



November 3, 2023

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

Dear Sir / Madam,

Ref: Script Code: 974572 and 974813

Sub: Outcome of the Board Meeting

Pursuant to applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulation), we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e. November 3, 2023, have, *inter-alia*, considered and approved the Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2023.

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;
2. Disclosure to be submitted in terms of Regulations 52(4) and 54 of Listing Regulation forming part of the Financial Results; and
3. Security Cover Certificate in the prescribed format, in terms of Regulation 54 of Listing Regulations read with SEBI Circular No. SEBI/HO/DDHS-PoD1/P/CIR/2023/109 dated March 31, 2023.

Further, as per Regulation 23(9) of the Listing Regulation, we are also attaching herewith the disclosure of Related Party Transactions for the half year ended September 30, 2023.

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



We further update that at the said meeting, the Board has also considered and approved the issuance of Undertaking by the Company to ICICI Bank Limited for the loan granted by them to One Bangalore Luxury Projects LLP, wherein the Company owns 51% of the Partnership Stake.

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

Thanking you,

We request you to take the above on record.

Yours faithfully,

For Tata Housing Development Company Limited

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

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
Website: www.sbicaptrustee.com

Limited Review Report on unaudited standalone financial results of Tata Housing Development Company Limited for the quarter ended 30 September 2023 and year to date results for the period from 1 April 2023 to 30 September 2023 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 2023 and year-to-date results for the period from 1 April 2023 to 30 September 2023 ("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. 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, 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 cash inflows of the Company may not be adequate for meeting its funding requirements including repayment of borrowing due in the next one year from the date of approval of the 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.

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B S R & Co. LLP

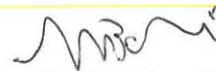
Limited Review Report (Continued)
Tata Housing Development Company Limited

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



Farhad Bamji

Partner

Mumbai

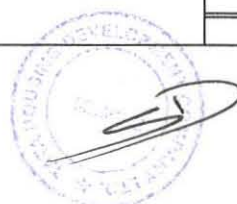
03 November 2023

Membership No.: 105234

UDIN:23105234BGXEBC2748

Statement of Unaudited Standalone Assets and Liabilities as at 30 September 2023

Particulars	(₹ in crores)	
	As at 30 September 2023 (Unaudited)	As at 31 March 2023 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment	4.50	4.85
(b) Right of use asset	7.76	8.73
(c) Intangible assets	4.15	5.74
(d) Intangible Assets under development	0.71	0.47
(e) Financial assets		
(i) Investments	852.55	990.37
(ii) Loans	1,415.87	1,417.76
(iii) Other Financial Assets	0.01	0.16
(f) Income-tax assets (net)	59.31	58.46
(g) Deferred tax assets (net)	6.82	6.42
(h) Other non-current assets	8.39	8.39
Total non-current assets	2,360.07	2,501.35
Current assets		
(a) Inventories	2,127.13	2,161.04
(b) Financial assets		
(i) Investments	0.24	0.24
(ii) Trade receivables	35.87	51.85
(iii) Cash and cash equivalents	65.57	144.28
(iv) Bank Balances other than (iii) above	148.46	8.05
(v) Loans	25.51	47.26
(vi) Others financial assets	83.06	88.97
(c) Other current assets	100.63	46.07
Total current assets	2,586.47	2,547.76
TOTAL ASSETS	4,946.54	5,049.11
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	1,280.97	1,280.97
(b) Other equity	586.39	778.70
Total equity	1,867.36	2,059.67
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,400.00	608.50
(ii) Lease liabilities	8.38	9.36
(iii) Trade payables		
a. Total Outstanding Dues of Micro Enterprise and Small Enterprise	-	-
b. Total Outstanding Dues of Creditors Other than Micro Enterprise and Small Enterprise	4.39	5.52
(iv) Other financial liabilities	0.42	0.54
Total non-current liabilities	1,413.19	623.92
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,060.84	1,704.13
(ii) Lease liabilities	2.03	2.03
(iii) Trade payables		
a. Total Outstanding Dues of Micro Enterprise and Small Enterprise	-	-
b. Total Outstanding Dues of Creditors Other than Micro Enterprise and Small Enterprise	462.70	473.69
(iv) Other financial liabilities	71.80	59.62
(b) Other current liabilities	32.48	66.64
(c) Provisions	36.14	59.41
Total current liabilities	1,665.99	2,365.52
Total liabilities	3,079.18	2,989.44
TOTAL EQUITY AND LIABILITIES	4,946.54	5,049.11



Statement of Unaudited Standalone Financial Results for the quarter and six months ended 30 September 2023

(₹ in crores)

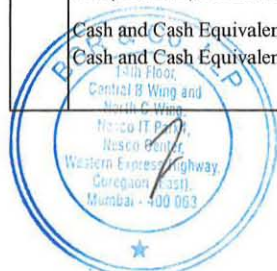
	Particulars	For the quarter ended 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For six months ended 30 September 2023 (Unaudited)	For six months ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
	Income						
I	Revenue from operations	39.72	25.12	190.89	64.84	262.43	381.32
II	Other income	69.71	87.32	102.95	157.03	170.09	365.75
III	Total Income (I + II)	109.43	112.44	293.84	221.87	432.52	747.07
	Expenses						
IV	Cost of materials consumed	2.31	0.30	9.39	2.61	10.96	20.71
	Changes in inventories of finished goods and project work-in-progress	19.49	12.56	131.03	32.05	173.01	220.09
	Employee benefits expense	11.82	12.72	16.29	24.54	32.89	61.54
	Finance costs	46.70	51.13	45.21	97.83	86.15	176.01
	Depreciation and amortisation expense	2.40	2.28	2.48	4.68	4.50	8.84
	Other expenses (Refer note 5)	4.72	45.69	40.45	50.41	65.18	175.38
	Total Expenses	87.44	124.68	244.85	212.12	372.69	662.57
V	(Loss)/Profit before Impairment of Loans given and investments in subsidiaries and joint ventures (III - IV)	21.99	(12.24)	48.99	9.75	59.83	84.50
VI	Impairment of Loans given and investments in subsidiaries and joint ventures (Refer note 6)	140.91	61.67	362.59	202.58	386.98	557.40
VII	Loss before tax (V - VI)	(118.92)	(73.91)	(313.60)	(192.83)	(327.15)	(472.90)
VIII	Tax expenses						
	Current Tax	-	-	-	-	-	10.10
	Deferred Tax charge/(credit)	(0.20)	(0.20)	8.42	(0.40)	8.56	2.14
	Total tax expenses	(0.20)	(0.20)	8.42	(0.40)	8.56	12.24
IX	Loss for the period/year (VII - VIII)	(118.72)	(73.71)	(322.02)	(192.43)	(335.71)	(485.14)
X	Other Comprehensive Income:						
	Items that will not be reclassified to profit or loss						
	Remeasurements of defined benefit liability	(0.38)	0.52	1.96	0.14	1.62	2.09
	Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
	Total other comprehensive income / (loss) for the period/year, net of tax	(0.38)	0.52	1.96	0.14	1.62	2.09
XI	Total Comprehensive Loss for the period/year (IX + X)	(119.10)	(73.19)	(320.06)	(192.29)	(334.09)	(483.05)
XII	Earnings per equity share (Face Value per share Rs.10 each)						
	Basic and Diluted earnings per share*	(0.93)	(0.58)	(2.90)	(1.50)	(3.02)	(4.06)

* Not annualised for quarter ended 30 September 2023, 30 September 2022, 30 June 2023, six month ended 30 September 2023, and 30 September 2022.



