



November 12, 2021

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

Dear Sir / Madam,

Ref: Script Code: 959270, 959497, 959498, 959624, 959625 & 959641

Sub: Outcome of the Board Meeting

Pursuant applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulation), we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e. November 12, 2021, have, *inter-alia*, considered and approved the Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2021.

Accordingly, please find enclosed herewith the following:

1. the Financial Results together with Limited Review Report issued by BSR & Co. LLP, Statutory Auditors of the Company pursuant to Regulations 51 (2) and 52 of Listing Regulations; and
2. Disclosure to be submitted in terms of Regulations 52(4) and 54 of Listing Regulation forming part of the Financial Results.

Further, as per Regulation 23(9) of the Listing Regulation, please find attached, disclosure of Related Party Transactions for the half year ended September 30, 2021.

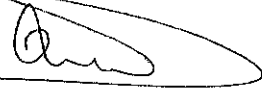
Pursuant to regulation 52(7) of Listing Regulations, we hereby confirm that there were no material deviations in the use of proceeds of listed non-convertible debt securities issued by the Company from the objects stated in the offer document.

We request you to take the above on record.

Thanking you,

Yours faithfully,

For Tata Housing Development Company Limited


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



Cc:

Axis Trustee Services Limited
Debenture trustee

The Ruby I 2nd Floor I SW I 29 Senapati Bapat Marg,
Dadar west, Mumbai – 400 028

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

B S R & Co. LLP

Chartered Accountants

14th Floor, Central Wing 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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Limited review report on unaudited quarterly standalone financial results of Tata Housing Development Company Limited pursuant to the Regulation 52 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015

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 ("the Company") for the quarter ended 30 September 2021 and year to date results for the period from 1 April 2021 to 30 September 2021 ("the Statement").
2. This Statement, which is the responsibility of the Company's management and approved by the 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 Listing Regulations. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.



Registered Office:

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

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

Limited review report on unaudited quarterly standalone financial results of Tata Housing Development Company Limited pursuant to the Regulation 52 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 (Continued)

5. We draw attention to Note 3 to the Statement, which explains that the forecasted future cash inflows of the Company may not be adequate for meeting its funding requirements including repayment of borrowing due in the next one year from the date of approval of the half yearly financial result. 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 discussions with prospective lenders, the past history of the ability to refinance borrowings 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 financial results on a going concern basis. The factors, however, continue to evolve especially on account of anticipated effects of COVID-19.

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



Himanshu Chapsey
Partner

Mumbai
12 November 2021

Membership No. 105731
UDIN: 21105731AAAAGP7441

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

Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September 2021

(₹ in crores)

Particulars	For the quarter ended 30 September 2021 (Unaudited)	For the quarter ended 30 June 2021 (Unaudited)	For six months ended 30 September 2021 (Unaudited)	For six months ended 30 September 2020 (Unaudited)	For the year ended 31 March 2021 (Audited)
Income					
I Revenue from operations	121.08	109.34	230.42	227.95	765.69
II Other income	93.32	81.53	174.85	146.53	322.55
III Total Income (I + II)	214.40	190.87	405.27	374.48	1,088.24
IV Expenses					
Construction Costs	195.18	110.72	305.90	259.37	1,079.40
Changes in inventories of finished goods and project work-in-progress	(108.63)	(33.95)	(142.58)	(111.45)	(515.10)
Employee benefits expense	15.59	15.34	30.93	31.65	63.95
Finance costs	68.29	64.21	132.50	138.93	279.89
Depreciation and amortization expense	1.28	1.18	2.46	2.99	6.00
Other expenses	25.13	18.33	43.46	38.10	89.93
Total Expenses	196.84	175.83	372.67	359.59	1,004.07
Profit before Impairment of investment and loans	17.56	15.04	32.60	14.89	84.17
Impairment of investment in and loans given to subsidiaries and joint ventures	119.33	46.48	165.81	65.65	349.84
V Loss before tax (III - IV)	(101.77)	(31.44)	(133.21)	(50.76)	(265.67)
VI Tax expenses					
Current Tax	-	-	-	-	(1.83)
Deferred Tax charge	0.58	0.37	0.95	7.41	28.96
Total tax expenses	0.58	0.37	0.95	7.41	27.13
VII Loss for the period (V - VI)	(102.35)	(31.81)	(134.16)	(58.17)	(292.80)
VIII Other Comprehensive Income:					
Items that will not be reclassified to profit or loss					
Remeasurements of defined benefit liability	(0.71)	-	(0.71)	0.13	1.07
Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	(0.37)
Total other comprehensive income/(loss) for the period, net of tax	(0.71)	-	(0.71)	0.13	0.70
IX Total Comprehensive Loss for the period (VII + VIII)	(103.06)	(31.81)	(134.87)	(58.04)	(292.10)
Earnings per equity share (Face Value per share Rs.10 each)					
X					
(1) Basic (in Rs.)*	(1.12)	(0.35)	(1.47)	(0.80)	(3.99)
(2) Diluted (in Rs.)*	(1.12)	(0.35)	(1.47)	(0.80)	(3.99)

* Not annualised for quarter ended 30 September 2021, 30 June 2021 and six months ended 30 September 2021 and 30 September 2020.

