



May 28, 2022

To,
The General Manager
Corporate Relations Department
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai – 400 001

Ref.: Scrip Code: 959270, 959497 & 959498

Sub:- Submission of Standalone Audited Financial Results for the quarter and financial year ended March 31, 2022

Dear Sir/Madam,

Pursuant to Regulations 51(2) and 52 read with Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (“Listing Regulations”), we wish to inform that the Board of Directors of Tata Housing Development Company Limited (“the Company”) at its Meeting held today, i.e., May 28, 2022, has, *inter-alia* considered and approved the Standalone Audited Financial Results of the Company for the quarter and financial year ended March 31, 2022. In this regard, please find enclosed the following:

1. Standalone Audited Financial Results for the quarter and financial year ended March 31, 2022 together with the disclosures under Regulation 52(4) of the Listing Regulations and the Auditors Report thereon received from M/s. BSR & Co. LLP, Chartered Accountants, the Statutory Auditors of the Company;
2. Disclosures in terms of Regulation 54 of the Listing Regulations; and
3. Disclosure of Related Party Transactions for the financial year ended March 31, 2022 in terms of Regulation 23(9) of the Listing Regulations.

Pursuant to Regulation 52(3)(a) of the Listing Regulations, we hereby declare that M/s. BSR & Co. LLP, Chartered Accountants, the Statutory Auditors of the Company have issued Audit Report with an unmodified opinion on the Standalone Audited Financial Results of the Company for the financial year ended March 31, 2022

In compliance with Regulation 52(7) of the Listing Regulations, we wish to inform that the issue proceeds of Non-Convertible Debentures issued by the Company have been fully utilised for the purpose/objects for which the proceeds were raised.

Further, in compliance with Regulation 52(8) of the 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://tatarealty.in>.

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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.tatarealty.in



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Further, at the said meeting, the Board of Directors of the Company have also considered and approved issuing undertaking to Debenture Trustees in respect of the debentures issued by one of its wholly owned subsidiary company of the Company.

Regulation 52(2)(d) of the Listing Regulations requires the Company to submit to the Stock Exchange, the Annual Audited Standalone and Consolidated Financial Results for the Financial Year, within sixty days from the end of the financial year along with the audit report. The audit of the standalone financial statements of the components of the Company are in progress and are unlikely to get completed by May 30, 2022, being the sixtieth day from the end of the financial year to submit the consolidated financial statements. Consequently, the audit of the consolidated financial statements of the Company is unlikely to get completed by May 30, 2022. Therefore, the Company has presently submitted the Audited Standalone Financial Results for the year ended March 31, 2022 and will submit the audited consolidated financial results for the year ended March 31, 2022 to the stock exchange at a later date. The above has been noted by the Board today, while approving the Annual Audited Standalone Financial Results of the Company.

We request you to take the same on record.

Thanking you.

For Tata Housing Development Company Limited

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

Encl.: As above

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
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Independent Auditor's Report

To the Board of Directors of Tata Housing Development Company Limited Report on the audit of the Standalone Annual Financial Results

Opinion

We have audited the accompanying standalone annual financial results of Tata Housing Development Company Limited (hereinafter referred to as the "Company") for the year ended 31 March 2022, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone annual financial results:

- a. are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and
- b. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards, and other accounting principles generally accepted in India, of the net loss and other comprehensive loss and other financial information for the year ended 31 March 2022.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Standalone Annual Financial Results* section of our report. We are independent of the Company, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act, and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us, is sufficient and appropriate to provide a basis for our opinion on the standalone annual financial results.

Emphasis of Matter

We draw attention to Note 3 to the standalone annual financial results, 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 standalone annual financial results. 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 standalone annual financial results on a going concern basis.

Our opinion is not modified in respect of this matter.

Management's and Board of Directors' Responsibilities for the Standalone Annual Financial Results

These standalone annual financial results have been prepared on the basis of the standalone annual

Registered Office:

Independent Auditor's Report (Continued)
Tata Housing Development Company Limited

financial statements.

