

Tata Housing Development Company Limited

**Standalone Ind AS Financial Statements
together with the
Independent Auditors' Report
for the year ended 31 March 2019**

Tata Housing Development Company Limited

Standalone Ind AS financial statements together with the Independent Auditors' Report

for the year ended 31 March 2019

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B S R & Co. LLP

Chartered Accountants

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Independent Auditors' Report

To the Members of Tata Housing Development Company Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of Tata Housing Development Company Limited ("the Company"), which comprise the standalone balance sheet as at 31 March 2019, and the standalone statement of profit and loss (including other comprehensive income), standalone statement of changes in equity and standalone statement of cash flows for the year then ended, and notes to the standalone financial statements, including a summary of the significant accounting policies and other explanatory information (herewith referred to as "The standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2019, and loss and other comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements 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 standalone 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.

Other Information

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the financial statements and our auditors' report thereon.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

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

Independent Auditors' Report (Continued)

Tata Housing Development Company Limited

Management's Responsibility for the Standalone Financial Statements

The Company's management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the state of affairs, loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. 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 design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management and 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements 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 financial statements.

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 financial statements, 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 on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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Independent Auditors' Report (Continued)

Tata Housing Development Company Limited

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

- Conclude on the appropriateness of management's 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 Company's ability to continue as a going concern. 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 financial statements 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 financial statements, including the disclosures, and whether the standalone financial statements 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.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditors' Report) Order, 2016 ("the Order") issued by the Central Government in terms of section 143 (11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The standalone balance sheet, the standalone statement of profit and loss (including other comprehensive income), the standalone statement of changes in equity and the standalone statement of cash flows dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under section 133 of the Act.

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Independent Auditors' Report (Continued)

Tata Housing Development Company Limited

Report on Other Legal and Regulatory Requirements (Continued)

- e) On the basis of the written representations received from the directors as on 31 March 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2019 from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
3. With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations as at 31 March 2019 on its financial position in its standalone financial statements - Refer Note 33 to the standalone financial statements;
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv. The disclosures in the consolidated financial statements regarding holdings as well as dealings in specified bank notes during the period from 8 November 2016 to 30 December 2016 have not been made in the financial statements since they do not pertain to the financial year ended 31 March 2019.
4. With respect to the matter to be included in the Auditors' Report under section 197(16):
- In our opinion and according to the information and explanations given to us, the remuneration paid by the company to its directors during the current year is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) which are required to be commented upon by us.

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



Himanshu Chapsey
Partner
Membership No: 105731

Mumbai
8 May 2019

Tata Housing Development Company Limited

Annexure A to the Independent Auditors' Report – 31 March 2019

With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the standalone Ind AS financial statements for the year ended 31 March 2019, we report the following:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) The Company has a regular programme of physical verification of its fixed assets by which the fixed assets are verified by the management according to a programme designed to cover all the items over one year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. In accordance with the policy, the Company has physically verified all its fixed assets during the year and no discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties which are freehold as disclosed in Note 3 to the standalone Ind AS financial statements, are held in the name of the Company as at balance sheet date, except the following:

Land / Building	No of cases	Gross block (Rs in Cr.)	Net block (Rs in Cr.)	Remarks
Office space at Eruchshaw building, Mumbai	1	2.27	1.20	Conveyance deed yet to be executed in the name of the Company for the purchase of office space as per agreement dated 23 November 1999

- (ii) The inventory comprising of construction materials, construction work-in-progress and finished goods, except for stocks lying with third parties, has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable. In respect of stocks lying with third parties at the year-end, written confirmations have been obtained. No discrepancies were noticed on verification between the physical stocks and the book records.
- (iii) The Company has granted unsecured loans to twelve companies and two body corporates covered in the register maintained under Section 189 of the Companies Act, 2013 ('the Act'). The Company has not granted any loans, secured or unsecured, to firms, limited liability partnerships or other parties covered in the register required to be maintained under Section 189 of the Act.
- (a) According to the information and explanation given to us and based on the audit procedures conducted by us, we are of the opinion that the rate of interest and other terms and conditions on which the unsecured loans has been granted to companies and body corporates listed in the register maintained under Section 189 of the Act were not, prima facie, prejudicial to the interest of the Company.
- (b) According to the information and explanation given to us, the unsecured loans granted to ten companies and two body corporate and interest thereon are repayable on demand. The Company has not demanded payment of principal and interest thereon and accordingly, the provision relating to regularity of payment of principal and interest is not applicable. The Company has also given unsecured loans to two companies which are repayable on completion of the projects/ availability of surplus cash in those entities. The provisions of clause 3 (iii) (b) of the Order are not applicable to the aforesaid loans as the projects are still under progress/ do not have surplus cash.

Tata Housing Development Company Limited

Annexure A to the Independent Auditors' Report – 31 March 2019 (Continued)

- (c) In view of our comments in clause (b) above, the provision of para iii (b) of the order are not applicable.
- (iv) In our opinion and according to the information and explanation given to us, the Company has complied with the provisions of Section 185 of the Act in respect of loans and guarantees covered by the said section. According to the information and explanations given to us, the provisions of Section 186 of the Act in respect of the loans given, guarantees given or securities provided are not applicable to the Company, since it is covered as a Company engaged in business of providing infrastructural facilities. According to the information and explanations given to us, the Company has complied with the provisions of Section 186 of the Act in respect of the investments made during the year.
- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.
- (vi) We have broadly reviewed the books of accounts maintained by the Company pursuant to the rules prescribed by the Central Government for the maintenance of cost records under Section 148(1) of the Act and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the records.
- (vii) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Provident fund, Employees' State Insurance, Goods and Services Tax and other material statutory dues have been regularly deposited during the year with the appropriate authorities. However, in respect Goods and Service tax for one of the region there are delays ranging upto 8 months. As explained to us, the Company did not have any dues on account of Wealth tax and Duty of customs.
- (b) According to the information and explanations given to us, no undisputed amounts payable in respect of Provident fund, Employees' State Insurance, Profession tax, Income tax, Goods and Service tax, Cess and other material statutory dues were in arrears as at 31 March 2019 for a period of more than six months from the date they became payable except Goods and Services tax for one of the region amounting to Rs. 22,000 which remains for a period exceeding six months at year end.
- (c) According to the information and explanations given to us, there are no dues of Income-tax and Goods and Service tax as at 31 March 2019, which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans to banks or dues to debenture holders. The Company does not have any loans or borrowings from government and financial institutions during the year.



Tata Housing Development Company Limited

Annexure A to the Independent Auditors' Report – 31 March 2019 (Continued)

- (ix) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year. In our opinion and according to the information and explanations given to us, the term loans taken by the Company have been applied for the purpose for which they are raised.
- (x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such case by the management.
- (xi) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has paid / provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of Section 197 read with Schedule V to the Act.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, paragraph 3 (xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Sections 177 and 188 of the Act. The details of such related party transactions have been disclosed in the standalone Ind AS financial statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified under Section 133 of the Act, read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015.
- (xiv) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any private placement of equity shares or fully or partly convertible debentures during the year.
- (xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected with them. Accordingly, paragraph 3 (xv) of the Order is not applicable to the Company.
- (xvi) In our opinion and according to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3 (xvi) of the Order is not applicable to the Company.

For B S R & Co. LLP
Chartered Accountants

Firm's Registration No : 101248W/W-100022

Himanshu Chapsey
Partner

Membership No: 105731

Mumbai
8 May 2019

Tata Housing Development Company Limited

Annexure B to the Independent Auditors' Report – 31 March 2019

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of Tata Housing Development Company Limited ("the Company") as of 31 March 2019 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

Opinion

We have audited the internal financial controls with reference to financial statements of Tata Housing Development Company Limited ("the Company") as of 31 March 2019 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2019, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management's Responsibility for Internal Financial Controls

The Company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013 (hereinafter referred to as "the Act").

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and whether such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.



Tata Housing Development Company Limited

Annexure B to the Independent Auditors' Report – 31 March 2019 (Continued)

Auditors' Responsibility (Continued)

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.

Meaning of Internal Financial controls with Reference to Financial Statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial controls with Reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

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



Himanshu Chapsey
Partner
Membership No: 105731

Mumbai
8 May 2019

Tata Housing Development Company Limited

Standalone Balance Sheet

as at 31 March 2019

Currency in Indian Rupees

(₹ in crores)

Particulars	Note No	31 March 2019	31 March 2018
ASSETS			
Non-Current Assets			
Property, plant and equipment	3(a)	7.98	8.99
Capital work-in-progress		-	0.01
Intangible assets	3(b)	2.17	2.76
Financial assets			
i. Investments	4(a)	796.56	544.00
ii. Loans	4(b)	935.49	383.34
iii. Other financial assets	4(c)	4.12	18.32
Income-tax assets (net)	6	81.12	55.00
Deferred tax assets (net)	6	219.01	-
Other non-current assets	5	98.19	119.30
Total Non-Current Assets		<u>2,144.64</u>	<u>1,131.72</u>
Current Assets			
Inventories	7	3,656.21	3,347.12
Financial assets			
i. Investments	8(a)	0.24	0.24
ii. Trade receivables	8(b)	48.25	129.31
iii. Cash and cash equivalents	8(c)	25.18	20.87
iv. Bank balances other than (iii) above	8(d)	-	7.50
v. Loans	8(e)	581.79	673.64
vi. Other financial assets	8(f)	63.92	283.25
Other current assets	9	181.94	200.98
Total Current Assets		<u>4,557.53</u>	<u>4,662.91</u>
Total Assets		<u><u>6,702.17</u></u>	<u><u>5,794.63</u></u>
EQUITY AND LIABILITIES			
EQUITY			
Equity share capital	10	730.15	405.38
Other equity	11	1,604.12	1,106.98
Total Equity		<u>2,334.27</u>	<u>1,512.36</u>
LIABILITIES			
Non-Current Liabilities			
Financial liabilities			
i. Borrowings	12(a)	800.10	1,149.91
ii. Trade payables	12(b)	-	-
a. Dues of micro and small enterprises		10.74	13.94
b. Others		39.15	30.15
iii. Other financial liabilities	12(c)	39.15	30.15
Provisions	13	0.41	0.96
Deferred tax liabilities (net)	6	-	34.12
Other non-current liabilities	14	199.29	-
Total Non-Current Liabilities		<u>1,049.69</u>	<u>1,229.08</u>
Current Liabilities			
Financial liabilities			
i. Borrowings	15(a)	1,110.61	1,500.97
ii. Trade payables	15(b)	-	-
a. Dues of micro and small enterprises		884.13	835.08
b. Others		517.43	260.57
iii. Other financial liabilities	15(c)	96.48	91.59
Provisions	16	707.33	362.75
Other current liabilities	17	2.23	2.23
Current tax liabilities (net)	6	3,318.21	3,053.19
Total Current Liabilities		<u>4,367.90</u>	<u>4,282.27</u>
Total Liabilities		<u>6,702.17</u>	<u>5,794.63</u>
Total Equity and Liabilities		<u>6,702.17</u>	<u>5,794.63</u>
Summary of significant accounting policies	2		


The accompanying notes 1 to 49 are an integral part of the standalone financial statements

For BSR & Co. LLP
Chartered accountants
Firm's Registration No: 101248W/W-100022


Himanshu Chapsey
Partner
Membership No: 105731



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


S. Santhanakrishnan
Director
DIN No. 00032049

Sanjay Dutt
Managing Director
DIN No. 05251670


Ritesh Kamdar
Company Secretary
Membership No. A20154

Place: Mumbai
Date: 8 May 2019

Place: Mumbai
Date: 8 May 2019

Tata Housing Development Company Limited

Statement of Standalone profit and loss

for the year ended 31 March 2019

Currency in Indian Rupees

Particulars	Note No	Year Ended	
		31 March 2019	31 March 2018
(₹ in crores)			
INCOME			
Revenue from Operations	18	1,188.84	348.76
Other Income	19	218.85	184.36
Total Income		1,407.69	533.12
EXPENSES			
Cost of Sales	20	714.28	269.13
Employee Benefits Expenses	21	66.77	63.00
Finance Costs	22	226.11	167.81
Depreciation and Amortisation Expense	23	5.87	6.24
Other Expenses	24	570.39	233.80
Total Expenses		1,583.42	739.98
Loss before tax		(175.73)	(206.86)
Tax expense:	6		
Current tax		2.06	154.15
Deferred tax (credit)		(61.55)	(221.77)
		(59.49)	(67.62)
Loss for the year		(116.24)	(139.24)
Other Comprehensive Income/(Loss)			
Items that will not be reclassified to profit or loss:			
Remeasurements of post-employment benefit obligations		(0.95)	1.95
Income tax on the above		0.33	(0.68)
Other Comprehensive Income/(Loss) for the year, net of tax		(0.62)	1.27
Total Comprehensive Loss for the year		(116.86)	(137.97)
Earnings per Ordinary share:			
Basic and diluted earnings per share (face value of ₹ 10/- each) (In ₹)	31	(2.61)	(4.48)
Summary of significant accounting policies			
The accompanying notes 1 to 49 are an integral part of the standalone financial statements			

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

Himanshu Chapsey
Partner
Membership No: 105731



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

S. Santhanakrishnan
Director
DIN No: 00032049

Sanjay Dutt
Managing Director
DIN No: 05251670

Ritesh Kamdar
Company Secretary
Membership No: A20154

Place: Mumbai
Date: 8 May 2019

Place: Mumbai
Date: 8 May 2019

Tata Housing Development Company Limited

Standalone statement of changes in equity

for the year ended 31 March 2019

Currency in Indian Rupees

A) Equity Share Capital

(₹ in crores)

