

October 19, 2022

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

To,  
The Listing Department  
National Stock Exchange of India Ltd.,  
Exchange Plaza, Bandra Kurla Complex,  
Bandra (East),  
Mumbai – 400051

Dear Sir / Madam,

**Sub.: (i) Outcome of the Board Meeting  
(ii) Disclosure of Related Party Transactions**

Pursuant to Regulations 51(2) and 52 read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e. October 19, 2022, have, *inter alia*, approved the Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2022 ("Financial Results"). Copy of the said Financial Results together with Limited Review Report issued by the Joint Statutory Auditors of the Company, M/s. CNK & Associates LLP, Chartered Accountants and M/s. T R Chadha & Co LLP, Chartered Accountants is enclosed herewith.

In terms of Regulation 54 of the SEBI Listing Regulations, the Security Cover Certificate in the prescribed format is annexed to the Financial Results.

Further, pursuant to Regulation 52(7) of SEBI Listing Regulations and circular issued by SEBI in this regard, a statement indicating the utilization of issue proceeds of Non-Convertible Debentures and statement indicating Nil deviation and variation is also annexed to the Financial Results.

Also, please find enclosed, disclosure of related party transactions for the half year ended September 30, 2022, in terms of Regulation 23(9) of the SEBI Listing Regulations.

You are requested to take the same on record.

Thanking you,

Yours faithfully,

For Tata Capital Housing Finance Limited

**Mahadeo Raikar**  
**Chief Financial Officer**

*Encl: as above*

CC: IDBI Trusteeship Services Limited  
Asian Building, Ground Floor,  
17, R. Kamani Marg, Ballard Estate,  
Mumbai – 400 001

CC: Vistra ITCL (India) Limited  
The IL&FS Financial Centre  
Plot No. C-22, G Block, 7<sup>th</sup> Floor,  
Bandra Kurla Complex, Bandra (E)  
Mumbai - 400 051

**TATA CAPITAL HOUSING FINANCE LIMITED**

Corporate Identity Number U67190MH2008PLC187552

11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Parel Mumbai 400 013

Toll Free 1860 267 6060 Web [www.tatacapital.com](http://www.tatacapital.com) [customercare@tatacapital.com](mailto:customercare@tatacapital.com)

Registered Office 11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Parel Mumbai 400 013

Tata Capital Housing Finance Limited

Registered Office : 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013  
Corporate Identity Number: U67190MH2008PLC187552  
Website: www.tatacapital.com

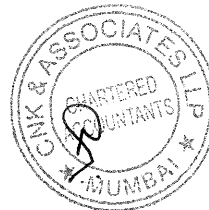
STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2022

(Rs. in lakh)