The Company's Management and the Board of Directors are responsible for the preparation and presentation of these standalone annual financial results that give a true and fair view of the net profit/loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standards prescribed under Section 133 of the Act and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone annual financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone annual financial results, the Management and the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Annual Financial Results

Our objectives are to obtain reasonable assurance about whether the standalone annual financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone annual financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone annual financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the standalone annual financial results made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone annual financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

Independent Auditor's Report (Continued)
Tata Housing Development Company Limited

- Evaluate the overall presentation, structure and content of the standalone annual financial results, including the disclosures, and whether the standalone annual financial results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

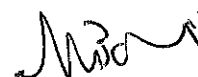
Other Matter

The standalone annual financial results include the results for the quarter ended 31 March 2022 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.: 101248WW-100022



Farhad Bamji

Partner

Mumbai

28 May 2022

Membership No.: 105234

UDIN: 22105234AJTYJY8224

Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

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

Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatarealty.in

Statement of Standalone Audited Financial Results for quarter and year ended 31 March 2022

(₹ in crores)

Particulars	For quarter ended	For quarter ended	For the year ended	For the year ended
	31 March 2022	31 December 2021	31 March 2022	31 March 2021
	(Refer Note 5) (Audited)	(Unaudited)	(Audited)	(Audited)
Income				
I Revenue from operations	161.59	102.22	494.23	765.62
II Other income	82.27	91.07	348.19	322.62
III Total Income (I + II)	243.86	193.29	842.42	1,088.24
IV Expenses				
Cost of Materials Consumed	189.14	87.77	616.76	1,079.40
Changes in inventories of construction material, finished goods and project work-in-progress	(79.15)	(22.43)	(278.11)	(515.10)
Employee benefits expense	17.25	16.06	64.24	63.95
Finance costs	59.28	63.89	255.67	279.89
Depreciation and amortisation expense	2.76	1.20	6.42	6.00
Other expenses	31.19	23.37	98.02	89.93
Total Expenses	220.47	169.86	763.00	1,004.07
Profit before Impairment of Loans given and investments in subsidiaries and joint ventures	23.38	23.43	79.42	84.17
Impairment of Loans given and investments in subsidiaries and joint ventures	(89.48)	7.39	83.72	349.84
V Profit/(Loss) before tax (III - IV)	112.86	16.04	(4.30)	(265.67)
VI Tax expenses				
Current Tax	-	-	-	(1.83)
Deferred Tax charge	1.61	1.46	4.02	28.96
Total tax expenses	1.61	1.46	4.02	27.13
VII Profit/(Loss) for the period/year (V - VI)	111.25	14.58	(8.32)	(292.80)
VIII Other Comprehensive Income:				
Items that will not be reclassified to profit or loss				
Remeasurements of defined benefit liability	(1.01)	0.35	(1.37)	1.07
Income tax relating to items that will not be reclassified to profit or loss	0.34	-	0.34	(0.37)
Total other comprehensive (loss)/income for the period/year, net of tax	(0.67)	0.35	(1.03)	0.70
Total Comprehensive Profit/(Loss) for the period/year (VII + VIII)	110.58	14.93	(9.35)	(292.10)
IX Earnings per equity share (Face Value per share Rs.10 each)				
(1) Basic (in Rs.)*	1.21	0.16	(0.09)	(3.99)
(2) Diluted (in Rs.)*	1.21	0.16	(0.09)	(3.99)

* Not annualised for quarter ended 31 March 2022 and 31 December 2021.

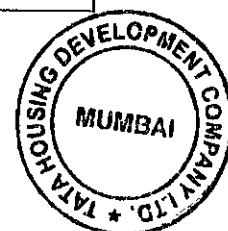


2

Statement of Assets and Liabilities as at 31 March 2022

	(₹ in crores)	
Particulars	As at 31 March 2022 (Audited)	As at 31 March 2021 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment	6.50	5.49
(b) Right of use asset	11.38	5.76
(c) Intangible assets	5.21	5.47
(d) Intangible Assets under development	2.79	2.26
(e) Financial assets		
(i) Investments	1,056.68	986.89
(ii) Loans	1,596.01	1,653.14
(f) Income-tax assets (net)	115.60	93.81
(g) Deferred tax assets (net)	8.55	12.23
(h) Other non-current assets	55.83	54.79
Total non-current assets	2,858.55	2,819.84
Current assets		
(a) Inventories	2,385.02	2,664.06
(b) Financial assets		
(i) Investments	0.24	0.24
(ii) Trade receivables	67.63	83.08
(iii) Cash and cash equivalents	154.28	148.55
(iv) Bank Balances other than (iii) above	0.01	0.01
(v) Loans	52.44	179.59
(vi) Others financial assets	90.69	78.00
(c) Other current assets	82.77	98.34
Total current assets	2,833.08	3,251.87
TOTAL ASSETS	5,691.63	6,071.71
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	1,098.49	915.34
(b) Other equity	944.24	636.74
Total equity	2,042.73	1,552.08
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	755.07	1,317.46
(ii) Lease liabilities	11.34	5.76
(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	5.77	10.60
(iv) Other financial liabilities	0.54	0.60
(b) Other non-current liabilities	-	114.76
Total non-current liabilities	772.72	1,449.18
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,922.87	2,037.11
(ii) Lease liabilities	1.84	0.51
(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	646.50	720.65
(iv) Other financial liabilities	7.28	7.68
(b) Other current liabilities	254.42	266.08
(c) Provisions	43.27	38.41
Total current liabilities	2,876.18	3,070.44
Total liabilities	3,648.90	4,519.62
TOTAL EQUITY AND LIABILITIES	5,691.63	6,071.71

