



July 3, 2020

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

Ref.: Scrip Code: 958999

Sub:- Audited Financial Results for March 31, 2020, 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., July 3, 2020 has approved the Audited Financial Results of the Company for the financial year ended March 31, 2020. Accordingly, please find enclosed the following:

1. Audited Financial results for the year ended March 31, 2020 alongwith the Auditors Report thereon;
2. Disclosure to be submitted in terms of Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
3. Certificate signed by debenture trustee pursuant to Regulation 52 (4) & (5) of SEBI (Listing Obligation and Disclosures Requirements) Regulations, 2015 for the year ended March 31, 2020.

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, 2020 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

TATA VALUE HOMES LIMITED
CIN: U45400MH2009PLC195605
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.tatavaluehomes.in



securities from the objects stated in the offer document and no securities were issued during the six months period ended March 31, 2020.

In accordance with SEBI circular dated May 12, 2020 read with circular dated April 17, 2020 granting relaxation from the provisions of Regulation 52(8) of the SEBI (LODR) Regulations, the above financial results will not be advertised in the newspapers.

Further, we wish to inform that the pursuant to SEBI circular SEBI/HO/DDHS/CIR/P/2018/144 dated November 26, 2018, the Company has been identified as "Large Entity" as on March 31, 2020.

Request to kindly take the same on your records.

Thanking you.

For Tata Value Homes Limited

Mrunal Shukla
Company Secretary
(ICSI Membership No.: A31734)

Encl.: As above

BSR & Co. LLP

Chartered Accountants

5th Floor, Lodha Excelus,
Apollo Mills Compound
N. M. Joshi Marg, Mahalaxmi
Mumbai - 400 011
India

Telephone +91 (22) 4345 5300
Fax +91 (22) 4345 5399

Independent Auditors' Report

To Board of Directors of Tata Value Homes Limited

Report on the audit of Standalone Annual Financial Results

Opinion

We have audited the accompanying standalone annual financial results of Tata Value Homes Limited (hereinafter referred to as the 'Company') for the year ended 31 March 2020, attached herewith (hereafter referred to as 'Standalone Annual Financial Results'), 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:

- 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 profit and other comprehensive income and other financial information for the year ended 31 March 2020.

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 audit evidence we have obtained, is sufficient and appropriate to provide a basis for our opinion on the Standalone Annual Financial Results.

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

Registered Office:
5th Floor, Lodha Excelus
Apollo Mills Compound
N. M. Joshi Marg, Mahalaxmi
Mumbai - 400 011, India

Independent Auditors' Report (Continued)

Tata Value Homes Limited

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 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.
- 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.



B S R & Co. LLP

Independent Auditors' Report (Continued)

Tata Value Homes Limited

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

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the 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.

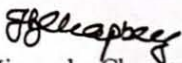
Other Matters

The standalone annual financial results for the six months ended 31 March 2020 are the balancing figures between figures in respect of the full financial year ended on that date and the figures for the six month period ended 30 September 2019. The figures for the six month period ended 30 September 2019 were extracted from the interim standalone condensed financial statements for the six months ended on that date which were audited by us for inclusion in the information memorandum prepared by the Company for listing its non-convertible debenture on the Bombay Stock Exchange.

The standalone annual audited financial results of the Company for the corresponding year ended 31 March 2019 included in these financial results, have been extracted from the standalone audited financial statements of the Company as at and for the year ended 31 March 2019 which were audited by the predecessor auditors whose audit report dated 7 May 2019 expressed an unmodified opinion on those standalone financial statements.

Our report is not modified in respect of these matters.

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022


Himanshu Chapsey
Partner

Membership No: 105731
UDIN: 20105731AAAADC4933

Mumbai
3 July 2020

Tata Value Homes Limited

CIN : U45400MH2009PLC195605

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, 2020

(₹ in Lakhs)