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Standalone Balance Sheet as at 30 September 2021

Particulars	(₹ in crores)	
	As at 30 September 2021 (Unaudited)	As at 31 March 2021 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment (PPE)	4.97	5.49
(b) Intangible assets	4.05	5.47
(c) Right to use asset	5.37	5.75
(d) Intangible Assets under development	3.29	2.26
(e) Financial assets		
(i) Investments	1,054.37	986.89
(ii) Loans	1,708.52	1,653.14
(iii) Others	0.80	1.08
(f) Current tax assets (net)	96.70	93.81
(g) Deferred tax assets (net)	11.28	12.23
(h) Other non-current assets	53.69	53.71
Total non-current assets	2,943.04	2,819.83
Current assets		
(a) Inventories	2,520.55	2,664.06
(b) Financial assets		
(i) Investments	0.24	0.24
(ii) Trade and other receivables	59.94	83.08
(iii) Cash and cash equivalents	203.94	148.55
(iv) Other bank balances	0.01	0.01
(v) Loans	54.68	179.59
(vi) Others financial assets	85.07	78.00
(c) Other current assets	85.55	98.34
Total current assets	3,009.98	3,251.87
TOTAL ASSETS	5,953.02	6,071.70
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	915.34	915.34
(b) Other equity	501.87	636.73
Total equity	1,417.21	1,552.07
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,296.19	1,317.46
(ii) Lease liabilities	5.51	5.76
(iii) Trade payables		
a. Total Outstanding Dues of Micro Enterprise & Small Enterprise	-	-
b. Total Outstanding Dues of Creditors Other than Micro Enterprise & Small Enterprise	10.37	10.60
(iv) Other financial liabilities	0.18	0.60
(b) Other liabilities	-	114.76
Total non-current liabilities	1,312.25	1,449.18
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	2,184.78	2,037.11
(ii) Lease liabilities	0.51	0.51
(iii) Trade payables		
a. Total Outstanding Dues of Micro Enterprise & Small Enterprise	-	-
b. Total Outstanding Dues of Creditors Other than Micro Enterprise & Small Enterprise	649.07	720.66
(iv) Other financial liabilities	6.92	7.68
(b) Other liabilities	343.88	266.08
(c) Provisions	38.40	38.41
Total current liabilities	3,223.56	3,070.45
Total liabilities	4,535.81	4,519.63
TOTAL EQUITY AND LIABILITIES	5,953.02	6,071.70

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Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

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Statement of Cash Flow for the six month period ended 30 September 2021

(₹ in crores)

	Particulars	For six months ended '30 September 2021 (Unaudited)
A.	Cash flow from Operating Activities	
	Loss before tax	(133.21)
	Adjustments for:-	
	Depreciation and amortisation expense	2.46
	Net gain on sale of Property, plant and equipment	0.01
	Sundry Balances Written-off	(0.00)
	Net unrealised gain on Foreign Currency Transactions and Translations	(0.03)
	Impairment of investment in and loans given to subsidiaries and joint ventures	165.81
	NRV loss of inventory	0.93
	Interest Income	(174.13)
	Dividend Income from investments measured at fair value through profit and loss	(0.01)
	Guarantee Commission	(0.48)
	Finance Costs	132.50
	Operating Profit before Working Capital Changes	(6.15)
	Adjustments for changes in working capital:-	
	(Increase) in trade receivables	(14.26)
	Decrease in Inventories	142.58
	Decrease in Other financial assets, Other assets (current & non-current)	6.01
	(Decrease) in trade payables, Other financial liabilities, Other liabilities and provisions	(47.09)
	Cash generated from Operating Activities	81.09
	Direct Taxes Refund / (Paid) (net)	(2.89)
	Net Cash flows generated from Operating Activities A	78.20
B.	Cash flow from Investing Activities	
	Purchase of property, plant and equipment (including Capital work-in-progress)	(1.55)
	Proceeds from sale of property, plant and equipment	(0.01)
	Purchase of investments	(109.37)
	Loans granted	(390.40)
	Repayment of loans granted	396.03
	Guarantee Commission	0.48
	Interest received	114.34
	Dividend received	0.01
	Net Cash flow used in Investing Activities B	9.53
C.	Cash Flow from Financing Activities	
	Proceeds from borrowings	125.03
	Repayment of borrowings	(137.53)
	Net increase in working capital borrowings	157.67
	Inter Corporate Deposits accepted	20.00
	Inter Corporate Deposits repaid	(30.00)
	Repayment of lease liability	(8.77)
	Finance Costs paid	(158.74)
	Net Cash flow generated from Financing Activities C	(32.34)
	Net increase in Cash and Cash Equivalents (A) + (B) + (C)	55.39
	Cash and Cash Equivalents at the beginning of the year	148.55
	Cash and Cash Equivalents at the end of period	203.94