Statement of Unaudited Standalone Cash Flows for the six months ended 30 September 2023

		(₹ in crores)	
	Particulars	For the six months ended 30 September 2023 (Unaudited)	For the six months ended 30 September 2022 (Unaudited)
A.	Cash flow from Operating Activities		
	Loss before tax	(192.83)	(327.15)
	Adjustments for:-		
	Depreciation and amortisation expense	4.68	4.50
	Loss/(Profit) on sale of Property, plant and equipment (Net)	0.19	0.03
	Sundry Balances Written-off	0.00	
	Net unrealised gain on Foreign Currency Transactions and Translations	2.34	(2.73)
	Contingencies Costs	6.56	4.03
	Impairment of Loans given and investments in subsidiaries and joint ventures	202.58	386.98
	Impairment for advances and receivables	0.48	15.62
	Impact of NRV on inventory	-	0.01
	Interest income on financial assets	(128.43)	(163.58)
	Interest on Income Tax refund	-	(2.30)
	Dividend Income from investments measured at fair value through profit and loss	(0.01)	(0.01)
	Gain on sale of current investments	(1.75)	(0.30)
	Provision Written Back	(26.31)	-
	Guarantee Commission	(0.48)	(0.45)
	Finance Costs	97.83	85.66
	Operating Profit/ (Loss) before Working Capital Changes	(35.15)	0.31
	Adjustments for changes in working capital:-		
	(Increase) in trade receivables	(15.53)	(126.59)
	Decrease in Inventories	33.91	174.75
	(Increase)/Decrease in Other financial assets, Other assets (current & non-current)	(48.50)	7.95
	(Decrease) in trade payables, Other financial liabilities, Other liabilities and provisions	(6.55)	(82.14)
	Cash (used in)/generated from Operating Activities	(71.82)	(25.72)
	Income Taxes Refund (net)/(Paid)	(0.86)	22.12
	Net Cash (used in)/generated from Operating Activities	(72.68)	(3.60)
B.	Cash flow from Investing Activities		
	Purchase of property, plant and equipment (including Intangible Assets Under development)	(2.23)	(1.17)
	Proceeds from sale of property, plant and equipment	-	-
	Investments in subsidiaries and joint venture (net)	53.13	(37.74)
	Loans granted	(194.18)	(300.45)
	Repayment of loans granted	145.35	253.62
	Net proceeds from sale of investments-mutual funds	1.75	0.30
	Guarantee Commission	0.48	-
	Proceeds from Fixed Deposits with maturity less than 12 months (net)	(140.41)	(76.63)
	Interest received	80.66	19.01
	Dividend received	0.01	0.01
	Net Cash (used in)/ generated from Investing Activities	(55.44)	(143.04)
C.	Cash Flow from Financing Activities		
	Proceeds from issue of Share Capital (including Securities Premium)	-	500.00
	Proceeds from borrowings	1,870.00	468.95
	Repayment of borrowings	(1,275.00)	(878.44)
	Proceeds from working capital borrowings (net)	(438.34)	153.11
	Repayment of lease liability	(1.39)	(0.86)
	Interest paid	(105.86)	(99.99)
	Net Cash generated from/(used in) Financing Activities	49.41	142.78
	Net (decrease)/increase in Cash and Cash Equivalents (A) + (B) + (C)	(78.71)	(3.86)
	Cash and Cash Equivalents at the beginning of the period	144.28	154.28
	Cash and Cash Equivalents at the end of the period	65.57	150.42



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 2023 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 03 November 2023. The unaudited standalone results have been reviewed by the Statutory Auditors of the Company.
- 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 2023, the Company's short-term borrowings comprising commercial paper and non-convertible debentures ('NCD') (including current maturities of long term borrowings) aggregate to ₹ 749.07 crores. In addition, the Company has working capital loans of ₹ 311.77 crores. The Company's net current assets aggregate to ₹ 920.48 crores. The current assets of the Company aggregate to ₹ 2,586.47 crores and include inventories of ₹ 2,127.13 crores which due to their nature may be realizable in periods beyond 1 year. Management has forecasted the future cash flows on the basis of significant assumptions as per the available information. These forecasted future cash flows indicate that the cash flows from its operations may not be adequate for meeting its funding requirements including repayment of borrowings due in the next one year from the date of approval of the financial statements. Thus, the Company's ability to meet its obligations depends on generation of adequate funds from operations, continued and additional funding from the lenders/ markets including the possibility of refinancing of borrowing facilities. The Management is confident, based on discussions with prospective lenders, past history of the ability to refinance borrowings, raising funds and strong credit rating enjoyed by Company's existing facilities, that its plans for generation of funds (including borrowings) are feasible and will be adequate for the Company to meet its obligations as and when they fall due. Accordingly, the financial results of the Company for the quarter and six months ended 30 September 2023 have been prepared on the basis that the Company is a going concern.
- 4 The Company is engaged only in the business of development of property and related activities in India. It has no other reportable segments in terms of Indian Accounting Standard (IndAS) 108 on Segment Reporting specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act").
- 5 During the quarter and six months ended 30 September 2023, based on the expected realizable value, the Company has made provision for advance and receivable amounting to ₹ 0.48 crores (during previous quarter ended 30 June 2023 ₹ Nil crores and for the corresponding quarter ended 30 September 2022 : 15.62 crores) and ₹ 0.48 crores (during the six month ended 30 September 2022 : ₹ 15.62 crores) and ₹ 0.48 crores (during the previous year ended 31 March 2023 : ₹ 57.27 crores) respectively.
- 6 During the quarter and six months ended 30 September 2023, based on updated business plans the Company has impaired certain investments (including ICDs) in subsidiaries and joint ventures amounting to ₹ 140.91 crores (during previous quarter ended 30 June 2023 : ₹ 61.67 crores and for the corresponding quarter ended 30 September 2022: ₹ 362.59 crores) and ₹ 202.58 crores (during the six month ended 30 September 2022 : ₹ 386.98 crores) and ₹ 202.58 crores (during the previous year ended 31 March 2023 : ₹ 557.40 crores) respectively.
- 7 During the quarter ended 30 September 2023, the Company had acquired additional stake in "Apex Realty Private Limited" consequent to which it has become a fully owned subsidiary w.e.f 23 August 2023.
- 8 During the quarter ended 30 June 2022, the Company had acquired additional stake in "Arden Properties Private Limited" consequent to which it has become a fully owned subsidiary w.e.f 17 June 2022.
- 9 During the quarter ended 30 September 2023, the Company had acquired additional stake in "Sohna City LLP" consequent to which it has become a subsidiary w.e.f 18 July 2023.

