

January 31, 2025

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

Dear Sir / Madam,

Ref: Scrip Code: 976138, 975909 and 976013

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. Friday, January 31, 2025, have, *inter-alia*, considered and approved the Unaudited Financial Results of the Company for the quarter and nine month ended December 31, 2024 and took note of the Limited Review Report issued by Statutory Auditors, thereon.

Accordingly, please find enclosed herewith the following:

 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; and
- 3. Security Cover Certificate as on December 31, 2024, by Management of the Company pursuant to Regulation 54 of SEBI Listing Regulations.

A statement on utilization of issue proceeds of non-convertible securities issued and material deviation for the quarter ended December 31, 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.



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, while unaudited Financial Results shall also be made available on the Company's website i.e. 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 Website: www.sbicaptrustee.com

BSR&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

Limited Review Report on unaudited standalone financial results of Tata Housing Development Company Limited for the quarter ended 31 December 2024 and year to date results for the period from 01 April 2024 to 31 December 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, as amended

To the Board of Directors of Tata Housing Development Company Limited

- 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 31 December 2024 and year to date results for the period from 01 April 2024 to 31 December 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.

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 Digitally signed by BURJIS TEHMURASP PARDIWALA Date: 2025.01.31 15:25:39 +05'30'

Burjis Pardiwala

Partner

Mumbai Membership No.: 103595

31 January 2025 UDIN:25103595BMJETV1765

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 nine months ended 31 December 2024

(₹ in crores)

							(₹ in crores)
S.No.	Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For nine months ended	For nine months ended	For the year ended
		31 December 2024	30 September 2024	31 December 2023	31 December 2024	31 December 2023	31 March 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income Revenue from operations	25.25	8.77	39.67	126.67	104.51	139.51
I	Other income	17.68	57.74	20.28	136.26	177.31	200.79
III	Total Income (I + II)	42.93	66.51	59.95	262.93	281.82	340.30
IV	Expenses	(7.01)	0.66	1.75	(600)	4.26	216.27
	Cost of materials consumed	(7.91)	0.66	1.75	(6.96)	4.36	216.27
	Changes in inventories of finished goods and work-in-progress	22.12	12.20	11.72	51.62	43.77	(154.08)
	Employee benefits expense	9.36 53.14	9.70 51.73	11.85 48.78	29.99	36.39 146.61	47.41 194.34
	Finance costs Depreciation and amortisation expense	0.93	1.29	2.30	156.86 3.43	6.98	9.40
	Other expenses	23.94	22.19	13.14	61.54	63.55	182.74
	Total Expenses	101.58	97.77	89.54	296.48	301.66	496.08
V	(Loss) before impairment of loans given and investments in subsidiaries and joint ventures (III - IV)	(58.65)	(31.26)	(29.59)	(33.55)	(19.84)	(155.80)
VI	Impairment of loans given and investments in subsidiaries and joint ventures (Refer note 5)	1.05	51.42	74.25	60.33	276.83	208.02
VII	(Loss) before tax (V-VI)	(59.70)	(82.68)	(103.84)	(93.88)	(296.67)	(363.82)
VIII	Tax expenses						
	Current tax charge	-	-	-	-	-	1.10
	Deferred tax charge/(credit)	0.36	0.41	(0.25)	0.92	(0.65)	(0.78)
	Total tax expenses	0.36	0.41	(0.25)	0.92	(0.65)	0.32
IX	(Loss) for the period/year (VII - VIII)	(60.06)	(83.09)	(103.59)	(94.80)	(296.02)	(364.14)
X	Other comprehensive income: Items that will not be reclassified to profit or loss Remeasurements of defined benefit liability Income tax relating to items that will not be reclassified to profit or loss	0.17	0.24	0.22	0.52	0.36	0.43
	Total other comprehensive income for the period/year and of the	0.17	0.24	0.22	0.52	0.36	0.43
	Total other comprehensive income for the period/year, net of tax						
XI	Total comprehensive (loss) for the period/year (IX + X)	(59.89)	(82.85)	(103.37)	(94.28)	(295.66)	(363.71)
XII	Earnings per equity share (Face Value per share Rs.10 each)						
	Basic and Diluted earnings per share*	(0.47)	(0.65)	(0.81)	(0.74)	(2.31)	(2.84)
					l		

^{*} Not annualised for quarter ended 31 December 2024, 30 September 2024, 31 December 2023, nine months ended 31 December 2024, and 31 December 2023.