Particulars	Quarter ended			Half year ended		Year ended
	September 30, 2022	June 30, 2022	September 30, 2021	September 30, 2022	September 30, 2021	March 31, 2022
	(Unaudited) (Refer note 14)	(Unaudited)	(Unaudited) (Refer note 14)	(Unaudited)	(Unaudited)	(Audited)
<b>1 Revenue from operations</b>						
(i) Interest Income	86,457	75,874	65,893	1,62,331	1,30,413	2,72,251
(ii) Fees and commission Income	1,523	1,621	1,314	3,144	2,148	4,712
(iii) Net gain on fair value changes	816	655	392	1,471	924	2,492
(iv) Net gain on derecognition of financial instruments measured at amortised cost	-	-	-	-	-	87
<b>2 Other income</b>	889	2,729	1,301	3,618	1,711	6,148
<b>3 Total Income (1+2)</b>	<b>89,685</b>	<b>80,879</b>	<b>68,900</b>	<b>1,70,564</b>	<b>1,35,196</b>	<b>2,85,690</b>
<b>4 Expenses</b>						
(i) Finance costs	48,799	42,608	36,692	91,407	74,938	1,53,219
(ii) Impairment on financial instruments	(1,397)	1,168	(1,552)	(229)	14,849	16,301
(iii) Employee benefits expenses	7,162	6,621	4,632	13,783	8,221	19,144
(iv) Depreciation, amortisation and impairment	618	473	471	1,091	875	1,814
(v) Other expenses	6,845	5,634	3,859	12,479	7,503	19,178
<b>Total expenses (4)</b>	<b>62,027</b>	<b>56,504</b>	<b>44,102</b>	<b>1,18,531</b>	<b>1,06,386</b>	<b>2,09,656</b>
<b>5 Profit before exceptional items and tax (3-4)</b>	<b>27,658</b>	<b>24,375</b>	<b>24,798</b>	<b>52,033</b>	<b>28,810</b>	<b>76,034</b>
<b>6 Exceptional Items</b>	-	-	-	-	-	-
<b>7 Profit before tax (5-6)</b>	<b>27,658</b>	<b>24,375</b>	<b>24,798</b>	<b>52,033</b>	<b>28,810</b>	<b>76,034</b>
<b>8 Tax expense</b>						
(1) Current tax	6,760	6,721	6,858	13,481	8,240	19,336
(2) Deferred tax	271	(482)	(535)	(211)	(880)	(155)
<b>Total tax expense</b>	<b>7,031</b>	<b>6,239</b>	<b>6,323</b>	<b>13,270</b>	<b>7,360</b>	<b>19,181</b>
<b>9 Profit for the period/year (7-8)</b>	<b>20,627</b>	<b>18,136</b>	<b>18,475</b>	<b>38,763</b>	<b>21,450</b>	<b>56,853</b>
<b>10 Other Comprehensive Income</b>						
(i) Items that will be reclassified subsequently to statement of profit or loss						
(a) The effective portion of gains and loss on hedging instruments in a cash flow hedge reserve	603	(675)	5	(72)	(47)	415
(b) Income tax relating to effective portion of gain and loss on hedging instrument in a cash flow hedge	(173)	170	(1)	(3)	12	(104)
(ii) Items that will not be reclassified subsequently to statement of profit or loss						
(a) Remeasurement of defined employee benefit plans	36	(140)	36	(104)	2	52
(b) Income tax relating to items that will not be reclassified to profit or loss	(9)	35	(10)	26	(1)	(13)
<b>Total Other Comprehensive Income (i+ii)</b>	<b>457</b>	<b>(610)</b>	<b>30</b>	<b>(153)</b>	<b>(34)</b>	<b>350</b>
<b>11 Total Comprehensive Income for the period/year (9+10) (Comprising Profit and Other Comprehensive Income for the period/year)</b>	<b>21,084</b>	<b>17,526</b>	<b>18,505</b>	<b>38,610</b>	<b>21,416</b>	<b>57,203</b>
<b>12 Earnings per equity share (Face value : Rs. 10 per share):</b>						
(1) Basic (Rs.)*	3.77	3.31	3.37	7.08	3.92	10.38
(2) Diluted (Rs.)*	3.77	3.31	3.37	7.08	3.92	10.38
<b>13 Debt equity ratio (No. of Times)</b>	<b>7.83</b>	<b>7.65</b>	<b>7.64</b>	<b>7.83</b>	<b>7.64</b>	<b>7.80</b>
<b>14 Debt service coverage ratio</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>15 Interest service coverage ratio</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>16 Outstanding redeemable preference shares (Nos. in Lakhs)</b>	-	-	-	-	-	-
<b>17 Outstanding redeemable preference shares (Values)</b>	-	-	-	-	-	-
<b>18 Capital redemption reserve/debenture redemption reserve</b>	-	-	-	-	-	-
<b>19 Net worth (Note 11)</b>	<b>3,84,107</b>	<b>3,65,129</b>	<b>3,17,583</b>	<b>3,84,107</b>	<b>3,17,583</b>	<b>3,48,933</b>
<b>20 Current ratio</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>21 Long term debt to working capital</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>22 Bad debts to account receivable ratio</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>23 Current liability ratio</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>24 Total debts to total assets (%)</b>	<b>87.28</b>	<b>86.92</b>	<b>86.38</b>	<b>87.28</b>	<b>86.38</b>	<b>87.11</b>
<b>25 Debtors turnover ratio</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>26 Inventory turnover</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>27 Operating margin (%)</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>28 Net profit margin (%)</b>	<b>23.23</b>	<b>23.21</b>	<b>27.33</b>	<b>23.22</b>	<b>16.07</b>	<b>20.34</b>
<b>29 Gross Non Performing Assets % ("GNPA")</b>	<b>1.57</b>	<b>1.62</b>	<b>1.88</b>	<b>1.57</b>	<b>1.88</b>	<b>1.60</b>
<b>30 Net Non Performing Assets % ("NNPA")</b>	<b>0.79</b>	<b>0.77</b>	<b>0.85</b>	<b>0.79</b>	<b>0.85</b>	<b>0.73</b>
<b>31 Provision Coverage Ratio % ("PCR")</b>	<b>50.12</b>	<b>53.13</b>	<b>55.31</b>	<b>50.12</b>	<b>55.31</b>	<b>54.71</b>
<b>32 Security Cover (No. of Times)</b>	<b>1.34</b>	<b>1.34</b>	<b>1.43</b>	<b>1.34</b>	<b>1.43</b>	<b>1.40</b>

\* (Not annualised for quarter ended September 30, 2022, June 30, 2022 and September 30, 2021)

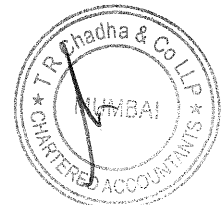
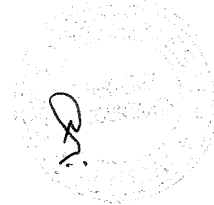
\* (Not annualised for half year ended September 30, 2022 and September 30, 2021)



Notes: -

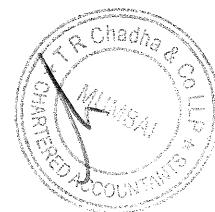
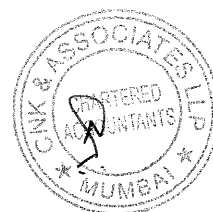
1 Statement of assets and liabilities as at September 30, 2022