Particulars	Amounts
Balance as at 1 April 2018	405.38
Changes in equity share capital during the year	324.77
Balance as at 31 March 2019	730.15

B) Other Equity

(₹ in crores)

Particulars	Reserves and surplus			Retained earnings	Total
	Securities premium account	Debenture redemption reserve	General reserve		
Balance as at 1 April, 2017	806.74	137.94	23.41	276.86	1,244.95
Loss for the year	-	-	-	(139.24)	(139.24)
<i>Other comprehensive income/(loss) for the year</i>					
Remeasurements of post-employment benefit obligations	-	-	-	1.27	1.27
Total comprehensive income for the year	-	-	-	(137.97)	(137.97)
Transfer from Retained earnings	-	50.73	-	(50.73)	-
Balance as at 31 March, 2018	806.74	188.67	23.41	88.16	1,106.98
Loss for the year	-	-	-	(116.24)	(116.24)
Adjustable on adoption of Ind AS 115, (net of tax) (refer note 41)	-	-	-	(360.31)	(360.31)
Balance at 1 April 2017 (adjusted)	-	-	-	(477)	(476.55)
<i>Other comprehensive income for the year:</i>					
Remeasurements of post-employment benefit obligations	-	-	-	(0.62)	(0.62)
Total comprehensive loss for the year	-	-	-	(477.17)	(477.17)
Security premium on issue of share capital during the year	974.31	-	-	-	974.31
Transfer from Retained earnings	-	-	-	-	-
Balance as at 31 March, 2019	1,781.05	188.67	23.41	(389.00)	1,604.13

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



Himanshu Chapsey
Partner
Membership No: 105731



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



S. Santhanakrishnan
Director
DIN No: 00032049



Sanjay Dutt
Managing Director
DIN No: 05251670



Ritesh Kamdar
Company Secretary
Membership No: A20154

Place: Mumbai
Date: 8 May 2019

Place: Mumbai
Date: 8 May 2019

Tata Housing Development Company Limited

Standalone Cash Flow Statement

for the year ended 31 March 2019

Currency in Indian Rupees

(₹ in crores)

Particulars	31 March 2019	31 March 2018
A. Cash flow from Operating Activities		
(Loss) before tax	(175.73)	(206.86)
Adjustments for:-		
Depreciation and amortisation expense	5.87	6.24
Net gain on sale of Property, plant and equipment	(0.09)	(0.05)
Net unrealised Gain/(Loss) on Foreign Currency Transactions and Translations	(3.38)	(4.37)
Provision for Contingencies	7.52	1.47
Provision for foreseeable loss on inventory	2.81	69.45
Provision for Impairment loss of financial asset	139.39	28.98
Impairment of advances and receivables	10.28	12.13
Impairment loss of inventory	105.87	-
Interest Income	(176.53)	(152.29)
Dividend Income from investments measured at fair value through profit and loss	(0.07)	(0.01)
Gain on sale of current investments	(1.64)	-
Loss on fair value of investments	29.52	7.67
Provision for diminution in value of investments	81.66	-
Unrealised Guarantee Commission	(1.00)	(0.88)
Realised Guarantee Commission	(1.38)	(3.51)
Provision for Customer Compensation	0.75	3.44
Finance Costs	226.11	167.81
Operating (Loss) / Profit before Working Capital Changes	249.96	(70.78)
Adjustments for changes in working capital:-		
(Increase) / Decrease in trade receivables	(421.64)	(26.82)
Increase in Inventories	93.94	(885.42)
Decrease in Other financial assets, Other non-current assets and other current assets	273.69	97.41
Increase / (Decrease) in trade payables, Other financial liabilities, Other liabilities and provisions	32.23	504.09
Cash generated from/(used in) Operating Activities	228.18	(381.52)
Direct Taxes Paid (net)	(26.12)	(16.20)
Net Cash flows generated from/(used in) Operating Activities	202.05	(397.72)
B. Cash flow from Investing Activities		
Purchase of property, plant and equipment (including Capital work-in-progress)	(4.77)	(6.78)
Proceeds from sale of property, plant and equipment	0.59	0.17
Purchase of investments	(348.51)	(108.04)
Loans granted	(1,153.66)	(2,709.73)
Repayment of Loans	654.32	3,000.73
Realised Guarantee Commission	1.38	3.51
Fixed Deposit	7.50	(7.50)
Interest received	60.90	106.47
Dividend received	0.07	0.01
Net Cash flow generated from Investing Activities	(782.17)	278.84
C. Cash Flow from Financing Activities		
Share Capital issued (including Securities Premium)	1,299.08	500.00
Proceeds from borrowings	4,200.00	3,958.76
Repayment of borrowings	(4,550.08)	(4,120.44)
Net decrease in working capital borrowings	(65.36)	(14.95)
Inter Corporate Deposits accepted	25.00	420.00
Inter Corporate Deposits repaid	(100.00)	(395.00)
Finance Costs paid	(224.21)	(222.43)
Net Cash flow generated from/(used in) Financing Activities	584.43	125.94



Tata Housing Development Company Limited



Standalone Cash Flow Statement (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

	For the Year Ended 31 March 2019	(₹ in crores) For the Year Ended 31 March 2018
Net increase in Cash and Cash Equivalents (A) + (B) + (C)	4.31	7.06
Cash and Cash Equivalents at the beginning of the year	20.87	13.81
Cash and Cash Equivalents at the end of the year	25.18	20.87

Notes :

(i) The accompanying notes 1 to 49 are an integral part of the standalone financial statements

(ii) The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard (Ind AS) 7 - "Cash Flow Statements".

Debt reconciliation statement in accordance with IND AS 7

	31 March 2019	31 March 2018
Opening Balances		
Long-term borrowings	1,350.04	1,500.48
Short-term borrowings	1,500.97	1,507.47
Changes as per Statement of Cash Flow		
Long-term borrowings	(100.08)	(150.44)
Short-term borrowings	(390.36)	(1.19)
Non cash changes		
Accrued Interest	-	(5.31)
Closing Balances		
Long-term borrowings	1,249.96	1,350.04
Short-term borrowings	1,110.61	1,500.97

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

Himanshu Chapsey
Partner
Membership No: 105731



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

S. Santhanakrishnan
Director
DIN No: 00032049

Sanjay Dutt
Managing Director
DIN No: 05251670

Ritesh Kamdar
Company Secretary
Membership No: A20154

Place: Mumbai
Date: 8 May 2019

Place: Mumbai
Date: 8 May 2019

Background

Tata Housing Development Company Ltd [CIN: U45300MH1942PLC003573] ("the Company") is a Company limited by shares, incorporated and domiciled in India. The Company is engaged in the development of real estate, being one of the first corporate players in India in the sector. Since 1984, it has constructed various prestigious residential buildings/complexes, luxury residences, commercial complexes and integrated townships. The Company develops real estate and key activities of the Company include identification of land, project conceptualising and designing, development, management and marketing.

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

1. Basis of Preparation

a. Statement of Compliance with Ind AS

The standalone financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act) [Companies (Indian Accounting Standards) Rules, 2015] and other relevant provisions of the Act. The accounting policies followed in the preparation of these financial statements are the same as those of the previous year except as described below.

b. Change in significant accounting policies

Ind AS 115 - Revenue from Contracts with Customers notified by the Ministry of Corporate Affairs (MCA) on 28 March 2018 is effective from accounting period beginning on or after 1 April 2018 and replaces Ind AS 18 the existing revenue recognition standard. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate residential projects. The Company's contracts with its customers did not meet the criteria for recognition of revenue over time as per Ind AS 115, accordingly, it has reversed the revenue recognised over a period of time and has recognised/will recognise revenue at a point in time.

The Company adopted Ind AS 115 using the modified retrospective method of adoption with the date of initial application of 1 April 2018. Under this method, the standard can be applied either to all contracts at the date of initial application or only to contracts that are not completed at this date. The Company elected to apply the standard to all contracts as at 1 April 2018.

The cumulative effect of initially applying Ind AS 115 is recognised at the date of initial application as an adjustment to the opening balance of retained earnings. Therefore, the comparative information was not restated and continues to be reported under Ind AS 11 and Ind AS 18.

c. Historical cost convention

The standalone financial statements are prepared in accordance with the historical cost convention, except for certain items that are measured at fair values, as explained in the accounting policies.

d. Functional and presentation currency

The standalone financial statements are presented in Indian rupee (INR), which is the functional and presentation currency of the Company. All amounts have been rounded-off to the nearest crores, unless otherwise indicated.



e. Critical estimates and judgements

The preparation of the standalone financial statements in conformity with the Ind AS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities and disclosures as at date of the financial statements and the reported amounts of the revenues and expenses for the years presented. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates under different assumptions and conditions.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

f. Critical Judgements

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements:

i. Discount rate used to determine the carrying amount of the Company's defined benefit obligation: In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation.

ii. Contingences and commitments: In the normal course of business, contingent liabilities may arise from litigations and other claims against the Company. Where the potential liabilities have a low probability of crystallising or are very difficult to quantify reliably, the Company treats them as contingent liabilities. Such liabilities are disclosed in the notes but are not provided for in the financial statements. Although there can be no assurance regarding the final outcome of the legal proceedings, the Company does not expect them to have a materially adverse impact on financial position or profitability.

iii. Classification of entities as subsidiaries and joint ventures:

A. Entities as subsidiaries with 50% voting rights

The management has concluded that the Company controls Technopolis Knowledge Park Limited (TKPL), even though it holds only 50% of the voting rights of this subsidiary.

This is because the Company has control of composition of the Board of Directors of TKPL. The Shareholder's agreement grants the right of casting vote to the chairman of Board, appointed by the Company. This gives the Company the ability to direct relevant activities of TKPL proving that the Company has control over TKPL.

B. Classification of joint ventures

The below entities are limited liability entities whose legal form confers separation between the parties to the joint arrangement and the Company itself. Furthermore, there is no contractual arrangement or any other facts and circumstances that indicate that the parties to the joint arrangement have rights to the assets and obligations for the liabilities of the joint arrangement. Accordingly, these entities are classified as joint ventures of the Company.

1. Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land Developers Private Limited)
2. Promont Hilltop Private Limited



3. Smart Value Homes (Peenya project) Private Limited
4. Kolkata-one Excelton Private Limited
5. HL Promoters Private Limited
6. Smart Value Homes (New Project) LLP
7. One Bangalore Luxury Projects LLP
8. Ardent Properties Private Limited (w.e.f. 04.12.2017)

The assessment of control is made since the remaining share in the respective entities is held by one unrelated partner. Also, that in case of these entities, neither of the parties have the practical ability to direct the relevant activities unilaterally as relevant activities require consent of both parties. Hence the management has concluded that the Company does not have unilateral control over these entities.

g. Key sources of estimation uncertainty

The key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

i. Impairment for doubtful recoverable, advances and financial assets:

The Company makes impairment for doubtful recoverable, advances and financial assets based on an assessment of the recoverability. The identification of doubtful debts requires use of judgement and estimates. Where the expectation is different from the original estimate, such difference will impact the carrying value of the other receivables and advances and impairment expenses in the period in which such estimate has been changed.

ii. Valuation of deferred tax assets

The Company review the carrying amount of deferred tax assets at the end of each reporting period. The policy for the same has been explained under note 1(g).

iii. Provision for customer compensation

Provision is made for estimated compensation claims to be paid to customers in respect of delay in handing over possession of flats. These claims are expected to be settled in the next financial year. Management makes an estimate of the provision based on expected time of delivery and taking into consideration past experiences.

iv. Provision for foreseeable loss on inventory

Provision is made for estimated foreseeable loss on inventory. Management makes an estimate of the provision based on expected realisation from inventory taking into consideration past experiences.

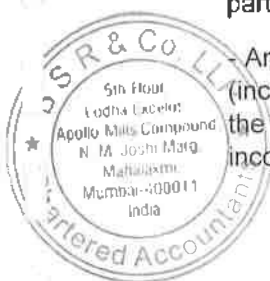
h. Standard issued but not effective

In addition to the above, the following amendments to existing standards have been issued, are not yet effective and are not expected to have a significant impact on the Company's financial statements:

- Amendments to Ind AS 103, Business Combinations, and Ind AS 111, Joint Arrangements: This interpretation clarifies how an entity accounts for increasing its interest in a joint operation that meets the definition of a business.

- Amendments to Ind AS 109, Financial Instruments: amendments relating to the classification of particular prepayable financial assets.

- Amendments to Ind AS 12, Income Taxes, clarify that all income tax consequences of dividends (including payments on financial instruments classified as equity) are recognized consistently with the transactions that generated the distributable profits – i.e. in profit or loss, other comprehensive income or equity. Further Appendix C, uncertainty over income tax treatments has been added to



clarify how entities should reflect uncertainties over income tax treatments, in particular when assessing the outcome a tax authority might reach with full knowledge and information if it were to make an examination.

- Amendment to Ind AS 19, Employee Benefits - The amendment to Ind AS 19 clarifies that on amendment, curtailment or settlement of a defined benefit plan, the current service cost and net interest for the remainder of the annual reporting period are calculated using updated actuarial assumptions – i.e. consistent with the calculation of a gain or loss on the plan amendment, curtailment or settlement. This amendment also clarifies that an entity first determines any past service cost, or a gain or loss on settlement, without considering the effect of the asset ceiling. This amount is recognized in profit or loss. The entity then determines the effect of the asset ceiling after plan amendment, curtailment or settlement. Any change in that effect is recognized in other comprehensive income (except for amounts included in net interest).

