

FORM NO. MGT-7

[Pursuant to sub-Section(1) of section 92 of the Companies Act, 2013 and sub-rule (1) of rule 11of the Companies (Management and Administration) Rules, 2014]



सत्यमेव जयते

Annual Return (other than OPCs and Small Companies)

Form language ☒ English ☐ Hindi

Refer the instruction kit for filing the form.

I. REGISTRATION AND OTHER DETAILS

(i) * Corporate Identification Number (CIN) of the company

U45300MH1942PLC003573

Pre-fill

Global Location Number (GLN) of the company

* Permanent Account Number (PAN) of the company

AAACT0191Q

(ii) (a) Name of the company

TATA HOUSING DEVELOPMEN

(b) Registered office address

E Block, Voltas Premises, T. B. Kadam Marg Chinchpokli NA
Mumbai
Mumbai City
Maharashtra
400033

(c) *e-mail ID of the company

TH*****TY.IN

(d) *Telephone number with STD code

02*****44

(e) Website

www.tatahousing.com

(iii) Date of Incorporation

19/03/1942

(iv)	Type of the Company	Category of the Company	Sub-category of the Company
	Public Company	Company limited by shares	Indian Non-Government company

(v) Whether company is having share capital

☒ Yes

☐ No

(vi) *Whether shares listed on recognized Stock Exchange(s)

☐ Yes

☒ No

(b) CIN of the Registrar and Transfer Agent

U67190MH1999PTC118368

Pre-fill

Name of the Registrar and Transfer Agent

LINK INTIME INDIA PRIVATE LIMITED

Registered office address of the Registrar and Transfer Agents

C-101, 1st Floor, 247 Park, Lal Bahadur Shastri Marg, Vikh
roli (West), NA

(vii) *Financial year From date (DD/MM/YYYY) To date (DD/MM/YYYY)

(viii) *Whether Annual general meeting (AGM) held ☒ Yes ☐ No

(a) If yes, date of AGM

(b) Due date of AGM

(c) Whether any extension for AGM granted ☐ Yes ☒ No

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

*Number of business activities

S.No	Main Activity group code	Description of Main Activity group	Business Activity Code	Description of Business Activity	% of turnover of the company
1	F	Construction	F1	Buildings	100

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES (INCLUDING JOINT VENTURES)

*No. of Companies for which information is to be given

Pre-fill All

S.No	Name of the company	CIN / FCRN	Holding/ Subsidiary/Associate/ Joint Venture	% of shares held
1	TATA REALTY AND INFRASTRU	U70102MH2007PLC168300	Holding	99.98
2	TATA VALUE HOMES LIMITED	U45400MH2009PLC195605	Subsidiary	100
3	CONCEPT DEVELOPERS & LEAS	U45400MH1969PLC014375	Subsidiary	100
4	KRIDAY REALTY PRIVATE LIMIT	U45400MH2011PTC224084	Subsidiary	100
5	PROMONT HILLSIDE PRIVATE L	U45400MH2012PTC227897	Subsidiary	100
6	PROMONT HILLTOP PRIVATE L	U45209MH2012PTC236134	Subsidiary	100
7	TECHNOPOLIS KNOWLEDGE P,	U70101MH1997PLC110915	Joint Venture	50

8	ARDENT PROPERTIES PRIVATE	U45200MH2007PTC262414	Subsidiary	100
9	PRINCETON INFRASTRUCTURE	U45201DL2005PTC135768	Subsidiary	100
10	LAND KART BUILDERS PRIVATE	U70200UP2016PTC082780	Subsidiary	51
11	SYNERGIZERS SUSTAINABLE FC	U85191MH2012NPL231069	Subsidiary	100
12	SMART VALUE HOMES (PEENYA)	U45400MH2013PTC241108	Subsidiary	100
13	SMART VALUE HOMES (BOISAF)	U45209MH2012PTC234893	Subsidiary	100
14	HL PROMOTERS PRIVATE LIMIT	U45200DL2013PTC254832	Subsidiary	100
15	KOLKATA-ONE EXCELTON PRIV	U45400MH2013PTC249956	Subsidiary	51
16	HLT RESIDENCY PRIVATE LIMIT	U45400DL2013PTC254807	Subsidiary	100
17	THDC MANAGEMENT SERVICE	U74999MH2000PLC128720	Subsidiary	100
18	SECTOR 113 GATEVIDA DEVEL	U45202DL2011PTC277182	Subsidiary	51
19	SAS REALTECH PRIVATE LIMITE	U68100DL2023PTC423928	Subsidiary	51