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 nine months ended 31 December 2024 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 31 January 2025. The unaudited standalone results have been reviewed by the Statutory Auditors of the Company, who have issued an unmodified report on the same.
- 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.
- As at 31 December 2024, the Company's short-term borrowings comprising commercial paper and non-convertible debentures ('NCD'') (including current maturities of long term borrowings) aggregate to ₹ 1,068.74 crores (31 March 2024 ₹ 730.52 crores). In addition, the Company has working capital loans of ₹ 708.98 crores (31 March 2024 ₹ 477.00 crores). The Company's net current assets aggregate to ₹ 376.73 crores (31 March 2024 ₹ 977.62 crores). The current assets of the Company aggregate to ₹ 2,838.45 crores (31 March 2024 ₹ 2,877.95 crores) and include inventories of ₹ 2,166.32 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 nine months ended 31 December 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 borrowings 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 nine months ended 31 December 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 nine months ended 31 December 2024, based on updated business plans the Company has impaired certain investments (including ICDs) in subsidiaries and joint ventures amounting to ₹ 1.05 crores (during previous quarter ended 30 September 2024: ₹ 51.42 crores, for the corresponding quarter ended 31 December 2023: ₹ 74.25 crore) and ₹ 60.33 crores (during the nine months ended 31 December 2023: ₹ 276.83 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
Managing Director
DIN - 05251670

Place: Mumbai Date: January 31 2025

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 nine months ended 31 December 2024

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

Sr.	Particulars	E4h4	E tht	E tht	Et	E	E4h
No.		For the quarter ended	For the quarter ended	For the quarter ended	For nine months ended	For nine months ended	For the year ended
		31 December 2024	30 September 2024	31 December 2023	31 December 2024	31 December 2023	31 March 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times)	1.67	1.64	1.39	1.67	1.39	1.54
	Formula used for the computation of Debt Equity Ratio = Total Debt / Shareholder's Equity						
	Debt Service Coverage ratio (DSCR) (in times)	-0.01	0.03	0.44	0.08	0.91	0.05
	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)						
(c)	Interest Service Coverage Ratio (ISCR) (in times)	-0.09	0.42	0.44	0.81	0.91	0.25
,	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						
(d)	Outstanding redeemable preference shares (quantity and value)	The Company does applicable.	not have redeemabl	e preference shares	outstanding as on pe	eriod. Hence, this cla	use is not
(e)	Capital redemption reserve / Debenture redemption reserve	The Company has a vailability of distri		es redemption reserv	e as per Section 71	of the Companies Ac	et, 2013 due to non-
	Net-worth (Rupees in crores)	1,601.69	1,661.58	1,763.99	1,601.69	1,763.99	1,695.97
	Net (Loss)/ Profit after tax (Rupees in crores)	(60.06)	(83.09)	(103.59)	(94.80)	(296.02)	(364.14)
(h)	Earnings per equity share (Face Value per share Rs.10 each) (a) Basic (in Rs.)*	(0.47)	(0.65)	(0.81)	(0.74)	(2.31)	(2.84)
	(b) Diluted (in Rs.)*		()				
(i)	Current ratio (in times)	(0.47) 1.15	(0.65)	(0.81)	(0.74)	(2.31) 1.53	(2.84)
(1)	Formula used for the computation of Current Ratio = Current Assets / Current Liabilities	1.13	1.00	1.55	1.13	1.55	1.31
(j)	Long Term Debt to Working capital (in times)	2.39	1.49	1.62	2.39	1.62	1.43
0,	Formula used for the computation of Long Term Debt to Working capital = (Long Term Borrowings + Current Maturities of Long Term Borrowings) / Net Working Capital excluding Current Maturities of Long Term Borrowings						
(k)	Bad debts to Account Receivable ratio (in %)	NA	NA	NA	NA	NA	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 (%)	73%	79%	54%	73%	54%	57%
	Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities						
(m)	Total debts to Total assets (in %)	54%	53%	51%	54%	51%	52%
	Formula used for the computation of Total debts to Total assets = Debt Securities Issued + Subordinated Liabilities + Other Borrowings / Total Assets						
(n)	Debtors turnover (in times) (annualised)	4.68	1.25	5.14	8.44	4.52	3.71
	$Formula\ used\ for\ the\ computation\ of\ Debtors\ turnover = Revenue\ from\ operations\ \ /\ Average\ Trade\ Receivable$						
	Inventory turnover (in times) (annualised)	0.05	0.02	0.07	0.08	0.07	0.06
	Formula used for the computation of Inventory turnover = Revenue from operations / Average Inventory				,	<u> </u>	
	Operating margin (in %)	-88%	-410%	3%	-8%	-42%	-110%
	Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, Impairment of Ioans given and investment in subsidiaries and joint ventures, Tax and Exceptional Item (Iess) Other Income / Revenue from operations (include Share of profit in Limited Liability Partnerships)						
	Net Profit margin (in %)	-238%	-947%	-261%	-75%	-283%	-261%
	Formula used for the computation of Net Profit margin = Profit/(Loss) after tax / Revenue from operations						