7



Statement of Standalone Cash Flows

		(₹ in crores)	
	Particulars	For year ended 31 March 2022 (Audited)	For year ended 31 March 2021 (Audited)
A.	Cash flow from Operating Activities		
	Loss before tax	(4.30)	(265.66)
	Adjustments for:-		
	Depreciation and amortisation expense	6.42	6.00
	Profit on sale of Property, plant and equipment (Net)	(0.08)	(0.11)
	Net unrealised gain on Foreign Currency Transactions and Translations	(3.56)	(1.86)
	Contingencies Costs	5.86	2.81
	Impairment of Loans given and investments in subsidiaries and joint ventures	83.72	349.84
	Impairment for advances and receivables	-	0.72
	Impact of NRV on inventory	0.93	1.14
	Interest income on financial assets at amortised cost	(337.13)	(312.79)
	Interest on Income Tax refund	(3.00)	(1.91)
	Dividend Income from investments measured at fair value through profit and loss	(0.01)	(0.01)
	Gain on sale of current investments	-	(0.38)
	Guarantee Commission	(0.90)	(1.23)
	Finance Costs	254.91	279.36
	Operating Profit before Working Capital Changes	2.86	55.92
	Adjustments for changes in working capital:-		
	(Increase) in trade receivables	(112.91)	(350.50)
	Decrease in Inventories	278.11	521.21
	Decrease in Other financial assets, Other assets (current & non-current)	1.83	40.41
	(Decrease) in trade payables, Other financial liabilities, Other liabilities and provisions	(79.28)	(62.68)
	Cash generated from Operating Activities	90.61	204.36
	Income Taxes (Paid) /Refund (net)	(18.79)	2.99
	Net Cash from Operating Activities	71.82	207.35
B.	Cash flow from Investing Activities		
	Purchase of property, plant and equipment (including Intangible Assets Under development)	(5.98)	(3.53)
	Proceeds from sale of property, plant and equipment	0.19	0.11
	Investments in subsidiaries and joint venture (net)	(21.25)	(311.84)
	Loans granted	(633.48)	(1,746.14)
	Repayment of loans granted	829.11	1,165.78
	Guarantee Commission	0.90	0.99
	Interest received	196.45	73.56
	Dividend received	0.01	0.01
	Net Cash generated /used in Investing Activities	365.95	(821.06)
C.	Cash Flow from Financing Activities		
	Proceeds from issue of Share Capital (including Securities Premium)	500.00	500.00
	Proceeds from borrowings	911.06	2,619.99
	Repayment of borrowings	(1,233.60)	(2,157.88)
	Repayment of working capital borrowings (net)	(309.30)	(147.30)
	Inter Corporate Deposits accepted	50.00	65.00
	Inter Corporate Deposits repaid	(100.00)	(15.00)
	Repayment of lease liability	(0.53)	(0.47)
	Interest paid	(249.70)	(234.10)
	Net Cash (used in) /generated Financing Activities	(432.04)	630.25
	Net increase in Cash and Cash Equivalents (A) + (B) + (C)	5.73	16.55
	Cash and Cash Equivalents at the beginning of the year	148.55	132.00
	Cash and Cash Equivalents at the end of the year	154.28	148.55

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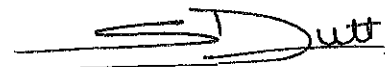


Notes:

