



June 29, 2021

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

Scrip Code: 959270, 959497, 959498, 959624, 959625 and 959641

Sub:- Audited Financial Results for March 31, 2021, under Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and other documents therewith

Dear Sir/Madam,

In reference to captioned subject, we wish to inform that the Board of Directors at its meeting held today i.e., June 29, 2021 has approved the Audited Financial Results of the Company for the financial year ended March 31, 2021. Accordingly, please find enclosed the following:

1. Audited Financial results for the year ended March 31, 2021 along with the Auditors Report thereon; and
2. Disclosure to be submitted in terms of Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We hereby declare that M/s. BSR & Co. LLP, Chartered Accountants, the Statutory Auditors of the Company have issued Audit Reports with unmodified opinion on the audited financial statements for the financial year ended March 31, 2021 and the Board had taken note of the same.

Further, pursuant to regulation 52(7) of SEBI (LODR) Regulation, 2015, we hereby confirm that there were no material deviations in the use of proceeds of listed non-convertible debt securities from the objects stated in the offer document and no securities were issued during the six months period ended March 31, 2021.

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





Further, we wish to inform that pursuant to Credit ratings of stable 'AA', the Company vide letter dated April 28, 2021, as enclosed, intimated to the exchange the criteria for being a "Large Corporate" as on March 31, 2021 pursuant to SEBI circular SEBI / HO / DDHS / CIR / P / 2018 / 144 dated November 26, 2018.

Request to kindly take the same on your records.

Thanking you,

For Tata Housing Development Company Limited


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



Encl.: As above

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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

Telephone: +91 22 6257 1000
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Independent Auditors' Report

To 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 2021, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (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:

- are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and
- 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 2021.

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 we have obtained, 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 4 to these 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 borrowings due in the next one year from the date of approval of the annual financial result. 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. 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 obligations 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 anticipated effects of COVID-19.

Our opinion is not modified in respect of this matter



B S R & Co. is a partnership firm with Registration No. BA612231 converted into B S R & Co. LLP (a Limited Liability Partnership with LLP Registration No. AAB-81811) with effect from October 14, 2012

Registered Office:

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

Independent Auditors' Report (Continued)

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

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 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 is 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.



Independent Auditors' Report (Continued)

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

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

- 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 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.
- 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 Matters

The standalone annual financial results include the results for the half-year ended 31 March 2021 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 first half-year 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. 101248W/W100022)


Himanshu Chapsey
Partner

Place: Mumbai
Date: 29 June 2021

Membership No. 105731
UDIN: 21105731AAAES8223

Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

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

Standalone Statement of Profit and loss for the year ended 31 March 2021

Particulars	(₹ in crores)			
	For the half year ended 31 March 2021 (Audited)	For the half year ended 31 March 2020 (Audited)	For the year ended 31 March 2021 (Audited)	For the year ended 31 March 2020 (Audited)
Income				
I Revenue from operations	537.74	163.19	765.69	670.61
II Other income	176.02	131.57	322.55	253.86
III Total Income (I + II)	713.76	294.76	1,088.24	924.47
IV Expenses				
Construction Costs	416.38	149.58	564.30	454.31
Employee benefits expense	32.30	33.24	63.95	76.89
Finance costs	140.96	113.43	279.89	212.61
Depreciation and amortization expense	3.02	2.04	6.00	4.10
Other expenses	51.83	160.78	89.93	259.47
Total Expenses	644.49	459.07	1,004.07	1,007.38
Profit /(Loss) before Impairment of investment and loans	69.27	(164.31)	84.17	(82.91)
Impairment of investment in and loans given to subsidiaries and joint ventures	284.19	288.42	349.84	726.01
V Loss before tax (III - IV)	(214.92)	(452.73)	(265.67)	(808.92)
VI Tax expenses				
Current Tax	-	-	-	-
Current tax expenses relating to prior years	(1.83)	3.58	(1.83)	3.58
Deferred Tax charge/(credited)	21.55	157.73	28.96	177.45
Total tax expenses	19.72	161.31	27.13	181.03
VII Loss for the period (V - VI)	(234.63)	(614.04)	(292.80)	(989.95)
VIII Other Comprehensive Income:				
Items that will not be reclassified to profit or loss				
Remeasurements of defined benefit liability	0.94	(0.20)	1.07	(0.17)
Income tax relating to items that will not be reclassified to profit or loss	(0.37)	0.01	(0.37)	
Total other comprehensive income/(loss) for the period, net of tax	0.57	(0.19)	0.70	(0.17)
IX Total Comprehensive Loss for the period (VII + VIII)	(234.07)	(614.23)	(292.11)	(990.12)
X Earnings per equity share (Face Value per share Rs.10 each)				
(1) Basic (in Rs.)*	(3.18)	(8.41)	(3.99)	(13.56)
(2) Diluted (in Rs.)*	(3.18)	(8.41)	(3.99)	(13.56)