| Particulars | For the half year ended 31 March, 2020 (Audited) | For the half year ended 31 March, 2019 (Unaudited) | For the year ended 31 March, 2020 (Audited) | For the year ended 31 March, 2019 (Audited) |
|---|--|--|---|---|
| Income | | | | |
| I. Revenue from operations | 6,163.12 | 11,082.70 | 9,955.27 | 15,814.86 |
| II. Other income | 1,072.14 | 648.18 | 1,932.38 | 1,360.15 |
| III. Total revenue (I+II) | 7,235.26 | 11,730.88 | 11,887.65 | 17,175.01 |
| IV. Expenses | | | | |
| Cost of sales | 5,181.38 | 9,282.41 | 8,661.01 | 13,439.27 |
| Employee benefits expense | 680.36 | 597.35 | 1,488.50 | 1,023.76 |
| Finance costs | 3,425.50 | 5,330.48 | 6,900.95 | 8,534.05 |
| Depreciation and amortisation expense | 7.10 | 6.55 | 11.14 | 13.10 |
| Other expenses | 1,156.50 | 16,789.79 | 2,672.70 | 17,344.45 |
| Total expenses | 10,450.84 | 32,006.58 | 19,734.30 | 40,354.63 |
| (Loss) before Impairment of investment and loans | (3,215.58) | (20,275.71) | (7,846.65) | (23,179.62) |
| Impairment of equity investment in and loans given to subsidiaries and joint ventures | 1,158.00 | 1.00 | 1,158.00 | 1.00 |
| V. (Loss) before tax (III-IV) | (4,373.58) | (20,276.71) | (9,004.65) | (23,180.62) |
| Current tax | - | - | - | - |
| Deferred tax charge (credit) | 1,363.34 | 8.47 | 1,854.65 | (681.36) |
| VI. Income tax expense | 1,363.34 | 8.47 | 1,854.65 | (681.36) |
| VII. (Loss) for the year (V-VI) | (5,736.92) | (20,285.18) | (10,859.30) | (22,499.26) |
| VIII. Other comprehensive income | | | | |
| Items that will not be reclassified to profit or loss: | | | | |
| Remeasurements of post-employment benefit obligations | 2.89 | 4.00 | (13.34) | 8.01 |
| Income tax relating to above item | (1.72) | (1.25) | 2.50 | (2.50) |
| Total other comprehensive income for the year, net of tax | 1.17 | 2.75 | (10.84) | 5.51 |
| IX. Total Comprehensive (Loss) for the Year (VII + VIII) | (5,735.75) | (20,282.42) | (10,870.14) | (22,493.75) |
| X. Earnings per equity share (Face Value per share Rs.10 each) | | | | |
| Basic and diluted earnings per share* | (1.43) | (19.64) | (2.71) | (21.78) |

* Not annualised for half year ended March, 2020 and March, 2019



Tata Value Homes Limited

CIN : U45400MH2009PLC195605

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

Standalone Balance Sheet, as at 31 March 2020

(₹ in Lakhs)

| Particulars | | As at 31st March, 2020 (Audited) | As at 31st March, 2019 (Audited) |
|---|--|--|--|
| I ASSETS | | | |
| 1 Non-current assets | | | |
| Property, plant and equipment | | 35.43 | 27.25 |
| Intangible assets | | 0.21 | 0.21 |
| Financial assets | | | |
| i. Investments | | 10,994.87 | 10,993.08 |
| ii. Loans | | 17,442.71 | - |
| iii. Other financial assets | | 102.75 | 103.16 |
| Deferred tax asset | | 1,361.09 | 3,213.24 |
| Income tax asset | | 825.18 | 764.94 |
| Total non-current assets | | 30,763.24 | 15,101.88 |
| 2 Current assets | | | |
| Inventories | | 54,059.30 | 61,354.64 |
| Financial assets | | | |
| i. Trade receivables | | 8,157.94 | 7,948.87 |
| ii. Loans | | 33.66 | 14,528.07 |
| iii. Cash and cash equivalents | | 529.56 | 5,383.44 |
| iv. Other financial assets | | 12.36 | 1,225.12 |
| Other assets | | 1,423.56 | 1,592.08 |
| Total current assets | | 64,216.38 | 92,032.22 |
| Total assets | | 94,979.62 | 1,07,134.10 |
| II EQUITY AND LIABILITIES | | | |
| 1 Equity | | | |
| Equity share capital | | 40,000.00 | 40,000.00 |
| Other equity | | (38,733.50) | (27,863.36) |
| Total equity | | 1,266.50 | 12,136.64 |
| LIABILITIES | | | |
| 2 Non-current liabilities | | | |
| Financial liabilities | | | |
| i. Borrowings | | 52,710.63 | 43,004.63 |
| ii. Trade payables | | | |
| A. Total outstanding dues of micro and small enterprises | | - | - |
| B. Total outstanding dues of creditors other than micro and small enterprises | | 56.73 | 279.12 |
| iii. Other financial liabilities | | 75.21 | 8.87 |
| Provisions | | - | 93.28 |
| Total non-current liabilities | | 52,842.57 | 43,385.90 |
| 3 Current liabilities | | | |
| Financial liabilities | | | |
| i. Borrowings | | 21,036.25 | 16,414.17 |
| ii. Trade payables | | | |
| A. Total outstanding dues of micro and small enterprises | | - | - |
| B. Total outstanding dues of creditors other than micro and small enterprises | | 2,706.29 | 3,952.22 |
| iii. Other financial liabilities | | 14,628.28 | 24,849.51 |
| Provisions | | 390.81 | 163.55 |
| Other liabilities | | 2,108.92 | 6,232.11 |
| Total current liabilities | | 40,870.55 | 51,611.56 |
| Total liabilities | | 93,713.12 | 94,997.46 |
| Total Equity and Liabilities | | 94,979.62 | 1,07,134.10 |