IV. SHARE CAPITAL, DEBENTURES AND OTHER SECURITIES OF THE COMPANY

(i) *SHARE CAPITAL

(a) Equity share capital

Particulars	Authorised capital	Issued capital	Subscribed capital	Paid up capital
Total number of equity shares	2,000,000,000	1,280,969,842	1,280,969,842	1,280,969,842
Total amount of equity shares (in Rupees)	20,000,000,000	12,809,698,420	12,809,698,420	12,809,698,420

Number of classes

1

Class of Shares	Authorised capital	Issued capital	Subscribed capital	Paid up capital
Number of equity shares	2,000,000,000	1,280,969,842	1,280,969,842	1,280,969,842
Nominal value per share (in rupees)	10	10	10	10
Total amount of equity shares (in rupees)	20,000,000,000	12,809,698,420	12,809,698,420	12,809,698,420

(b) Preference share capital

Particulars	Authorised capital	Issued capital	Subscribed capital	Paid-up capital
Total number of preference shares	0	0	0	0
Total amount of preference shares (in rupees)	0	0	0	0

Number of classes

0

Class of shares	Authorised capital	Issued capital	Subscribed capital	Paid up capital
Number of preference shares				
Nominal value per share (in rupees)				
Total amount of preference shares (in rupees)				

(c) Unclassified share capital

Particulars	Authorised Capital
Total amount of unclassified shares	0

(d) Break-up of paid-up share capital

Class of shares	Number of shares			Total nominal amount	Total Paid-up amount	Total premium
Equity shares	Physical	DEMAT	Total			
At the beginning of the year	0	1,280,969,812	1280969842	12,809,698,128	12,809,698,128	
Increase during the year	0	0	0	0	0	0
i. Public Issues	0	0	0	0	0	0
ii. Rights issue	0	0	0	0	0	0
iii. Bonus issue	0	0	0	0	0	0
iv. Private Placement/ Preferential allotment	0	0	0	0	0	0
v. ESOPs	0	0	0	0	0	0
vi. Sweat equity shares allotted	0	0	0	0	0	0
vii. Conversion of Preference share	0	0	0	0	0	0
viii. Conversion of Debentures	0	0	0	0	0	0
ix. GDRs/ADRs	0	0	0	0	0	0

x. Others, specify 						
Decrease during the year	0	0	0	0	0	0
i. Buy-back of shares	0	0	0	0	0	0
ii. Shares forfeited	0	0	0	0	0	0
iii. Reduction of share capital	0	0	0	0	0	0
iv. Others, specify 						
At the end of the year	0	1,280,969,8	1280969842	12,809,698,	12,809,698	
Preference shares						
At the beginning of the year	0	0	0	0	0	
Increase during the year	0	0	0	0	0	0
i. Issues of shares	0	0	0	0	0	0
ii. Re-issue of forfeited shares	0	0	0	0	0	0
iii. Others, specify 0				0	0	
Decrease during the year	0	0	0	0	0	0
i. Redemption of shares	0	0	0	0	0	0
ii. Shares forfeited	0	0	0	0	0	0
iii. Reduction of share capital	0	0	0	0	0	0
iv. Others, specify 0				0	0	
At the end of the year	0	0	0	0	0	

ISIN of the equity shares of the company

(ii) Details of stock split/consolidation during the year (for each class of shares)

0

Class of shares		(i)	(ii)	(iii)
Before split / Consolidation	Number of shares			
	Face value per share			
After split / Consolidation	Number of shares			
	Face value per share			

(iii) Details of shares/Debentures Transfers since closure date of last financial year (or in the case of the first return at any time since the incorporation of the company) *

☐ Nil

[Details being provided in a CD/Digital Media]

☐

Yes

☒

No

☐

Not Applicable

Separate sheet attached for details of transfers

☒

Yes

☐

No

Note: In case list of transfer exceeds 10, option for submission as a separate sheet attachment or submission in a CD/Digital Media may be shown.

