



August 06, 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 (“SEBI Listing Regulations”), this is to inform that the Board of Directors of the Company, at its Meeting held today i.e. on August 06, 2025, have, *inter-alia*, considered and approved the Unaudited Financial Results of the Company for the Quarter ended June 30, 2025 and took note of Limited Review Report issued by Statutory Auditors, thereon.

Accordingly, please find enclosed herewith the following:

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

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

2. the disclosure in terms of Regulations 52(4) of SEBI Listing Regulations forming part of the Unaudited Financial Results certified by the Statutory Auditors of the Company;
3. security cover certificate as on June 30, 2025, by Management of the Company pursuant to Regulation 54 of SEBI Listing Regulations; and
4. The Company have fully utilised the issue proceeds of Non-convertible Debentures for the purpose for which such proceeds were raised, the disclosure in accordance with Regulation 52(7) and 52(7A) of the SEBI Listing Regulations regarding utilization of issue proceeds of non-convertible securities and a statement disclosing material deviation in the use of proceeds is not applicable for the quarter ended June 30, 2025.

TATA HOUSING DEVELOPMENT COMPANY LIMITED

E Block Valtas Premises T B Kadam Marg Chinchpokli Mumbai 400 033 India
Tel 022 6661 4444 Fax 022 6661 4452 email thdcsec@tatarealty.in Website www.tatahousing.com
CIN U45300MH1942PLC003573



Further, the extracts of the said unaudited financial results shall be published in the newspapers in compliance with Regulation 52 of the Listing Regulations. The said unaudited financial results are also being uploaded on the Company's website (<http://tatahousing.com>.) as required under 62 of the SEBI Listing Regulations.

Further at the said meeting, the Board of Directors of the Company have also considered and approved the appointment of M/s. KDA and Associates, Practicing Company Secretary, as Secretarial Auditor of the Company for the FY 2025-26. Details pertaining to the change in Secretarial Auditor of the Company is enclosed as **Annexure I**.

We request you to take the above on record.

Thanking you,

Yours faithfully,

For Tata Housing Development Company Limited

MRUNAL
AMOGH
MAHAJAN

Digitally signed by
MRUNAL AMOGH
MAHAJAN
Date: 2025.08.06
16:09:26 +05'30'

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



Annexure – I

Particulars of Change in Secretarial Auditor of the Company:

Sr. No.	Particulars	Details
(a)	Name of the Auditor	M/s. KDA and Associates, Practicing Company Secretary
(b)	Reason for change viz. appointment/ re - appointment, resignation, removal, death or otherwise	<p>M/s. Bhatt & Associates Company Secretaries LLP were appointed as Secretarial Auditor of the Company for FY 2024-25.</p> <p>Consequent to the completion of their tenure, M/s. KDA and Associates, Practicing Company Secretary has been appointed Secretarial Auditor of the Company for FY 2025-26</p>
(c)	Date of appointment/ re-appointment/ cessation (as applicable) & term of appointment	Based upon the recommendation of Audit Committee, the Board at its meeting held today i.e. August 6, 2025, approved the appointment of M/s. KDA and Associates, Practicing Company Secretary, as Secretarial Auditor of the Company for FY 2025- 26.
(d)	Brief profile (in case of appointment)	KDA & Associates, Practising Company Secretaries (KDA) was established in 2016 and has experience of more than 9 years. KDA is a peer reviewed certified firm in accordance with the relevant guidelines of The Institute of Company Secretaries of India and has experience in providing services of audit & assurance, business set-up and closure, corporate governance, certification and attestations, due diligence, corporate secretarial services, scrutinizer services and securities law.
(e)	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable
(f)	Other Disclosure(s)	Not Applicable

Limited Review Report on unaudited standalone financial results of Tata Housing Development Company Limited for the quarter ended 30 June 2025 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

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 June 2025 ("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. Attention is drawn to the fact that the figures for the three months ended 31 March 2025 as reported in the Statement are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
5. 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.
6. 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



B S R & Co. (a partnership firm with Registration No. BA61223) converted into B S R & Co. LLP (a Limited Liability Partnership with LLP Registration No. AAB-8181) with effect from October 14, 2013

Registered Office:

14th Floor, Central B Wing and North C Wing, Nesco IT Park 4, Nesco Center, Western Express Highway, Goregaon (East), Mumbai - 400063

B S R & Co. LLP

Limited Review Report (Continued)

Tata Housing Development Company Limited

Company to meet its obligation as and when they fall due. Accordingly, the management has prepared the Statement on a going concern basis.