Particulars	As at	As at
	September 30, 2022	March 31, 2022
	(Unaudited)	(Audited)
<b>ASSETS</b>		
<b>(1) Financial assets</b>		
(a) Cash and cash equivalents	70,199	70,526
(b) Bank balances other than (a) above	22,333	47
(c) Derivative financial instruments	3,103	-
(d) Receivables		
(i) Trade receivables	1,007	1,626
(ii) Other receivables	-	-
(e) Loans	32,20,114	28,49,575
(f) Investments	98,453	1,78,616
(g) Other financial assets	494	399
<b>Total Financial assets</b>	<b>34,15,703</b>	<b>31,00,789</b>
<b>(2) Non-Financial assets</b>		
(a) Current tax assets (Net)	442	442
(b) Deferred tax assets (Net)	15,177	14,970
(c) Investment Property	338	348
(d) Property, plant and equipment	2,725	2,187
(e) Capital work-in-progress	724	352
(f) Intangible assets under development	135	56
(g) Other intangible assets	514	602
(h) Right of use assets	5,242	3,625
(i) Other non-financial assets	1,624	1,297
<b>Total Non-Financial assets</b>	<b>26,921</b>	<b>23,879</b>
<b>Total Assets</b>	<b>34,42,624</b>	<b>31,24,668</b>
<b>LIABILITIES AND EQUITY</b>		
<b>LIABILITIES</b>		
<b>(1) Financial liabilities</b>		
(a) Derivative financial instruments	-	1,143
(b) Payables		
(i) Trade payables		
- Total outstanding dues of micro enterprises and small enterprises	240	118
- Total outstanding dues of creditors other than micro enterprises and small enterprises	10,549	10,062
(ii) Other payables		
- Total outstanding dues of micro enterprises and small enterprises	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises	-	-
(c) Debt Securities	13,44,899	12,37,868
(d) Borrowings (Other than debt securities)	15,48,735	13,78,404
(e) Subordinated liabilities	1,11,005	1,05,490
(f) Lease Liabilities	5,718	4,041
(g) Other financial liabilities	17,407	20,538
<b>Total Financial liabilities</b>	<b>30,38,553</b>	<b>27,57,664</b>
<b>(2) Non-Financial liabilities</b>		
(a) Current tax liabilities (Net)	4,785	4,643
(b) Provisions	3,172	2,834
(c) Other non-financial liabilities	2,325	2,846
<b>Total Non-Financial liabilities</b>	<b>10,282</b>	<b>10,323</b>
<b>(3) Equity</b>		
(a) Equity share capital	54,756	54,756
(b) Other equity	3,39,033	3,01,925
<b>Total equity</b>	<b>3,93,789</b>	<b>3,56,681</b>
<b>Total Liabilities and Equity</b>	<b>34,42,624</b>	<b>31,24,668</b>