- Amendments to Ind AS 23, Borrowing Costs, clarify that the general borrowings pool used to calculate eligible borrowing costs excludes only borrowings that specifically finance qualifying assets that are still under development or construction.

- Amendments to Ind AS 28, Investments in Associates and Joint Ventures: When applying the equity method, a non-investment entity that has an interest in an investment entity associate or joint venture can elect to retain the fair value accounting applied by the associate or joint venture to its subsidiaries. Venture capital and other qualifying organizations can elect to measure investments in associates or joint ventures at fair value through profit or loss instead of applying the equity method. The amendments clarify that both these elections apply for each investment entity associate or joint venture separately.

2. Significant accounting policies

a. Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker ("CODM") of the Company. The CODM, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Managing Director & CEO of the Company.

b. Foreign Currency Transactions

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in standalone Statement of Profit and Loss.

c. Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable and are net of cancellations, value added taxes, service tax, GST, other applicable taxes and amount collected on behalf of third parties.

i. Revenue from real estate development projects

The Company undertakes housing and commercial project development business. The ongoing contracts with customers are for development of residential & commercial buildings.

The Company has adopted Ind AS 115, Revenue from Contracts with Customers, with effect from 01 April 2018. The Company has applied the following accounting policy for revenue recognition:



Revenue from contracts with customers

The Company recognises revenue from contracts with customers based on a five step model as set out in Ind AS 115:

Step 1. Identify the contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.

Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.

Step 3. Determine the transaction price: The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Company will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Company expects to be entitled in exchange for satisfying each performance obligation.

Step 5. Recognise revenue when (or as) the entity satisfies a performance obligation.

Company recognise revenue when the following below mentioned conditions get satisfied;

- occupancy certificate for the project is received by the Company
- offer for possession letter along with 100% billing is sent to customer
- substantial consideration has been received and company has surety that the remaining consideration will flow
- there are no legal claims/ complains been made by the customer

ii. Project Management/Marketing fees

Revenue from project management/marketing services is recognised in the accounting period in which services are rendered in accordance with the substance of the agreement.

iii. Other Income from Customers

Other income from customers are accounted on accrual basis in accordance with the terms of agreement/allotment letters.

d. Dividend and interest income

Dividend income from investments is recognised when the shareholder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably).

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

e. Cost of sales

Project Cost including cost of land and cost of development rights, construction and development costs and borrowing costs incurred, are charged as cost of sales in proportion to the project area sold. Costs incurred for projects which have not achieved reasonable level of development is carried over as



construction work-in-progress. Any expected loss on real estate projects is recognised as an expense when it is certain that the cost will exceed the revenue.

f. Income tax

Current tax:

Current tax is the amount of tax payable on the taxable profit for the year.

Taxable profit differs from 'profit before tax' as reported in the standalone statement of profit and loss because of items of income or expenses that are taxable or deductible in other years and items that are never taxable or deductible. The current tax is calculated on the basis of the tax laws enacted or substantively enacted by the end of the reporting period.

Deferred tax:

Deferred tax is recognised on temporary differences between the carrying amounts of the assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profits. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are recognized to the extent that it is probable that future taxable profit will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, the Company recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current tax and deferred tax are recognised in standalone Statement of Profit and Loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, current tax and deferred tax are also recognised in other comprehensive income or directly in equity, respectively.

Minimum Alternative Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to the future current tax liability, is considered as an asset if there is reasonable certainty of it being set off against regular tax payable within the stipulated statutory period. MAT credit is reviewed at each balance sheet date and the carrying amount of MAT credit is written down to the extent there is no longer reasonable certainty to the effect that the Company will pay regular tax during such specified period.

g. Leases – as a lessee

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the Company as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to standalone Statement of Profit and Loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.



h. Impairment of property, plant & equipment and intangible assets

The carrying amounts of property, plant & equipment and intangible assets are reviewed at each balance sheet date to determine whether there is any indication that those assets have suffered an impairment loss. If any such indications exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any.

An impairment loss is recognised in the standalone Statement of Profit and Loss wherever the carrying amount of the asset exceeds its recoverable amount. The recoverable amount is higher of the asset's fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using appropriate discount factor. When there is an indication that an impairment loss recognised for the asset in earlier accounting periods no longer exists or may have decreased such reversal of impairment loss is recognised in the standalone Statement of Profit and Loss.

i. Cash and cash equivalents

For the purpose of presentation in the Statement of Cash Flows, Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value, and bank overdrafts. Bank overdraft and cash credit are disclosed under current borrowings in financial liability in the balance sheet.

j. Inventories

Inventories comprises of cost of construction material, finished residential or commercial properties and costs of projects under construction/development (construction work-in-progress). Inventories are valued at the lower of cost and net realisable value. The cost of construction material is determined on a weighted average basis.

Cost of project includes, cost of land / cost of development rights, construction and development cost, overheads related to project and justifiable borrowing costs which are incurred directly in relation to a project or which are apportioned to a project.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale.

k. Financial Assets

Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

Initial recognition and measurement

The Company recognises financial assets when it becomes a party to the contractual provisions of the instrument. All financial assets are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset.

Subsequent measurement

For the purpose of subsequent measurement, the financial assets are classified in three categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through profit or loss
- Equity investments



Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the Standalone statement of profit and loss. The losses arising from impairment are recognised in the Standalone statement of profit and loss.

Debt instruments at Fair Value through Profit or Loss

Debt instruments included in the fair value through profit or loss (FVTPL) category are measured at fair value with all changes recognised in the Standalone statement of profit and loss.

Equity investments

All equity investments other than investment in subsidiaries, joint ventures and associate are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVTOCI) or FVTPL. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to the Standalone statement of profit and loss, even on sale of such investments.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the Standalone statement of profit and loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset) is primarily derecognised when:

- the rights to receive cash flows from the asset have expired, or
- the Company has transferred substantially all the risks and rewards of the asset, or
- the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

The Company applies 'simplified approach' measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, and bank balance.
- Trade receivables.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime expected credit loss at each reporting date, right from its initial recognition.



Financial liabilities and equity instruments

Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost.

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the Standalone statement of profit and loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and transactions costs. The EIR amortisation is included as finance costs in the Standalone statement of profit and loss.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Standalone statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle them on a net basis or to realise the assets and settle the liabilities simultaneously.

Equity Instruments

Equity instruments are recognised at the value of the proceeds, net of direct costs of the capital issue.

l. Property, plant and equipment

Property, plant and equipment are stated at historical cost, less accumulated depreciation and impairment loss, if any.

m. Depreciation methods, estimated useful lives and residual value

Depreciation is provided using the written down value method using the useful life as follows:

Assets	Useful life
Buildings	60 years
Office Equipment	5 years
Computers	3 years
Furniture and Fixtures	10 years
Electrical Fittings	10 years
Motor Vehicles	8 years
Cellular Phones	2.5 years

Leasehold improvements are amortised over the primary period of lease.



The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any change in estimate accounted for on a prospective basis.

Any gains or losses arising on the disposals or retirement of an item of property, plant and equipment is determined as difference between the sales proceeds and the carrying amount of the asset and is recognised in standalone Statement of Profit and Loss.

n. Capital Work-in Progress

Capital expenditure on assets not owned by the Company is reflected as a distinct item in Capital Work-in Progress till the period of completion and thereafter in the Property, plant and equipment.

o. Intangible assets

Intangible assets purchased is stated at historical cost less accumulated amortisation and accumulated impairment losses.

Amortisation methods and periods

The Company amortises cost of software over a period of 3 years on a straight-line basis.

p. Borrowing costs

Borrowing costs include interest, other costs incurred and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Borrowing costs, allocated to and utilised for qualifying construction project / assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying construction project / assets up to the date of substantial completion of project / capitalisation of such asset are added to the cost of construction project / assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying construction project / assets is interrupted. A qualifying construction project / asset is an asset that necessarily takes substantial time or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.

Interest income earned on the temporary investment of specific borrowing pending their expenditure on qualifying construction project / assets is deducted from the borrowing costs eligible for capitalisation.

Other borrowing costs are expensed in the period in which they are incurred.

q. Provisions and Contingencies

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not require an outflow of resources embodying economic benefits or the amount of



such obligation cannot be measured reliably. When there is a possible obligation or a present obligation in respect of which likelihood of outflow of resources embodying economic benefits is remote, no provision or disclosure is made.

Contingent assets are not disclosed in the financial statements unless an inflow of economic benefits is probable.

r. Employee benefits

i. Post-employment obligations

The Company operates the following post-employment schemes:

(a) Defined benefit plan

The Company's obligation towards gratuity to employees, post-retirement medical benefits and ex-directors pension obligations is determined using the Projected Unit Credit method, with actuarial valuations being carried out at each balance sheet date. Re-measurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling and the return on plan asset, is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Re-measurement recognised in other comprehensive income is reflected immediately in the retained earnings and not reclassified to profit or loss. Past service cost is recognised in the standalone Statement of Profit or Loss in the period of a plan amendment. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is recognised as employee benefit expense in the standalone statement of profit and loss.

(b) Defined contribution plan

The Company's contributions to Provident fund, Superannuation Fund and employee's state insurance scheme are considered as defined contribution plans. The Company is liable for contributions and any deficiency compared to interest computed based on the rate of interest declared by the Central Government under the Employees' Provident Fund Scheme, 1952 and recognises, if any, as an expense in the year it is determined. The contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

ii. Other Long-term employee benefit obligations

The Company's obligation towards other long term employee benefits in the form of compensated absences and long service awards are based on actuary valuation. The valuation is carried out using the Project Unit Credit Method as per Ind AS 19 to determine the Present Value of Benefit Obligations and the related Current Service Cost and, where applicable, Past Service Cost.

iii. Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognized in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.

s. Dividends to equity shareholders

Dividend to equity shareholders is recognised as a liability and deducted from shareholders' equity, in the period in which the dividends are approved by the equity shareholders in the general meeting.

t. Operating cycle

All assets and liabilities have been classified as current or non-current based on operating cycle determined in accordance with the guidance as set out in the Schedule III of the Companies Act, 2013. The operating cycle of the Company is determined to be 12 months.



Tata Housing Development Company Limited

Notes forming part of the financial statements

as at 31 March 2019

Currency in Indian Rupees

3 (a) Property, plant and equipment

PARTICULARS	Buildings (refer footnote ii & iii)										Leasehold Improvements	Motor Vehicles	Office Equipment	Office Furniture	Information Technology Hardware	Electrical Fittings	Total		
Year ended 31 March, 2019																			
Gross carrying amount																			
Balance as at 1 April, 2018	6.32	1.61	2.50	1.56	1.77	4.07	0.15	17.98											
Additions	-	1.74	-	0.81	0.59	0.83	0.04	4.00											
Disposals	-	1.00	0.20	0.09	0.23	0.29	0.12	1.93											
Balance as at 31 March, 2019 (A)	6.32	2.35	2.30	2.28	2.13	4.61	0.07	10.06											
Accumulated depreciation																			
Balance as at 1 April, 2018	2.09	0.84	1.21	1.06	0.92	2.78	0.09	8.99											
Depreciation expenses during the year	1.81	0.80	0.39	0.34	0.29	0.87	0.02	4.51											
Disposals	-	0.81	0.13	0.06	0.13	0.23	0.07	1.42											
Balance as at 31 March, 2019 (B)	3.90	0.83	1.48	1.34	1.08	3.41	0.04	12.08											
Net carrying amount as at 31 March, 2019 (A-B)	2.42	1.52	0.82	0.94	1.05	1.20	0.03	7.98											
Year ended 31 March, 2018																			
Gross carrying amount																			
Balance as at 1 April, 2017	2.95	0.47	2.39	1.33	1.66	3.46	0.15	12.41											
Additions	3.37	1.14	0.29	0.24	0.11	0.69	-	5.84											
Disposals	-	-	0.18	0.01	0.08	0.08	0.27	0.27											
Balance as at 31 March, 2018 (C)	6.32	1.61	2.50	1.56	1.77	4.07	0.15	17.98											
Accumulated depreciation																			
Balance as at 1 April, 2017	0.27	0.10	0.75	0.79	0.62	1.88	0.06	4.42											
Depreciation expenses during the year	1.82	0.74	0.53	0.28	0.30	0.97	0.03	4.67											
Disposals	-	-	0.07	0.01	-	0.07	-	0.15											
Balance as at 31 March, 2018 (D)	2.09	0.84	1.21	1.06	0.92	2.78	0.09	8.99											
Net carrying amount as at 31st March 2018 (C-D)	4.23	0.77	1.29	0.50	0.85	1.29	0.06	8.99											

Note:

(i) Property, plant and equipment pledged as security
 Refer to note 4.3 for information on property, plant and equipment pledged as security by the Company.

(ii) Buildings include cost of 10 shares of ₹ 50 each in a Co-operative Housing Society ₹ 500/- (As at 31 March, 2018 ₹ 500/-) and the cost of 400 shares of ₹ 10 each in Prabhadevi Properties and Trading Co 100/- (As at 31 March, 2018 ₹ 4,000/-).

(iii) Buildings include 2338 sq. ft. super built up area (Deemed Cost ₹ 1.30 crores (As at 31 March, 2018 ₹ 1.30 crores)) on the 4th floor in the building known as Eruchshaw Building, Mumbai by virtue of Agreement dated 23 November 1999 duly executed between the Owner and the Company. The conveyance deed is yet to be executed in the name of the Company; however, the Company is in possession of this area and holds the requisite maintenance charges to the owner.