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 Pardiwala

Partner

Mumbai

06 August 2025

Membership No.: 103595

UDIN:25103595BMJEWH1431

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

Statement of Unaudited Standalone Financial Results for the quarter ended 30 June 2025

(₹ in crores)					
S.No.	Particulars	For the quarter ended 30 June 2025 (Unaudited)	For the quarter ended 31 March 2025 (Audited)	For the quarter ended 30 June 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
			(Refer note 6)		
	Income				
I	Revenue from operations	19.98	39.89	92.66	166.57
II	Other income	27.50	31.31	70.15	167.57
III	Total Income (I + II)	47.48	71.20	162.81	334.14
IV	Expenses				
	Cost of materials consumed	0.18	(0.63)	0.29	(7.59)
	Changes in inventories of finished goods and work-in-progress	10.56	14.84	17.30	66.46
	Employee benefits expense	7.87	9.84	10.93	39.83
	Finance costs	48.81	51.66	51.99	208.52
	Depreciation and amortisation expense	1.09	1.16	1.21	4.60
	Other expenses	17.28	91.02	24.72	152.56
	Total Expenses	85.79	167.89	106.44	464.38
V	(Loss)/profit before impairment of loans given and investments in subsidiaries and joint ventures (III - IV)	(38.31)	(96.69)	56.37	(130.24)
VI	Impairment of loans given and investments in subsidiaries and joint ventures (Refer note 5)	4.01	1.80	7.86	62.13
VII	(Loss)/profit before tax (V-VI)	(42.32)	(98.49)	48.51	(192.37)
VIII	Tax expenses				
	Current tax charge	-	-	-	-
	Deferred tax charge	0.33	0.42	0.15	1.34
	Total tax expenses	0.33	0.42	0.15	1.34
IX	(Loss)/profit for the period/year (VII - VIII)	(42.65)	(98.91)	48.36	(193.71)
X	Other comprehensive income/(loss):				
	Items that will not be reclassified to profit or loss				
	Remeasurements of defined benefit liability *	0.00	(0.53)	0.11	(0.01)
	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	0.00	(0.53)	0.11	(0.01)
XI	Total comprehensive income/(loss) for the period/year (IX + X)	(42.65)	(99.44)	48.47	(193.72)
XII	Earnings per equity share (Face Value per share Rs.10 each)				
	Basic and Diluted earnings per share#	(0.33)	(0.77)	0.38	(1.51)

not annualised for quarter ended 30 June 2025, 31 March 2025 and 30 June 2024.

* denotes amount below ₹ 50,000



Tata Housing Development Company Limited

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Notes:

- 1 The unaudited standalone financial results for the quarter ended 30 June 2025 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 06 August 2025.
- 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 June 2025, the Company's short-term borrowings comprising commercial paper and non-convertible debenture (NCD) (including current maturities of long term borrowings) aggregate to ₹ 1,406.41 crores (31 March 2025 ₹ 1,115.99 crores). In addition, the Company has working capital loans of ₹ 270.00 crores (31 March 2025 ₹ 520.00 crores) & ICD Nil crores (31 March 2025 ₹ 30 crores). The Company's net current assets aggregate to ₹ 441.48 crores (31 March 2025 ₹ 387.36 crores). The current assets of the Company aggregate to ₹ 2,817.00 crores (31 March 2025 ₹ 2,778.10 crores) and include inventories of ₹ 2,112.37 crores (31 March 2025 ₹ 2,124.37 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 audited standalone financial results for the quarter ended 30 June 2025. 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 ended 30 June 2025 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 ended 30 June 2025, based on updated business plans the Company has impaired certain investments (including ICDs) in subsidiaries and joint ventures amounting to ₹ 4.01 crores (during previous quarter ended 31 March 2025 : ₹ 1.80 crores, for the corresponding quarter ended 30 June 2024: ₹ 7.86 crore) and during the year ended 31 March 2025 : ₹ 62.13 crores respectively.
- 6 The figures for the quarter ended 31 March 2025 are the balancing figures between audited results in respect of full financial year and the published year to date reviewed figures upto the third quarter of the financial year ended March 31, 2025.