2 Statement of cash flows for the half year ended September 30, 2022

Particulars	For the half year ended September 30, 2022 (Unaudited)	For the half year ended September 30, 2021 (Unaudited)
<b>1 CASH FLOW FROM OPERATING ACTIVITIES</b>		
Profit before tax	52,033	28,810
Adjustments for :		
Depreciation and amortisation	1,091	875
Net (gain)/ loss on derecognition of property, plant and equipment	(3)	3
Interest expenses	83,946	72,551
Discounting charges on commercial paper	4,367	2,153
Discounting charges on debentures	3,094	234
Interest income	(1,62,331)	(1,30,413)
Net gain on fair value changes	(1,471)	(925)
Remeasurement of defined employee benefit plans through OCI	(104)	2
Share based payments- Equity-settled	170	109
Provision for leave encashment	97	31
Impairment loss allowance on financial instruments	(1,124)	14,849
Provision against trade receivables	896	-
	(19,339)	(11,721)
Adjustments for :		
(Increase) / Decrease in trade receivables	(277)	(331)
(Increase) / Decrease in loans	(3,68,114)	(98,751)
Decrease / (Increase) in - Other financial asset	667	(50)
Decrease in - Other non-financial assets	174	802
Increase / (Decrease) in Trade payables	609	(1,017)
(Decrease) / Increase in Other financial liabilities	(3,183)	17,151
Decrease in Other non-financial liabilities	(602)	(476)
<b>Cash used in operations before adjustments for interest received and interest paid</b>	<b>(3,90,065)</b>	<b>(94,394)</b>
Interest paid	(84,336)	(52,328)
Interest received	1,60,629	1,26,168
Dividend received		
<b>Cash used in operations</b>	<b>(3,13,772)</b>	<b>(20,553)</b>
Taxes paid (net off refunds)	(13,312)	(10,648)
<b>Net Cash Used In Operating Activities (A)</b>	<b>(3,27,084)</b>	<b>(31,201)</b>
<b>2 CASH FLOW FROM INVESTING ACTIVITIES</b>		
Purchase of property, plant & equipment (including capital advances)	(1,915)	(606)
Proceeds from sale of property, plant & equipment	10	27
Purchase of mutual fund units	(33,28,334)	(18,14,509)
Proceeds from redemption of mutual fund units	34,22,300	18,30,870
Proceeds from current investments	(61,176)	-
Proceeds from sale of long-term investments	49,000	-
Net Purchase of fixed deposits with banks having maturity exceeding 3 month	(21,801)	-
<b>Net Cash Generated From Investing Activities (B)</b>	<b>58,084</b>	<b>15,782</b>
<b>3 CASH FLOW FROM FINANCING ACTIVITIES</b>		
Payment of ancillary borrowing cost	(491)	(233)
Interim dividend paid on Equity (including dividend)	(1,643)	(4,983)
Proceeds from Borrowings (Other than debt securities)	6,12,965	5,40,348
Proceeds from Debt Securities	4,48,485	4,26,822
Proceeds from Subordinated Liabilities	12,900	15,000
Repayment of Borrowings (Other than debt securities)	(4,46,637)	(7,13,973)
Repayment of Debt Securities	(3,49,016)	(2,10,576)
Repayment of Subordinated Liabilities	(6,430)	(2,530)
Repayment of Lease Liabilities	(1,460)	(403)
<b>Net Cash Generated From Financing Activities (C)</b>	<b>2,68,673</b>	<b>49,471</b>
<b>Net (Decrease) / Increase In Cash And Cash Equivalents (A+B+C)</b>	<b>(327)</b>	<b>34,051</b>
<b>Cash And Cash Equivalents As At The Beginning Of The Year</b>	<b>70,526</b>	<b>56,829</b>
<b>Cash And Cash Equivalents As At The End Of The Period</b>	<b>70,199</b>	<b>90,880</b>
<b>Reconciliation of cash and cash equivalents as above with cash and bank balances</b>		
Cash and Cash equivalents at the end of the period as per above	70,199	90,880
Add : Restricted Cash	7	6
Add: Fixed deposits with original maturity over 3 months	22,326	39
<b>Cash and cash equivalents and other bank balances as at the end of the period</b>	<b>92,532</b>	<b>90,925</b>



- 3 The above results have been reviewed by the Audit Committee and have been approved and taken on record by the Board of Directors at their respective meetings held on October 19, 2022. The financial results for the quarter and half year ended September 30, 2022 have been subjected to a limited review by the joint statutory auditors (CNK & Associates LLP, Chartered Accountants and T R Chadha & Co LLP, Chartered Accountants) of the Company. The report thereon is unmodified. The financial results for the quarter and half year ended September 30, 2021 were audited by B S R & Co. LLP, Chartered Accountants.
- 4 These financial results together with the results for the comparative reporting periods have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 - Interim Financial Reporting as prescribed under Section 133 of the Companies Act, 2013 (the "Act") read with Companies (Indian Accounting Standards), Rules 2015, amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended.
- 5 The Company is regulated by the Reserve Bank of India ("RBI") and supervised by the National Housing Bank ("NHB"). The RBI / NHB periodically issues/amends directions, regulations and/or guidelines (collectively "Regulatory Framework") covering various aspects of the operation of the Company, including those relating to accounting for certain types of transactions. The Regulatory Framework contains specific instructions that need to be followed by the Company in preparing its financial statements. The financial results for the current and previous periods may need to undergo changes in measurement and / or presentation upon receipt of clarifications on the Regulatory Framework or changes thereto.
- 6 The impact of COVID-19 on the Company's performance will depend on the ongoing as well as future developments, including, among other things, any new information concerning the COVID-19 pandemic and any measure to contain its spread or mitigate its impact, whether mandated by the Government or adopted by us.
- 7 The Company is engaged in the business of Housing Finance and hence there is only one "business segment".
- 8 The Board of Directors vide a resolution passed by circulation on September 16, 2022 have declared and approved an interim equity dividend of Rs. 0.30 per equity share and the dividend has been paid to the shareholders in the same period.
- 9 During the half year ended September 30, 2022, the Company has transferred Rs. 6,339 lakh (For the year ended March 31, 2022 Rs 11,371 lakh) to Special Reserve as prescribed by Section 29C of the National Housing Act, 1987, being 20% of the profit after taxes.
- 10 Details of resolution plan implemented under the Resolution Framework for COVID - 19-related Stress as per RBI circular dated August 06, 2020 (Resolution Framework 1.0) and May 05, 2021 (Resolution Framework 2.0), as at September 30, 2022 are given below:

(Rs. in lakh)

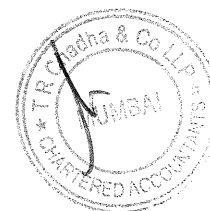
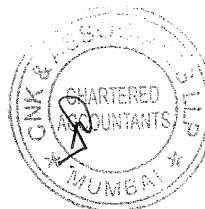
Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year i.e March 31, 2022 (A)#	Of (A), aggregate debt that slipped into NPA during the half-year ended September 30, 2022	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year i.e September 30, 2022#^
Personal Loans	1,39,341	6,191	198	13,010	1,28,537
Corporate persons*	4,204	265	-	279	3,878
Of which MSMEs	-	-	-	-	-
Others	4,650	63	-	308	4,512
<b>Total</b>	<b>1,48,195</b>	<b>6,519</b>	<b>198</b>	<b>13,596</b>	<b>1,36,928</b>