Signature



Notes:

- 1 The financial results for the quarter and six months ended September 30, 2021 have been reviewed and approved by the Board of Directors in their meetings held on 12 November 2021. The above financial results have been subjected to a limited review by the statutory auditors of the Company.
- 2 The results have been prepared in accordance with the recognition and measurement requirements of the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 the requirements of the applicable regulations, circulars and other guidance issued by the SEBI and other recognised accounting practices and policies to the extent applicable.
In accordance with the SEBI circular dated 5 October 2021, the Company has availed an exemption with respect to presentation of corresponding quarterly financial results for the quarter ended 30 September 2020. Accordingly the corresponding cash flow statement for the six months ended September 30, 2020 has not been presented.
- 3 As at 30 September 2021, the Company's short-term borrowings comprising commercial paper and non-convertible debentures ("NCD") (including current maturities of long term borrowings) aggregate Rs 2,496.94 crores. In addition, the Company has working capital loans of Rs 984.03 crores.
Management has forecasted the future cash flows on the basis of significant assumptions as per the available information including the impact of existing and anticipated effects of COVID-19 which continue to evolve. 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 period ended 30 September 2021 have been prepared on the basis that the Company is a going concern.
- 4 India had witnessed first wave of COVID-19 severely impacting the operations during the previous year. The second wave of COVID-19 was again witnessed in March 2021 with sudden rise in cases across the country. This has again led to imposition of lockdown like restrictions across the country. Thereafter, the Company has resumed its operations in a phased manner as per the directives issued by the Government of India and local authorities. The Company has used the principles of prudence in applying judgments, estimates and assumptions based on current assessments while assessing the recoverability of assets such as inventories, financial assets and other assets, based on current indicators of future economic conditions and it expects to recover the carrying amounts of its assets.
- 5 During the first quarter, the Company has acquired 26% of the share capital of "Promont Hilltop Private Limited", it has become a wholly owned subsidiary of the Company and Tata Value Homes Limited (TVHL) (a wholly owned subsidiary of the Company) has acquired 49% of the share capital of "Smart Value Homes (Peenya Project) Private Limited" it has become a wholly owned subsidiary of TVHL. TVHL jointly with the Company has acquired the entire capital in Smart Value Homes (New Project) LLP.
- 6 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").
- 7 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

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Place: Mumbai
Dated : 12 November 2021



[Signature]

Sanjay Dutt
Managing Director
DIN - 05251670

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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Standalone Statement of financial results for the quarter and six months ended 30 September 2021

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

Sr. No.	Particulars	₹ in crores				
		For the quarter ended 30 September 2021 (Unaudited)	For the quarter ended 30 June 2021 (Unaudited)	For six months ended 30 September 2021 (Unaudited)	For six months ended 30 September 2020 (Unaudited)	For six months 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	2.46	2.33	2.46	2.78	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)	1.28	0.79	0.99	0.29	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	1.28	1.25	1.26	1.10	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)	1,417.21	1,520.26	1,417.21	1,286.12	1,552.07
(g)	Net Loss after tax (Rupees in crores)	(102.35)	(31.81)	(134.16)	(58.17)	(292.80)
(h)	Earnings per equity share (Face Value per share Rs.10 each)					
	(a) Basic (in Rs.) (not annualised)	(1.12)	(0.35)	(1.47)	(0.80)	(3.99)
	(b) Diluted (in Rs.) (not annualised)	(1.12)	(0.35)	(1.47)	(0.80)	(3.99)
(i)	Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities excluding Short Term Borrowings	2.90	3.37	2.90	2.69	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	0.96	0.80	0.96	0.88	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	NA
(l)	Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities excluding Short Term Borrowings / Total Liabilities	23%	21%	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	58%	57%	58%	57%	55%
(n)	Debtors turnover (in times) (annualised) Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable	10.14	7.37	6.44	7.44	10.82
(o)	Inventory turnover (in times) (annualised) Formula used for the computation of Inventory turnover = Revenue from operations / Average Inventory	0.19	0.17	0.18	0.15	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	-5%	-1%	-3%	5%	6%
(q)	Net Profit margin (in %) Formula used for the computation of Net Profit margin = Loss after tax / Revenue from operations	-85%	-29%	-58%	-26%	-38%