For and on behalf of Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573



Sanjay Dutt

Managing Director

DIN - 05251670

Place: Mumbai

Dated : 03 November 2023



Tata Housing Development Company Limited
CIN: U45300MH1942PLC003573

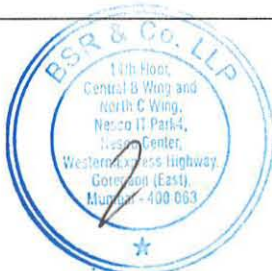
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Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatahousing.com

Statement of Unaudited Standalone Financial Results for the quarter and six month ended 30 September 2023

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 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For six months ended 30 September 2023 (Unaudited)	For six months ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
(a)	Debt-Equity ratio (in times) Formula used for the computation of Debt Equity Ratio = Long Term & Short Term Borrowings / Net Worth	1.32	1.14	1.08	1.32	1.08	1.12
(b)	Debt Service Coverage ratio (DSCR) (in times) Formula used for the computation of DSCR = Profit before Finance costs, Tax, Impairment of investment in and loans given to subsidiaries and joint ventures and Depreciation / (Gross Finance Cost + Principal payment of long term debt during the period)	1.52	0.81	2.14	1.15	1.75	0.34
(c)	Interest Service Coverage Ratio (ISCR) (in times) Formula used for the computation of ISCR = Profit before Finance costs, Tax, Impairment of investment in and loans given to subsidiaries and joint ventures and Depreciation/Gross Finance Cost	1.52	0.81	2.14	1.15	1.75	1.53
(d)	Outstanding redeemable preference shares (quantity and value)	As the Company has not issued any redeemable preference shares during the period / year. Hence, this clause is not applicable.					
(e)	Capital redemption reserve / Debenture redemption reserve	The Company has not created debentures redemption reserve as per Section 71 of the Companies Act, 2013 due to loss during the period / year.					
(f)	Net-worth (Rupees in crores) (Total Equity)	1,867.36	1,986.47	2,208.65	1,867.36	2,208.65	2,059.67
(g)	Loss for the period/year (Rupees in crores)	(118.72)	(73.71)	(322.02)	(192.43)	(335.71)	(485.14)
(h)	Earnings per equity share (Face Value per share Rs.10 each)						
	(a) Basic (in Rs.)*	(0.93)	(0.58)	(2.90)	(1.50)	(3.02)	(4.06)
	(b) Diluted (in Rs.)*	(0.93)	(0.58)	(2.90)	(1.50)	(3.02)	(4.06)
(i)	Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities	1.55	1.65	3.67	1.55	3.67	1.08
(j)	Long Term Debt to Working capital (in times) Formula used for the computation of Long Term Debt to Working capital = (Long Term Borrowings + Current Maturities of Long Term Borrowings) / Net Working Capital excluding Current Maturities of Long Term Borrowings	1.52	1.40	0.60	1.52	0.60	1.48
(k)	Bad debts to Account Receivable ratio (in %) Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts / Average Trade Receivable	NA	NA	NA	NA	NA	NA
(l)	Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities	54%	52%	24%	54%	24%	79%
(m)	Total debts to Total assets (in %) Formula used for the computation of Total debts to Total assets = Long Term & Short Term Borrowings / Total Assets	50%	46%	45%	50%	45%	46%



Sr. No.	Particulars	For the quarter ended 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For six months ended 30 September 2023 (Unaudited)	For six months ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
(n)	Debtors turnover (in times) (annualised) Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable	3.40	1.84	11.75	5.56	8.41	6.38
(o)	Inventory turnover (in times) (annualised) Formula used for the computation of Inventory turnover = Revenue from operations / Average Inventory	0.07	0.05	0.34	0.12	0.23	0.18
(p)	Operating margin (in %) Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, Impairment of loans given and investment in subsidiaries and joint ventures, Tax and Exceptional Item (less) Other Income / Revenue from operations	3%	-184%	-3%	-69%	-7%	-25%
(q)	Net Profit margin (in %) Formula used for the computation of Net Profit margin = Loss after tax / Revenue from operations	-299%	-293%	-169%	-297%	-128%	-127%
(r)	Asset cover available, in case of non-convertible debt securities (Secured) (in times)	NA	NA	1.94	NA	1.94	3.31
(r1)	Asset cover available, in case of non-convertible debt securities (unsecured) (in times)	0.98	1.00	N.A	0.98	N.A	0.55
(s)	The extent and nature of securities created and maintained with respect to secured listed non-convertible debt securities	Not applicable since current NCDs are all unsecured.					
(t)	During the quarter and six months ended under review, the Company has issued Non Convertible debt securities to the tune of INR 800 crores.						

* Not annualised for quarter ended 30 September 2023, 30 September 2022, 30 June 2023, six month ended 30 September 2023, and 30 September 2022.

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



Sanjay Dutt
Managing Director
DIN - 05251670

Place: Mumbai
Dated : 03 November 2023



B S R & Co. LLP

Chartered Accountants

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

Private and confidential

The Board of Directors

Tata Housing Development Company Limited

E Block, Voltas Premises

T B Kadam Marg, Chinchpokli

Mumbai 400 033

03 November 2023

Independent Auditor's Certificate on Security Coverage of Tata Housing Development Company Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed Non-Convertible debt securities as at and for the six months ended 30 September 2023.

1. This certificate is being issued with the terms of our original engagement letter to the Board of Directors dated 5 October 2022 and addendum to the original agreement dated 30 October 2023.
2. The Management of Tata Housing Development Company Limited (herein after referred as "the Company") has prepared and compiled the accompanying Statement on format of Security Cover (hereinafter referred as "the Statement") as at 30 September 2023. We have been requested by the management of the Company to examine the details in Column H (Book value of the assets not offered as security) of the Statement are as per the Debenture Trust Deed between the Company and SBICAP Trustee Company Limited ("Debenture Trustee") dated 31 January 2023 and 4 May 2023 (herein after referred as "the Deed"), basis unaudited books of account and other relevant records and documents maintained by the Company as at and for the six months ended 30 September 2023 in respect of 14,000 Unsecured, Listed, Redeemable, Non-convertible debentures of a face Value of INR 1,000,000 each (herein after referred as "the NCD") issued on private placement securities in compliance with the Regulation 54(3) of the Security and Exchange Board of India (SEBI) Listing Obligations And Disclosure Requirements (LODR) Regulations, 2015 (as amended) read with Securities and Exchange Board of India (SEBI) Master Circular SEBI/HO/DDHS-PoD1/P/CIR/2023/109, dated 31 March 2023 (herein after cumulatively referred as "the Regulations"). Since the securities issued are unsecured, there is no charge created on any of the assets for these securities.
3. The certificate is required by the Company for the onward submission to the Bombay Stock Exchange (BSE) in respect of the NCD.