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

as at 31 March 2019

Currency in Indian Rupees

3 (b) Intangible assets

Particulars	(₹ in crores)
Computer software	
Year ended 31 March, 2019	
Gross carrying amount	
Balance as at 1 April, 2018	7.96
Additions	0.77
Disposals	-
Transfers	-
Balance as at 31 March, 2019 [A]	8.73
Accumulated amortisation	
Balance as at 1 April, 2018	5.20
Depreciation & Amortisation expenses during the year	1.36
Disposals	-
Balance as at 31 March, 2019 [B]	6.56
Net carrying amount as at 31 March, 2019 [A-B]	2.17
Year ended 31 March 2018	
Gross carrying amount	
Deemed cost as at 1 April, 2017	5.10
Additions	2.86
Disposals	-
Balance as at 31 March, 2018 [C]	7.96
Accumulated amortisation	
Balance as at 1 April, 2017	3.63
Amortisation expenses during the year	1.57
Disposals	-
Transfers	-
Balance as at 31 March, 2018 [D]	5.20
Net carrying amount as at 31 March 2018 [C-D]	2.76



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)
as at 31 March 2019

Currency in Indian Rupees

Particulars	₹ in crores)	
	As at 31 March 2019	As at 31 March 2018
4 (a) Investments - Non-current		
(A) Fully paid-up unquoted equity instruments		
(i) In subsidiary companies measured at cost less impairment		
Concept Developer & Leasing Limited (formerly known as Concept Marketing and Advertising Limited)	0.88	0.88
5,000 (As at 31 March, 2018 : 5,000) Equity Shares of ₹ 100/- each		
Tata Value Homes Limited	400.00	100.00
400,000,000 (As at 31 March, 2018 : 100,000,000) Equity Shares of ₹ 10/- each		
Apex Realty Private Limited	0.06	0.06
6,500 (As at 31 March, 2018 : 6,500) Equity Shares of Maldivian Rufiyaa 10/- each		
Kriday Realty Private Limited	0.01	0.01
10,000 (As at 31 March, 2018 : 10,000) Equity Shares of ₹ 10/- each		
Promont Hillside Private Limited	0.01	0.01
10,000 (As at 31 March, 2018 : 10,000) Equity Shares of ₹ 10/- each		
Less: Provision for impairment	(0.01)	(0.01)
World-One Development Company Pte. Limited	10.90	10.90
2,474,421 (As at 31 March, 2018 : 2,474,421) Equity Shares of SGD 1/- each		
Technopolis Knowledge Park Limited	-	-
1,810,000 (As at 31 March, 2018 : 1,810,000) Equity Shares of ₹ 10/- each		
Synergizers Sustainable Foundation	*	*
150 (As at 31 March, 2018 : 150) Equity Shares of ₹ 10/- each		
Princeton Infrastructure Private Limited ((from 15.03.2019)	30.08	-
2,547,550 (As at 31 March, 2018 : 1,273,775) Equity Shares of ₹ 10/- each		
Less: Provision for impairment	(30.08)	-
(ii) In joint ventures measured at cost less impairment		
Ardent Properties Private Limited (from 04.12.2017)	40.90	40.90
99,200 (As at 31 March, 2018 : 99,200) Equity Shares of ₹ 10/- each		
Less: Provision for impairment	(17.77)	-
Promont Hilltop Private Limited	44.44	44.44
3,330,000 (As at 31 March, 2018 : 3,330,000) Equity Shares of ₹ 10/- each		
Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)	0.01	0.01
12,750 (As at 31 March, 2018 : 12,750) Equity Shares of ₹ 10/- each		
Kolkata-One Excelton Private Ltd.	0.01	0.01
5,100 (As at 31 March, 2018 : 5,100) Equity Shares of ₹ 10/- each		
Princeton Infrastructure Private Limited (upto 15.03.2018)	-	21.22
1,273,775 (As at 31 March, 2018 : 1,273,775) Equity Shares of ₹ 10/- each		
One Bangalore Luxury Projects LLP	0.01	0.01
- Fixed capital	121.00	106.00
- Additional Capital	44.36	36.81
- Current Capital		
Sohna City LLP	0.03	0.03
- Fixed capital	63.01	63.01
- Additional Capital	61.55	39.67
- Current Capital	(33.80)	-
Less: Provision for impairment		



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued) as at 31 March 2019

Currency in Indian Rupees

Particulars	(₹ in crores)	
	As at 31 March 2019	As at 31 March 2018
4 (a) Investments - Non-current (Continued)		
(A) Fully paid-up unquoted equity instruments (Continued)		
(iii) In subsidiary - at Fair Value through Profit and loss		
Promont Hillside Private Limited (Fair value of Guarantee commission)	-	1.51
Add : addition during the year	-	3.00
Less : impairment during the year	-	(4.51)
(iv) In others - at Fair Value through Profit and loss		
Ardent Properties Private Limited		
13,368,421 (As at 31 March, 2018: 13,368,421) Series A Compulsorily Convertible Debentures of ₹10/- each carry a coupon of 16.7% with tenure of 15 years	13.20	13.38
48,345,864 (As at 31 March, 2018: 48,345,864) Series B & C Compulsorily Convertible Debentures of ₹10/- each carry a coupon of 16.7% with tenure of 30 years	47.71	48.35
18,255,601 (As at 31 March, 2018: 18,255,601) Series D Compulsorily Convertible Debentures of ₹10/- each carry a coupon of 0.00001% with tenure of 30 years	-	18.26
(iv) In others - at Fair Value through Profit and loss		
Casa Décor Private Limited	-	-
373,378 (As at 31 March, 2018 : 373,378) Equity Shares of ₹ 10/- each	-	-
(B) In Preference Shares (partly paid-up) - at amortised cost		
Ormat Housing Private Limited	0.05	0.05
200,000 (As at 31 March, 2018 : 200,000) 11% Redeemable, Cumulative, Non-participating, Non-convertible Preference Shares of ₹ 10/- each, ₹ 2.50/- each paid-up	-	-
Total	796.56	544.00
Aggregate amount of quoted investments and market value thereof	-	-
Aggregate amount of unquoted investments	833.75	551.67
Aggregate amount of impairment (refer note 24)	37.19	7.67
Amount below ₹ 50,000 are denoted by '*.		
4 (b) Loans - Non-current (unsecured, considered good)		
Loans and Inter-Corporate Deposits to related parties (refer note 35)	1,033.49	383.34
Less: Provision for doubtful loans	(98.00)	-
935.49	383.34	
4 (c) Other financial assets - Non-current (unsecured, considered good)		
Unbilled Revenue	-	12.94
Security Deposits	3.82	4.36
Advances recoverable from a related party (refer note 35)	-	0.72
Security Deposits with a related party (refer note 35)	0.30	0.30
Balance with bank in fixed deposits, with maturity beyond 12 months	*	*
Note:		
Figures below ₹ 50,000 are denoted by '*.	4.12	18.32
5 Other non-current assets (unsecured, considered good)		
Deposit with Government Authorities	6.91	6.86
Advance for projects	91.28	112.44
98.19	119.30	



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

as at 31 March 2019

Currency in Indian Rupees

Particulars	(₹ in crores)	
	As at 31 March 2019	As at 31 March 2018
6 Income tax		
(a) Income tax expense		
Current tax		
Current tax on profits for the year	-	-
Adjustments for current tax of prior periods	-	-
MAT credit utilisation	2.06	154.15
Total current tax expense	2.06	154.15
Deferred Tax (including MAT credit)		
Increase in deferred tax assets	(67.42)	(23.60)
Increase/(Decrease) in deferred tax liabilities	5.87	(198.17)
Total deferred tax expense	(61.55)	(221.77)
Income tax expense	(59.49)	(67.62)
(b) The reconciliation of estimated income tax expense at statutory income tax rate to income tax expense reported in statement of profit and loss is as follows:		
(Loss)/Profit before tax	(175.73)	(206.86)
Statutory income tax rate	34.94%	34.61%
Expected income tax expense	(61.41)	(71.59)
Differences due to:		
Expenses not deductible for tax purposes (CSR Expenses)	-	0.24
Effect tax rate change	1.75	-
Notional Income from House Property not provided in books	0.17	0.32
Reversal of DTA created on losses	-	6.24
Provision for Customer compensation	-	(3.87)
Others	-	(2.83)
Total income tax expense	(59.49)	(67.62)
(c) Income tax liabilities		
Opening balance	2.23	2.23
Add: Current tax payable for the year	-	-
Less: Taxes paid	-	-
Closing balance	2.23	2.23
(d) Income tax assets		
Opening balance	55.00	38.80
Add: Taxes paid in advance, net of provision during the year	26.12	18.52
Less : Refund received	-	2.32
Total	81.12	55.00
(e) Deferred Tax liabilities (net)		
The balance comprises temporary differences attributable to:		
Deferred income tax assets		
MAT credit entitlement	15.30	17.36
Difference between book balance and tax balance of Property, plant and equipment	3.50	2.80
Carry forward business losses and depreciation	139.45	2.59
Provision for employees benefits expenses	2.61	5.11
Provisions	141.30	56.59
Total deferred tax assets	302.16	84.45
Deferred income tax liabilities		
Difference in method of computation of profit between books and tax (refer note 6.1 below)	-	41.29
Interest included in Inventories	83.15	77.28
Total deferred tax liabilities	83.15	118.57
Net deferred tax liabilities/(assets) (net)	(219.01)	34.12



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

as at 31 March 2019

Currency in Indian Rupees

6 Income tax (Continued)

(f) Movements in deferred tax liabilities

	Difference in method of computation of profit between books and tax	Interest included in inventories	Total
At 1 April 2018	253.04	63.70	316.74
(Charged)/credited			
- to profit or loss	(211.75)	13.58	(198.17)
At 31 March 2018	41.29	77.28	118.57
(Charged)/credited			
- to profit or loss		5.87	5.87
- to other comprehensive income			-
- transfer from other reserves to retained earnings			-
- directly to retain earnings (IndAS 115 impact)	(41.29)		(41.29)
Acquisition of subsidiary			
At 31 March 2019	-	83.15	83.15

(g) Movements in deferred tax assets

	MAT credit entitlement	Property, plant and equipment	Tax losses	Defined benefit obligation	Provisions	Total
At 1 April 2018	171.51	2.24	21.76	4.10	16.07	215.68
(Charged)/credited						
- to profit or loss	0.68	0.56	(19.17)	1.01	40.52	23.60
- to other comprehensive income	(0.68)					(0.68)
- to other adjustment	(154.15)					(154.15)
At 31 March 2018	17.36	2.80	2.59	5.11	56.59	84.45
(Charged)/credited						
- to profit or loss	(2.06)	0.70	(15.16)	(2.83)	84.71	65.36
- to other comprehensive income				0.33		0.33
- directly to retain earnings (IndAS 115 impact)			152.02			152.02
- to other adjustment						-
At 31 March 2019	15.30	3.50	139.45	2.61	141.30	302.16

Note 6.1: Till previous year the Company used percentage of completion method for revenue recognition in books of accounts and completed contract method for tax computation.



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

as at 31 March 2019

Currency in Indian Rupees

Particulars	₹ in crores)	
	As at 31 March 2019	As at 31 March 2018
7 Inventories (refer notes 7.1, 7.2, 7.3, 7.4, and 27) (Valued at lower of cost and net realisable value)		
Construction Materials	29.21	43.15
Finished Goods	687.22	570.59
Construction work-in-progress	2,939.78	2,733.38
	<u>3,656.21</u>	<u>3,347.12</u>

Notes:

- 7.1 Disclosure with respect to inventories which are expected to be recovered after more than twelve months are not provided as it is practically not feasible to disclose the same considering the nature of the industry in which the Company operates.
- 7.2 Construction work-in-progress represents materials at site and unbilled costs on the projects. Based on projections and estimates by the management of the Company of the expected revenues and costs to completion, there are no provision for losses to completion and/ or write off of costs carried to inventories other than already provided (refer note 46). In the opinion of the management, the net realisable value of the construction work-in-progress will not be lower than the costs so included therein.
- 7.3 The cost of inventories recognised as an expense during the year in respect of continuing operations was ₹ 714.28 crores (for the year ended 31 March, 2018 : ₹ 269.13 crores)
- 7.4 Refer note 12 and 15 in respect of above mentioned inventory under lien.

Particulars	₹ in crores)	
	As at 31 March 2019	As at 31 March 2018
8 (a) Investments - current		
Investments in Mutual Funds -unquoted - at Fair Value Through Profit and Loss		
204,042.259 Units (As at 31 March, 2018 : 204,042.259 Units) of Biria Sun Life - Short Term Fund - Monthly Dividend - Regular Plan -Payout of ₹ 10 each (refer note 40)	0.24	0.24
	<u>0.24</u>	<u>0.24</u>

8 (b) Trade receivables

Unsecured, considered good - [refer note 29(c)]	58.53	129.31
Doubtful	(10.28)	-
	<u>48.25</u>	<u>129.31</u>

Note: Average credit period is 30 days.