* Not annualised for half year ended 31 March 2021 and 31 March 2020

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Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

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

Standalone Balance Sheet as at 31 March 2021

Particulars	(₹ in crores)	
	As at 31 March 2021 (Audited)	As at 31 March 2020 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment (PPE)	11.26	13.71
(b) Intangible assets	5.47	7.15
(c) Capital work-in-progress	2.26	0.60
(d) Financial assets		
(i) Investments	986.89	702.35
(ii) Loans	1,653.14	1,217.15
(iii) Others	1.08	4.28
(e) Current tax assets (net)	93.81	95.29
(f) Deferred tax assets (net)	12.23	41.56
(g) Other assets	53.70	106.68
Total non-current assets	2,819.84	2,188.78
Current assets		
(a) Inventories	2,664.06	3,180.30
(b) Financial assets		
(i) Investments	0.24	95.24
(ii) Trade and other receivables	83.08	58.47
(iii) Cash and cash equivalents	148.55	132.03
(iv) Other bank balances	0.01	0.01
(v) Loans	179.59	34.71
(vi) Others financial assets	78.00	84.89
(c) Other assets	98.34	76.40
Total current assets	3,251.87	3,662.05
TOTAL ASSETS	6,071.71	5,850.83
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	915.34	730.15
(b) Other equity	636.73	614.01
Total equity	1,552.07	1,344.16
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,218.26	706.27
(ii) Trade payables		
a. Total Outstanding Dues of Micro Enterprise & Small Enterprise		
b. Total Outstanding Dues of Creditors Other than Micro Enterprise & Small Enterprise	10.60	10.73
(iii) Other financial liabilities	105.56	23.80
(b) Other liabilities	114.76	147.05
Total non-current liabilities	1,449.18	887.85
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,370.09	1,753.29
(ii) Trade payables		
a. Total Outstanding Dues of Micro Enterprise & Small Enterprise	-	-
b. Total Outstanding Dues of Creditors Other than Micro Enterprise & Small Enterprise	720.67	766.16
(iii) Other financial liabilities	675.21	472.79
(b) Other liabilities	266.08	588.89
(c) Provisions	38.41	35.45
(d) Current tax liabilities (net)	-	2.23
Total current liabilities	3,070.46	3,618.81
Total liabilities	4,519.64	4,506.66
TOTAL EQUITY AND LIABILITIES	6,071.71	5,850.83

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Notes:

- 1 The above financial results of the Company for the year ended 31 March 2021 has been approved by the Board of Directors at their meeting held on 29 June 2021.
- 2 The results for the six months ended 31 March 2021 and 31 March 2020 are the balancing figures between audited figures in respect of the full financial years ended on those dates and the six month periods ended 30 September 2020 which were subjected to a limited review and audited amounts for 30 September 2019 respectively.
- 3 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.
- 4 As at 31 March 2021, the Company's short-term borrowings comprising commercial paper and non-convertible debentures ('NCD') (including current maturities of long term borrowings) aggregate Rs 1260 crores. In addition, the Company has working capital loans of Rs 736 crores. The Company's net current assets aggregate Rs 181.41 crores. The current assets of the Company aggregate to Rs 3,251.87 crores and include inventories of Rs 2,664.06 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 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 year ended 31 March 2021 have been prepared on the basis that the Company is a going concern.
- 5 The Company is engaged only in the business of development of property and related activities in India. It has no other reportable segments in terms of Indian Accounting Standard (Ind AS) 108 on Segment Reporting specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act").
- 6 The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.
- 7 The Company is actively monitoring the impact of the global health pandemic on its financial condition, liquidity, operations, suppliers, industry, and workforce. The operations of the Company were impacted due to the slowdown of work at its project sites following the nationwide lockdown by the Government of India on 23 March 2020. The various sites were impacted due to the lockdown for different periods of time, depending on their location and local regulations. The Company has resumed its operations in a phased manner as per the directives issued by the Government of India and local authorities. However, since early March 2021, India has witnessed a second wave of COVID-19 with sudden rise in COVID-19 cases across the country. This has again led to imposing lockdown like restrictions across the country, which is likely to impact the economic activity of the country as a whole and the Company's operations in particular.
The Company has used the principles of prudence in applying judgments, estimates and assumptions for making detailed assessment of its liquidity position for the next year and the recoverability and carrying value of its assets comprising investments, inventory, advances, trade receivables, deferred taxes, other financial and non-financial assets, based on current indicators of future economic conditions and business operations, the Company expects to recover the carrying amounts of its assets.
While the Company has made the necessary provisions in the financial statements and expects to recover the carrying amount of its assets, it has also made necessary arrangements to meet its liquidity needs and service its debt obligation.
The actual impact of the global health pandemic may be different from that which has been estimated, as the COVID - 19 situation evolves in India and globally. The Company will continue to closely monitor any material changes to future economic conditions.
- 8 Subsequent to year-end, the Company has acquired 26% of the share capital of "Promont Hilltop Private Limited", it has become a wholly owned subsidiary of the Company. Consequent to acquisition, the earlier shareholders' agreement, claims and other rights if any, arising therefrom, have been terminated by the parties.