Independent Auditor's Certificate on Security Coverage of Tata Housing Development Company Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed Non-Convertible debt securities as at and for the six months ended 30 September 2023 (Continued)

Management's Responsibility

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

Auditor's Responsibility

6. Pursuant to the requirements of the Regulations, it is our responsibility to provide limited assurance on whether the book value as mentioned in Column H of the Statement have been accurately extracted from the unaudited books of account and other relevant records and documents maintained by the Company as at and for the six months ended 30 September 2023.
7. The Security Cover Ratio is not provided by the management since the NCD issued are unsecured. We have obtained the deed and noted that the securities issued by the company are unsecured.
8. We have not performed any independent procedure other than the procedures mentioned above.
9. A limited assurance engagement involves making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. The procedures performed vary in nature and timing from a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.
10. We conducted our examination of the Statement in accordance with the "Guidance Note on Reports or Certificates for Special Purposes (Revised 2016)" (referred as 'Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
11. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information and Other Assurance and Related Services Engagements.

B S R & Co. LLP

Tata Housing Development Company Limited
Page 3 of 3

Independent Auditor's Certificate on Security Coverage of Tata Housing Development Company Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed Non-Convertible debt securities as at and for the six months ended 30 September 2023 (Continued)

Opinion

12. Based on our examination of the unaudited books of account and according to the information, representation, confirmation and explanations provided to us by the management of the Company, nothing has come to our attention that causes us to believe that book value as mentioned in Column H of the statement, read with notes thereon are not in agreement with the unaudited books of account and other relevant records and documents maintained by the Company as at and for the six months ended 30 September 2023.


Restriction on Use

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

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

Chartered Accountants

Firm's Registration No: 101248W/ W100022



Farhad Bamji

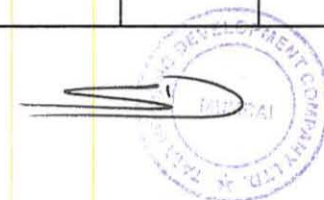
Partner

Mumbai
3 November 2023

Membership No: 105234
UDIN No: 23105234BGXEBD2273

Annexure I Security Cover as at 30 September 2023

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	Elimination (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 (excluding items covered in Column "F")		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg: Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg: Bank Balance, DSRA market value)	Total Value(=K+L+M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value							Relating to Column F	
ASSETS														
Property, Plant and Equipment					-	-	4.50	-	4.50	-	-	-	-	-
Capital Work-in-Progress					-	-	0.00	-	0.00	-	-	-	-	-
Right of Use Assets					-	-	7.76	-	7.76	-	-	-	-	-
Goodwill					-	-	0.00	-	0.00	-	-	-	-	-
Intangible Assets					-	-	4.15	-	4.15	-	-	-	-	-
Intangible Assets under Development					-	-	0.71	-	0.71	-	-	-	-	-
Investments	Investment in related parties				-	-	852.55	-	852.55	-	-	-	-	-
Loans	Loans and Inter-Corporate Deposits to related parties (Refer note i)				-	-	1,487.24	-	1,487.24	-	-	-	-	-
Inventories	Construction Material, Finish Goods and Work in Progress						2,127.13	-	2,127.13	-	-	-	-	-
Trade Receivables	Receivables						35.87	-	35.87	-	-	-	-	-
Cash and Cash Equivalents					-	-	65.57	-	65.57	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents					-	-	148.46	-	148.46	-	-	-	-	-
Others	Refer note (ii)				-	-	212.60	-	212.60	-	-	-	-	-
Total		-	-	-	-	2,163.00	2,783.54	-	4,946.54	-	-	-	-	-
LIABILITIES														
Debt securities to which this certificate pertains					-	-	-	-	-	-	-	-	-	-
Other debt sharing pari-passu charge with above debt	Short term loan, working capital loan and cash credit facility				-	-	-	-	-	-	-	-	-	-
Other Debt					-	-	-	-	-	-	-	-	-	-
Subordinated debt					-	-	-	-	-	-	-	-	-	-
Borrowings			0				236.78	760.23	997.01	-	-	-	-	-
Bank							-	-	-	-	-	-	-	-



Annexure I Security Cover as at 30 September 2023

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is being issued & other debt with pari passu charge)	Other assets on which there is a pari passu charge (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	
Debt Securities	Non convertible debentures (Refer note iii)				-	-	1,463.83	-	1,463.83		-	-	-	-
Others					-	-	-	-	-		-	-	-	-
Trade payables					-	-	467.09	-	467.09		-	-	-	-
Lease Liabilities					-	-	10.41	-	10.41		-	-	-	-
Provisions					-	-	36.14	-	36.14		-	-	-	-
Others	Refer note (iv)				-	-	104.70	-	104.70		-	-	-	-
Total		-	-	-	-	236.78	2,842.40	-	3,079.18		-	-	-	-
Cover on Book Value							0.98							
Cover on Market Value														
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio									

Notes:

- Includes Loans Non-Current & Current and Advances given to Subsidiaries and Other advances of Rs 45.86 crores included in Other financial assets in the results. The balance amount of Other financial assets of Rs 37.20 crores is included in Others.
- Others include – Income Tax Assets, Deferred Tax Assets, Other non-current assets, Current Investments, Other Current assets and balance amount of Other Financial Assets.
- Includes Interest accrued on NCD amounting to INR 63.83 crores.
- Includes Other financial liabilities Non-Current & Current and Other current liabilities.
- Investment & Loans and inter Corporate Deposits to related parties are not stated at market value and are taken at carrying value since these are at amortised cost and considered after provision for Impairment.
- The Statutory auditors are only responsible to certify the Security Coverage Ratio calculated based on the book value of assets mentioned in Column H above is in agreement with audited books of accounts and other relevant records and documents maintained by the Company as at and for the quarter ended 30 September 2023.
- The Company has complied with all Covenants (including information, financial, positive and negative covenants) as prescribed in the Deed as at and for the period ended 30 September 2023.

Signed for Identification Purpose Only

BSR & Co. LLP

Place: Mumbai
Dated : 03 November 2023



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

[Signature]

