



June 28, 2021

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, 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 28, 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 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, 2021.

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

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, 2021.

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 Value Homes Limited

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



Encl.: As above

B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing,
Nesco IT Park 4, Nesco Center,
Western Express Highway,
Goregaon (East), Mumbai - 400 063

Telephone: +91 22 6257 1000
Fax: +91 22 6257 1010

Independent Auditors' Report To Board of Directors of Tata Value Homes Limited

Report on the audit of the 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 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:

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

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.



Independent Auditors' Report (Continued)

Tata Value Homes Limited

Report on the audit of the Standalone Annual Financial Results

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

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.
- 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

Report on the audit of the Standalone Annual Financial Results

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 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: 28 June 2021

Membership No. 105731
UDIN: 21105731AAAAEO7641

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 2021

		(₹ in Lakhs)			
	Particulars	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	5,514.15	6,163.12	7,095.49	9,955.27
II.	Other income	1,019.41	1,072.14	1,993.30	1,932.38
III.	Total revenue (I+II)	6,533.56	7,235.26	9,088.79	11,887.65
	Expenses				
IV.	Construction Costs	5,109.06	5,181.38	6,449.82	8,661.01
	Employee benefits expense	635.43	680.36	1,226.19	1,488.50
	Finance costs	3,558.31	3,425.50	7,181.80	6,900.95
	Depreciation and amortisation expense	8.44	7.10	16.09	11.14
	Other expenses	7,745.20	1,873.50	8,388.30	2,672.70
	Total expenses	17,056.44	11,167.84	23,262.20	19,734.30
	Loss before Impairment of investment and loans	(10,522.88)	(3,932.58)	(14,173.41)	(7,846.65)
	Impairment of equity investment in and loans given to subsidiaries and joint ventures	-	441.00	-	1,158.00
V.	Loss before tax (III-IV)	(10,522.88)	(4,373.58)	(14,173.41)	(9,004.65)
	Current tax	13.60	-	13.60	-
	Deferred tax charge	13.19	1,363.34	18.70	1,854.65
VI.	Income tax expense	26.79	1,363.34	32.30	1,854.65
VII.	Loss for the period (V-VI)	(10,549.67)	(5,736.92)	(14,205.71)	(10,859.30)
VIII.	Other comprehensive income				
	Items that will not be reclassified to profit or loss:				
	Remeasurements of post-employment benefit obligations	14.14	2.89	43.53	(13.34)
	Income tax relating to above item	-	(1.72)	-	2.50
	Total other comprehensive income/(loss) for the period, net of tax	14.14	1.17	43.53	(10.84)
IX.	Total Comprehensive Loss for the Period (VII + VIII)	(10,535.53)	(5,735.75)	(14,162.18)	(10,870.14)
X.	Earnings per equity share (Face Value per share Rs.10 each)				
	Basic and diluted earnings per share	(2.54)	(1.43)	(3.48)	(2.71)

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[Signature]



Tata Value Homes Limited
CIN : U45400MH2009PLC195605
Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.

Standalone Balance Sheet as at 31 March 2021

		(₹ in Lakhs)	
	Particulars	As at 31 March 2021 (Audited)	As at 31 March 2020 (Audited)
I	ASSETS		
1	Non-current assets		
	Property, plant and equipment	28.31	35.43
	Intangible assets	-	0.21
	Financial assets		
	i. Investments	11,021.87	10,994.87
	ii. Loans	19,057.76	17,442.71
	iii. Other financial assets	113.16	102.75
	Income tax asset	884.53	826.18
	Deferred tax asset	1,342.39	1,361.09
	Total non-current assets	32,448.02	30,763.24
2	Current assets		
	Inventories	42,898.58	54,059.30
	Financial assets		
	i. Trade receivables	8,062.76	8,157.94
	ii. Loans	-	33.66
	iii. Cash and cash equivalents	1,135.90	529.56
	iv. Other financial assets	7.86	20.77
	Other assets	1,234.72	1,415.15
	Total current assets	53,339.82	64,216.38
	Total assets	85,787.84	94,979.62
II	EQUITY AND LIABILITIES		
1	Equity		
	Equity share capital	80,000.00	40,000.00
	Other equity	(52,895.68)	(38,733.50)
	Total equity	27,104.32	1,266.50
	LIABILITIES		
2	Non-current liabilities		
	Financial liabilities		
	i. Borrowings	19,996.21	52,710.63
	ii. Trade payables		
	A. Total outstanding dues of micro and small enterprises	-	-
	B. Total outstanding dues of creditors other than micro and small enterprises	147.11	56.73
	iii. Other financial liabilities	22.30	75.21
	Total non-current liabilities	20,165.62	52,842.57
3	Current liabilities		
	Financial liabilities		
	i. Borrowings	20,365.03	21,036.25
	ii. Trade payables		
	A. Total outstanding dues of micro and small enterprises	-	-
	B. Total outstanding dues of creditors other than micro and small enterprises	2,762.93	2,706.29
	iii. Other financial liabilities	13,307.10	14,628.28
	Provisions	366.99	390.81
	Other liabilities	1,715.85	2,108.92
	Total current liabilities	38,517.90	40,870.55
	Total liabilities	58,683.52	93,713.12
	Total Equity and Liabilities	85,787.84	94,979.62