\*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

# excludes other facilities to the borrowers which have not been restructured.

^ includes restructuring implemented under the Resolution Framework 1.0

- 11 Net worth includes equity share capital plus other equity less deferred revenue expenditure.
- 12 Details of loans transferred / acquired during the quarter ended September 30, 2022 under the RBI Master Direction on Transfer of Loan Exposures dated September 24, 2021 are given below:
- (i) The Company has not transferred any non-performing assets (NPAs).
- (ii) The Company has not transferred any Special Mention Account (SMA) and loan not in default.
- (iii) The Company has not acquired loans not in default through assignment.
- (iv) The Company has not acquired any stressed loan.
- 13 The Indian Parliament has published the Code on Social Security, 2020 which may impact the contributions by the Company towards Provident Fund and Gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 and has invited suggestions from stakeholders which are under consideration. The Company will determine the impact once the subject rules are finally notified and will give appropriate impact in its financial results in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.



- 14 The figures for the second quarter in each of the financial years are the balancing figures between figures in respect of the half year end and the year to date figures upto the end of the first quarter of the respective financial year.
- 15 Figures in the previous period have been regrouped and correspondingly ratios are changed wherever necessary, in order to make them comparable.
- 16 Information as required pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Formulae for Computation of Ratios are as follows:

(i) Debt equity ratio = (Debt Securities + Borrowings (other than debt securities) + Subordinated Debts - Unamortised Issue Expenses) / (Equity Share Capital + Other Equity - Deferred Revenue Expenditure).

(ii) Total debts to total assets (%) = (Debt Securities + Borrowings (other than debt securities) + Subordinated Debts) / Total Assets.

(iii) Net profit margin (%) = Profit after Tax / Revenue from Operations.

(iv) Gross Non Performing Assets ("GNPA") (%) = Gross Stage III Loans / Gross Loans.

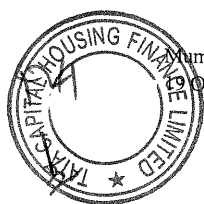
(v) Net Non Performing Assets ("NNPA") (%) = (Gross Stage III Loans - Impairment loss allowance for Stage III) / (Gross Loans - Impairment loss allowance for Stage III)

(vi) Provision Coverage Ratio ("PCR") (%) = Impairment loss allowance for Stage III / Gross Stage III Loans.

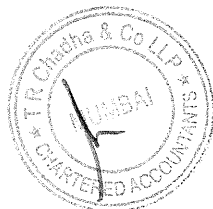
**For Tata Capital Housing Finance Limited**



**Anil Kaul**  
Managing Director  
(DIN No. : 00644761)



Mumbai  
October 2022



## Annexure 1

### Additional Information

a) The funds raised through the issue of Non-Convertible Debt Securities, after meeting the expenditures of and related to the issue, have been used for our various activities, including lending and investments, to repay the existing loans, business operations including capital expenditure and working capital requirements. Also the funds have been invested as per investment policy of the Company, approved by the Board of Directors of the Company, pending utilisation of the proceeds for the purpose described in debenture trustee deeds.

b) Privately Placed Non-Convertible Debentures are secured by pari passu charge on specified class of assets i.e. receivables and book debts arising out of Secured/Unsecured loans, investments in nature of credit substitutes, lease and hire purchase receivables, Trade advances & bill discounting facility extended to borrower and sundry debtors and other assets as identified by the Company from time to time.

c) Public issue of Non-Convertible Debentures are secured by way of a first ranking pari passu charge by way of mortgage over our Company's specific immovable property and any of the identified receivables, both present and future, in connection with business of the company, monies, cash flows and proceeds accruing to the company of any nature or arising out of said receivables.

d) There was no deviation in the use of the proceeds of the issue of Non Convertible Debt Securities.



## Annexure 2

### A. Statement of utilization of issue proceeds:

Name of the issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Tata Capital Housing Finance Limited	INE033L07HQ8	Private Placement	Non-Convertible Debentures	18-May-22	17,800	17,800	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HR6	Private Placement	Non-Convertible Debentures	27-Jun-22	8,110	8,110	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HS4	Private Placement	Non-Convertible Debentures-ZCB	27-Jun-22	16,000	16,000	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HQ8	Private Placement	Non-Convertible Debentures	13-Jul-22	40,000	40,000	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HR6	Private Placement	Non-Convertible Debentures	13-Jul-22	2,650	2,650	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HT2	Private Placement	Non-Convertible Debentures	05-Aug-22	29,200	29,200	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HU0	Private Placement	Non-Convertible Debentures	05-Aug-22	20,000	20,000	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HR6	Private Placement	Non-Convertible Debentures	26-Aug-22	4,000	4,000	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HW6	Private Placement	Non-Convertible Debentures	13-Sep-22	72,200	72,200	No	Not Applicable	Not Applicable