Sanjay Dutt
Managing Director
DIN - 05251670



Related Party Transactions disclosures for the half year ended 30 September 2023

Rs in crores

Sr No.	Details of the party (listed entity /subsidiary) entering into the transaction		Details of the counterparty			Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	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				
										Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost		Nature (loan/ advance/ intercorporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (endusage)
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary															
1	Tata Housing Development Company Limited	AAACT0191Q	Concept Developers & Leasing Limited	AAACC1524G	Subsidiary	Income/Expense	Interest Income	N.A.	0.00	0.02	0.02									
2	Tata Housing Development Company Limited	AAACT0191Q	Concept Developers & Leasing Limited	AAACC1524G	Subsidiary	Income/Expense	Expenses incurred on behalf of Related Party	N.A.	0.03	0.18	0.21									
3	Tata Housing Development Company Limited	AAACT0191Q	Tata Realty & Infrastructure Limited.	AACCT6242L	Fellow Subsidiary	Income/Expense	Other Income	5.00	-	0.57	-									
4	Tata Housing Development Company Limited	AAACT0191Q	Tata Realty & Infrastructure Limited.	AACCT6242L	Fellow Subsidiary	Income/Expense	Professional Fees (Deputation Charges)	25.00	2.73	0.48	0.00									
5	Tata Housing Development Company Limited	AAACT0191Q	Kriday Realty Private Limited	AAECK5447N	Subsidiary	Income/Expense	Interest Income	N.A.	6.56	66.55	73.11									
6	Tata Housing Development Company Limited	AAACT0191Q	Kriday Realty Private Limited	AAECK5447N	Subsidiary	Inter corporate deposits	Inter Corporate Deposits given	N.A.	16.61	138.75	155.36					Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose
7	Tata Housing Development Company Limited	AAACT0191Q	Kriday Realty Private Limited	AAECK5447N	Subsidiary	Income/Expense	Expenses incurred on behalf of Related Party	N.A.	0.60	0.33	0.67									
8	Tata Housing Development Company Limited	AAACT0191Q	THDC Management Services Limited	AABCR8045E	Subsidiary	Income/Expense	Interest Income	N.A.	0.06	0.16	0.22									
9	Tata Housing Development Company Limited	AAACT0191Q	THDC Management Services Limited	AABCR8045E	Subsidiary	Inter corporate deposits	Inter corporate deposits	N.A.	0.50	1.00	1.50					Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose
10	Tata Housing Development Company Limited	AAACT0191Q	THDC Management Services Limited	AABCR8045E	Subsidiary	Income/Expense	Expenses incurred on behalf of Related Party	N.A.	-	1.11	1.11									
11	Tata Housing Development Company Limited	AAACT0191Q	Sector 113 Gatevida Developers Private Limited	AACCL2552R	Joint Venture	Income/Expense	Interest Income	166.00	41.30	690.22	731.52									
12	Tata Housing Development Company Limited	AAACT0191Q	Sector 113 Gatevida Developers Private Limited	AACCL2552R	Joint Venture	Income/Expense	Project Management Fees and Marketing Charges	21.90	4.61	5.73	5.73									
13	Tata Housing Development Company Limited	AAACT0191Q	Sector 113 Gatevida Developers Private Limited	AACCL2552R	Joint Venture	Inter corporate deposits	Inter Corporate Deposits given		12.00	291.54	202.54					Inter corporate deposits	18%	Repayment on demand	Unsecured	General Corporate purpose
14	Tata Housing Development Company Limited	AAACT0191Q	Sector 113 Gatevida Developers Private Limited	AACCL2552R	Joint Venture	Inter corporate deposits	Inter Corporate Deposits refund received		101.00	-	-					Inter corporate deposits	18%	Repayment on demand	Unsecured	General Corporate purpose
15	Tata Housing Development Company Limited	AAACT0191Q	Princeton infrastructure Private Limited.	AADCP9178Q	Subsidiary	Income/Expense	Interest Income	N.A.	6.40	26.34	32.74									
16	Tata Housing Development Company Limited	AAACT0191Q	Princeton infrastructure Private Limited.	AADCP9178Q	Subsidiary	Inter corporate deposits	Inter Corporate Deposits received	N.A.	3.00	141.99	141.99					Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose
17	Tata Housing Development Company Limited	AAACT0191Q	Princeton infrastructure Private Limited.	AADCP9178Q	Subsidiary	Inter corporate deposits	Inter Corporate Deposits refunded	N.A.	3.00	-	-					Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose
18	Tata Housing Development Company Limited	AAACT0191Q	Apex Realty Private Limited		Subsidiary	Income/Expense	Interest Income	15.00	6.18	56.63	62.81									
19	Tata Housing Development Company Limited	AAACT0191Q	Apex Realty Private Limited		Subsidiary	Inter corporate deposits	Inter corporate deposits	50.00	35.27	86.40	121.67					Inter corporate deposits	12% & 10.65%	Repayment on demand	Unsecured	General Corporate purpose
20	Tata Housing Development Company Limited	AAACT0191Q	Promont Hilltop Private Limited.	AAGCP8094G	Subsidiary	Income/Expense	Expenses incurred on behalf of Related Party	N.A.	0.09	0.27	-									
21	Tata Housing Development Company Limited	AAACT0191Q	Kolkata One Excelton Private Limited	AAFCK3544F	Joint Venture	Income/Expense	Interest Income	10.00	3.71	52.46	40.61									
22	Tata Housing Development Company Limited	AAACT0191Q	Kolkata One Excelton Private Limited	AAFCK3544F	Joint Venture	Income/Expense	Project Management Fees and Marketing Charges	7.00	5.18	27.96	2.46									