- 1 The financial results for the quarter and year ended 31 March 2022 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 28th May 2022. The results have been audited by the Statutory Auditors of the Company.
- 2 The financial results of the Company have been prepared in accordance with the Indian Accounting Standards ("Ind AS") modified 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").
In accordance with SEBI circular SEBI/HO/DDHS/CIRC/2021/0000000637 dated October 5, 2021, the Company has availed an exemption w.r.t. presentation of corresponding quarterly financial results for the quarter ended 31 March 2021. Accordingly the figure for the corresponding quarter ended 31st March 2021 have not been presented.
- 3 'As at 31 March 2022, the Company's short-term borrowings comprising commercial paper and non-convertible debentures ("NCD") (including current maturities of long term borrowings) aggregate Rs 1,400 crores. In addition, the Company has working capital loans of Rs 425.32 crores. The Company's net current liabilities aggregate Rs 43.10 crores. The current assets of the Company aggregate to Rs 2,833.08 crores and include inventories of Rs 2,385.02 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 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 statements of the Company for the year ended 31 March 2022 have been prepared on the basis that the Company is a going concern.
- 4 During the first quarter and year ended 31 March 2022, the Company has acquired 26% of the share capital of "Promont Hilltop Private Limited", and therefore it has become a wholly owned subsidiary. The Company along with Tata Value Homes Limited (TVHL) (a wholly owned subsidiary) has acquired the entire capital in Smart Value Homes (New Project) LLP.
- 5 The figures for the quarter ended 31 March 2022 is the balancing figures between the audited figures in respect of the full financial year and the published unaudited year to date figures upto the third quarter of the current financial year.
- 6 Regulation 52 (2) (d) of the SEBI LODR Regulations requires the Company to submit to the stock exchanges, the annual audited standalone and consolidated financial results for the financial year, within sixty days from the end of the financial year along with the audit report. The preparation of the consolidated financial statements in progress and is unlikely to get completed by May 30, 2022, being the sixtieth day from the end of the financial year. Therefore, the Company has presently submitted only the audited standalone financial results for the year ended 31 March 2022 to the stock exchanges and will submit the audited consolidated financial results for the year ended 31 March 2022 to the stock exchanges at a later date.
- 7 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").
- 8 Previous period figures have been re-grouped / re-classified wherever necessary, to conform to current period's classification in order to comply with the requirements of the amended Schedule III to the Companies Act, 2013

For and on behalf of Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573



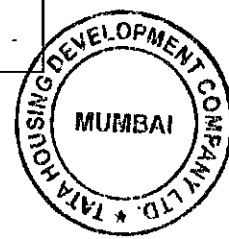
Sanjay Dutt
Managing Director
DIN - 05251670

Place: Mumbai
Dated : 28 May 2022



Related Party Transactions

(₹ in crores)				
Sr. No.	Party Name	Nature of Transaction	For year ended 31 March 2022	For year ended 31 March 2021
1	Concept Developers & Leasing Limited (Subsidiary)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	0.01	*
		b) Expenses		
		c) Other Transactions		
		Expenses incurred on behalf of Related Party	0.10	*
2	Tata Realty & Infrastructure Limited (Fellow Subsidiary)	d) Outstanding Balances Receivables		
		Inter Corporate Deposit Paid	0.10	0.10
3	Kriday Realty Private Limited (Subsidiary)	e) Outstanding Balances Payable		
		Sundry Creditors	(0.10)	(0.01)
		a) Income		
		Other Income	2.68	-
		b) Expenses		
4	Synerziers Sustainable Foundations (Subsidiary)	Professional Fees (Deputation Charges)	4.82	4.02
		Insurance	-	0.03
5	THDC Management Services Limited (Subsidiary)	c) Other Transactions		
		Equity Capital issued	500.00	500.00
		d) Outstanding Balances Receivables		
		Receivable	2.89	-
		e) Outstanding Balances Payable		
6	Sector 113 Gatevida Developers Private Limited (Joint Venture)	Sundry Creditors	0.27	1.55
		a) Income		
		Interest Income on Loan and Inter Corporate Deposits	10.01	10.60
		b) Other Transactions		
		Loan Given	13.95	1.82
3	Kriday Realty Private Limited (Subsidiary)	Loan Repaid	3.42	16.70
		Expenses incurred on behalf of Related Party	0.41	0.38
4	Synerziers Sustainable Foundations (Subsidiary)	c) Outstanding Balances Receivables		
		Interest accrued but not due	55.08	46.07
		Inter Corporate Deposit	121.00	110.47
5	THDC Management Services Limited (Subsidiary)	d) Outstanding Balances Payable		
		Sundry Creditors	(0.32)	(0.32)
4	Synerziers Sustainable Foundations (Subsidiary)	a) Expenses		
		Expenses for CSR	0.79	0.20
5	THDC Management Services Limited (Subsidiary)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	0.09	0.00
		b) Other Transactions		
		Loan Given	1.00	0.90
		c) Outstanding Balances Receivables		
6	Sector 113 Gatevida Developers Private Limited (Joint Venture)	Interest accrued but not due	0.09	0.00
		Inter Corporate Deposit Receivable	1.00	0.90
5	THDC Management Services Limited (Subsidiary)	d) Outstanding Balances Payable		
		Sundry Creditors	0.01	0.01
6	Sector 113 Gatevida Developers Private Limited (Joint Venture)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	162.23	126.30
		Sale of PMC	0.72	4.68
		Sale of Branding Fee	5.07	0.73
		b) Other Transactions		
		Loan Given	59.79	113.64
		Loan Repaid	127.00	-
		Expenses incurred on behalf of Related Party	0.09	0.67
		c) Outstanding Balances Receivable		
		Sundry Debtors	11.30	*
		Interest accrued but not due	537.93	391.92
		Inter Corporate Deposit	433.19	500.40
		d) Outstanding Balances Payable		
Sundry Creditors	0.09	-		