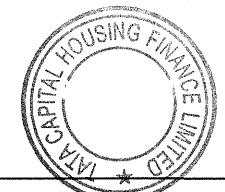
#### Note:

The funds raised through the issue of Non-Convertible Debt Securities, after meeting the expenditures of and related to the issue, have been used for our various activities, including lending and investments, to repay the existing loans, business operations including capital expenditure and working capital requirements. Also the funds have been invested as per investment policy of the Company, approved by the Board of Directors of the Company, pending utilisation of the proceeds for the purpose described in debenture trustee deeds.





**B. Statement of deviation/ variation in use of Issue proceeds:**

Particulars		Remarks				
Name of listed entity		Tata Capital Housing Finance Limited				
Mode of fund raising		Private placement				
Type of instrument		Non-convertible Securities				
Date of raising funds		As per Annexure 2(A)				
Amount raised		As per Annexure 2(A) totalling to Rs. 2,099.60 crore				
Report filed for quarter ended		September 30, 2022				
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?		Not Applicable				
Date of approval		Not Applicable				
Explanation for the deviation/ variation		Not Applicable				
Comments of the audit committee after review		Not Applicable				
Comments of the auditors, if any		Not Applicable				
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:						
Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilised	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
Not Applicable						
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.						
Name of signatory: Anil Kaul						
Designation: Managing Director						
Date: 19 October 2022						

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**Annexure 3**

Security Cover Certificate as on September 30, 2022

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Column I Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate					Total Value (=K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)			Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets (vii)	Carrying /book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Relating to Column F		
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
<b>ASSETS</b>															
Property, Plant and Equipment	Buildings (Note 1)			Yes	25		3,038		3,063			103		103	
Capital Work-in-Progress							724		724					-	
Right of Use Assets							5,242		5,242					-	
Goodwill							-		-					-	
Intangible Assets							514		514					-	
Intangible Assets under Development							135		135					-	
Investments	Mutual Funds			Yes	57,506		40,947		98,453				57,506	57,506	
Loans (Note 2)	Receivables under financing activities (Note 2)		5,16,250	Yes	15,24,545	11,53,439	25,880		32,20,114		5,16,250		26,77,984	31,94,234	
Inventories							-		-					-	
Trade Receivables							1,007		1,007					-	
Cash and Cash Equivalents	Balances with bank in deposit accounts, current accounts and cheques on hand			Yes	70,199		-		70,199				70,199	70,199	
Bank Balances other than Cash and Cash Equivalents							22,333		22,333					-	
Others							20,840		20,840					-	
<b>Total</b>		-	5,16,250		16,52,274	11,53,439	1,20,660		34,42,624	-	5,16,250	103	28,05,689	33,22,042	
<b>LIABILITIES</b>															
Debt securities to which this certificate pertains				Yes	12,31,868		-620		12,31,248						
Other debt sharing pari-passu charge with above debt							-		-						
Other Debt							1,13,651		1,13,651						
Subordinated debt							1,11,005		1,11,005						
Borrowings			4,50,384			10,47,294	51,057		15,48,735						
Bank							-		-						
Debt Securities	not to be filled						-		-						
Others							-		-						
Trade payables							10,789		10,789						
Lease Liabilities							5,718		5,718						
Provisions							3,172		3,172						
Others							4,18,306		4,18,306						
<b>Total</b>			4,50,384		12,31,868	10,47,294	7,13,078		34,42,624						
<b>Cover on Book Value</b>															
<b>Cover on Market Value</b>															
	<b>Exclusive Security Cover Ratio</b>			1.15	<b>Pari-Passu Security Cover Ratio</b>	1.34	1.10								

**Notes:**

- The market value of Rs. 103 lakhs of the building is on the basis of valuation done for March 31, 2022.
- Receivables under financing activities consist of loans which are carried at amortised cost. The business model for managing these loans is "hold to collect" cash flows that are solely principal and interest. Accordingly these loans are not fair valued and the book value of loans (after netting of impairment) are considered as the value of security for the purposes of this certificate.



## CNK & Associates LLP

Chartered Accountants  
Narain Chambers, 5<sup>th</sup> Floor  
M.G. Road  
Vile Parle East  
Mumbai-400057  
Tel: 022-62507600

## T R Chadha & Co LLP

Chartered Accountants  
502, Marathon Icon,  
Off. Ganpatrao Kadam Marg  
Opp. Peninsula Corporate Park  
Lower Parel, Mumbai – 400 013  
Tel.: 022-49669000

**Independent Auditor's Review Report for the quarter and half year ended September 30, 2022, on the Unaudited Financial Results of Tata Capital Housing Finance Limited ('Company') pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).**

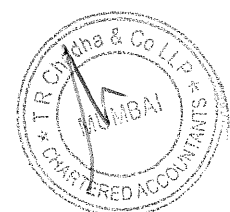
**To  
The Board of Directors  
Tata Capital Housing Finance Limited**