23	Tata Housing Development Company Limited	AAACT0191Q	Kolkata One Excelton Private Limited	AAFCK3544F	Joint Venture	Inter corporate deposits	Inter corporate deposits refunded	7.00	7.00	63.09	56.10					Inter corporate deposits	12%	Repayment on demand	Unsecured	General Corporate purpose
24	Tata Housing Development Company Limited	AAACT0191Q	Ardent Properties Private Limited	AAGCA2024H	Subsidiary	Income/Expense	Interest Income-ICD	N.A.	0.05	80.11	0.05									
25	Tata Housing Development Company Limited	AAACT0191Q	Ardent Properties Private Limited	AAGCA2024H	Subsidiary	Income/Expense	Interest Income-CCD	N.A.	9.31											
26	Tata Housing Development Company Limited	AAACT0191Q	Ardent Properties Private Limited	AAGCA2024H	Subsidiary	Income/Expense	Project Management Fees and Marketing Charges	N.A.	1.51	0.89	-									
27	Tata Housing Development Company Limited	AAACT0191Q	Ardent Properties Private Limited	AAGCA2024H	Subsidiary	Inter corporate deposits	Inter Corporate Deposits given refunded	N.A.	14.85	14.85	-0.00					Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose
28	Tata Housing Development Company Limited	AAACT0191Q	Ardent Properties Private Limited	AAGCA2024H	Subsidiary	Income/Expense	Expenses incurred on behalf of Related Party	N.A.	0.09	0.03	0.05									
29	Tata Housing Development Company Limited	AAACT0191Q	Sohna City LLP	ACGF50186F	Joint Venture	Income/Expense	Interest Income	10.00	4.14	48.19	52.32									
30	Tata Housing Development Company Limited	AAACT0191Q	Sohna City LLP	ACGF50186F	Joint Venture	Investment made LLP	Investment made LLP	-	1.16	131.39	132.55					Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose
31	Tata Housing Development Company Limited	AAACT0191Q	Landkart Builders Private Limited	AADCL0533D	Joint Venture	Income/Expense	Expenses incurred on behalf of Related Party	1.00	0.21	0.43	0.43									
32	Tata Housing Development Company Limited	AAACT0191Q	Tata Value Homes limited	AANCS3558H	Subsidiary	Income/Expense	Interest Income	N.A.	15.99	26.24	42.24									
33	Tata Housing Development Company Limited	AAACT0191Q	Tata Value Homes limited	AANCS3558H	Subsidiary	Inter corporate deposits	Inter Corporate Deposits given	N.A.	78.35	350.20	382.55	Issuance of Commercial Paper		7.70%	181 days	Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose
34	Tata Housing Development Company Limited	AAACT0191Q	Tata Value Homes limited	AANCS3558H	Subsidiary	Inter corporate deposits	Inter Corporate Deposits refund received	N.A.	46.00	-	-					Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose
35	Tata Housing Development Company Limited	AAACT0191Q	Tata Value Homes limited	AANCS3558H	Subsidiary	Income/Expense	Expenses incurred on behalf of Related Party	N.A.	0.70	1.65	1.77									
36	Tata Housing Development Company Limited	AAACT0191Q	Smart Value Homes (Peenya Project) Private Limited	AASC58175R	Subsidiary	Income/Expense	Interest Income	N.A.	0.67	16.74	9.91									
37	Tata Housing Development Company Limited	AAACT0191Q	HLT Residency PrivateLimited.	AADCH2400D	Subsidiary	Income/Expense	Interest Income	N.A.	6.48	54.53	61.01									
38	Tata Housing Development Company Limited	AAACT0191Q	HLT Residency PrivateLimited.	AADCH2400D	Subsidiary	Inter corporate deposits	Inter Corporate Deposits	N.A.	0.07	153.40	133.97					Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose
39	Tata Housing Development Company Limited	AAACT0191Q	HLT Residency PrivateLimited.	AADCH2400D	Subsidiary	Inter corporate deposits	Inter Corporate Deposits refunded	N.A.	19.50	-	-					Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose
40	Tata Housing Development Company Limited	AAACT0191Q	One Bangalore Luxury Project LLP	AAEF05442Q	Joint Venture	Income/Expense	Marketing Charges and Overheads	7.00	0.96	5.81	6.37									
41	Tata Housing Development Company Limited	AAACT0191Q	One Bangalore Luxury Project LLP	AAEF05442Q	Joint Venture	Income/Expense	Marketing Charges and Overheads	-	16.17	-	-									
42	Tata Housing Development Company Limited	AAACT0191Q	One Bangalore Luxury Project LLP	AAEF05442Q	Joint Venture	Investment made LLP- Current Capital	Investment made LLP- Current Capital	-	58.63	158.02	99.39									
43	Tata Housing Development Company Limited	AAACT0191Q	Promont Hillside Private limited	AAGCP4844G	Subsidiary	Income/Expense	Interest Income	N.A.	17.06	33.90	50.97									
44	Tata Housing Development Company Limited	AAACT0191Q	Promont Hillside Private limited	AAGCP4844G	Subsidiary	Inter corporate deposits	Inter corporate deposits	N.A.	0.50	378.89	379.39					Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose
45	Tata Housing Development Company Limited	AAACT0191Q	HL Promoters Private Limited	AADCH2401C	Joint Venture	Income/Expense	Sale of material	-	-	0.05	0.01									
46	Tata Housing Development Company Limited	AAACT0191Q	One Colombo Project (Private) Limited.		Subsidiary	Income/Expense	Guarantee Commission	N.A.	0.48	16.09	16.57									
47	Tata Housing Development Company Limited	AAACT0191Q	Smart Value Homes (BOISAR) Private Limited.	AAECN3293M	Subsidiary	Income/Expense	Interest Income	N.A.	3.62	21.98	25.61									
48	Tata Housing Development Company Limited	AAACT0191Q	Smart Value Homes (BOISAR) Private Limited.	AAECN3293M	Subsidiary	Inter corporate deposits	Inter Corporate Deposits given	N.A.	12.90	73.99	86.89					Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose



Related Party Transactions disclosures for the half year ended 30 September 2023

Rs in crores												Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.									
Sr No.	Details of the party (listed entity /subsidiary) entering into the transaction		Details of the counterparty			Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	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					
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary					Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost		Nature (loan/ advance/ intercorporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (endusage)	
49	Tata Housing Development Company Limited	AAACT0191Q	Technopolis Knowledge Park Limited	AABCT0524G	Subsidiary	Income/Expense	Expenses incurred on behalf of Related Party	0.05	0.01	0.05	0.06										
50	Tata Housing Development Company Limited	AAACT0191Q	World One Development Co.Pte Limited		Subsidiary	Inter corporate deposits	Inter corporate deposits	N.A.	80.97	159.31	237.93	Issuance of Commercial Paper	Nil	7.70%	173 days	Inter corporate deposits	9%	Repayment on demand	Unsecured	General Corporate purpose	
51	Tata Housing Development Company Limited	AAACT0191Q	Titan Company Limited	AAACT5131A	Associate of Parent Company	Income/Expense	Selling Expenses	0.50	0.07	0.01	0.01										
52	Tata Housing Development Company Limited	AAACT0191Q	Tata AIG General Insurance Company Limited	AABCT3518Q	Fellow Subsidiary	Income/Expense	Insurance Premium paid	2.00	0.08	0.00	0.00										
53	Tata Housing Development Company Limited	AAACT0191Q	Tata AIG General Insurance Company Limited	AABCT3518Q	Fellow Subsidiary	Income/Expense	Claim Received	0.00	0.00	-	-										
54	Tata Housing Development Company Limited	AAACT0191Q	Tata Consultancy Service Limited	AAACR4849R	Fellow Subsidiary	Income/Expense	Repairs and Maintenance - Others/Professional Fees/Purchase of Intangibles Assets	7.10	2.32	1.43	-										
55	Tata Housing Development Company Limited	AAACT0191Q	Tata Teleservices Limited	AAACT2438A	Fellow Subsidiary	Income/Expense	Administrative and Other Expenses	0.50	0.08	0.02	0.00										
56	Tata Housing Development Company Limited	AAACT0191Q	Tata Teleservices (Maharashtra) Limited	AAACH1458C	Fellow Subsidiary	Income/Expense	Administrative and Other Expenses	-	0.03	0.01	0.00										
57	Tata Housing Development Company Limited	AAACT0191Q	Tata Communications Ltd	AAACV2808C	Fellow Subsidiary	Income/Expense	Repairs and Maintenance - Others	5.00	0.20	0.05	0.00										
58	Tata Housing Development Company Limited	AAACT0191Q	Tata AIA Life Insurance Co. Limited.	AABCT3784C	Fellow Subsidiary	Income/Expense	Insurance Premium paid	0.50	0.08	-	0.08										
59	Tata Housing Development Company Limited	AAACT0191Q	The Indian Hotels Company Limited	AAACT3957G	Associate of Parent Company	Income/Expense	Administrative and Other Expenses	1.00	0.01	0.04	-										
60	Tata Housing Development Company Limited	AAACT0191Q	Volta Limited	AAACV2809D	Associate of Parent Company	Income/Expense	Rent	3.25	1.61	1.27	1.27										
61	Tata Housing Development Company Limited	AAACT0191Q	Tata Sons Private Limited.	AAACT4060A	Holding Company	Income/Expense	Expenses incurred by Related Party on our behalf	1.00	0.29	45.07	45.36										
62	Tata Housing Development Company Limited	AAACT0191Q	Infiniti Retail Limited.	AACCV1726H	Fellow Subsidiary	Income/Expense	Selling Expenses	0.50	0.01	0.00	0.00										
63	Tata Housing Development Company Limited	AAACT0191Q	Arrow Infraestate Private Limited	AAGCA2667L	Fellow Subsidiary	Income/Expense	Rent	1.50	0.57	0.42	0.31										
64	Tata Housing Development Company Limited	AAACT0191Q	Gurgaon Realtech Limited	AAACU8322J	Fellow Subsidiary	Income/Expense	Receiving of Services	0.35	0.10	0.08	0.06										
65	Tata Housing Development Company Limited	AAACT0191Q	Ecofirst Services Limited	AAFCM6232L	Fellow Subsidiary	Income/Expense	Receiving of Services	0.20	0.07	0.05	0.05										
66	Tata Housing Development Company Limited	AAACT0191Q	Tata 1mg Healthcare Solutions Private Limited	AAFC07691C	Fellow Subsidiary	Income/Expense	Receiving of Services	0.24	0.24	-	0.14										
67	Tata Housing Development Company Limited	AAACT0191Q	Tata 1mg Healthcare Solutions Private Limited	AAFC07691C	Fellow Subsidiary	Income/Expense	Rent	0.75	0.24	0.21	0.11										
68	Tata Housing Development Company Limited	AAACT0191Q	STT GLOBAL DATA CENTRES	AANCS4967N	Fellow Subsidiary	Income/Expense	Receiving of Services	-	0.02	-	0.01										
69	Tata Housing Development Company Limited	AAACT0191Q	K.M.P			Income/Expense	Remuneration and incentives	-	4.05	-	-										
70	Tata Value Homes Limited	AANCS3558H	Land kart Builders Private Limited	AADCL0533D	JV	Income/Expense	Interest Income	1	0.44	0.19	0.22										
71	Tata Value Homes Limited	AANCS3558H	HLT Residency Private Limited	AADCH2400D	Subsidiary	Income/Expense	Interest Income	N.A.	4.00	63.39	67.39										
72	Promont Hilltop Private Limited	AAGCP8094G	One Bangalore Luxury Projects LLP	AAEF05442Q	Subsidiary	Income/Expense	Interest Income	N.A.	0.30	0	0.3										
73	Promont Hilltop Private Limited	AAGCP8094G	TRIL Roads Private Limited	AACCN6123G	Fellow Subsidiary	Income/Expense	Interest Income	N.A.	0.27	0.24	0.51										
74	Promont Hilltop Private Limited	AAGCP8094G	Ardent properties private limited	AAGCA2024H	Subsidiary	Income/Expense	Interest Income	N.A.	1.24	1.26	2.5										
75	Promont Hilltop Private Limited	AAGCP8094G	One Bangalore Luxury Projects LLP	AAEF05442Q	JV of parent	Inter corporate deposits	ICD/Loans/Investments	N.A.	13.00	0	13										
76	Tata Value Homes Limited	AANCS3558H	HLT Residency Private Limited- RePayment	AADCH2400D	Subsidiary	Inter corporate deposits	ICD/Loans/Investments	N.A.	-2.00	90.67	88.67										
77	Smart Value Homes (Boisar) Private Limited	AAECN3293M	Tata Consultancy Services Limited	AAACR4849R	Subsidiary of ultimate holding company	Income/Expense	Purchase of Intangibles	0.05	0.03	0	0.03										
78	Smart Value Homes (Peenya Project) Private Limited	AAECN3293M	Tata Consultancy Services Limited	AAACR4849R	Subsidiary of ultimate holding company	Income/Expense	Purchase of Intangibles	0.05	0.03	0	0.03										
79	Sector 113 Gatevida Developers Private Limited	AAECN3293M	Tata Consultancy Services Limited	AAACR4849R	Subsidiary of ultimate holding company	Income/Expense	Purchase of Intangibles	0.05	0.04	0	0.04										
80	Land kart Builders Private Limited	AADCL0533D	Tata Consultancy Services Limited	AAACR4849R	Subsidiary of ultimate holding company	Income/Expense	Purchase of Intangibles	0.05	0.02	0	0.02										
81	HL Promoters Private Limited	AADCH2401C	Tata Consultancy Services Limited	AAACR4849R	Subsidiary of ultimate holding company	Income/Expense	Purchase of Intangibles	0.05	0.03	0	0.03										
82	Princeton Infrastructure Private Limited	AADCP9178Q	Tata Consultancy Services Limited	AAACR4849R	Subsidiary of ultimate holding company	Income/Expense	Purchase of Intangibles	0.05	0.01	0	0.01										
83	Promont Hilltop Private Limited	AAGCP8094G	Tata Consultancy Services Limited	AAACR4849R	Subsidiary of ultimate holding company	Income/Expense	Purchase of Intangibles	0.1	0.03	0	0.03										
84	Kolkata-One Excelton Private Limited	AAFCX3544F	Tata Consultancy Services Limited	AAACR4849R	Subsidiary of ultimate holding company	Income/Expense	Purchase of Intangibles	0.1	0.03	0	0.03										
85	Kriday Realty Private Limited	AAECK5447N	Tata Consultancy Services Limited	AAACR4849R	Subsidiary of ultimate holding company	Income/Expense	Purchase of Intangibles	0.05	0.01	0	0.01										
86	Ardent Properties Private Limited	AAGCA2024H	Tata Consultancy Services Limited	AAACR4849R	Subsidiary of ultimate holding company	Income/Expense	Purchase of Intangibles	N.A.	0.04	0	0.04										
87	One Bangalore Luxury Projects LLP	AAEF05442Q	Tata Consultancy Services Limited	AAACR4849R	Subsidiary of ultimate holding company	Income/Expense	Purchase of Intangibles	N.A.	0.01	0	0.01										
88	Tata Value Homes Limited	AANCS3558H	Tata Consultancy Services Limited	AAACR4849R	Subsidiary of ultimate holding company	Income/Expense	Purchase of Intangibles	N.A.	0.84	0.76	0										
89	Kriday Realty Private Limited	AAECK5447N	The Indian Hotels Company Limited	AAACT3957G	Associate of ultimate holding company	Income/Expense	Services received	N.A.	0.00	0	0.00										
90	Tata Value Homes Limited	AANCS3558H	Tata AIG General Insurance Company Limited	AABCT3518Q	Subsidiary of ultimate holding company	Income/Expense	Insurance Premium	0.05	0.02	0.04	0.00										
91	Kolkata-One Excelton Private Limited	AAFCX3544F	Tata AIG General Insurance Company Limited	AABCT3518Q	Subsidiary of ultimate holding company	Income/Expense	Insurance Premium	0.15	0.11	0	0.11										
92	One Bangalore Luxury Projects LLP	AAEF05442Q	Tata AIG General Insurance Company Limited	AABCT3518Q	Subsidiary of ultimate holding company	Income/Expense	Insurance Premium	0.15	0.02	0	0.02										
93	Princeton Infrastructure Private Limited	AADCP9178Q	Tata AIG General Insurance Company Limited	AABCT3518Q	Subsidiary of ultimate holding company	Income/Expense	Insurance Premium	0.15	0.02	0	0.02										