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.tatarealty.in

Related Party Transactions

(₹ in crores)				
Sr. No.	Party Name	Nature of Transaction	For year ended 31 March 2022	For year ended 31 March 2021
7	Princeton infrastructure Private Limited. (Subsidiary)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	14.34	14.12
		b) Other Transactions		
		Loan Given	34.90	1.70
		c) Outstanding Receivable		
		Sundry Debtors	0.28	0.28
		Interest accrued but not due	12.91	37.13
		Inter Corporate Deposit	161.24	149.41
		d) Outstanding Payable		
		Sundry Creditors	0.28	0.28
8	Apex Realty Private Limited (Subsidiary)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	10.10	10.10
		b) Outstanding Receivable		
		Interest accrued but not due	47.53	38.44
		Inter Corporate Deposit	86.40	86.40
Sundry Debtors	2.40	2.34		
9	Promont Hilltop Private Limited. (Subsidiary w.e.f 10 June 2021) (JV till 9 June 2021)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	1.41	1.32
		Sale of Development Rights	-	2.17
		Interest on PMC	-	2.59
		Purchase of material	-	0.12
		b) Other Transactions		
		Loan Given	47.95	207.81
		Loan Repaid	64.97	194.54
		Expenses incurred on behalf of Related Party	1.68	0.14
		Expenses incurred by Related Party on our behalf	2.10	0.00
c) Outstanding Receivable				
Inter Corporate Deposit	-	17.02		
Sundry Debtors	0.70	40.93		
10	Kolkata One Excelton Private Limited (Joint Venture)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	10.55	9.94
		Branding Fees	3.22	0.95
		PMC	-	9.31
		b) Other Transactions		
		Loan Repaid	9.77	9.45
		Expenses incurred on behalf of Related Party	0.46	0.02
		Expenses incurred by Related Party on our behalf	-	*
		c) Outstanding Receivable		
		Interest accrued but not due	43.24	33.74
Inter Corporate Deposit	78.39	88.16		
d) Outstanding Payable				
Sundry Creditors	0.45	0.90		
11	Ardent Properties Private Limited (Joint Venture)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	7.29	6.66
		Interest Income on CCD	18.94	16.08
		Sale of Branding Fee	3.36	3.39
		Sale of PMC	0.89	7.26
		b) Other Transactions		
		Loan Given	-	6.53
		Expenses incurred on behalf of Related Party	-	0.26
		c) Outstanding Receivable		
		Sundry Debtors	3.63	9.23
Interest accrued but not due	77.33	53.72		
Inter Corporate Deposit	50.85	50.85		
d) Outstanding Payable				
Sundry Creditors	(0.26)	(0.26)		



Related Party Transactions

(₹ in crores)