### Introduction

1. We have reviewed the accompanying statement of unaudited financial results of Tata Capital Housing Finance Limited ("the Company") for the quarter and half year ended September 30, 2022 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors of the Company, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard ("Ind AS") 34 "Interim Financial Reporting" specified in section 133 of the Companies Act, 2013, the circulars, guidelines and directions issued by Reserve Bank of India ("RBI") from time to time ("RBI guidelines") and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

### Scope of Review

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements ("SRE") 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited to making inquiries of financial information, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



## Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the applicable Ind AS and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

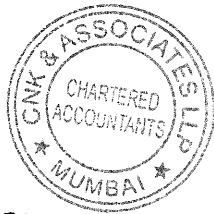
## Other Matters

5. Attention is drawn to the fact that the unaudited financial results of the Company for the corresponding quarter and half year ended September 30, 2021, were reviewed by predecessor auditors whose report dated October 19, 2021, expressed an unmodified conclusion on those unaudited financial results. Our conclusion is not modified in respect of this matter.

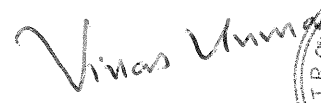
For **C N K & Associates LLP**  
Chartered Accountants  
ICAI Firm Registration No.  
101961W/W100036



Suresh Agaskar  
Partner  
Membership No. 110321  
UDIN: 22110321BAFJUP2806  
Place: Mumbai  
Date: October 19, 2022



For **T R Chadha & Co LLP**  
Chartered Accountants  
ICAI Firm Registration No.  
006711N/N500028



Vikas Kumar  
Partner  
Membership No. 075363  
UDIN: 22075363BAFMCO1501  
Place: Mumbai  
Date: October 19, 2022



Tata Capital Housing Finance Limited

Related Party Transactions Disclosure for the half year ended September 30, 2022 under Regulation 23(9) of the SEBI(Listing Obligations and Disclosure Requirements) Regulations, 2015