For and on behalf of Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573



Sanjay Dutt

Managing Director

DIN - 05251670

Place: Mumbai

Date: 06 August 2025

Tata Housing Development Company Limited
CIN: U45300MH1942PLC003573

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

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Statement of Standalone Financial Results for the quarter ended 30 June 2025

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 June 2025 (Unaudited)	For the quarter ended 31 March 2025 (Audited)	For the quarter ended 30 June 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
(a)	Debt-Equity ratio (in times) Formula used for the computation of Debt Equity Ratio = Total Debt / Shareholder's Equity	1.77	1.71	1.42	1.71
(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 / (Finance Cost + Principal payment of long term debt during the period)	0.24	(0.05)	2.11	0.08
(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/Finance Cost	0.24	(0.85)	2.11	0.40
(d)	Outstanding redeemable preference shares (quantity and value)	The Company does not have redeemable preference shares outstanding as on period. Hence, this clause is not applicable.			
(e)	Capital redemption reserve / Debenture redemption reserve	The Company has not created debentures redemption reserve as per Section 71 of the Companies Act, 2013 due to non-availability of distributable profits.			
(f)	Net-worth (Rupees in crores)	1,459.60	1,502.25	1,744.44	1,502.25
(g)	Net (Loss)/ Profit after tax (Rupees in crores)	(42.65)	(98.91)	48.36	(193.71)
(h)	Earnings per equity share (Face Value per share Rs.10 each)				
	(a) Basic (in Rs.)*	(0.33)	(0.77)	0.38	(1.51)
	(b) Diluted (in Rs.)*	(0.33)	(0.77)	0.38	(1.51)
(i)	Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities	1.19	1.16	1.57	1.16
(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	2.04	2.32	1.42	2.32
(k)	Bad debts to Account Receivable ratio (in %) Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts (excluding loss allowance) / Average Trade Receivable	NA	NA	NA	NA
(l)	Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities	72%	72%	55%	72%
(m)	Total debts to Total assets (in %) Formula used for the computation of Total debts to Total assets = Debt Securities Issued + Subordinated Liabilities + Other Borrowings / Total Assets	54%	53%	50%	53%
(n)	Debtors turnover (in times) (annualised) Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable	3.92	8.44	13.98	7.49



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Statement of Standalone Financial Results for the quarter ended 30 June 2025

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

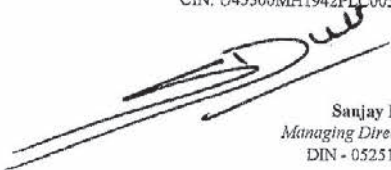
(o)	Inventory turnover (in times) (annualised)	0.04	0.07	0.17	0.08
	Formula used for the computation of Inventory turnover = Revenue from operations / Average Inventory				
(p)	Operating margin (in %)	-80%	-188%	43%	-51%
	Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, Impairment of loans given and investment in subsidiaries and joint ventures, Tax and Exceptional Item (less) Other Income / Revenue from operations (include Share of profit in Limited Liability Partnerships)				
(q)	Net Profit margin (in %)	-213%	-248%	52%	-116%
	Formula used for the computation of Net Profit margin = Profit/(Loss) after tax / Revenue from operations				
(r)	Asset cover available, in case of non-convertible debt securities (in times)	0.87	0.87	0.91	0.87
(s)	The extent and nature of securities created and maintained with respect to secured listed non-convertible debt securities	Not applicable since NCDs are all unsecured.			
(t)	During the quarter ended 30 June 2025 Company has not issued Non Convertible debt securities.				

not annualised for quarter ended 30 June 2025, 31 March 2025 and 30 June 2024.