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Tata Value Homes Limited

CIN : U45400MH2009PLC195605

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

Notes:

- 1 The above financial results of the Company for the year ended March 31, 2020 has been approved by the Board of Directors at their meeting held on July 03, 2020. Audit of financial results for the year ended March 31, 2020 has been completed by the statutory auditors of the Company.
- 2 The results for the six months ended 31 March 2020 and 31 March 2019 are the balancing figures between figures in respect of the full financial years ended on those dates and the six month periods ended 30 September 2019 and 30 September 2018 respectively.
The interim standalone condensed financial statements for the six months ended 30 September 2019 were audited by the auditors for inclusion in the information memorandum prepared by the Company for listing its non-convertible debenture on the Bombay Stock Exchange. The amounts for the six month period ended 30 September 2018 were neither audited nor subjected to a review.
- 3 This statement has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
- 4 As of date, the Company's short term borrowings comprising commercial paper and non-convertible debentures ("NCD") (including current maturities of long term borrowings) payable in the next one year and net outflow from operations aggregate Rs 108 crores.
The Board of Directors based on cash flow forecasts and management plans have concluded on the ability of the Company to continue as going concern and the financial statements have been prepared on that basis. In making this assessment the management has considered the available cash in hand and undrawn credit facilities aggregating Rs. 45 crores and funding proposals in hand of Rs. 100 crores.
The company's facilities continue to be rated at "AA" by on the long-term side and enjoys highest credit rating of "A1+" on the short term side which are unchanged.
The funds available (including undrawn credit facilities) and funding proposals extended by prospective lenders in the current scenario indicates the Company's ability to continue as going concern and will be able to discharge its liabilities and realise the carrying amount of its assets as on March 31, 2020.
- 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 World Health Organisation (WHO) declared the outbreak of Coronavirus Disease (COVID-19) as a global pandemic on March 11, 2020. Consequent to this, Government of India declared a nationwide lockdown on March 25, 2020 and the Company suspended the operations in all of its ongoing projects. The lockdown has impacted the normal business operations of the Company inter alia by interrupting project execution, supply chain disruption and unavailability of personnel.

The Company has made 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, business operations and consequently demand for its residential units are expected to be at significantly curtailed level at least during the year ending 31 March 2021.

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 (see Note 4) 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.
- 7 Ministry of Corporate Affairs ("MCA") through Companies (Indian Accounting Standards) Amendment Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules, has notified Ind AS 116 Leases which replaces the existing lease standard, Ind AS 17 leases, and other interpretations. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases for both lessees and lessors. It introduces a single, on-balance sheet lease accounting model for lessees.

All of the Company leases at 1 April 2019 were either cancellable or short term or had a remaining period of less than one year from that date. Accordingly, the transition to Ind AS 116 did not have any impact on the financial statements of the Company as at that date.
- 8 Prior period figures have been audited by firm of Chartered Accountants other than BSR & Co. LLP.