Amount in Lakhs

Sr. No	Details of the party (listed entity /subsidiary) entering into the transaction	Details of the counterparty		Type of related party transaction	Value of the related party transaction as approved by the audit committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, intercorporate deposits, advances or investments				Details of the loans, inter-corporate deposits, advances or investments						
		Name	Relationship of the counterparty with the listed entity or its subsidiary				Opening Balance	Closing Balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost	Tenure	Nature (loan/advance/ intercorporate deposit/investment)	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end usage)			
1	Tata Capital Housing Finance Limited	Tata Sons Private Limited	Ultimate Holding Company	Expenditure - Tata Brand Equity and Business Promotion expenses	467	467													
2	Tata Capital Housing Finance Limited	Tata Sons Private Limited	Ultimate Holding Company	Expenditure - Training Expenses	1	1													
3	Tata Capital Housing Finance Limited	Tata Capital Limited	Holding Company	Expenditure - Interest on Inter Corporate Deposits (ICDs) during the period	378	378													
4	Tata Capital Housing Finance Limited	Tata Capital Limited	Holding Company	Expenditure - Marketing & Managerial Service Fees	462	462													
5	Tata Capital Housing Finance Limited	Tata Capital Limited	Holding Company	Dividend paid on Equity Shares	1,643	1,643													
6	Tata Capital Housing Finance Limited	Tata Capital Limited	Holding Company	Inter Corporate Deposits (ICDs) placed during the period	54,656	54,656													
7	Tata Capital Housing Finance Limited	Tata Capital Limited	Holding Company	Inter Corporate Deposits (ICDs) repaid during the period	Not Applicable	43,996													
8	Tata Capital Housing Finance Limited	Tata Capital Financial Services Limited	Subsidiary of Holding Company	Income - Rent on lease out of property	87	87													
9	Tata Capital Housing Finance Limited	Tata Capital Financial Services Limited	Subsidiary of Holding Company	Income - Guest house recovery	1	1													
10	Tata Capital Housing Finance Limited	Tata Capital Financial Services Limited	Subsidiary of Holding Company	Income - Valuation services	47	47													
11	Tata Capital Housing Finance Limited	Tata Capital Financial Services Limited	Subsidiary of Holding Company	Expenditure - Rent on lease out of property	585	585													
12	Tata Capital Housing Finance Limited	Tata Capital Financial Services Limited	Subsidiary of Holding Company	Expenditure - Guest house expenses	2	2													
13	Tata Capital Housing Finance Limited	Tata Capital Financial Services Limited	Subsidiary of Holding Company	Expenditure - Referral Fees	3	3													
14	Tata Capital Housing Finance Limited	Tata Consultancy Services Limited	Subsidiary of Ultimate Holding Company	Expenditure - Information Technology Expenses	2,214	2,214													
15	Tata Capital Housing Finance Limited	Tata AIA Life Insurance Company Limited	Joint Venture of Ultimate Holding Company	Expenditure - Insurance Expenses	100	100													
16	Tata Capital Housing Finance Limited	Tata AIG General Insurance Company Limited	Subsidiary of Ultimate Holding Company	Expenditure - Insurance Expenses	12	12													
17	Tata Capital Housing Finance Limited	Infiniti Retail Limited	Subsidiary of Ultimate Holding Company	Purchase of Fixed Asset (Owned use) /Market rates of Assets / Services*	0	0													
18	Tata Capital Housing Finance Limited	Tata Cleantech Capital Limited	Subsidiary of Holding Company	Income - Guest house recovery*	0	0													
19	Tata Capital Housing Finance Limited	Tata Teleservices Limited	Subsidiary of Ultimate Holding Company	Expenditure - Communication Expenses	1	1													
20	Tata Capital Housing Finance Limited	Tata Teleservices (Maharashtra) Limited	Subsidiary of Ultimate Holding Company	Expenditure - Communication Expenses	1	1													
21	Tata Capital Housing Finance Limited	Tata Communications Limited	Subsidiary of Ultimate Holding Company	Expenditure - Information Technology Expenses	3	3													
22	Tata Capital Housing Finance Limited	Voltaa Limited	Associate Of Ultimate Holding Company	Expenditure - Repair and Maintenance and AMC	4	4													
23	Tata Capital Housing Finance Limited	Voltaa Limited	Associate Of Ultimate Holding Company	Purchase of Fixed Asset (Owned use) /Market rates of Assets / Services	57	57													
24	Tata Capital Housing Finance Limited	Tata Capital Limited Employees Provident Fund	Retiral Plans of Holding Company	Employer's Contribution to Provident Fund	326	326													
25	Tata Capital Housing Finance Limited	Tata Capital Limited Employees Provident Fund	Retiral Plans of Holding Company	Employees Contribution to Provident Fund	493	493													
26	Tata Capital Housing Finance Limited	Tata Capital Limited Superannuation Scheme	Retiral Plans of Holding Company	Contribution to Superannuation Scheme	4	4													
27	Tata Capital Housing Finance Limited	Tata Securities Limited	Subsidiary of Holding Company	Income - Rent on lease out of property	20	20													
28	Tata Capital Housing Finance Limited	Tata Securities Limited	Subsidiary of Holding Company	Expenditure - Professional fees*	0	0													
29	Tata Capital Housing Finance Limited	Tata TechnoInjaz Limited	Associate of Holding Company	Expenditure - Information Technology Expenses	42	42													
30	Tata Capital Housing Finance Limited	The Indian Hotels Company Limited	Associate Of Ultimate Holding Company	Expenditure - Staff Welfare Expenses	2	2													
31	Tata Capital Housing Finance Limited	Tata Motors Finance Limited	Subsidiary of Associate of Ultimate Holding Company	Expenditure - Rent expenses	39	39													
32	Tata Capital Housing Finance Limited	Key Management Personnel (KMP)	Key Management Personnel (KMP)	Remuneration paid to KMP	399	399													
33	Tata Capital Housing Finance Limited	Key Management Personnel (KMP)	Key Management Personnel (KMP)	Expenditure - Sitting fees and commission	71	71													
34	Tata Capital Housing Finance Limited	Tata Sons Private Limited	Ultimate Holding Company	Trade Payables		790	467												
35	Tata Capital Housing Finance Limited	Tata Capital Limited	Holding Company	Trade Payables		215	82												
36	Tata Capital Housing Finance Limited	Tata Capital Limited	Holding Company	Accrued Interest on Inter-Corporate Deposit Payable		-	63												
37	Tata Capital Housing Finance Limited	Tata Capital Limited	Holding Company	Inter-Corporate Deposit Payable		-	11,560												
38	Tata Capital Housing Finance Limited	Tata Capital Financial Services Limited	Subsidiary of Holding Company	Trade Payables		58	120												
39	Tata Capital Housing Finance Limited	Tata Consultancy Services Limited	Subsidiary of Ultimate Holding Company	Trade Payables		1,384	1,324												
40	Tata Capital Housing Finance Limited	Tata AIA Life Insurance Company Limited	Joint Venture of Ultimate Holding Company	Other Financial & Non Financial Assets		86	3												
41	Tata Capital Housing Finance Limited	Tata AIG General Insurance Company Limited	Subsidiary of Ultimate Holding Company	Other Financial & Non Financial Assets		4	1												
42	Tata Capital Housing Finance Limited	Titan Company Limited	Associate of Ultimate Holding Company	Other Financial & Non Financial Assets		-	1												
43	Tata Capital Housing Finance Limited	Tata Cleantech Capital Limited	Subsidiary of Holding Company	Trade Receivable*		-	0												
44	Tata Capital Housing Finance Limited	Tata Securities Limited	Subsidiary of Holding Company	Trade Receivable		8	7												
45	Tata Capital Housing Finance Limited	TCL Employee Welfare Trust	Subsidiary of Holding Company	Loan		2	2						Loan	0%	On Demand	Unsecured		General	

\*Less than Rs.50,000/-