Date of the previous annual general meeting		25/07/2023	
Date of registration of transfer (Date Month Year)			
Type of transfer		1 - Equity, 2 - Preference Shares, 3 - Debentures, 4 - Stock	
Number of Shares/ Debentures/ Units Transferred		Amount per Share/ Debenture/Unit (in Rs.)	
Ledger Folio of Transferor			
Transferor's Name			
	Surname	middle name	first name
Ledger Folio of Transferee			

Transferee's Name			
	Surname	middle name	first name

Date of registration of transfer (Date Month Year)	
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Type of transfer		1 - Equity, 2- Preference Shares,3 - Debentures, 4 - Stock
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Number of Shares/ Debentures/ Units Transferred		Amount per Share/ Debenture/Unit (in Rs.)	
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Ledger Folio of Transferor	
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Transferor's Name			
	Surname	middle name	first name

Ledger Folio of Transferee	
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Transferee's Name			
	Surname	middle name	first name

(iv) *Debentures (Outstanding as at the end of financial year)

Particulars	Number of units	Nominal value per unit	Total value
Non-convertible debentures	140,000	100000	14,000,000,000
Partly convertible debentures	0	0	0
Fully convertible debentures	0	0	0
Total			14,000,000,000

Details of debentures

Class of debentures	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Non-convertible debentures	13,000,000,000	8,000,000,000	7,000,000,000	14,000,000,000
Partly convertible debentures	0	0	0	0
Fully convertible debentures	0	0	0	0

(v) Securities (other than shares and debentures)

1

Type of Securities	Number of Securities	Nominal Value of each Unit	Total Nominal Value	Paid up Value of each Unit	Total Paid up Value
Commercial Papers	13,400	500000	6,700,000,000	500000	6,700,000,000
Total	13,400		6,700,000,000		6,700,000,000

V. *Turnover and net worth of the company (as defined in the Companies Act, 2013)

(i) Turnover

1,395,061,688

(ii) Net worth of the Company

16,959,684,236

VI. (a) *SHARE HOLDING PATTERN - Promoters

S. No.	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1.	Individual/Hindu Undivided Family				
	(i) Indian	0	0	0	
	(ii) Non-resident Indian (NRI)	0	0	0	
	(iii) Foreign national (other than NRI)	0	0	0	
2.	Government				
	(i) Central Government	0	0	0	
	(ii) State Government	0	0	0	
	(iii) Government companies	0	0	0	
3.	Insurance companies	0	0	0	
4.	Banks	0	0	0	
5.	Financial institutions	0	0	0	

6.	Foreign institutional investors	0	0	0	
7.	Mutual funds	0	0	0	
8.	Venture capital	0	0	0	
9.	Body corporate (not mentioned above)	1,280,968,855	100	0	
10.	Others	0	0	0	
	Total	1,280,968,855	100	0	0

Total number of shareholders (promoters)

10

(b) *SHARE HOLDING PATTERN - Public/Other than promoters

S. No.	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1.	Individual/Hindu Undivided Family				
	(i) Indian	987	0	0	
	(ii) Non-resident Indian (NRI)	0	0	0	
	(iii) Foreign national (other than NRI)	0	0	0	
2.	Government				
	(i) Central Government	0	0	0	
	(ii) State Government	0	0	0	
	(iii) Government companies	0	0	0	
3.	Insurance companies	0	0	0	
4.	Banks	0	0	0	
5.	Financial institutions	0	0	0	
6.	Foreign institutional investors	0	0	0	
7.	Mutual funds	0	0	0	
8.	Venture capital	0	0	0	
9.	Body corporate (not mentioned above)	0	0	0	
10.	Others	0	0	0	

	Total	987	0	0	0
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Total number of shareholders (other than promoters)

3

**Total number of shareholders (Promoters+Public/
Other than promoters)**

13

**VII. *NUMBER OF PROMOTERS, MEMBERS, DEBENTURE HOLDERS
(Details, Promoters, Members (other than promoters), Debenture holders)**

Details	At the beginning of the year	At the end of the year
Promoters	14	10
Members (other than promoters)	4	3
Debenture holders	8	12

VIII. DETAILS OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

(A) *Composition of Board of Directors

Category	Number of directors at the beginning of the year		Number of directors at the end of the year		Percentage of shares held by directors as at the end of year	
	Executive	Non-executive	Executive	Non-executive	Executive	Non-executive
A. Promoter	0	0	0	0	0	0
B. Non-Promoter	1	5	1	5	0	0
(i) Non-Independent	1	2	1	2	0	0
(ii) Independent	0	3	0	3	0	0
C. Nominee Directors representing	0	0	0	0	0	0
(i) Banks & FIs	0	0	0	0	0	0
(ii) Investing institutions	0	0	0	0	0	0
(iii) Government	0	0	0	0	0	0
(iv) Small share holders	0	0	0	0	0	0
(v) Others	0	0	0	0	0	0
Total	1	5	1	5	0	0