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 nine months ended 31 December 2024

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

(r)	Asset cover available, in case of non-convertible debt securities (in times)	0.93	0.93	0.95	0.93	0.95	0.55				
(s)	The extent and nature of securities created and maintained with respect to secured listed non-	Not applicable since NCDs are all unsecured.									
	convertible debt securities	Not applicable since NCDs are all disceded.									
(+)	During the quarter ended 31 December 2024 Company has issued Non Convertible debt securities to the tune of INR 200 crores and nine months ended under review, the Company has issued Non Convertible										
(1)	securities to the tune of INR 900 crores.										

^{*} Not annualised for quarter ended 31 December 2024, 30 September 2024, 31 December 2023, nine months ended 31 December 2024, and 31 December 2023.

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

nin.

Sanjay Dutt

Out this specific price (but)
the color of the color of

Sanjay Dutt Managing Director DIN - 05251670

Place: Mumbai Date: January 31 2025

Annexure I Security Cover as on 31 December 2024

Particulars Description of asset for which this certificate raids to sold with this certificate raids to sold which this certificate raids to sold which this certificate steep stood of the sold residue of	Annexure I Security Cover a			T	T					T	T	T	1		
Particulars Description of leaser for which the restriction because of the restriction because of the which the restriction because of th	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
Assets shared byte which the earth cannot be provided and the continue of the provided and the cont	Particulars		Exclusive Charge		Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	offered as	on (amount in negative		Related to only those items covered by this certificate				
Location between the contribution of the security of the secur		which this certificate				passu debt	which there is a		considered more			for exclusive charge assets where market		value for pari passu charge assets	
ASSETS Page of Use April 1999 Right of Use April 1999 Repetition of Page of Use April 1999 Right of Use April 1999 Repetition of Page of			certificate being		certificate being	for which this certificate is being issued &other debt with pari passu	covered in		(due to exclusive plus pari passu		Assets charged on	ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not	Pari passu charge	is not ascertainable or applicable (For Eg. Bank Balance, DSRA	Total Value(=K+L+M+ N)
Flogenty, Plant and Equipment Signer of Use Assets			Book Value	Book Value	Yes/ No	Book Value	Book Value						Relating t	o Column F	
Peoperty, Pant and Equipment Sight of Use Assets Singha Charles Assets Sinding Biole Assets S	ASSETS		1												
Ruptin of Use Assets Intrangible Assets under Development Investments auflier-Corporate Deposits to related parties (Refer note i) Unestments Construction Material, Finish Goods and Work in Progress Progress Receivables															
Cooked C															
immagable Assets under Development Investments in related parties Loans and Inter-Corporate Deposits for letter parties (Refer note i) Inventories Progress Cash and Cash Equivalents Receivables Rece				_											
Intensifies Assets under Development Investments Investment in related parties Loans Loans and Inter-Corporate Deposits to related parties (Refer note) Inventories Receivables Receivables Canstruction Material, Prinish Goods and Viork in Progress Viore Receivables Receivables Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Others Rank Balances other than Cash and Cash Equivalents Other debt Sanigari principles (Cash Cash Cash Cash Cash Cash Cash Cash			4												