Date : 29 June 2021

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

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Handwritten signature of Sanjay Dutt
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.

Additional disclosures as per Clause 52 (7) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Annexure A - Statement of Deviation / Variation in utilisation of funds raised

Mode of Fund Raising	Public-issues / Private Placement	Public-issues / Private Placement	Public-issues / Private Placement	Public-issues / Private Placement	Public-issues / Private Placement	Public-issues / Private Placement
Type of instrument	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures	Non-Convertible Debentures
Date of Raising Funds	7 February 2020	19 May 2020	21 May 2020	21 May 2020	19 June 2020	25 June 2020
Amount Raised (Rs. in Crores)	500	200	500	200	100	300
Report filed for half year ended	31 March 2021	31 March 2021	31 March 2021	31 March 2021	31 March 2021	31 March 2021
Is there a Deviation / Variation in use of funds raised	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No	No	No	No	No	No
If yes, details of the approval so required?	NA	NA	NA	NA	NA	NA
Date of approval	NA	NA	NA	NA	NA	NA
Explanation for the Deviation / Variation	NA	NA	NA	NA	NA	NA
Comments of the Audit Committee after review	NA	NA	NA	NA	NA	NA
Comments of the auditors, if any	NA	NA	NA	NA	NA	NA
Objects for which funds have been raised and where there has been a deviation, in the following table	NA	NA	NA	NA	NA	NA

Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Remarks if any
NA	NA	NA	NA	

Deviation could mean:

- (a) Deviation in the objects or purposes for which the funds have been raised.
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed.

Date : 29 June 2021

For and on behalf of Tata Housing Development Company Limited
CIN No: U45300MH1942PLC003573



Sanjay Dutt
Managing Director
DIN - 05251670



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Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

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

Standalone Statement of financial results for the year ended 31 March 2021

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

		(₹ in crores)
Sr. No.	Particulars	As at 31 March 2021
(a)	Credit rating and change in credit rating (if any)	Refer Annexure 1
(b)	Asset cover available, in case of non-convertible debt securities	1.25x Secured by way of first ranking pari passu charge on loans and advances to subsidiaries, non-current investments, interest accrued on loans with related parties, present and future.
(c)	Debt-Equity ratio (in times) Formula used for the computation of Debt Equity Ratio = Debt Securities Issued + Subordinated Liabilities + Other Borrowings + Interest accrued on Borrowings / Net Worth	2.17
(d)	Previous due date for the payment of interest/ dividend for non-convertible redeemable preference shares/ repayment of principal of non-convertible preference shares / non-convertible debt securities/commercial papers and whether the same has been paid or not	Refer Annexure 2 The Company has not issued any non-convertible redeemable preference shares.
(e)	Next due date for the payment of interest/ dividend of non-convertible preference shares / non-convertible debentures principal along with the amount of interest/ dividend of non-convertible preference shares / non-convertible debentures payable and the redemption amount	Refer Annexure 2 The Company has not issued any non-convertible redeemable preference shares.
(f)	Debt Service Coverage ratio (DSCR) (in times) Formula used for the computation of DSCR = Profit before Finance costs, Tax, Impairment of investment in and loans given to subsidiaries and joint ventures and Depreciation / (Finance Cost + Principal payment of long term debt during the period)	0.42
(g)	Interest Service Coverage Ratio (ISCR) (in times) Formula used for the computation of ISCR = Profit before Finance costs, Tax, Impairment of investment in and loans given to subsidiaries and joint ventures and Depreciation / Finance Cost	1.32
(h)	Outstanding redeemable preference shares (quantity and value)	Since the Company does not have outstanding redeemable preference shares, this clause is not applicable.
(i)	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.
(j)	Net-worth (₹ in crores)	1,552.07
(k)	Net (Loss) after tax (₹ in crores)	-292.80
(l)	Earnings per equity share (Face Value per share ₹.10 each)	
	(a) Basic (in ₹.)	-3.99
	(b) Diluted (in ₹.)	-3.99