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Tata Housing Development Company Limited

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Standalone Statement of financial results for the quarter and six months ended 30 September 2021

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

(r)	Asset cover available, in case of non-convertible debt securities (Secured) (in times)	2.09	2.19	2.09	2.02	2.18
	Formula used for the computation of Asset Cover Ratio (Secured) = Total Assets pledged for secured NCD's / Outstanding Balance of Secured NCD's					
(r1)	Asset cover available, in case of non-convertible debt securities (unsecured) (in times)	2.07	2.14	2.07	1.94	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 30th September 2021 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

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Place: Mumbai
Dated : 12 November 2021



Sanjay Dutt
Managing Director
DIN - 05251670

Related Party Transactions

(₹ in crores)

Sr. No.	Party Name	Nature of Transaction	For six months ended	For six months ended
			30 September 2021	30 September 2020
1	Concept Developers & Leasing Limited (Subsidiary)	a) Income Interest Income on Loan and Inter Corporate Deposits	*	-
		b) Other Transactions Expenses incurred on behalf of Related Party	0.04	*
2	Tata Realty & Infrastructure Limited. (Fellow Subsidiary)	a) Other Transactions Expenses incurred on behalf of Related Party Expenses incurred by Related Party on our behalf Professional Fees (Deputation Charges)	0.01 0.01 3.34	* 0.05 2.61
3	Kriday Reality Private Limited (Subsidiary)	a) Income Interest Income on Loan and Inter Corporate Deposits	4.91	5.47
		b) Other Transactions Loan Given Loan Repaid Expenses incurred on behalf of Related Party	0.69 3.39 -	1.60 10.40 0.38
4	Synerziers Sustainable Foundations (Subsidiary)	a) Expenses Expenses for CSR	0.40	-
5	THDC Management Services Limited (Subsidiary)	a) Income Interest Income on Loan and Inter Corporate Deposits	0.04	-
		b) Other Transactions Loan Given	0.10	-
6	Sector 113 Gatevida Developers Private Limited (Joint Venture)	a) Income Interest Income on Loan and Inter Corporate Deposits Sale of PMC Sale of Branding Fee	82.71 0.19 1.75	60.99 1.12 0.49
		c) Other Transactions Loan Given Expenses incurred on behalf of Related Party	47.49 0.12	37.31 0.52
7	Princeton infrastructure Private Limited. (Subsidiary)	a) Income Interest Income on Loan and Inter Corporate Deposits	6.96	7.10
		b) Other Transactions Loan Given Loan Repaid Expenses incurred on behalf of Related Party	34.10 12.67 -	0.60 - 0.11
8	Apex Realty Private Limited (Subsidiary)	a) Income Interest Income on Loan and Inter Corporate Deposits	5.07	4.56
9	Promont Hilltop Private Limited. (Subsidiary w.e.f 10 June 2021)	a) Income Interest Income on Loan and Inter Corporate Deposits Sale of Development Rights	1.41 -	0.15 0.23
		b) Other Transactions Loan Given Loan Repaid Expenses incurred on behalf of Related Party Expenses incurred by Related Party on our behalf	47.95 64.97 0.19 *	8.99 7.19 - *
10	Kolkata One Excelton Private Limited (Joint Venture)	a) Income Interest Income on Loan and Inter Corporate Deposits	5.30	4.80
		b) Other Transactions Loan Given Expenses incurred on behalf of Related Party	- 0.38	3.60 -
11	Ardent Properties Private Limited (Joint Venture)	a) Income Interest Income on Loan and Inter Corporate Deposits Interest Income on CCD Sale of Branding Fee Sale of PMC	3.67 9.11 1.38 -	2.70 7.73 0.32 3.63
		b) Other Transactions Loan Given Expenses incurred on behalf of Related Party	- -	6.53 0.23