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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 28 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 debts payable within one year comprising amounts payable on a term loan and non convertible debentures aggregate Rs. 11,294.60 lakhs.
Further, the cash flow forecasts prepared by management indicate net outflows of Rs 12,806 lakhs (including outflows on growth projects).
In assessing the going concern assumption for preparing the financial statements, the Board of Directors have factored in the credit ratings of "AA" on the long term side and "A1+" on the short term side, which are unchanged during the past 3 years, the cash outflows on growth projects which are discretionary, the available cash in hand at balance sheet date and undrawn sanctioned working capital facilities.
The Board of Directors, based on the above factors, believe there is no material uncertainty related to going concern, and hence, the financial statements have been prepared on a going concern basis.
- 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 49% of the share capital of "Smart Value Homes (Peenya Project) 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.

For and on behalf of Tata Value Homes Limited
CIN : U45400MH2009PLC195605



Sanjay Dutt
Director
DIN: 05251670

Date : 28 June 2021





Tata Value Homes Limited
CIN: U45400MH2009PLC195605
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

	NCD 1
Mode of Fund Raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of Raising Funds	27 September 2019
Amount Raised (Rs. In Lakhs)	19,500
Report filed for half year ended	31 March 2021
Is there a Deviation / Variation in use of funds raised	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No
If yes, details of the approval so required?	NA
Date of approval	NA
Explanation for the Deviation / Variation	NA
Comments of the Audit Committee after review	NA
Comments of the auditors, if any	NA
Objects for which funds have been raised and where there has been a deviation, in the following table	As given below

Original Object	Modified Object, if any	Original Allocation (Rs. in Lakhs)	Modified allocation, if any (Rs. in Lakhs)	Remarks if any
The proceeds of the issue will be used for the general corporate purposes including refinancing of existing loans, purchase of land and development rights.	NA	NA	NA	NIL

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.

Note : During the period ended on 31 March 2021, Company has not issued any listed NCDs.

28 June 2021

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 2021


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 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	N.A.
(c)	Debt-Equity ratio (in times)	1.97
	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/ commercial papers and whether the same has been paid or not.	Refer Annexure 2 Company has not issued any non-convertible redeemable preference shares. Company has not issued any commercial papers.
(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)	-0.39
	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)	-0.93
	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)	27,104.32
(k)	Net (Loss) after tax (Rupees in lakhs)	(14,205.71)
(l)	Earnings per equity share (Face Value per share Rs.10 each)	
	(a) Basic (in Rs.)	(3.48)
	(b) Diluted (in Rs.)	(3.48)

28 June 2021

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


Sanjay Dutt
Director
DIN - 05251670





<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 2021</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 1 - Credit Rating</p>		
Sr. No.	Products	Rating
(a)	Commercial Paper	Current Year: CARE A1+ PreviousYear: CARE A1+
(b)	Debentures	<p>Secured Non-convertible Debentures: Current Year: N.A. PreviousYear: N.A.</p> <p>Unsecured Non-convertible Debentures: Current Year: CARE AA (Stable) PreviousYear: CARE AA (Stable)</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: N.A. PreviousYear: N.A.</p> <p>Long Term Bank Loans: Current Year: CARE AA Stable PreviousYear: CARE AA</p> <p>Overdraft Facility: Current Year: N.A PreviousYear: N.A</p> <p>Cash Credit Facility: Current Year: N.A. PreviousYear: N.A.</p> <p>Non Fund Based Facility: Current Year: N.A PreviousYear: N.A</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 Value Homes Limited
CIN: U45400MH2009PLC195605
Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokdi, 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 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 (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	25 September 2020	Paid	25 September 2021	1,609	N.A.	N.A.	23 September 2022	19,500