Date : 29 June 2021

For and on behalf of Tata Housing Development Company Limited
CIN No: U45300MH1942PLC003573

 Sanjay Dutt
 Managing Director
 DIN - 05251670

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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.

Standalone Statement of financial results for the year ended 31 March 2021

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

Annexure 1 - Credit Rating

Sr. No.	Products	Rating
(a)	Commercial Paper	Current Year: CARE A1+ ; IND A1+ PreviousYear: CARE A1+ ; IND A1+
(b)	Debentures	<p>Secured Non-convertible Debentures: Current Year: CARE AA PreviousYear: ICRA AA</p> <p>Unsecured Non-convertible Debentures: Current Year: CARE AA PreviousYear: N.A.</p> <p>Secured Non-convertible Debentures - MLD: Current Year: N.A. PreviousYear: N.A.</p> <p>Tier II Debentures: Current Year: N.A. PreviousYear: N.A.</p> <p>Perpetual Debentures: Current Year: N.A. PreviousYear: N.A.</p>
(c)	Bank Loan Facility	<p>Short Term Bank Loans: Current Year: CARE A1+ PreviousYear: N.A</p> <p>Long Term Bank Loans: Current Year: CARE AA PreviousYear: CARE AA</p> <p>Overdraft Facility: Current Year: N.A PreviousYear: N.A</p> <p>Cash Credit Facility: Current Year: CARE AA PreviousYear: CARE AA</p> <p>Non Fund Based Facility: Current Year: CARE AA PreviousYear: CARE AA</p>

Note:

During the period under review rating agencies have reaffirmed ratings for commercial papers, NCDs and bank facilities (fund and non fund based)

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Tata Housing Development Company Limited

CIN: U45300MH1942PLC001571

Regd. Office: "B Block", Vihar Prastha, T. B. Kadam Marg, Chinchpokli, Mumbai - 400 033.

Standalone Statement of financial results for the year ended 31 March 2021

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

Annexure 2 - Information with respect to NCDs and CPs issued on a private placement basis

Sr. No.	Series under which the NCDs are held	ISIN	Credit Rating	Previous due date for payment of Interest	Whether the previous Interest has been paid or not	Next due date for payment of Interest/ Redemption premium	Next Interest Amount/ Redemption premium	Previous due date for payment of Principal	Whether the previous Principal has been paid or not	Next due date for payment of Principal	Next Redemption (Principal) Amount
1**	N.A.	INR542L07161	CARE	N.A.	N.A.	6 February 2023	140.41	N.A.	N.A.	6 February 2023	500.00
2	N.A.	INR542L07179	CARE	N.A.	N.A.	19 Mar 2023	18.20	N.A.	N.A.	19 Mar 2023	200.00
3	N.A.	INR542L07187	CARE	N.A.	N.A.	21 Mar 2023	45.50	N.A.	N.A.	19 Mar 2023	500.00
4	N.A.	INR542L07165	CARE	N.A.	N.A.	18 Jan 2021	17.45	N.A.	N.A.	17 December 2021	200.00
5	N.A.	INR542L08011	CARE	N.A.	N.A.	18 Jan 2021	8.73	N.A.	N.A.	17 December 2021	100.00
6	N.A.	INR542L07103	CARE	N.A.	N.A.	23 June 2021	37.00	N.A.	N.A.	25 March 2022	300.00

**1) Rate reset option @ 25 months i.e. 28th March 2022

Sr. No.	CP No.	ISIN	Credit Rating	CP Value Date	CP discounted value	Due date for payment of CP	Principal Amount of CP
1	269	INR542L14FY8	CARE, INDIA RATING	29 September 2020	99.99	29 September 2021	100.00
2	261	INR542L14FZ5	CARE, INDIA RATING	2 December 2020	94.78	2 December 2021	100.00
3	262	INR542L14G46	CARE, INDIA RATING	15 December 2020	94.83	15 December 2021	100.00
4	263	INR542L14GB4	CARE, INDIA RATING	21 December 2020	94.79	21 December 2021	100.00
5	264	INR542L14GC3	CARE, INDIA RATING	22 December 2020	94.89	22 December 2021	85.00
6	265	INR542L14JD0	CARE, INDIA RATING	10 February 2021	94.63	10 February 2022	100.00