8 (c) Cash and cash equivalents

Balances with Banks - in Current Accounts #	25.17	20.55
Cheques on Hand	-	0.32
Cash on Hand	0.01	-
	<u>25.18</u>	<u>20.87</u>

- # Includes balances with banks - in RERA specified accounts, which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

as at 31 March 2019

Currency in Indian Rupees

Particulars	(₹ in crores)	
	As at 31 March 2019	As at 31 March 2018
8 (d) Bank balances other than cash and cash equivalents		
Earmarked Deposit Accounts	-	7.50
	-	7.50
Details of bank balances/deposits		
Bank deposit available on demand with original maturity of 3 months or less included under "Cash and cash equivalents"	-	-
Bank deposit due to mature within 12 months of reporting date included under "Bank balances other than cash and cash equivalents"	-	7.50
Bank deposit due to mature after 12 months of reporting date included under "Other non-current assets"	-	-
8 (e) Loans - current (unsecured)		
Loans and Inter-Corporate Deposits to related parties (refer note 35)	664.27	706.78
Less: Provision for doubtful loans	(102.57)	(61.18)
	561.70	645.60
Loans and Inter-Corporate Deposits with Others	20.09	28.03
Loan to employees	-	0.01
	581.79	673.64
8 (f) Other financial assets - current (unsecured)		
Contractually reimbursable expenses	10.31	10.31
Less: Provision for doubtful advances	(10.31)	(10.31)
	-	-
Advances recoverable from related parties (refer note 35)	52.16	37.39
Advances recoverable from others	8.79	-
Unbilled Revenue	-	243.14
Deposit with others	2.97	2.72
	63.92	283.25
9 Other current assets (unsecured)		
Advance for projects	153.59	143.43
Less: Provision for doubtful loans and advances	(13.86)	(13.86)
	139.73	129.57
Deposit with Government Authorities	2.74	3.33
Less: Provision for doubtful deposit	(2.25)	(2.25)
	0.49	1.08
Mobilisation Advance	7.74	19.30
Prepaid expenses	12.47	14.08
Balances with government authorities (GST)	21.51	36.95
	181.94	200.98



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

as at 31 March 2019

Currency in Indian Rupees

Particulars	As at	
	31 March 2019	31 March 2018
		(₹ in crores)
10 · Equity Share Capital		
Authorised		
1000,000,000 (As at 31 March, 2018 : 1000,000,000) Ordinary Shares of ₹ 10/- each	1,000.00	1,000.00
Issued, Subscribed and fully Paid-up		
730,152,723 (As at 31 March, 2018 : 405,380,912) Ordinary Shares of ₹ 10/- each	730.15	405.38
	730.15	405.38

10.1 Reconciliation of number of Ordinary Shares and amount Outstanding at the beginning and at the end of the Year:

Particulars	As at 31 March 2019		As at 31 March 2018	
	Number Of Shares	₹ in crores	Number Of Shares	₹ in crores
At the Beginning of the Year	405,380,912	405.38	405,380,912	405.38
Issued during the Year	324,771,811	324.77	-	-
Outstanding at the End of the Year	730,152,723	730.15	405,380,912	405.38

10.2 The Ordinary Shares rank *pari-passu*, having voting rights and are subject to preferences and restrictions as per Companies Act, 2013. The shareholders of Ordinary shares are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholdings, in the event of liquidation.

10.3 Shares held by Holding Company and its subsidiary:

729,867,398 (As at 31 March, 2018 : 405,095,898) [including 98 shares held jointly] Ordinary shares are held by the Holding Company, Tata Sons Limited.

284,338 (As at 31 March, 2018 : 284,338) Ordinary Shares are held by Tata Industries Limited, a Subsidiary of Tata Sons Limited.

10.4 Details of Ordinary Shares held by Shareholders holding more than 5% of Ordinary Shares in the Company:

Particulars	As at 31 March 2019		As at 31 March 2018	
	Number Of Shares	% Holding	Number Of Shares	% Holding
Tata Sons Limited (Ordinary Shares of ₹ 10 each)	729,867,398	99.96%	405,095,898	99.93%



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

as at 31 March 2019

Currency in Indian Rupees

Particulars	(₹ in crores)	
	As at 31 March 2019	As at 31 March 2018
11 Other Equity		
Securities Premium Account	1,781.05	806.74
Debenture Redemption Reserve	188.67	188.67
General Reserve	23.41	23.41
Retained earnings	(389.01)	88.16
	<u>1,604.12</u>	<u>1,106.98</u>
Securities Premium Reserve		
As per last Balance Sheet	806.74	806.74
Add: Premium on shares issued during the year	974.31	-
Closing Balance	<u>1,781.05</u>	<u>806.74</u>
Debenture Redemption Reserve		
As per last Balance Sheet	188.67	137.94
(Less)/Add: Transfer (to)/from Retained earnings (net)	-	50.73
Closing Balance	<u>188.67</u>	<u>188.67</u>
General Reserve	23.41	23.41
Retained earnings		
As per last Balance Sheet	88.16	276.86
(Less): Changes on adoption of Ind AS 115, (net of tax) (refer note 41)	(360.31)	-
	<u>(272.15)</u>	<u>276.86</u>
Add: (Loss) for the year	(116.24)	(139.24)
Add/(Less): Other comprehensive income/(loss) arising from remeasurements of post-employment benefit obligations, net of tax	(0.62)	1.27
Add/(Less): Transfer from/(to) Debenture Redemption Reserve (net)	-	(50.73)
Closing Balance	<u>(389.01)</u>	<u>88.16</u>
	<u>1,604.12</u>	<u>1,106.98</u>

Nature and purpose of reserves

(i) **Securities premium account**

Securities premium account represents the premium on issue of shares. The account is utilised in accordance with the provisions of the Companies Act, 2013.

(ii) **Debenture redemption reserve (DRR)**

The Company is required to create DRR out of the profits which is available for payments of dividend for the purpose of redemption of debentures until such debentures are redeemed.

(iii) **General reserve**

The general reserve is used from time to time to transfer profits from retained earnings for appropriation purpose. As the general reserve is created by transfer from one component of equity to another and is not an item of other comprehensive income, items included in the general reserve will not be reclassified subsequently to profit and loss.

(iv) **Retained earnings**

Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve, debenture redemption reserve, dividends or other distributions paid to shareholders.



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

as at 31 March 2019

Currency in Indian Rupees

12 (a) Borrowings

(₹ in crores)

Particulars	As at 31 March 2019		As at 31 March, 2018	
	Long-term	Current maturities of long-term debts	Long-term	Current maturities of long-term debts
Secured - at amortised cost:				
(a) Debentures - Non-Convertible Redeemable (refer note 12.1 below)				
1 4000 (previous year 4000), 8.19% - Debentures of ₹ 1,000,000 each (Due for redemption on 23 April, 2020 i.e. at the end of three years and three months from the date of issue)	400.00	-	400.00	-
2 2000 (previous year 2000), 8.19% - Debentures of ₹ 1,000,000 each (Due for redemption: ₹ 100 crores on 23 April, 2020 i.e. at the end of three years and four months from the date of issue and ₹ 100 crores on 23 December, 2019 i.e. at the end of three years from the date of issue)	100.00	100.00	200.00	-
3 2000 (previous year 2000), 8.50% - Debentures of ₹ 1,000,000 each (Due for redemption on 20 April, 2020 i.e. at the end of three and half years from the date of issue)	200.00	-	200.00	-
4 2000 (previous year 2000), 8.25% - Debentures of ₹ 1,000,000 each (Due for redemption on 27 February, 2020 i.e. at the end of three years and three months from the date of issue)	-	200.00	200.00	-
5 500 (previous year 1500), 9.55% - Debentures of ₹ 1,000,000 each (Due for redemption: ₹ 50 crores on 26 April, 2019 i.e. at the end of three years three months from the date of issue)	-	50.00	50.00	100.00
6 1000 (previous year Nil), 9.15% - Debentures of ₹ 1,000,000 each (Due for redemption on 27 September, 2021 i.e. at the end of three years and one months from the date of issue)	100.00	-	-	-
	800.00	350.00	1,050.00	100.00
(b) Term Loan from Banks				
State Bank of Bikaner and Jaipur (refer note 12.2 below)	-	99.73	99.64	100.00
(c) Vehicle Loans from HDFC Bank Limited (refer note 12.3 below)	0.10	0.13	0.27	0.13
	800.10	449.86	1,149.91	200.13

12.1 Details of security provided in respect of the Secured Debentures:

1 Security for Item Nos. 1 to 6 :

Secured by way of token security by first charge on retail units in the complex known as Shubh Griha, being constructed on the property bearing Gut Nos. 110, 107/5 situated at Village Betgaon, Taluka Palghar, District Thane:

For Debentures disclosed at	Block No.	Retail Unit No.	Carpet Area on Ground Floor (in sq. ft.)	Saleable Area (in sq. ft.)
Item No. 1	1A	1A-8	464	559
Item No. 2	1C	1C-3	464	559
Item No. 3	1B	1B-2	422	511
Item No. 4	1B	1B-3	422	511
Item No. 5	M 74	1A-1	441	537
Item No. 6	SL11	001	307	374

Security for Item Nos. 1 to 6:

First Charge of 1.25 times at book value on loans and advances including loans and advances to subsidiaries, Non-Current Investments, Interest accrued on Loans with related parties (excluding those charged in favour of banks), present and future.



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

as at 31 March 2019

Currency in Indian Rupees

12 (a) Borrowings (Continued)

- 12.2 (a) Secured by FSI available for Free Sale Component admeasuring 144,052.89 sq.mtrs. in the project situated on land bearing CTS No. 1320 A (Part) of Village Mulund (E), Taluka Kurla, District Mumbai Suburban and secured by exclusive charge on stock and receivables of Mulund project.
- (b) Term Loan of ₹ 99.73 crores (previous year ₹ 199.64 crores): The term loan is due for repayment in 8 quarterly installments starting June 2018 of ₹ 25 crores each. The rate of interest is 8.50% p.a.
- 12.3 (a) Secured by first and exclusive charge of the Vehicles acquired under said loans.
- (b) Loan is to be repaid in Equated Monthly Installments (EMI) between 54 months to 60 months. The rate of interest 9.46% p.a..



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

as at 31 March 2019

Currency in Indian Rupees

Particulars	(₹ in crores)	
	As at 31 March 2019	As at 31 March 2018
12 (b) Trade Payables - Non-current (refer note 38)		
Retention money payable	10.74	13.94
	<u>10.74</u>	<u>13.94</u>
12 (c) Other financial liabilities - Non-current		
Interest accrued but not due on borrowing	38.55	25.74
Security and other deposits payable	0.60	4.41
	<u>39.15</u>	<u>30.15</u>
13 Non-current Provisions		
Provision for Employee Benefits (refer note 34)		
- Long service award*	-	0.55
- Post retirement medical benefits	0.41	0.41
	<u>0.41</u>	<u>0.96</u>
* Discontinued from 1 April 2019 and hence no provision required		
14 Other non-current liabilities		
Advance from customer/Contractual liability	199.29	-
	<u>199.29</u>	<u>-</u>



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

as at 31 March 2019

Currency in Indian Rupees

Particulars	(₹ in crores)	
	As at 31 March 2019	As at 31 March 2018
15 (a) Current borrowings		
Secured - at amortised cost		
Loans repayable on demand from banks (includes cash credits, working capital demand loans and short-term loans) [refer notes 15.2]	144.53	199.68
Unsecured - at amortised cost		
Loans repayable on demand from banks (refer notes 15.1)	201.08	211.29
Short term loan from others (refer notes 15.1)	-	50.00
Inter Corporate Deposits from related parties (refer note 15.1 and 35)	50.00	50.00
Inter Corporate Deposits from others (refer notes 15.1)	15.00	90.00
Commercial papers (refer note 15.3)	700.00	900.00
	966.08	1,301.29
	1,110.61	1,500.97

Notes:

- 15.1** The interest rate for unsecured loan repayable on demand from bank, short term loan from others, inter corporate deposits from related parties and others are ranging from 8.30% p.a. to 9.20% p.a. (for the year ended 31 March, 2018: 7.16% p.a. to 8.65% p.a.)
- 15.2** Rs. 144.53 crores (As at 31 March, 2018 ₹ 199.68 crores) are secured by pari passu hypothecation of construction materials, book debts, current assets and money receivables, both present and future. Further, there is negative lien on the Premises situated at Mumbai for cash credit from a bank of Rs. 52.97 crores (As at 31 March, 2018 ₹ 99.62 crores). The interest rate is ranging from 8.55% p.a. to 8.85% p.a. (for the year ended 31 March, 2018: 7.90% p.a. to 8.65% p.a.)
- 15.3** The Company has outstanding Commercial Papers aggregating face value of ₹ 700.00 crores (net proceeds ₹ 687.11 crores) [As at 31 March, 2018 ₹ 900.00 crores (net proceeds ₹ 883.89 crores)]. The Commercial Papers carry interest ranging from 7.75% to 8.06% (As at 31 March, 2018 7.16% p.a. to 7.72% p.a.) & are repayable within a period ranging from 60 days to 91 days from the date of allotment.

15 (b) Trade Payables

Trade payables due to Micro, Small and Medium Enterprises (refer note 38)	-	-
Trade payables other than acceptances due to other than Micro, Small and Medium Enterprises	846.66	804.49
Retention monies payable	37.47	30.59
	884.13	835.08

Note: The average credit period on purchase of goods and services are within 60 days. The trade payables are non-interest bearing.