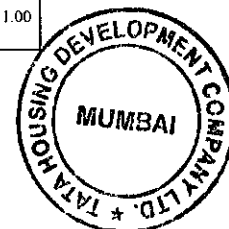
Sr. No.	Party Name	Nature of Transaction	For year ended 31 March 2022	For year ended 31 March 2021
12	Sohna City LLP (Joint Venture)	a) Income		
		Interest Income on Partners LLP	7.87	7.80
		b) Other Transactions		
		Investment made LLP	0.53	1.06
		c) Outstanding Receivable		
Sundry Debtors	1.43	1.43		
Interest accrued but not due	40.20	33.11		
d) Outstanding Payable				
Sundry Creditors	(0.04)	(0.04)		
13	Landkart Builders Private Limited (Joint Venture)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	2.75	0.12
		b) Other Transactions		
		Loan Given	24.18	30.00
		Loan Repaid	33.50	20.00
c) Outstanding Receivable				
Inter Corporate Deposit	0.68	10.00		
Interest accrued but not due	0.00	0.59		
14	Tata Value Homes limited (Subsidiary)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	2.18	23.03
		b) Other Transactions		
		Loan Given	291.25	193.95
		Loan Repaid	118.25	426.06
		Expenses incurred on behalf of Related Party	0.03	0.67
		Expenses incurred by Related Party on our behalf		
		c) Outstanding Receivable		
Inter Corporate Deposit	173.00	-		
Interest accrued but not due	1.96	-		
d) Outstanding Payable				
Sundry Creditors	(0.97)	(0.97)		
15	Smart Value Homes (Peenya Project) Private Limited (Subsidiary w.e.f 21 May 2021)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	9.97	6.19
		b) Other Transactions		
		Loan Given	134.20	622.88
		Loan Repaid	246.53	486.00
		Expenses incurred on behalf of Related Party	1.13	0.70
		Expenses incurred on behalf us	-	0.09
c) Outstanding Receivable				
Inter Corporate Deposit	36.37	148.71		
Interest accrued but not due	14.88	5.91		
Sundry Debtors	1.44	0.61		
16	HLT Residency Private Limited. (Subsidiary)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	14.99	13.43
		b) Other Transactions		
		Loan Given	6.35	32.18
		Loan Repaid	11.75	1.60
		Exps Paid on behalf of HLT	1.67	*
c) Outstanding Balances Receivables				
Inter Corporate Deposit	164.21	169.61		
Sundry Creditors	(1.67)	(0.00)		
Interest accrued but not due	40.65	27.16		
17	One Bangalore Luxury Project LLP (Joint Venture)	a) Other Transactions		
Investment made LLP	10.33	2.34		
18	Promont Hillside Private limited (Subsidiary)	a) Income		
		Interest Income on Loan and Inter Corporate Deposits	50.60	40.85
		b) Other Transactions		
		Loan Given	9.10	434.84
		Loan Repaid	192.82	-
c) Outstanding Balances Receivables				
Inter Corporate Deposit	372.59	556.31		
Interest accrued but not due	0.08	61.72		



Related Party Transactions

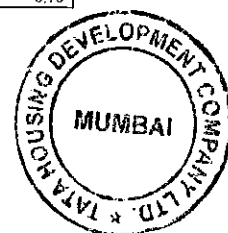
(₹ in crores)

Sr. No.	Party Name	Nature of Transaction	For year ended 31 March 2022	For year ended 31 March 2021
19	HL Promoters Private Limited (Joint Venture)	a) Other Transactions Expenses incurred on behalf of Related Party Sale of material b) Outstanding Balances Receivables Advance Recoverable Sundry Debtors c) Outstanding Balances Payable Sundry Creditors	0.01 0.17 0.05 0.17 -	0.05 - - - 0.05
20	One Colombo Project (Private) Limited. (Subsidiary)	a) Income Guarantee Commission b) Outstanding Balances Receivables Advance recoverable c) Outstanding Balances Payable Sundry Creditors	0.90 1.89 -	0.90 13.28 (0.99)
21	Smart Value Homes (BOISAR) Private Limited. (Subsidiary)	a) Income Interest Income on Loan and Inter Corporate Deposits b) Other Transactions Loan Given Loan Repaid Expenses incurred on behalf of Related Party c) Outstanding Balances Receivables Inter Corporate Deposit Interest accrued but not due	5.84 16.18 3.00 - 72.15 15.74	5.29 0.55 - 0.35 58.97 10.48
22	Technopolis Knowledge Park Limited (Subsidiary)	a) Other Transactions Expenses incurred on behalf of Related Party b) Outstanding Balances Payable Sundry Creditors	* (0.05)	* (0.05)
23	World One Development Co.Pte Limited (Subsidiary)	a) Income Interest Income on Loan and Inter Corporate Deposits b) Other Transactions Loan Given c) Outstanding Balances Receivables Interest accrued but not due Inter Corporate Deposit Sundry Debtors	- - - 134.44 0.57	9.23 74.86 40.80 130.96 0.56
24	Smart Value Homes (New Project) LLP	a) Outstanding Balances Payable Sundry Creditors	0.15	0.15
25	Titan Company Limited (Associate of Parent Company)	a) Expenses Selling Expenses b) Outstanding Balances Payable Sundry Creditors	0.11 (0.03)	0.15 0.01
26	Tata AIG General Insurance Company Limited (Fellow Subsidiary)	a) Expenses Insurance Premium paid b) Other Transaction Claim Received c) Outstanding Balances Receivables CD Balance Prepaid	1.08 0.13 0.07 *	0.88 0.49 1.02 0.15
27	Tata Consultancy Service Limited (Fellow Subsidiary)	a) Expenses Repairs and Maintenance - Others b) Other Transaction Purchase of Intangibles Assets c) Outstanding Balances Payable Sundry Creditors	5.82 0.31 0.26	2.07 1.40 1.00