Number of Directors and Key managerial personnel (who is not director) as on the financial year end date

8

(B) (i) *Details of directors and Key managerial personnel as on the closure of financial year

Name	DIN/PAN	Designation	Number of equity share(s) held	Date of cessation (after closure of financial year : If any)
BANMALI AGRAWALA	00120029	Director	0	
SANJAY DUTT	05251670	Managing Director	0	
SANDHYA SHAILESH	00021947	Director	0	
KAMLESH MANSUKH	00059140	Director	0	
SUDIP MULLICK	06942241	Director	0	
ANKUR DALWANI	10091697	Director	0	14/05/2024
KIRTIKUMAR SURESH	AFAPB5391J	CFO	0	
RITESH NARENDRAB	AMYPK5639B	Company Secretar	0	14/05/2024

(ii) Particulars of change in director(s) and Key managerial personnel during the year

2

Name	DIN/PAN	Designation at the beginning / during the financial year	Date of appointment/ change in designation/ cessation	Nature of change (Appointment/ Change in designation/ Cessation)
SUDIP MULLICK	06942241	Director	27/06/2023	Change in designation
ANKUR DALWANI	10091697	Director	27/06/2023	Change in designation

IX. MEETINGS OF MEMBERS/CLASS OF MEMBERS/BOARD/COMMITTEES OF THE BOARD OF DIRECTORS**A. MEMBERS/CLASS /REQUISITIONED/NCLT/COURT CONVENED MEETINGS**

Number of meetings held

2

Type of meeting	Date of meeting	Total Number of Members entitled to attend meeting	Attendance	
			Number of members attended	% of total shareholding
Extra-Ordinary General Meeting	27/06/2023	18	8	99.99
Annual General Meeting	25/07/2023	18	8	99.99

B. BOARD MEETINGS

*Number of meetings held

7

S. No.	Date of meeting	Total Number of directors associated as on the date of meeting	Attendance	
			Number of directors attended	% of attendance
1	06/04/2023	6	6	100
2	18/05/2023	6	6	100
3	16/06/2023	6	6	100
4	02/08/2023	6	6	100
5	03/11/2023	6	6	100
6	15/12/2023	6	6	100
7	12/02/2024	6	6	100

C. COMMITTEE MEETINGS

Number of meetings held

10

S. No.	Type of meeting	Date of meeting	Total Number of Members as on the date of the meeting	Attendance	
				Number of members attended	% of attendance
1	Audit Committee	06/04/2023	3	3	100
2	Audit Committee	18/05/2023	4	4	100
3	Audit Committee	02/08/2023	4	4	100
4	Audit Committee	03/11/2023	4	4	100
5	Audit Committee	15/12/2023	4	4	100
6	Audit Committee	12/02/2024	4	4	100
7	Nomination and Remuneration Committee	25/05/2023	3	3	100
8	Risk Management Committee	18/07/2023	3	3	100
9	Risk Management Committee	02/01/2024	3	3	100
10	Stakeholders Forum	03/11/2023	3	3	100

D. *ATTENDANCE OF DIRECTORS

S. No.	Name of the director	Board Meetings			Committee Meetings			Whether attended AGM held on
		Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	22/07/2024
								(Y/N/NA)
1	BANMALI AGI	7	7	100	1	1	100	No
2	SANJAY DUT	7	7	100	9	9	100	Yes
3	SANDHYA SH	7	7	100	10	10	100	No
4	KAMLESH MA	7	7	100	8	8	100	Yes
5	SUDIP MULLI	7	7	100	7	7	100	Yes
6	ANKUR DALV	7	7	100	0	0	0	No

X. *REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

☐ Nil

Number of Managing Director, Whole-time Directors and/or Manager whose remuneration details to be entered

1

S. No.	Name	Designation	Gross Salary	Commission	Stock Option/ Sweat equity	Others	Total Amount
1	Sanjay Dutt	Managing Direct	54,698,403	0	0	0	54,698,403
	Total		54,698,403	0	0	0	54,698,403