15 (c) Other financial liabilities

Current maturities of long-term debts (refer note 12)	449.86	200.13
Interest accrued on borrowings	52.58	46.69
Employee related payables	0.54	6.25
Security and other deposits payable	14.34	7.29
Earnest money deposits	0.11	0.21
	517.43	260.57



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

as at 31 March 2019

Currency in Indian Rupees

Particulars	(₹ in crores)	
	As at 31 March 2019	As at 31 March 2018
16 Provision		
Provision for Employee Benefits (refer note 34)		
Gratuity	5.14	4.04
Compensated absences	5.90	13.08
Long service award*	-	0.09
Post retirement medical benefits*	-	0.02
Provision for Contingencies (refer note 36)	8.99	1.47
Provision for customer compensation (refer note 36)	4.19	3.44
Provision for foreseeable loss on inventory (refer note 46)	72.26	69.45
	96.48	91.59
* Discontinued from 1 April 2019 and hence no provision required		
17 Other Current Liabilities		
Revenue received in advance	701.25	352.29
Unexpired guarantee income	1.24	2.24
Statutory dues payable :		
- Provident fund	0.19	0.26
- Professional Tax	0.01	0.01
- Goods and service tax	0.27	2.85
- Tax deducted at source	4.37	5.10
	707.33	362.75



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

Particulars	₹ in crores)	
	For the Year Ended 31 March 2019	For the Year Ended 31 March 2018
18 Revenue from Operations		
Sale of properties	1,143.37	311.13
Sale of services		
- Project Management Fees and Marketing Charges	12.59	22.78
Other operating revenues		
- Other income from customers	32.88	14.85
	<u>1,188.84</u>	<u>348.76</u>
19 Other Income		
(a) Interest Income		
Interest income on financial assets at amortised cost	173.95	141.31
Interest on delayed payment	2.58	1.82
Interest income on deferred revenue	-	9.16
	<u>176.53</u>	<u>152.29</u>
(b) Dividend Income from investments measured at fair value through profit and loss	0.07	0.01
(c) Other non-operating income		
Guarantee Commission	2.38	4.39
Penal interest	31.96	22.50
Miscellaneous Income	2.80	0.49
	<u>37.14</u>	<u>27.38</u>
(d) Other gains/(losses)		
Gain on sale of current investments	1.64	-
Net Gain on sale of Property, plant and equipment	0.09	0.05
Net (Loss)/Gain on Foreign Currency Transactions and Translations	3.38	4.63
	<u>5.11</u>	<u>4.68</u>
	<u>218.85</u>	<u>184.36</u>
20 Cost of Sales		
Cost of Sales (refer note 27)	714.28	269.13
	<u>714.28</u>	<u>269.13</u>
21 Employee Benefits Expense (refer notes 27, 34)		
Salaries	76.84	90.29
Contribution to Gratuity, Provident and Other Funds	2.71	7.22
Staff Welfare Expenses	1.89	1.96
	<u>81.45</u>	<u>99.47</u>
Less : Apportionment to projects	13.80	35.29
Less : Reimbursement from group companies	0.87	1.18
	<u>66.77</u>	<u>63.00</u>



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

Particulars	(₹ in crores)	
	For the Year Ended 31 March 2019	For the Year Ended 31 March 2018
22 Finance Costs		
Interest and finance charges on financial liabilities not at fair value through profit or loss		
- Interest on Debentures	100.83	107.63
- Interest on Fixed Loans	59.63	63.57
- Interest on Commercial Papers	68.88	61.72
- Interest on Others	13.54	21.18
- Interest on Vehicle Loans	0.03	0.04
Interest and finance charges on financial liabilities not classified as Fair Value Through Profit or Loss (FVTPL)	242.91	254.14
Less: Apportionment to construction work in progress	16.80	86.33
	226.11	167.81

Note: The capitalisation rate used to determine the amount of borrowing costs to be capitalised is the weighted average interest rate applicable to the Company's general borrowings which is 8.41%, (for the year ended 31 March, 2018: 8.04%)

23 Depreciation and Amortisation Expense

Depreciation on property, plant and equipment	4.51	4.67
Amortisation of Intangible Assets	1.36	1.57
	5.87	6.24

24 Other Expenses

Professional Fees *	14.85	12.51
Travelling Expenses *	1.26	1.68
Rent * (refer note 33(ii) c)	9.07	9.68
Repairs and Maintenance *		
- Buildings	-	0.14
- Others	21.00	11.33
Electricity Expenses *	2.03	1.82
Advertisement	0.13	0.22
Loss on sale of Fixed Assets (net)	-	-
Insurance *	4.73	4.35
Rates and Taxes	2.22	-
Directors' Sitting Fees (refer note 24.1)	0.26	0.46
Payable to Statutory Auditors		
As auditor:		
- Audit Fees	0.24	0.24
In Other Capacity		
- Certification Fees	0.02	0.02
- Others	0.14	0.15
- Reimbursement of Expenses	0.03	-
Payable to Cost Auditors	0.02	0.02
Loss on fair value of investments	29.52	7.67
Provision for foreseeable loss on inventory (refer note 46)	2.81	69.45
Impairment loss of financial asset	139.39	28.98
Provision for advances and receivables	10.28	12.13
Impairment loss of inventory	105.87	-
Provision for Contingencies (refer note 36)	7.52	1.47
Donations	0.03	-
Expenditure on Corporate Social Responsibility (refer note 37)	0.01	0.70
Provision for diminution in value of investments	81.66	-
Provision for customer compensation (refer note 36)	28.53	12.62
Administrative and Other Expenses	52.31	29.05
Selling Expenses	56.46	29.11

* refer note 27 for expenses apportioned to construction work in progress

570.39

Payment to independent & non-executive Directors



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

- 25 As per the provisions of section 203 of Company Act 2013, Company is required to appoint a whole time Chief financial officer. Due to vacation of the office, the said vacance shall be filled upon requisite recommendation of the Nomination and Remuneration Committee within due course.
- 26 Selling expenses includes ₹ 22.85 crores (for the year ended 31 March, 2018 ₹ 3.88 crores) towards brokerage for sale of residential / commercial properties.
- 27 **Inventories includes:**

Particulars	(₹ in crores)	
	For the Year Ended 31 March, 2019	For the Year Ended 31 March, 2018
(A) Construction Work-in-progress & construction material at the commencement of the year	2,776.53	2,148.51
Add:		
Impact of IndAs 115	689.83	-
Land	-	375.21
Construction cost (including material and labour cost)	155.62	712.01
Finance Cost	16.80	86.33
Other Construction overheads	49.38	30.03
Employee Benefits Expense	13.80	35.29
Rent	0.02	0.07
Professional Fees	4.02	1.50
Travelling expenses	0.11	0.44
Less :		
Transferred to cost of sale	279.88	211.70
Transferred to Finished Goods	457.24	401.15
Construction Work-in-progress & construction material at the end of the year	2,968.99	2,776.53
(B) Finished Goods at the commencement of the year	570.59	226.86
Add :		
Impact of IndAs 115	93.79	-
Transferred from Construction Work-in-progress	457.24	401.15
Less:		
Transferred to cost of sale	434.40	57.43
Finished Goods at the end of the year	687.22	570.59
Total construction work-in-progress, construction material and finished goods transferred to cost of sales	714.28	269.13



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

28 Fair value measurements

Financial instruments by category

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

(₹ in crores)

	Carrying amount as at 31 March 2019						Fair Value			Total
	FVTPL		Amortised cost		Total		Level 1	Level 2	Level 3	
	Current	Non-current	Current	Non-current	Current	Non-current				
Financial assets										
i Investments - Preference Shares	-	-	-	0.05	-	0.05	-	-	-	-
- Subsidiary	-	-	-	-	-	-	-	-	-	-
- Compulsorily Convertible Debentures	-	60.91	-	-	-	60.91	-	60.91	-	60.91
ii Trade receivables	0.24	-	-	-	0.24	-	0.24	-	-	0.24
iii Cash and cash equivalents	-	-	48.25	-	48.25	-	-	-	-	-
iv Bank balances other than cash and cash equivalents	-	-	25.18	-	25.18	-	-	-	-	-
v Loans	-	-	581.79	935.49	581.79	935.49	-	-	-	-
vi Other financial assets	-	-	63.92	4.12	63.92	4.12	-	-	-	-
Total financial assets	0.24	60.91	719.14	939.66	719.38	1,000.57	0.24	60.91	-	61.15
Financial liabilities										
i Borrowings	-	-	1,560.47	800.10	1,560.47	800.10	-	-	-	-
ii Trade payables	-	-	884.13	10.74	884.13	10.74	-	-	-	-
iii Other financial liabilities	-	-	67.57	39.15	67.57	39.15	-	-	-	-
Total financial liabilities	-	-	2,512.17	849.99	2,512.17	849.99	-	-	-	-

(₹ in crores)

	Carrying amount as at 31 March 2018						Fair Value			Total
	FVTPL		Amortised cost		Total		Level 1	Level 2	Level 3	
	Current	Non-current	Current	Non-current	Current	Non-current				
Financial assets										
i Investments - Preference Shares	-	-	-	0.05	-	0.05	-	-	-	-
- Subsidiary	-	-	-	-	-	-	-	-	-	-
- Compulsorily Convertible Debentures	-	79.99	-	-	-	79.99	-	79.99	-	79.99
- Mutual funds	0.24	-	-	-	0.24	-	0.24	-	-	0.24
ii Trade receivables	-	-	129.31	-	129.31	-	-	-	-	-
iii Cash and cash equivalents	-	-	20.87	-	20.87	-	-	-	-	-
iv Bank balances other than cash and cash equivalents	-	-	7.50	-	7.50	-	-	-	-	-
v Loans	-	-	673.64	383.34	673.64	383.34	-	-	-	-
vi Other financial assets	-	-	283.25	18.32	283.25	18.32	-	-	-	-
Total financial assets	0.24	79.99	1,114.57	401.71	1,114.81	481.70	0.24	79.99	-	80.23
Financial liabilities										
i Borrowings	-	-	1,701.10	1,149.91	1,701.10	1,149.91	-	-	-	-
ii Trade payables	-	-	835.08	13.94	835.08	13.94	-	-	-	-
iii Other financial liabilities	-	-	60.44	30.15	60.44	30.15	-	-	-	-
Total financial liabilities	-	-	2,596.62	1,194.00	2,596.62	1,194.00	-	-	-	-



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the company has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level follows underneath the table.

The fair value of financial instruments as referred to in note above have been classified into three categories depending on the inputs used in the valuation technique. The hierarchy gives the highest priority to quoted prices in active market for identical assets or liabilities (level 1 measurements) and lowest priority to unobservable inputs (level 3 measurements). The categories used are as follows:

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the-counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. Considering that all significant inputs required to fair value such instruments are observable, these are included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

The carrying amounts of trade receivables, inter corporate deposits, current investments, contractually reimbursable expenses, cash and cash equivalents and other bank balances, current trade payables and current borrowings are considered to be the same as their fair values, due to their short-term nature.

For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

Valuation techniques and significant unobservable inputs

The following table shows the valuation techniques used in measuring Level 2 and Level 3 fair values for financial instruments measured at fair value in the statement of financial position as well as the significant unobservable inputs used.

Financial instruments measured at fair value

Type	Valuation technique	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement
Investments in unlisted corporate debt instruments:			
Compulsorily Convertible Debentures of Ardent Properties Private Limited	<p>Discounted cash flow Method For the purpose of value of the equity holders of the Company based on free cash flows available from operations undertaken by the company, Discounted Cash Flow (DCF) Method has been adopted.</p> <p>Free cash flows to equity in the explicit forecast period and those in perpetuity are discounted by Cost of Equity ("Ke"). Ke is the appropriate rate of discount to calculate present value of future cash flows for valuing the equity shares of the company as it considers risk and expected return to the equity stockholders.</p>	Not applicable	Not applicable



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

29 Financial risk management

The Company's business activities expose it to a variety of financial risks, namely liquidity risk, market risks and credit risk. The Company's senior management has the overall responsibility for the establishment and oversight of the Company's risk management framework. The Company has constituted a Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.

The Risk Management Committee of the Company is supported by the Finance department that provides assurance that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Finance department activities are designed to:

- protect the Company's financial results and position from financial risks
- maintain market risks within acceptable parameters, while optimising returns; and
- protect the Company's financial investments, while maximising returns.

A) Management of liquidity risk

Liquidity risk is the risk that the Company will face in meeting its obligations associated with its financial liabilities. The Company's approach to managing liquidity is to ensure that it will have sufficient funds to meet its liabilities when due without incurring unacceptable losses. In doing this, management considers both normal and stressed conditions.