Development Investments Investment in related parties Loans and inter-Corporate Loans and inter-Corporate (Refer note i) Progress Trade Receivables Reservables Reservables Reservables Reservables Reservables Refer note (ii) Other Section Material, Finish Goods and Work in Progress Total Unbers Refer note (ii) Other Section Michigan Parties Refer note (iii) Other debt staming parp-passus charge with above debt Other Cebt Subordinated debt NIL NIL NIL NIL NIL NIL NIL NI			†		_										
Investments pressurements projects to related parties (and field parties) (and field p	-														
Loans Deposits to related parties (Refer note i) Construction Material, Finish Goods and Work in Progress Trade Receivables Receivables Cash and Cash Equivalents Bank Balances other than Cash and Cash Equivalents Bank Balances other than Cash and Cash Equivalents Others Refer note (ii) Total Bank Balances other than Cash and Cash Equivalents Debt securities to which this certificate pertains Other debt sharing pari-passu charge with above debt Character and Cash Equivalents Short term loan, working capital toan and cash credit actility Comer Debt Come]												
Inventories 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) UABILITIES Other debt sharing pari-passu charge with above debt Other Debt Culting to the County of the C	Loans	Deposits to related parties													
Cash and Cash Equivalents Bank Balances other than Cash and Cash Equivalents Others Refer note (ii) Total	Inventories	Finish Goods and Work in Progress						NIL							
Bank Balances other than Cash and Cash Equivalents Others Refer note (ii) Total LIABILITIES Debt securities to which this certificate pertains Other debt sharing pari-passu charge with above debt Other Debt Subordinated debt	Trade Receivables	Receivables	4												
and Cash Equivalents Others Refer note (ii) Total IUABILITIES IOBUST Short term loan, working capital loan and cash credit facility Other Debt Security Short term loan, working capital loan and cash credit facility Other Debt Short term loan working capital loan and cash credit facility Other Debt Short term loan working capital loan and cash credit facility Other Debt Short term loan working capital loan and cash credit facility Other Debt Short term loan working capital loan and cash credit facility Other Debt Short term loan working capital loan and cash credit facility Other Debt Short term loan working capital loan and cash credit facility	Cash and Cash Equivalents							·							
Total LIABILITIES Debt securities to which this certificate pertains Other debt sharing pari-passu charge with above debt Other Debt Subordinated debt Other Debt Subordinated debt Other Debt Subordinated debt Other Debt											_				
LIABILITIES Debt securities to which this certificate pertains Other debt sharing pari-passu charge with above debt Other Debt Subordinated debt Subordinated debt CIABILITIES Short term loan, working capital loan and cash credit facility		Refer note (ii)]												
Debt securities to which this certificate pertains Other debt sharing pari-passu charge with above debt Other Debt Other Debt Subordinated debt	Total		4												
Debt securities to which this certificate pertains Other debt sharing pari-passu charge with above debt Other Debt Other Debt Subordinated debt	LIARILITIES		1								_	_			
this certificate pertains Other debt sharing pari-passu charge with above debt Other Debt Other Debt Subordinated debt Subordinated debt Other Description of the D			1												
Other debt sharing pair-passu capital loan and cash credit facility Other Debt Subordinated debt Subordinated debt]												
charge with above debt capital toan and cash credit facility Other Debt Subordinated debt Gaussian Gau	Other debt sharing pari-passu		1												
Other Debt Subordinated debt			t e												
Subordinated debt Subordinated debt		facility	-												
			1										`		
			1												
			1												
Bank	Bank														

Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

Annexure I Security Cover as on 31 December 2024

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

Place: Mumbai Date: 31 January 2025 Sanjay Dutt Managing Director DIN - 05251670



January 31, 2025

To, Listing Department BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai – 400 001

Ref.: Scrip Code: 975909, 976013 and 976138

Sub:- Disclosure under Regulation 52(7) and (7A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations')

Dear Sir/Madam,

Pursuant to Regulation 52(7) and (7A) of SEBI Listing Regulations, a statement indicating the utilisation of issue proceeds of Non-Convertible Debentures ('NCDs') and statement indicating Nil deviation and variation for the quarter ended on December 31, 2024, is attached herewith.

The aforesaid statement has been reviewed by the Audit Committee of the Company at its meeting held today i.e. January 31, 2025.

We request you to take the above on record.

Thanking you,

For Tata Housing Development Company Limited

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

CC:

SBICAP TRUSTEE COMPANY LIMITED

Mistry Bhavan, 4th Floor, 122 Dinshaw Vachha Road, Churchgate, Mumbai–400020



A. Statement of utilization of issue proceeds:

Name of the issuer	ISIN	Mode of Fund Raising (Public issues/ Private Placement)	Type of instrument	Date of raising funds	Amount Raised (Rs. in Crores)	Funds Utilized	Any deviation (Yes/No)	If 8 is yes, then specify the purpose for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Tata Housing	INE582L08045	Private Placement	Non –	14/08/2024	225.09 *	225.09 *	No	-	-
Development	INE582L08052		Convertible Debentures	17/09/2024	475	475	No	-	-
Company Limited	INE582L08060			28/10/2024	200.04 **	200.04 **	No	-	-

^{* 0.09} crore is the premium received on issuance of NCD of Rs. 225 crore

B. Statement of deviation / variation in use of Issue proceeds:

Particulars		Remarks	
Name of listed entity	Tata Housing Dev	elopment Compa	any Limited
Mode of fund raising	Private placement		
Type of instrument	Non-convertible So	ecurities	
Date of raising funds	14/08/2024	17/09/2024	28/10/2024
Amount raised	Rs. 225.09 crores*	Rs. 475 crores	Rs. 200.04 crores**
Report filed for quarter ended		December 31, 20	024
Is there a deviation/ variation in use of funds raised?	There is no deviati	on/variation in us	se of funds raised.
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	Not Applicable	Not Applicable	Not Applicable
If yes, details of the approval so required?	Not Applicable	Not Applicable	Not Applicable
Date of approval	Not Applicable	Not Applicable	Not Applicable
Explanation for the deviation/ variation	Not Applicable	Not Applicable	Not Applicable
Comments of the audit committee after review	Not Applicable	Not Applicable	Not Applicable
Comments of the auditors, if any	Not Applicable	Not Applicable	Not Applicable
Objects for which funds have been raised and where there has been a deviation / variation in the following table	Not Applicable		_

Objects for which funds have been raised and where there has been a deviation/ variation, in the following table: Not Applicable

Name of signatory: Mrunal Mahajan

Designation: Company Secretary and Compliance Officer

Date: January 31, 2025

^{** 0.04} crore is the premium received on issuance of NCD of Rs. 200 crore

^{* 0.09} crore is the premium received on issuance of NCD of Rs. 225 crore

^{** 0.04} crore is the premium received on issuance of NCD of Rs. 200 crore