Related Party Transactions

Sr. No.	Party Name	Nature of Transaction	₹ in crores	
			For year ended 31 March 2022	For year ended 31 March 2021
28	Tata Teleservice Limited (Fellow Subsidiary)	a) Expenses Administrative and Other Expenses	0.14	0.04
		b) Outstanding Balances Payable Sundry Creditors	0.04	0.00
29	Tata Electronics Private Limited (Fellow Subsidiary)	a) Expenses Administrative and Other Expenses	*	-
30	Tata Medical and Diagnostics Limited (Fellow Subsidiary)	a) Expenses Administrative and Other Expenses	*	-
31	Tata Teleservices Maharashtra Limited (Fellow Subsidiary)	a) Expenses Administrative and Other Expenses	0.11	0.16
		b) Outstanding Balances Payable Sundry Creditors	0.01	0.02
32	Conneqt Business Solutions Limited (Associate of Parent Company)	a) Expenses Receiving of Services	-	0.50
		b) Outstanding Balances Payable Sundry Creditors	-	0.09
33	Tata Communications Limited (Fellow Subsidiary)	a) Expenses Repairs and Maintenance - Others	6.10	2.42
		b) Outstanding Balances Payable Sundry Creditors	1.01	0.33
34	Tata AIA Life Insurance Co. Limited. (Fellow Subsidiary)	a) Expenses Insurance Premium paid	0.21	0.02
		b) Outstanding Balances Payable Sundry Creditors	0.37	-
34	The Indian Hotels Company Limited (Associate of Parent Company)	a) Expenses Administrative and Other Expenses	0.23	0.03
		b) Outstanding Balances Payable Sundry Creditors	0.00	0.01
35	Voltas Limited (Associate of Parent Company)	a) Expenses Repairs and Maintenance - Others	0.18	0.13
		Rent	2.76	2.54
		b) Outstanding Balances Receivable Deposits	1.27	1.27
36	Tata Sons Private Limited. (Holding Company)	a) Expenses Professional Fees	0.01	0.10
		Expenses incurred by Related Party on our behalf	0.56	0.86
		b) Outstanding Balances Receivable Receivable	44.53	43.97
37	Infinity Retail Limited. (Fellow Subsidiary)	a) Expenses Selling Expenses	0.15	0.02
		b) Outstanding Balances Payable Sundry Creditors	-	(0.07)
38	Durg Shivnath Expressways (Fellow Subsidiary)	a) Finance costs Interest Expense on Inter Corporate Deposits	0.82	0.76
		b) Outstanding Balances Payable Sundry Creditors	-	0.70



Related Party Transactions

Sr. No.	Party Name	Nature of Transaction	(₹ in crores)	
			For year ended 31 March 2022	For year ended 31 March 2021
39	Arrow Infraestate Private Limited (Fellow Subsidiary)	a) Expenses Rent	1.07	1.03
		b) Outstanding Balances Receivable Security Deposit	0.31	-
		c) Outstanding Balances Payable Sundry Creditors	0.28	0.13
40	Gurgaon Realtech Limited (Fellow Subsidiary)	a) Expenses Receiving of Services	0.15	0.22
		b) Outstanding Balances Receivable Security Deposit	0.06	-
		c) Outstanding Balances Payable Sundry Creditors	0.03	0.03
41	TATA Coffee Limited (Associate of Parent Company)	a) Expenses Interest Expense on Inter Corporate Deposits	0.74	1.64
		b) Other Transaction Loan Taken Loan Repaid	30.00 60.00	30.00
		b) Outstanding Balances Payable Sundry Creditors	-	0.30
42	Directors	Director Sitting Fees		
		S.Santhanakrishnan	0.06	0.16
		Sucheta Shah	0.06	0.16
		Dileep Choksi	0.06	0.16
		Banmali Agrawala	0.01	0.01
		Sandhya Kudtarkar	0.02	-
		Nipun Aggarwal	0.01	0.01
Kamesh Parekh	0.01	-		