Maturities of financial liabilities

The following table shows the maturity analysis of the Company's financial liabilities based on contractually agreed undiscounted cash flows as at the Balance sheet date:

(₹ in crores)					
As at 31 March, 2019	Carrying Amount	Less than 1 year	1-3 Years	3-5 Years	Total
Borrowings	2,360.57	1,673.26	875.6	-	2,548.86
Trade payables	894.87	884.13	10.74	-	894.87
Financial guarantees	-	-	951.11	-	951.11
Other liabilities	106.72	67.57	39.15	-	106.72

(₹ in crores)					
As at 31 March, 2018	Carrying Amount	Less than 1 year	1-3 Years	3-5 Years	Total
Borrowings	2,851.01	1,774.68	1,296.52	-	3,071.20
Trade payables	849.02	835.08	13.94	-	849.02
Financial guarantees	-	-	400.00	605.91	1,005.91
Other liabilities	90.59	60.44	30.15	-	90.59

B) Management of market risk

The Company's size and operations result in it being exposed to the following market risks that arise from its use of financial instruments:

- interest rate risk
- currency risk

The above risks may affect the Company's income and expenses, or the value of its financial instruments. The objective of the Company's management of market risk is to maintain this risk within acceptable parameters, while optimising returns. The Company's exposure to, and management of, these risks is explained below:

Particulars	As at	
	31 March 2019	31 March 2018
Fixed rate instruments		
Debentures - Non-Convertible Redeemable	1,150.00	1,150.00
Short term loan from others	-	50.00
Inter Corporate Deposits	65.00	140.00
Commercial papers	700.00	900.00
Term loan from banks	99.73	199.64
Working Capital Demand loan from Banks	290.00	305.00
Vehicle loans	0.23	0.40
Total	2,304.96	2,745.04
Variable-rate instruments		
Loans repayable on demand from banks	55.61	105.97
Total	55.61	105.97



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

29 Financial risk management (Continued)

B) Management of market risk (Continued)

POTENTIAL IMPACT OF RISK	MANAGEMENT POLICY	SENSITIVITY TO RISK	
(i) Interest rate risk			
Interest rate risk is the risk that the future cash flows of The Company's strategy is to mitigate interest rate risk by ensuring a proper mix of borrowings at fixed and variable interest rates. The Company is mainly exposed to interest rate risk due to its variable interest rate borrowings. The interest rate risk arises due to uncertainties about the future market interest rate of these investments.	The Company's interest rate risk is monitored by the management and treasury team on a monthly basis. Management analyses the Company's interest rate exposure on a dynamic basis. Various scenarios are simulated, taking into consideration refinancing, renewal of existing positions and alternative financing sources. Based on these scenarios, the Company calculates the impact on profit and loss of a defined interest rate shift. The scenarios are run only for liabilities that represent the major interest-bearing positions. The simulation is done on a monthly basis to verify that the maximum potential loss is within the limits set by management.	As an estimation of the approximate impact of the interest rate risk, with respect to financial instruments, the Company has calculated the impact of a 0.25% change in interest rates. 0.25% p.a. decrease in interest on aforesaid loans will reduce interest expense by ₹ 0.14 crores for financial year ended 31 March, 2019. A 0.25% p.a. decrease in interest on aforesaid loans will reduce interest expense by ₹ 0.26 crores for financial year ended 31 March, 2018. A 0.25% increase in interest rates would have led to an equal but opposite effect.	
(ii) Currency risk			
The Company undertakes transactions denominated in foreign currencies which is mainly receivables from its subsidiaries based in Maldives and Singapore, receivables from its subsidiaries. consequently, exposures to exchange rate fluctuations arise.	The Company has not hedged any of its assets or liabilities repayable in a foreign currency, being receivables from its subsidiaries.	As an estimation of the approximate impact of the currency risk, with respect to financial instruments, the Company has calculated the impact of a 5% change in currency. Following table details the Company's sensitivity to a 5% increase and decrease in ₹ against the relevant foreign currencies.	
The exposure to currency risk due to foreign currency transactions			
Particulars	Foreign Currency (FC)	As at 31 March, 2019	As at 31 March, 2018
		Amount in FC	Amount in FC
		(₹ in crores)	(₹ in crores)
Payables	AED	-	58,512
Receivables	SGD	15,375,789	14,337,093
Receivables	MVR	4,987,576	33,415,117
Receivables	AED	85,580	35,580
			0.10
			70.99
			13.83
			0.06

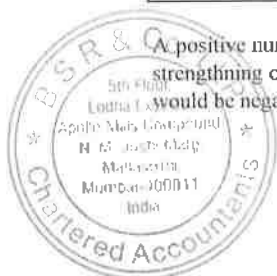
SGD = Singapore \$, MVR = Maldivian Rufiyaa, AED = United Arab Emirates Dirham, USD = United States Dollar

Sensitivity analysis (only for major currencies)

(₹ in crores)

Particulars	Effect on profit after tax and total equity	
	For the years ended	
	31 March, 2019	31 March, 2018
MVR		
Increase in exchange rate by 5%	0.07	0.45
Decrease in exchange rate by 5%	(0.07)	(0.45)
SGD		
Increase in exchange rate by 5%	2.70	2.33
Decrease in exchange rate by 5%	(2.70)	(2.33)

A positive number above indicates an increase in the profit or total equity where the ₹ weakens 5% against the relevant currency. For a 5% strengthening of the ₹ against the relevant currency, there would be a comparable impact on the profit or total equity, and the balances below would be negative.



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

29 Financial risk management (Continued)

C) Management of credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, investments in debt securities, loans given to related parties and project deposits.

The carrying amount of financial assets represents the maximum credit exposure.

Trade Receivables

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership, therefore substantially eliminating the Company's credit risk in this respect.

The Company's credit risk with regard to trade receivable has a high degree of risk diversification, due to the large number of projects of varying sizes and types with numerous different customer categories in a large number of geographical markets.

Investment in Debt Securities, Loans to Related Parties and Project Deposits

The Company has investments in compulsorily convertible debentures / optionally convertible debentures, loans to related parties and project deposits. The settlement of such instruments is linked to the completion of the respective underlying projects. Such Financial Assets are not impaired, other than provided for in note 8(e), as on the reporting date.

Cash and Bank balances

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy.

The Company's maximum exposure to credit risk as at 31 March, 2019 & 2018 are the carrying value of each class of financial assets as disclosed in notes 4(b), 4(c) and 8(a) to 8(f).

30 Capital Management

Risk management

The Company manages its capital to ensure that the Company will be able to continue as going concern while maximising the return to stakeholders through optimisation of debt and equity balance.

The Company's risk management committee reviews the capital structure of the Company on a semi-annual basis. As part of this review, the committee considers the cost of capital and the risks associated with each class of capital.

The Company monitors capital using Debt-Equity ratio, which is total debt divided by total equity. For the purposes of the Company's capital management, the Company considers the following components of its Balance Sheet to be managed capital:

Total equity as shown in the Balance Sheet includes General reserve, Retained earnings, Share capital, Security premium. Net debt includes current debt plus non-current debt less cash and bank balances.

	(₹ in crores)	
	31 March 2019	31 March 2018
Long-term Borrowings	800.10	1,149.91
Current maturities of long-term debts	449.86	200.13
Current borrowings	1,110.61	1,500.97
Total debt	2,360.57	2,851.01
Less : Cash and cash equivalents	25.18	20.87
Less : Bank balances other than Cash and cash equivalents	-	7.50
Net debt (net off cash and bank balances)	2,335.39	2,822.64
Total Equity	2,334.27	1,512.36
Net debt to equity ratio (No. of times)	1.00	1.87

In the long run, the Company's strategy is to maintain a gearing ratio of less than 2.

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the borrowings that define the capital structure requirements.



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

31 Earnings Per Share

Particulars	For the Year Ended 31 March, 2019	For the Year Ended 31 March, 2018
Loss after Tax - (₹ in crores)	(116.24)	(139.24)
Number of Ordinary shares	730,152,723	405,380,912
Weighted average number of Ordinary shares outstanding during the year	444,531,486	310,795,109
Weighted average number of Ordinary shares for diluted EPS	444,531,486	310,795,109
Basic earnings per share of ₹ 10 each - (₹)	(2.61)	(4.48)
Diluted earnings per share of ₹ 10 each - (₹)	(2.61)	(4.48)
Face Value Per Share - (₹)	10	10

32 Segment Reporting

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").

33 Contingent liabilities and Commitments

(i) Contingent liabilities

- (a) Claims against the Company not acknowledged as debts in respect of suits filed by owners and customers of certain properties constructed/developed by the Company amounting to ₹ 1.96 crores (As at 31 March 2018 ₹ 0.86 crores) (inclusive of interest) against which the Company has made counter claims of ₹ Nil crores (As at 31 March 2018 ₹ Nil crores). The Company based on past experience does not anticipate any material liability to devolve on it as a result thereof.

Future ultimate outflow of resources embodying economic benefits in respect of the above matters are uncertain as it depends on the final outcome of the matters involved.

- (b) The Company is a party to following litigations:

i) In respect of one of the projects, the Company has carrying amount of assets of ₹ 118.24 crores (As at 31 March, 2018 ₹ 140.57 crores). The subject matter of dispute relating to environment issues. The Hon'ble High Court of Delhi by its decision dated 12 April, 2017 has set aside the permissions granted by the Nagar Panchayat Naya Gaon and environment clearance granted by SEIAA Punjab. It has also stated that the project is within the catchment area of Sukhna Lake. Based on legal advice received, the Company believes that it has good grounds of appeal and accordingly will try to get favourable order from the Supreme Court.

ii) With regard to another project, the Company has disputed the demand for property tax amounting to ₹ 6.66 crores (As at 31 March 2018 ₹ 6.66 crores). The matter is pending before the Hon'ble High Court of Bombay.

In all the above cases, the Company has been legally advised that the claims/stand made by the Company before the respective Hon'ble Courts are legally tenable and have good merits. Based on the presently known facts, the management is of the view that the outcome of these litigations are not expected to have any material impact on the financials and operations of the Company.

- (c) Corporate Guarantees given to banks by the Company on behalf of subsidiaries : ₹ 551.11 crores (As at 31 March 2018 ₹ 517.10 crores).
- (d) Corporate Guarantee given to the debenture trustee by the Company on behalf of a subsidiary : ₹ 400 crores (As at 31 March 2018 ₹ 400 crores) and together with redemption premium of Yield To Redemption of 9.85% p.a. (for year ended 31st March, 2018: 9.85% p.a.) and other charges.
- (e) The Hon'ble Supreme Court of India ("SC") by their order dated February 28, 2019, in the case of Surya Roshani Limited & others v/s EPFO, set out the principles based on which allowances paid to the employees should be identified for inclusion in basic wages for the purposes of computation of Provident Fund contribution. Subsequently, a review petition against this decision has been filed and is pending before the SC for disposal.

In view of the management, the liability for the period from date of the SC order to 31 March 2019 is not significant. Further, pending decision on the subject review petition and directions from the EPFO, the impact for the past period, if any, is not ascertainable and consequently no effect has been given in the accounts. Accordingly, this has been disclosed as a Contingent liability in the financial statement.

(ii) Commitments

- (a) Estimated amount of contracts remaining to be executed on capital account and not provided for: Tangible assets - ₹ 1.41 crores (As at 31 March, 2018 ₹ Nil crores) and for Intangible assets - Nil (As at 31 March, 2018 ₹ Nil crores)
- (b) Commitment towards uncalled portion on partly paid 11% Redeemable, Cumulative, Non-participating, Non-convertible Preference Shares of Ormate Housing Private Ltd ("Ormate") amounting to ₹ 0.15 crores (As at 31 March, 2018 ₹ 0.15 crores). The Company is committed to this amount only in the event of Ormate winning the bid for a project.
- (c) Operating leases

The Company has entered into operating leases in respect of office and residential premises. The terms of the said leases include term, renewal, increase in rents in future periods for premises and terms of cancellation. The total lease payments recognised in the Statement of Profit and Loss amounts to ₹ 9.07 crores (for the year ended 31 March, 2018 ₹ 9.68 crores) and debited to the project costs for the year ended 31 March, 2019 amounts to ₹ Nil (for the year ended 31 March, 2018 ₹ 0.07 crores). Total of future Minimum Lease Payments under non-cancellable leases in case of the premises on lease are as follows:

Particulars	(₹ in crores)	
	As at 31 March, 2019	As at 31 March, 2018
Not later than one year	5.58	2.06
Later than one year and not later than five years	11.05	1.18
Later than five years		



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)
for the year ended 31 March 2019

Currency in Indian Rupees

34 Employee Benefits

A Defined benefit plans:

(i) Gratuity (funded)

The Company makes annual contributions to the Tata Housing Development Company Limited Employees' Comprehensive Gratuity Scheme, which in turn has invested in a group gratuity cum life insurance policy of Tata AIG Life Insurance Company. The scheme provides for lump sum payment to vested employees at retirement, death while in employment or on termination of employment as per Company's Gratuity Scheme. Vesting occurs on completion of five years.

(ii) Post-retirement medical benefits (PRMB) (Unfunded) - (discontinued from 1 April 2019)

The Company operates post-retirement medical benefit schemes upto 31 March 2019. The plan is a unfunded plan. The method of accounting, significant assumptions and the frequency of valuations are similar to those used for the gratuity scheme set out above.

(iii) Pension (unfunded) - (discontinued from 1 April 2019)

The Company operates a defined benefit pension plan for certain specified employees and is payable upon the employee satisfying certain conditions, as approved by the Board of Directors.

(iv) Long term service award scheme (LTSA) (unfunded) - (discontinued from 1 April 2019)

The Company operates Long term service award scheme upto 31 March 2019. The plan is a unfunded plan. The method of accounting, significant assumptions and the frequency of valuations are similar to those used for the gratuity scheme set out above.