Number of CEO, CFO and Company secretary whose remuneration details to be entered

2

S. No.	Name	Designation	Gross Salary	Commission	Stock Option/ Sweat equity	Others	Total Amount
1	Kirtikumar Bandeka	CFO	9,540,000	0	0	0	9,540,000
2	Ritesh Kamdar	Company Secre	4,525,000	0	0	0	4,525,000
	Total		14,065,000	0	0	0	14,065,000

Number of other directors whose remuneration details to be entered

5

S. No.	Name	Designation	Gross Salary	Commission	Stock Option/ Sweat equity	Others	Total Amount
1	BANMALI AGRAWA	DIRECTOR	0	0	0	160,000	160,000
2	SANDHYA SHAILE	DIRECTOR	0	0	0	1,460,000	1,460,000
3	KAMLESH MANSU	DIRECTOR	0	0	0	1,420,000	1,420,000

S. No.	Name	Designation	Gross Salary	Commission	Stock Option/ Sweat equity	Others	Total Amount
4	SUDIP MULLICK	DIRECTOR	0	0	0	1,290,000	1,290,000
5	ANKUR DALWANI	DIRECTOR	0	0	0	140,000	140,000
	Total		0	0	0	4,470,000	4,470,000

XI. MATTERS RELATED TO CERTIFICATION OF COMPLIANCES AND DISCLOSURES

* A. Whether the company has made compliances and disclosures in respect of applicable provisions of the Companies Act, 2013 during the year ☒ Yes ☐ No

B. If No, give reasons/observations

XII. PENALTY AND PUNISHMENT - DETAILS THEREOF

(A) DETAILS OF PENALTIES / PUNISHMENT IMPOSED ON COMPANY/DIRECTORS /OFFICERS ☐ Nil

1

Name of the company/ directors/ officers	Name of the court/ concerned Authority	Date of Order	Name of the Act and section under which penalised / punished	Details of penalty/ punishment	Details of appeal (if any) including present status
TATA HOUSING L	BSE Limited	23/11/2023	SEBI Circular SEBI/	42480	NA

(B) DETAILS OF COMPOUNDING OF OFFENCES ☒ Nil

Name of the company/ directors/ officers	Name of the court/ concerned Authority	Date of Order	Name of the Act and section under which offence committed	Particulars of offence	Amount of compounding (in Rupees)

XIII. Whether complete list of shareholders, debenture holders has been enclosed as an attachment

☒ Yes ☐ No

XIV. COMPLIANCE OF SUB-SECTION (2) OF SECTION 92, IN CASE OF LISTED COMPANIES

In case of a listed company or a company having paid up share capital of Ten Crore rupees or more or turnover of Fifty Crore rupees or more, details of company secretary in whole time practice certifying the annual return in Form MGT-8.

Name

Aashish K Bhatt & Associates

Whether associate or fellow

☒ Associate ☐ Fellow

Certificate of practice number

7023

I/We certify that:
(a) The return states the facts, as they stood on the date of the closure of the financial year aforesaid correctly and adequately.
(b) Unless otherwise expressly stated to the contrary elsewhere in this Return, the Company has complied with all the provisions of the Act during the financial year.

Declaration

I am Authorised by the Board of Directors of the company vide resolution no. ... dated
(DD/MM/YYYY) to sign this form and declare that all the requirements of the Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I further declare that:

- 1. Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the company.
- 2. All the required attachments have been completely and legibly attached to this form.

Note: Attention is also drawn to the provisions of Section 447, section 448 and 449 of the Companies Act, 2013 which provide for punishment for fraud, punishment for false statement and punishment for false evidence respectively.

To be digitally signed by

Director 
DIN of the director

To be digitally signed by 

- ☒ Company Secretary
- ☐ Company secretary in practice

Membership number Certificate of practice number

Attachments

- 1. List of share holders, debenture holders
- 2. Approval letter for extension of AGM;
- 3. Copy of MGT-8;
- 4. Optional Attachement(s), if any

List of attachments

Attach	List of Shareholders as on March 31 2024. THDCL_MGT-8_2023-24.pdf Details of Debenture Holders.pdf Clarification for ISIN.pdf Details of transfer of shares.pdf Clarification of Designation person and res
Attach	
Attach	
Attach	

Remove attachment

This eForm has been taken on file maintained by the Registrar of Companies through electronic mode and on the basis of statement of correctness given by the company