JHE



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Date & Time of Download : 29/04/2021 07:26:55

BSE ACKNOWLEDGEMENT

Acknowledgement Number	2764369
Date and Time of Submission	4/29/2021 7:23:24 AM
Scripcode and Company Name	959141 - Tata Housing Development Company Ltd
Subject / Compliance Regulation	Format of the Annual Disclosure to be made by an entity identified as a Large Corporate
Submitted By	Ramesh Kamdar
Designation	Designated Officer for Filing

Disclaimer : - Contents of filings has not been verified at the time of submission.



April 28, 2021

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

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

Sub: Reporting to be made by an entity identified as a Large Corporate

Dear Sir/Madam,

This is with reference to the Securities Exchange Board of India (SEBI) Circular No. SEBI/HO/DDHS/CIR/P/2018/144 dated November 26, 2018, for fund raising by issuance of Debt Securities by Large Entities. In this regard, please find enclosed the confirmation certificate containing data in the format as prescribed in aforesaid SEBI Circular, for financial year 2021-22.

This is for the information of the Exchange.

Yours faithfully,
For Tata Housing Development Company Limited

Ritesh Narendrabhai
Kamdar

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

Encl.: As above

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

**Annexure A****Initial Disclosure by Tata Housing Development Company Limited**

Sr. No.	Particulars	Details
1	Name of the company	Tata Housing Development Co. Ltd.
2	CIN	U45300MH1942PLC003573
3	Outstanding borrowing of company as on 31st March, 2021 (in Rs crore)	3208
4	Highest Credit Rating During the previous FY along with name of the Credit Rating Agency	CARE AA (Stable), CARE A1+ by CARE Ratings Limited IND A1+ by India ratings & Research
5	Name of Stock Exchange# in which the fine shall be paid, in case of shortfall in the required borrowing under the framework	BSE Limited

We confirm that we are a Large Corporate as per the applicability criteria given under the SEBI circular SEBI/HO/DDHS/CIR/P/2018/144 dated November 26, 2018.

Ritesh Narendrabhai Kamdar

KHIRODA
CHANDRA JENA

Ritesh Kamdar
Company Secretary
Tata Housing Development Co. Limited
Tel.: +91 22 66614957
Email: riteshkamdar@tatarealty.in

Khiroda Jena
Chief Financial Officer
Tata Housing Development Co. Limited
Tel.: +91 22 66614412
Email: khirodajena@tatarealty.in

Date – April 28, 2021

- In terms para of 3.2(ii) of the circular, beginning F.Y 2022, in the event of shortfall in the mandatory borrowing through debt securities, a fine of 0.2% of the shortfall shall be levied by Stock Exchanges at the end of the two-year block period. Therefore, an entity identified as LC shall provide, in its initial disclosure for a financial year, the name of Stock Exchange to which it would pay the fine in case of shortfall in the mandatory borrowing through debt markets.

TATA HOUSING DEVELOPMENT COMPANY LIMITED
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Website: www.tatarealty.in

**Annexure B1****Annual Disclosure to be made by an entity identified as a LC**

1. Name of the Company: Tata Housing Development Company Limited
2. CIN: U45300MH1942PLC003573
3. Report filed for FY: 2020-21
4. Details of the borrowings (all figures in Rs crore): 3208

S. No.	Particulars	Details (Rs Crores)
i.	Incremental borrowing done in FY (a)	1350
ii.	Mandatory borrowing to be done through issuance of debt securities (b) = (25% of a)	337.50
iii.	Actual borrowings done through debt securities in FY (c)	1300
iv.	Shortfall in the mandatory borrowing through debt securities, if any (d) = (b) - (c) {If the calculated value is zero or negative, write "nil"}	NIL
v.	Reasons for short fall, if any, in mandatory borrowings through debt securities	NIL

Ritesh Narendrabhai
Kamdar

Ritesh Kamdar
Company Secretary
Tata Housing Development Co. Limited
Tel.: +91 22 66614957
Email: riteshkamdar@tatarealty.in

KHIRODA
CHANDRA JENA

Khiroda Jena
Chief Financial Officer
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Date – April 28, 2021

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