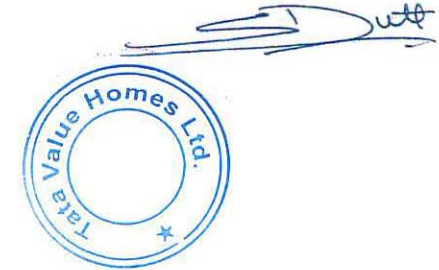
Note :

*Rate reset @7.20% on 26 March 2021.

Annexure 2 - Information with respect to Commercial papers :

Company has not issued any commercial papers during the year ended on 31 March 2021.

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ATSL/CO/21-22/1697

June 28th, 2021

To,

Tata Value Homes Limited

E – Block, Voltas Compound

T B Kadam Marg, CVhinchpoki- 400033,

Mumbai

Kind Attn. – Mr. Ritesh Kamdar

Sub: Letter of Bond Trustee pursuant to Regulation 52 (5) of the SEBI (Listing Obligations and Disclosure Requirements) 2015) –year ended 31st March 2021

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 June 28th, 2021 along with the relevant/necessary supporting and we have noted the contents in respect of the Listed Debt Securities issued by the Company.

Yours faithfully,

For **Axis Trustee Services Limited**

SAMEER

M KABRA

Sameer Kabra

Assistant General Manager

Digitally signed by

SAMEER M KABRA

Date: 2021.06.28

16:54:50 +05'30'

Registered Office:

Axis House, Bombay Dyeing Mills Compound, Pandhurang 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

Corporate Identity Number: U74999MH2008PLC182264 | MSME Registered UAN: MH190046029





April 28, 2021

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

Ref: Script Code: 958999

Dear Sir/Madam,

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

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 Value Homes Limited

MRUNAL
AMOGH
MAHAJAN

Digitally signed by
MRUNAL AMOGH
MAHAJAN
Date: 2021.04.29
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Mrunal Shukla
Company Secretary
(ICSI Membership No.: A31734)

Encl.: As above

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.tatarealty.in



Initial Disclosure by Tata Value Homes Limited

Sr. No.	Particulars	Details
1	Name of the company	Tata Value Homes Limited
2	CIN	U45400MH2009PLC195605
3	Outstanding borrowing of company as on 31st March, 2021 (in Rs Crore)	517
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
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.

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Date: 2021.04.29
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Mrunal Shukla
Company Secretary
Tata Value Homes Limited
Tel.: +91 22-66614907
Email: mrunalshukla@tatarealty.in

KHIRODA
CHANDRA
JENA

Digitally signed by KHIRODA CHANDRA
JENA
DN: cn=KHIRODA CHANDRA
JENA, o=Tata Value Homes Limited,
ou=Tata Value Homes Limited, email=
khirodajena@tatarealty.in, c=IN

Khiroda Jena
Chief Financial Officer
Tata Value Homes Limited
Tel.: + 022-66614412
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.

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Annexure B1

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

1. Name of the Company: Tata Value Homes Limited
2. CIN: U45400MH2009PLC195605
3. Report filed for FY: 2021-22
4. Details of the borrowings (all figures in Rs crore): 3208

S. No.	Particulars	Details (Rs Crores)
i.	Incremental borrowing done in FY (a)	0
ii.	Mandatory borrowing to be done through issuance of debt securities (b) = (25% of a)	0
iii.	Actual borrowings done through debt securities in FY (c)	0
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

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MRUNAL AMOGH
MAHAJAN
Date: 2021.04.29
11:45:43 +1200

Mrunal Shukla
Company Secretary
Tata Value Homes Limited
Tel.: +91 22-66614907
Email: mrunalshukla@tatarealty.in

KHIRODA
CHANDRA JENA

Digitally signed by
KHIRODA CHANDRA JENA
Date: 2021.04.29
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Khiroda Jena
Chief Financial Officer
Tata Value Homes Limited
Tel.: + 022-66614412
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Date – April 28, 2021

TATA VALUE HOMES LIMITED
CIN: U45400MH2009PLC195605

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