For and on behalf of Tata Value Homes Limited
CIN : U45400MH2009PLC195605Sanjay Dutt
Director
DIN: 05251670Place: Mumbai
Date: July 03, 2020

JHE



Tata Value Homes Limited
CIN: U45400MH2009PLC195605
Regd. Office: "E Block", Valtas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai - 400 033.
Standalone Statement of financial results for the year ended 31 March 2020

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

| Sr. No. | Particulars | As at 31st March 2020 |
|---------|---|--|
| (a) | Credit rating and change in credit rating (if any) | Refer Annexure 1 |
| (b) | Asset cover available, in case of non-convertible debt securities | N.A. |
| (c) | Debt-Equity ratio (in times) | 2.66 |
| | Formula used for the computation of Debt Equity Ratio = (Debt Securities Issued + Subordinated Liabilities + Other Borrowings + Interest accrued on Borrowings) / Net Worth. | |
| | *Note: Borrowings from Parent is considered as equity for calculating Debt-equity ratio. | |
| (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 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) | -0.03 |
| | 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) | |
| (g) | Interest Service Coverage Ratio (ISCR) (in times) | -0.13 |
| | 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 | |
| (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 (Rupees in lakhs) | 1,266.50 |
| (k) | Net (Loss) after tax (Rupees in lakhs) | (10,859.30) |
| (l) | Earnings per equity share (Face Value per share Rs.10 each) | |
| | (a) Basic (in Rs.) | (2.71) |
| | (b) Diluted (in Rs.) | (2.71) |

Place: Mumbai
Date: July 03, 2020

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For and on behalf of Tata Value Homes Limited
CIN No: U45400MH2009PLC195605



Sanjay Dutt
Director
DIN - 05251670

Tata Value Homes Limited
CIN: U45400MH2009PLC195605
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 2020

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

Annexure I - Credit Rating

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

Note:

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



| <p style="text-align: center;">Tata Value Homes Limited CIN: U45400MH2009PLC195605 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 2020</p> <p style="text-align: center;">Additional disclosures as per Clause 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:</p> <p>Annexure 2 - Information with respect to NCDs issued on a private placement basis</p> | | | | | | | | | | | |
|--|--------------------------------------|--------------|---------------|---|--|---|---|--|---|--|---|
| 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 (Rs. in Lakhs) | 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 (Rs. in Lakhs) |
| 1* | NA | INE069P08051 | CARE | N.A. | N.A. | 25-Sep-20 | 1,813 | N.A. | N.A. | 23-Sep-22 | 19,500 |

Note :
*Rate reset option after 18 months from issue date i.e. on 20th March 2021



ATSL/CO/20-21/1116

July 03, 2020

Tata Value Homes Limited

E Block, Voltas Premises, T B Kadam Marg,
Chichpokli, Mumbai - 400 033.

Kind Attn: Ms. Mrunal Shukla

Sub: Letter of Debenture Trustee pursuant to Regulation 52 (5) of the SEBI (Listing Obligations and Disclosure Requirements) 2015) – half year ended 31st March 2020

Dear Sir,

This has reference to privately placed listed bonds issued by **Tata Value Homes Limited ("Company")** and listed on the Stock Exchange ("**Listed Debt Securities**").

Pursuant to Regulation 52(4) read with Regulation 52 (5) of the SEBI (Listing Obligations and Disclosure Requirements) 2015, the Company is required to submit its half yearly/annual financial results to the Stock Exchange, with a letter of the Debenture Trustee (Axis Trustee Services Limited) that the Debenture Trustee has noted the contents furnished by the Company as per Regulation 52(4).

In pursuance thereof we hereby confirm that we have received the said aforesaid information vide your email dated July 03, 2020 (enclosed herewith) along with the relevant/necessary supporting and we have noted the contents in respect of the Listed Debt Securities issued by the Company.

Thanking You,

Yours faithfully,

For **Axis Trustee Services Limited**

JAYDEEP
BHATTACHARYA

Digitally signed by JAYDEEP
BHATTACHARYA
Date: 2020.07.03 20:10:42 +05'30'

Jaydeep Bhattacharya
Deputy General Manager

Encl.: As above

Corporate Identity Number: U74999MH2008PLC182264 | MSME Registered UAN: MH19E0033585

Registered Office:

Axis House, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai - 400 025

Corporate Office:

The Ruby, 2nd Floor, SW, 29 Senapati Bapat Marg, Dadar West, Mumbai - 400 028

Tel No: 022-62300451 Fax No.: 022-6230 0700 Website: www.axistrustee.com



AXIS TRUSTEE