata Housing Development Company Limited                                       | The Indian Hotels Company Limited                  | Associate of Parent Company   | Any other transaction             | Administration and other expenses  | 0.60  | N.A.                                   | 0.04   | 0.16  | 0.03            |   |                               |      |        |   |                   |                     |                    |  |       |
| 137    | Tata Housing Development Company Limited                                       | Titan Company Limited                              | Associate of Parent Company   | Any other transaction             | Selling Expenses   | 1.50  | N.A.                                   | 0.01   | 0.05  | 0.00            |   |                               |      |        |   |                   |                     |                    |  |       |
| 138    | Tata Housing Development Company Limited                                       | Voltas Limited                                     | Associate of Parent Company   | Any other transaction             | Rent   | 3.90  | N.A.                                   | 1.47   | 1.03  | 1.27            |   |                               |      |        | Inter-corporate deposit   | 0.09              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 139    | Tata Housing Development Company Limited                                       | Voltas Limited                                     | Associate of Parent Company   | Any other transaction             | Repairs and maintenance  | -   | N.A.                                   | -  | 1.03  | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 140    | Tata Housing Development Company Limited                                       | World One Development Co.Pte Limited               | Holding Company   | Inter-corporate deposit           |  | -   | N.A.                                   | 215.46   | 251.72  | 466.55          |   |                               |      |        | Inter-corporate deposit   | 0.09              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |
| 141    | THDC MANAGEMENT SERVICES LIMITED   | Tata Value Homes Limited                           | Fellow Subsidiary   |                                   |  | 0.50  | N.A.                                   | 0.01   | -   | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 142    | THDC MANAGEMENT SERVICES LIMITED   | Smart Value Homes (Peenya Project) Private Limited | Fellow Subsidiary   |                                   |  | 0.50  | N.A.                                   | 0.18   | -   | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 143    | THDC MANAGEMENT SERVICES LIMITED   | HL Promoters Private Limited                       | Fellow Subsidiary   |                                   |  | 0.50  | N.A.                                   | 0.45   | -   | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 144    | THDC MANAGEMENT SERVICES LIMITED   | Sector 113 Gatevida developers Private Limited     | JV of holding company   |                                   |  | 0.50  | N.A.                                   | 0.98   | -   | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 145    | Tata Housing Development Company Limited                                       | Landkart Builders Private Limited                  | Joint Venture   |                                   | ICD/Loans/Investments/O CD   | 70.00   | N.A.                                   | 22.00  | -   | 22.00           |   |                               |      |        | Inter-corporate deposit   | 0.15              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |

| Sr No. | Details of the party (listed entity /subsidiary) entering into the transaction | Details of the counterparty | Relationship of the counterparty with the listed entity or its subsidiary | Type of related party transaction | Details of other related party transaction                                      | Value of the related party transaction as approved by the audit committee | Remarks on approval by audit committee | Value of transaction during the reporting period | In case monies are due to either party as a result of the transaction |                 | In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments |                               |      |        | Details of the loans, inter-corporate deposits, advances or investments |                   |                     |                    |  | Notes |
|--------|--|-----------------------------|---|-----------------------------------|---|---|--|--|---|-----------------|---|-------------------------------|------|--------|---|-------------------|---------------------|--------------------|--|-------|
|        | Name   | Name                        |   |                                   |   |   |  |  | Opening balance   | Closing balance | Nature of indebtedness (loan/ issuance of debt/ any other etc.)   | Details of other indebtedness | Cost | Tenure | Nature (loan/ advance/ inter-corporate deposit/ investment )            | Interest Rate (%) | Tenure              | Secured/ unsecured | Purpose for which the funds will be utilised by the ultimate |       |
| 146    | Tata Housing Development Company Limited                                       | Tata Sons Private Limited.  | Ultimate Holding Company  |                                   | Recovery of Exp. by other Company   | 5.00  | N.A.                                   | 2.57   | 44.47   | 46.40           |   |                               |      |        |   |                   |                     |                    |  |       |
| 147    | Tata Housing Development Company Limited                                       | Tata Communications Limited | subsidiary of ultimate holding  |                                   | Communication Expenses  | 4.00  | N.A.                                   | 0.63   | -   | 0.97            |   |                               |      |        |   |                   |                     |                    |  |       |
| 148    | Tata Housing Development Company Limited                                       | Tata Teleservices Limited   | Step down Subsidiary of   | Any other transaction             | Services received   | 0.50  | N.A.                                   | 0.08   | -   | -               |   |                               |      |        |   |                   |                     |                    |  |       |
| 149    | Tata Housing Development Company Limited                                       | Gurgaon Realtech Limited    | Subsidiary of JV  | Any other transaction             | Sharing of spare load capacity of switching station-9 MVA pa (Primanti Project) | 3.55  | N.A.                                   | 2.55   | -   | 2.55            |   |                               |      |        |   |                   |                     |                    |  |       |
| 150    | Tata Housing Development Company Limited                                       | Sohna City LLP              | Joint Venture   | Any other transaction             | ICD   | -   | N.A.                                   | 8.96   | 69.55   | 78.50           |   |                               |      |        | Inter-corporate deposit   | 0.12              | Repayment on demand | Unsecured          | General Corporate purpose                                    |       |