Related Party Transactions

Sr. No.	Party Name	Nature of Transaction	(₹ in crores)	
			For six months ended 30 September 2021	For six months ended 30 September 2020
12	Sohna City LLP (Joint Venture)	a) Income Interest Income on Partners LLP b) Other Transactions Investment made LLP	3.94 0.41	5.08 0.89
13	Landkart Builders Private Limited (Joint Venture)	a) Income Interest Income on Loan and Inter Corporate Deposits c) Other Transactions Loan Given	0.54 23.50	0.51 -
14	Tata Value Homes 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 Expenses incurred by Related Party on our behalf	0.52 77.25 68.25 0.01 0.03	9.88 177.15 127.00 0.01 -
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 b) Other Transactions Loan Given Loan Repaid Expenses incurred on behalf of Related Party	9.89 134.20 238.33 0.55	0.93 246.71 220.00 -
16	HLT Residency Private Limited. (Subsidiary)	a) Income Interest Income on Loan and Inter Corporate Deposits b) Other Transactions Loan Given Loan Repaid	7.54 6.35 7.00	6.45 12.68 1.60
17	One Bangalore Luxury Project LLP (Joint Venture)	a) Other Transactions Investment made LLP	3.50	0.85
18	Promont Hillside Private limited (Subsidiary)	a) Income Interest Income on Loan and Inter Corporate Deposits b) Other Transactions Loan Given	25.28 8.90	15.89 434.62
19	HL Promoters Private Limited (Joint Venture)	a) Other Transactions Expenses incurred on behalf of Related Party	0.01	*
20	One Colombo Project (Private) Limited. (Subsidiary)	a) Income Guarantee Commission	0.48	0.67
21	Smart Value Homes (BOISAR) Private Limited. (Subsidiary)	a) Income Interest Income on Loan and Inter Corporate Deposits b) Other Transactions Loan Given	2.73 5.65	2.65 0.55
22	Technopolis Knowledge Park Limited (Subsidiary)	c) Other Transactions Expenses incurred on behalf of Related Party	-	0.00
23	World One Development Co Pte Limited (Subsidiary)	a) Income Interest Income on Loan and Inter Corporate Deposits b) Other Transactions Loan Given	- -	3.32 74.86
24	Titan Company Limited (Associate of Parent Company)	a) Expenses Selling Expenses	0.02	0.02
25	Tata AIG General Insurance Company Limited (Fellow Subsidiary)	a) Expenses Insurance Premium paid	0.12	0.38
26	Tata Consultancy Service Limited (Fellow Subsidiary)	a) Expenses Repairs and Maintenance - Others Professional Fees	0.93 0.96	0.69



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 six months ended	For six months ended
			30 September 2021	30 September 2020
27	Tata Teleservice Limited (Fellow Subsidiary)	a) Expenses Administrative and Other Expenses	0.02	0.02
28	Tata Teleservices Maharashtra Limited (Fellow Subsidiary)	a) Expenses Administrative and Other Expenses	0.06	0.09
29	Conneqt Business Solutions Limited (Associate of Parent Company)	a) Expenses Receiving of Services	0.28	0.22
30	Tata Communications Limited (Fellow Subsidiary)	a) Expenses Repairs and Maintenance - Others	1.35	0.68
31	Tata AIA Life Insurance Co. Limited. (Fellow Subsidiary)	a) Expenses Insurance Premium paid	0.07	0.02
32	The Indian Hotels Company Limited (Associate of Parent Company)	a) Expenses Administrative and Other Expenses	0.01	0.02
33	Voltas Limited (Associate of Parent Company)	a) Expenses Receiving of Services Repairs and Maintenance - Others Rent Administrative and Other Expenses	0.04 0.06 1.36 *	- 0.06 1.27 -
34	Tata Sons Private Limited (Holding Company)	a) Expenses Administrative and Other Expenses Expenses incurred by Related Party on our behalf	0.01 -	0.01 0.09
35	Infinity Retail Limited. (Fellow Subsidiary)	a) Expenses Selling Expenses	0.02	-
36	Durg Shivnath Expressways (Fellow Subsidiary)	a) Finance costs Interest Expense on Inter Corporate Deposits	0.64	0.06
37	Arrow Infraestate Private Limited (Fellow Subsidiary)	a) Expenses Rent	0.43	0.50
38	Gurgaon Realtech Limited (Fellow Subsidiary)	a) Expenses Receiving of Services	0.04	0.12
39	TATA Coffee Limited (Associate of Parent Company)	a) Expenses Interest Expense on Inter Corporate Deposits	0.48	0.63
40	Key Management Personnel	Director Sitting Fees S.Santhanakrishnan Sucheta Shah Dileep Choksi Banmali Agrawala Nipun Aggarwal	0.06 0.06 0.06 0.01 0.01	0.06 0.06 0.06 * *

* Denotes figures below Rs 50,000