For and on behalf of Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

Place: Mumbai
Date: 06 August 2025


Sanjay Dutt
Managing Director
DIN - 05251670

Tata Housing Development Company Limited
CIN: U45300MH1942PLC003573

Annexure I Security Cover as on 30 June 2025

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder(includes debt for which this certificate is being issued & other debt with pari passu charge)	Other assets on which there is a pari passu charge		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)
							(excluding items covered in Column "F")							
		Book Value	Book Value	Yes/ No	Book Value	Book Value						Relating to Column F		
ASSETS		<div>NIL</div>												
Property, Plant and Equipment														
Capital Work-in-Progress														
Right of Use Assets														
Goodwill														
Intangible Assets														
Intangible Assets under Development														
Investments	Investment in related parties													
Loans	Loans and Inter-Corporate Deposits to related parties (Refer note i)													
Inventories	Construction Material, Finish Goods and Work in Progress													
Trade Receivables	Receivables													
Cash and Cash Equivalents														
Bank Balances other than Cash and Cash Equivalents														
Others	Refer note (ii)													
Total														
LIABILITIES														
Debt securities to which this certificate pertains														
Other debt sharing pari-passu charge with above debt	Short term loan, working capital loan and cash credit facility													
Other Debt														
Subordinated debt														
Borrowings														
Bank														

Tata Housing Development Company Limited
CIN: U45300MH1942PLC003573

Annexure I Security Cover as on 30 June 2025

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder(includes debt for which this certificate is being issued &other debt with pari passu charge)	Other assets on which there is a pari passu charge (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)	NIL												
Others														
Trade payables														
Lease Liabilities														
Provisions														
Others	Refer note (iv)													
Total														
Cover on Book Value														
Cover on Market Value														
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio									

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

Sanjay Dutt
Digitally signed by Sanjay Dutt
Date: 2025.08.06 16:10:47 +05'30'
Sanjay Dutt
Managing Director
DIN - 05251670

Place: Mumbai
Date: 6 August 2025



August 6, 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 June 30, 2025, is attached herewith.

The aforesaid statement has been reviewed by the Audit Committee of the Company at its meeting held today i.e. August 6, 2025.

We request you to take the above on record.

Thanking you,
For Tata Housing Development Company Limited

Sanjay Dutt
Digitally signed by
Sanjay Dutt
Date: 2025.08.06
16:11:15 +05'30'

Sanjay Dutt
Managing Director & CEO
DIN: 05251670

CC:

SBICAP TRUSTEE COMPANY LIMITED

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

TATA HOUSING DEVELOPMENT COMPANY LIMITED

E Block Valtas Premises T B Kadam Marg Chinchpokli Mumbai 400 033 India
Tel 022 6661 4444 Fax 022 6661 4452 email thdcsec@tatarealty.in Website www.tatahousing.com
CIN U45300MH1942PLC003573

**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 Development Company Limited	INE582L08045	Private Placement	Non – Convertible Debentures	14/08/2024	225.09 *	225.09 *	No	-	-
	INE582L08052			17/09/2024	475	475	No	-	-
	INE582L08060			28/10/2024	200.04 **	200.04 **	No	-	-

* 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

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

Particulars	Remarks		
Name of listed entity	Tata Housing Development Company Limited		
Mode of fund raising	Private placement		
Type of instrument	Non-convertible Securities		
Date of raising funds	14/08/2024	17/09/2024	28/10/2024
Amount raised (in crore)	Rs. 225.09 crores*	Rs. 475 crores	Rs. 200.04 crores**
Report filed for quarter ended	June 30, 2025		
Is there a deviation/ variation in use of funds raised?	There is no deviation/variation in use 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			

Sanjay Dutt

Digitally signed by Sanjay Dutt
Date: 2025.08.06 16:11:45 +05'30'

Name of signatory and Designation: Sanjay Dutt

Designation: Managing Director & CEO

Date : August 6, 2025

* 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