* Denotes figures below Rs 50,000



Standalone Statement of financial results for quarter and year ended 31 March 2022

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

(₹ in crores)

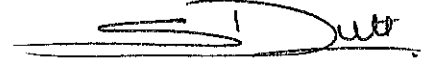
Sr. No.	Particulars	For quarter ended 31 March 2022 (Audited)	For quarter ended 31 December 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)	For the year ended 31 March 2021 (Audited)
(a)	Debt-Equity ratio (in times) Formula used for the computation of Debt Equity Ratio = Long Term & Short Term Borrowings / Net Worth	1.31	2.38	1.31	2.16
(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)	0.24	0.24	0.38	0.42
(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	1.44	1.39	1.34	1.29
(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)	2,042.73	1,432.14	2,042.73	1,552.08
(g)	Net Profit/(Loss) after tax (Rupees in crores)	111.25	14.58	(8.32)	(292.80)
(h)	Earnings per equity share (Face Value per share Rs.10 each) (a) Basic (in Rs.) (not annualised) (b) Diluted (in Rs.) (not annualised)	1.21	0.16	(0.09)	(3.99)
(i)	Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities excluding Short Term Borrowings	2.97	2.88	2.97	3.15
(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 Short Term Borrowings	0.67	0.83	0.67	0.88
(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
(l)	Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities excluding Short Term Borrowings / Total Liabilities	26%	23%	26%	23%
(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	47%	58%	47%	55%
(n)	Debtors turnover (in times) (annualised) Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable	9.64	6.47	13.12	10.82
(o)	Inventory turnover (in times) (annualised) Formula used for the computation of Inventory turnover = Revenue from operations / Average Inventory	0.26	0.16	0.20	0.26
(p)	Operating margin (in %) Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, impairment of investment in and loans given to subsidiaries and joint ventures, Tax and Exceptional Item (less) Other Income / Revenue from operations	2%	-2%	-1%	6%

2



(₹ in crores)					
Sr. No.	Particulars	For quarter ended	For quarter ended	For the year ended	For the year ended
		31 March 2022 (Audited)	31 December 2021 (Unaudited)	31 March 2022 (Audited)	31 March 2021 (Audited)
(q)	Net Profit margin (in %) Formula used for the computation of Net Profit margin = Loss after tax / Revenue from operations	69%	14%	-2%	-38%
(r)	Asset cover available, in case of non-convertible debt securities (Secured) (in times) Formula used for the computation of Asset Cover Ratio (Secured) = Total Assets pledged for secured NCD's / Outstanding Balance of Secured NCD's	2.00	2.09	2.00	2.18
(r1)	Asset cover available, in case of non-convertible debt securities (unsecured) (in times)	N.A	2.02	N.A	2.21
	Formula used for the computation of Asset Cover Ratio (Unsecured) = Net assets of the listed entity available for unsecured lenders (Property Plant & Equipment + Investments + Cash & Bank Balances + Other current/Non-current assets excluding deferred tax assets (-) Total assets available for secured lenders (including margin)/creditors on pari passu/exclusive charge basis under the above heads (-) unsecured current/non-current liabilities (-) interest accrued/payable on unsecured borrowings) / Total Borrowings (unsecured)	The Asset cover computation is in accordance with SEBI circular SEBI / HO / MIRSD / CRADT / CIR / P / 2020 / 230 dated November 12, 2020.			
(s)	The extent and nature of securities created and maintained with respect to secured listed non-convertible debt securities	All the Secured NCD's issued by the Company and outstanding as on 31st March 2022 are fully secured as on date, as per terms of security being offered at the time of its issuance			
(t)	There was no material deviation in the use of proceeds from issue of Non Convertible Debt Securities.				

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



Sanjay Dutt
Managing Director
DIN - 05251670

Place: Mumbai
Dated : 28 May 2022