Related Party Transactions disclosures for the half year ended 30 September 2023

Rs in crores

Rs in crores												Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.									
Sr No.	Details of the party (listed entity /subsidiary) entering into the transaction		Details of the counterparty			Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	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					
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary					Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Nature (loan/ advance/ intercorporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (endusage)		
94	Kolkata-One Excelton Private Limited	AAFCK3544F	Titan Company Limited	AAACT5131A	Associate of ultimate holding company	Income/Expense	Gift Voucher	0.2	0.32	0.00	0.00										
95	Land Kart Builders Private Limited	AADCL0533D	Titan Company Limited	AAACT5131A	Associate of ultimate holding company	Income/Expense	Gift Voucher	0.8	0.12	0.01	-										
96	HL Promotors Private Limited	AADCH2401C	Titan Company Limited	AAACT5131A	Associate of ultimate holding company	Income/Expense	Gift Voucher	0.3	0.09	0.05	0.06										
97	One Bangalore Luxury Projects LLP	AAEF05442Q	Titan Company Limited	AAACT5131A	Associate of ultimate holding company	Income/Expense	Gift Voucher	0.05	0.05	0	0.05										
98	Sector 113 Gatevida Developers Private Limited	AACCL2552R	Titan Company Limited	AAACT5131A	Associate of ultimate holding company	Income/Expense	Gift Voucher	0.05	0.15	0	0.15										
99	Sector 113 Gatevida Developers Private Limited	AACCL2552R	Infiniti Retail Limited	AACCV1726H	Step down subsidiary of ultimate holding company	Income/Expense	Gift Voucher	0.05	0.03	0	0.03										
100	Promont Hillside Private Limited	AAGCP4844G	Titan Company Limited	AAACT5131A	Associate of ultimate holding company	Income/Expense	Gift Voucher	0.05	0.05	0	0.05										
101	Smart Value Homes (Peenya Project) Private Limited	AASC8175R	Infiniti Retail Limited	AACCV1726H	Step down subsidiary of ultimate holding company	Income/Expense	Gift Voucher	0.05	0.01	0	0.01										
102	Smart Value Homes (Peenya Project) Private Limited	AASC8175R	Titan Company Limited	AAACT5131A	Associate of ultimate holding company	Income/Expense	Gift Voucher	0.05	0.02	0.09	0.11										
103	Ardent Properties Private Limited	AAGCA2024H	Titan Company Limited	AAACT5131A	Associate of ultimate holding company	Income/Expense	Gift Voucher	0.05	0.01	0	0.01										
104	Tata Value Homes Limited	AANC3558H	Titan Company Limited	AAACT5131A	Associate of ultimate holding company	Income/Expense	Gift Voucher	0.05	0.07	0.06	0.02										
105	Kolkata-One Excelton Private Limited	AAFCK3544F	Tata Communications Limited	AAACV2808C	Step down subsidiary of ultimate holding company	Income/Expense	Services received	N.A.	0.01	0	0.01										
106	Princeton Infrastructure Private Limited	AADCP9178Q	Tata Communications Limited	AAACV2808C	Step down subsidiary of ultimate holding company	Income/Expense	Services received	N.A.	0.01	0	0.01										
107	Promont Hilltop Private Limited	AAGCP8094G	Tata Communications Limited	AAACV2808C	Step down subsidiary of ultimate holding company	Income/Expense	Services received	N.A.	0.01	0	0.01										
108	Smart Value Homes (Peenya Project) Private Limited	AASC8175R	Tata Communications Limited	AAACV2808C	Step down subsidiary of ultimate holding company	Income/Expense	Services received	N.A.	0.01	0	0.01										
109	Tata Value Homes Limited	AANC3558H	Tata Communications Limited	AAACV2808C	Step down subsidiary of ultimate holding company	Income/Expense	Services received	N.A.	0.84	0	0.84										
110	Tata Value Homes Limited	AANC3558H	Ecofirst Services Ltd.	AAF6M6232L	Step down subsidiary of ultimate holding company	Income/Expense	Professional fee-Feasibility report	N.A.	0.03	0	0.03										
111	Tata Value Homes Limited	AANC3558H	Roots Corporation Limited	AACCR6389J	Group	Income/Expense	Travelling Expenses	N.A.	0.00	0	0.00										
112	Princeton Infrastructure Private Limited	AADCP9178Q	Tata 1mg Technologies Private Limited	AAAC28318D	Step down subsidiary of ultimate holding company	Income/Expense	Occupational Health Centre Service	N.A.	0.01	0	0.01										
113	THDC Management Services Limited	AABCR8045E	Tata AIA Life Insurance Company Limited	AABCT3784C	JV of ultimate holding company	Income/Expense	Insurance Premium	N.A.	0.01	0	0.01										
114	Ardent Properties Private Limited	AAGCA2024H	Tata AIA Life Insurance Company Limited	AABCT3784C	JV of ultimate holding company	Income/Expense	Insurance Premium	N.A.	0.01	0	0.01										
115	Kolkata-One Excelton Private Limited	AAFCK3544F	Tata AIA Life Insurance Company Limited	AABCT3784C	JV of ultimate holding company	Income/Expense	Insurance Premium	N.A.	0.01	0	0.01										
116	Kriday Realty Private Limited	AAECK5447N	Tata AIA Life Insurance Company Limited	AABCT3784C	JV of ultimate holding company	Income/Expense	Insurance Premium	N.A.	0.00	0	0.00										
117	Princeton Infrastructure Private Limited	AADCP9178Q	Tata AIA Life Insurance Company Limited	AABCT3784C	JV of ultimate holding company	Income/Expense	Insurance Premium	N.A.	0.00	0	0.00										
118	Promont Hilltop Private Limited	AAGCP8094G	Tata AIA Life Insurance Company Limited	AABCT3784C	JV of ultimate holding company	Income/Expense	Insurance Premium	N.A.	0.00	0	0.00										
119	One Bangalore Luxury Projects LLP	AAEF05442Q	Tata AIA Life Insurance Company Limited	AABCT3784C	JV of ultimate holding company	Income/Expense	Insurance Premium	N.A.	0.00	0	0.00										
120	Smart Value Homes (Peenya Project) Private Limited	AASC8175R	Tata AIA Life Insurance Company Limited	AABCT3784C	JV of ultimate holding company	Income/Expense	Insurance Premium	N.A.	0.00	0	0.00										
121	Tata Value Homes Limited	AANC3558H	Tata AIA Life Insurance Company Limited	AABCT3784C	JV of ultimate holding company	Income/Expense	Insurance Premium	N.A.	0.01	0	0.01										
122	Smart Value Homes (Peenya Project) Private Limited	AASC8175R	Tata Teleservices Limited	AAACT2438A	Subsidiary of ultimate holding company	Income/Expense	Broadband charges	N.A.	0.00	0	0.00										
123	Kriday Realty Private Limited	AAECK5447N	TP Central Odisha Distribution Limited	AAHCT8404D	Group	Income/Expense	Electricity Charges	N.A.	0.06	0	0.06										
124	Tata Value Homes Limited	AANC3558H	Land kart Builders Private Limited	AADCL0533D	JV of parent	Income/Expense	PMC Charges	N.A.	59.93	0	59.93										