Balance sheet amount

(₹ in crores)

Particulars	Gratuity		Net amount	Pension (unfunded)	PRMB (unfunded)	LTSA (unfunded)
	Present value of obligation	Fair value of plan assets				
1 April, 2018	9.90	(5.94)	4.05	-	0.42	0.64
Current service cost	(0.10)	-	(0.10)	-	-	-
Interest expense/(income)	0.68	(0.45)	0.23	-	-	-
Past Service Cost	-	-	-	-	(0.01)	(0.64)
Total amount recognised in profit and loss	0.59	(0.45)	0.14	-	(0.01)	(0.64)
Remeasurements	-	-	-	-	-	-
Return on plan assets, excluding amount included in interest expense/(income)	-	0.19	0.19	-	-	-
(Gain)/ Loss from change in financial assumptions	0.16	-	0.16	-	-	-
Experience (gains)/losses	0.61	-	0.61	-	-	-
Total amount recognised in other comprehensive income	0.76	0.19	0.95	-	-	-
Employer contributions	-	-	-	-	-	-
Benefit payments	(4.53)	4.53	-	-	-	-
31 March, 2019	6.80	(1.67)	5.14	-	0.41	-

(₹ in crores)

Particulars	Gratuity		Net amount	Pension (Unfunded)	PRMB (unfunded)	LTSA (unfunded)
	Present value of obligation	Fair value of plan assets				
1 April, 2017	9.20	(6.85)	2.35	0.17	0.37	1.05
Current service cost	2.24	-	2.24	-	0.03	(0.29)
Interest expense/(income)	0.63	(0.47)	0.16	-	0.02	-
Past Service Cost	1.24	-	1.24	(0.17)	-	-
Total amount recognised in profit and loss	4.11	(0.47)	3.64	(0.17)	0.05	(0.29)
Remeasurements	-	-	-	-	-	-
Return on plan assets, excluding amount included in interest expense/(income)	-	0.04	0.04	-	-	-
(Gain)/ Loss from change in financial assumptions	(0.42)	-	(0.42)	-	(0.05)	-
Experience (gains)/losses	(1.56)	-	(1.56)	-	0.05	-
Total amount recognised in other comprehensive income	(1.98)	0.04	(1.94)	-	(0.00)	-
Employer contributions	-	-	-	-	-	-
Benefit payments	(1.34)	1.34	(0.00)	-	-	(0.12)
31 March, 2018	9.99	(5.94)	4.05	-	0.42	0.64



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

34 Employee Benefits (Continued)

A Defined benefit plans: (Continued)

The net liability disclosed above relates to funded and unfunded plans are as follows

Particulars	Gratuity	Pension (Unfunded)	PRMB (unfunded)	LTSA (unfunded)	
(₹ in crores)					
31 March, 2019					
Present value of funded obligations	6.80	-	0.41	-	-
Fair value of plan assets	(1.67)	-	-	-	-
Deficit	5.14	-	0.41	-	-
31 March, 2018					
Present value of funded obligations	9.99	-	0.42	0.64	-
Fair value of plan assets	(5.94)	-	-	-	-
Deficit	4.05	-	0.42	0.64	-

Major category of plan assets for Gratuity fund are as follows:

The company has invested entire amount of plan assets in insurance fund.

Insurer Managed Fund Detailed Pattern	% Invested	
	As at	As at
	31 March 2019	31 March 2018
Government Securities	47.44%	57.01%
Corporate Bonds	51.37%	17.18%
Infrastructure Bonds	0.00%	24.18%
Reverse Repos*	1.19%	1.63%
	100.00%	100.00%

Risk exposure

Through its defined benefit plans, the Company is exposed to a number of risks, the most significant of which are detailed below:

Asset volatility

The plan liabilities are calculated using a discount rate set with reference to bond yields; if plan assets underperform this yield, this will create a deficit. Most of the plan asset investments is in fixed income securities with high grades and in government securities. These are subject to interest rate risk and the fund manages interest rate risk with derivatives to minimise risk to an acceptable level.

Changes in bond yields

A decrease in bond yields will increase plan liabilities, although this will be partially offset by an increase in the value of the plans' bond holdings.

Life expectancy

The pension and medical plan obligations are to provide benefits for the life of the member, so increases in life expectancy will result in an increase in the plans' liabilities. This is particularly significant where inflationary increases result in higher sensitivity to changes in life expectancy.

Salary Risk

The present value of the defined benefit liability is calculated by reference to the future salaries of plan participants. As such, an increase in salary of the plan participants will increase the plan's liability.

The Company ensures that the investment positions are managed within an asset-liability matching (ALM) framework that has been developed to achieve long-term investments that are in line with the obligations under the employee benefit plans. Within this framework, the Company's ALM objective is to match assets to the benefit obligations by investing in long-term fixed interest securities with maturities that match the benefit payments as they fall due and in the appropriate currency.

Defined benefit Liability and employer contribution

Expected contribution to post employment benefit plans for the year ending March 31, 2020 are ₹ 5.14 crs

The weighted average duration of the defined benefit obligation is 7 years (2018 - 7 years)

Maturity analysis of Projected benefit obligation from the fund:	Gratuity		PRMB		LTSA	
	31 March 2019	31 March 2018	31 March 2019	31 March 2018	31 March 2019	31 March 2018
1st following year	1.36	1.32	-	0.01	-	0.09
2nd following year	0.98	1.45	-	0.01	-	0.02
3rd following year	0.87	1.15	-	0.01	-	0.06
4th following year	0.93	1.05	-	0.01	-	0.06
5th following year	0.83	1.10	-	0.01	-	0.07
Sum of years 6 to 10	3.14	4.49	-	0.09	-	0.37



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

34 Employee Benefits (Continued)

B Defined contribution plans:

Benefit (Contribution to)	₹ in crores	
	For the Year Ended 31 March 2019	For the Year Ended 31 March 2018
Provident Fund	1.55	2.17
Superannuation Fund	0.52	0.78
Total	2.07	2.95

(i) Superannuation fund

The company has superannuation scheme administered by LIC, in which the company contributes 15% on basic salary. The payments to defined contribution retirement benefit scheme for eligible employees in the form of superannuation fund are charged as an expense as they fall due. Such benefits are classified as Defined Contribution Schemes as the Company does not carry any further obligations, apart from the contributions made.

(ii) Provident fund

The Company also has certain defined benefit plans. Contributions are made to Tata Housing provident fund trust for employees at the rate of 12% of basic salary as per regulations. The Company is liable for contributions and any deficiency compared to interest computed based on the rate of interest declared by the Central Government under the Employees' Provident Fund Scheme, 1952 and recognises, if any, as an expense in the year it is determined.

The Trustees of the Fund are required by law and by its trust deed to act in the interest of the Fund and of all relevant stakeholders in the scheme. The Trustees of the Fund are responsible for the investment policy with regard to the assets of the Fund.

The Company's contributions paid / payable during the year towards Provident Fund and Superannuation Fund are charged to the Statement of Profit and Loss or debited to the project costs every year. These funds and the schemes thereunder are recognised by the Income-tax authorities and administered by trusts.

The details of provident fund and plan asset position are given below:

Particulars	₹ in crores	
	31-Mar-19	31-Mar-18
Plan assets as period end	37.81	37.02
Present value of funded obligation	36.60	36.71
Amount recognised in Balance sheet	-	-

Assumptions used in determining present value of obligation of interest rate guarantee under a deterministic approach:

Particulars	31-Mar-19	31-Mar-18
Guaranteed rate of return	8.65%	8.65%
Discount rate for remaining term to maturity of investments	7.31%	7.50%
Expected rate of return on investments	8.40%	8.40%

C Compensated absences

The leave obligations cover the Company's liability for sick and earned leave. The leave obligation is computed by actuary who gives a bifurcation for current and non-current.

a) Changes in Present Value of Obligation:

Particulars	₹ in crores	
	For the Year Ended 31 March 2019	For the Year Ended 31 March 2018
Present Value of Obligation as at the beginning	13.08	(1.45)
Interest Cost	0.99	0.80
Service Cost	0.66	3.14
Benefits Paid	(8.89)	(2.76)
Actuarial (Gain) / Loss on obligations	(0.82)	0.45
Past Service Cost	0.88	-
Present Value of Obligation as at the end	5.90	13.08



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)
for the year ended 31 March 2019

Currency in Indian Rupees

34 Employee Benefits (Continued)

C Compensated absences (Continued)

b) Bifurcation of Present Value of Obligation as at the end of the year:

Particulars	Compensated absences	
	For the Year	For the Year
	Ended	Ended
	31 March 2019	31 March 2018
Current liability	5.90	13.08
Non-Current liability	-	-
Present Value of Obligation as at the end	5.90	13.08

c) Expenses Recognised during the year:

Particulars	Compensated absences	
	For the Year	For the Year
	Ended	Ended
	31 March 2019	31 March 2018
Interest Cost	0.99	0.80
Service Cost	0.66	3.14
Actuarial Loss/(Gain) recognised	(0.82)	0.45
Past Service Cost	0.88	-
Expenses Recognised during the year	1.72	4.39

D Significant estimates: Actuarial assumptions and sensitivity

The significant actuarial assumptions for were as follows:

Particulars	As at 31 March 2019	As at 31 March 2018
Gratuity		
Discount rate	7.15%	7.60%
Rate of return on plan assets		7.21%
Salary growth rate	7.00%	7.00%
Retirement age	60 years	60 years
Mortality Rate During employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)
Mortality Rate After employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (1996-98)
Maximum gratuity payable per person	Unlimited	Unlimited
Compensated absences		
Discounting Rate	7.15%	7.60%
Retirement Age	60 years	60 years
Future Salary Rise	7.00%	7.00%
Mortality Table	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)
Withdrawal Rates	15.00%	13.00%
Post Retirement Medical Benefits and Pension Liability		
Expected Return on plan assets	N.A.	N.A.
Rate of discounting	N.A.	6.81%
Medical cost inflation	N.A.	7.00%
Rate of employee turnover	N.A.	13.00%
Mortality Rate During employment	N.A.	Indian Assured Lives Mortality (2006-08)
Mortality Rate After employment	N.A.	Indian Assured Lives Mortality (1996-98)
Long term service award scheme		
Discounting Rate	N.A.	7.60%
Retirement Age	N.A.	60 years
Mortality Table	N.A.	Indian Assured Lives Mortality (2006-08)
Attrition / Withdrawal rate (per annum)	N.A.	13.00%



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

34 Employee Benefits (Continued)

D Significant estimates: Actuarial assumptions and sensitivity (Continued)

Significant actuarial assumption for the determination of defined obligation are rate of discounting, rate of salary increase and rate of employee turnover. The sensitivity analysis below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

Particulars	Gratuity		PRMB		LTSA	
	31 March 2019	31 March 2018	31 March 2019	31 March 2018	31 March 2019	31 March 2018
Projected benefit obligation on current assumptions	6.79	8.99	-	0.42	-	0.64
Delta effect of +1% change in rate of discounting	(0.33)	(0.49)	-	(0.07)	-	(0.04)
Delta effect of -1% change in rate of discounting	0.36	0.54	-	0.08	-	0.05
Delta effect of +1% change in rate of salary increase	0.31	0.45	-	0.08	-	NA
Delta effect of -1% change in rate of salary increase	(0.29)	(0.42)	-	(0.07)	-	NA
Delta effect of +1% change in rate of employee turnover	(0.05)	0.03	-	(0.05)	-	(0.04)
Delta effect of -1% change in rate of employee turnover	0.01	(0.16)	-	0.05	-	0.06

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the Balance Sheet.



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)
for the year ended 31 March 2019

Currency in Indian Rupees

35 Related Party Transactions

As per Indian Accounting Standard on "Related Party Disclosures" (Ind AS-24) specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act") are as follows:

35.1 List of Related Parties and Relationships

Sr. No.	Related Party
	Holding Company
1	Tata Sons Private Limited
	Subsidiaries (including step down subsidiaries)
2	Concept Developers & Leasing Limited (formerly known as Concept Marketing and Advertising Limited)
3	Tata Value Homes Limited
4	Apex Realty Private Limited
5	Kriday Realty Private Limited
6	THDC Management Services Limited (formerly known as THDC Facility Management Limited)
7	Promont Hillside Private Limited
8	Ardent Properties Private Limited (upto 03.12.2017)
9	World-One Development Company Pte. Limited
10	World-One (Sri Lanka) Projects Pte. Limited
11	One Colombo Project (Private) Limited
12	Smart Value Homes (Doisar) Private Limited
13	HLT Residency Private Limited
14	North Bombay Real Estate Private Limited
15	Synegizers Sustainable Foundation
16	Technopolis Knowledge Park Limited
17	Princeton Infrastructure Private Limited (ceased to be a joint venture and is a subsidiary w.e.f. 15.03.2019)
	Joint Ventures (including step down Joint Ventures)
18	Ardent Properties Private Limited (w.e.f. 04.12.2017)
19	Arvind and Smart Value Homes LLP
20	Sohna City LLP
21	Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)
22	Promont Hilltop Private Limited
23	One Bangalore Luxury Projects L.P.
24	Kolkata-One Excelton Private Limited
25	Smart Value Homes (Peenya Project) Private Limited
26	Smart Value Homes (New Project) LLP
27	HL Promoters Private Limited
	Fellow Subsidiaries with whom transactions are entered
28	Infinite Retail Limited
29	Tata Consultancy Services Limited
30	Tata Realty and Infrastructure Limited
31	Ecofirst Services Limited
32	Tata Communications Limited (Ceased to be an associate and became a subsidiary w.e.f. 28.05.2018)
33	Tata Teleservices Limited (Ceased to be a joint venture and became a subsidiary w.e.f. 31.10.2017)
34	Tata Teleservices (Maharashtra) Limited (Ceased to be a joint venture and became a subsidiary w.e.f. 31.10.2017)
35	Tata AIG General Insurance Company Limited
	Associates of Parent Company with whom transactions are entered
36	Tata Coffee Limited
37	Volta Limited
38	Tata Business Support Services Limited (Ceased to be a subsidiary and is an associate w.e.f. 27.11.2017)
39	The Indian Hotels Company Limited
40	Trent Limited
41	Tata Global Beverages Limited
42	Titan Company Limited
	Joint Ventures of Parent Company with whom transactions are entered
43	Tata Sky Limited
	Employee Trusts where there is significant influence
44	Tata Housing Development Company Ltd - Employees Provident Fund
45	Tata Housing Development Company Ltd - Employees Group Super Annuity
46	Tata Housing Development Company Ltd - Employees Comprehensive Gratuity Trust
	Key Management Personnel, with whom transactions are entered
47	Bratin Banerjee - Managing Director and Chief Executive Officer (resigned on 7 February, 2018)
48	Sanjay Dutt - Managing Director and Chief Executive Officer (appointed w.e.f. 1 April, 2018)
49	Dileep Choksi
50	S.Santhakrishnan
	Sucheta Shah



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)
for the year ended 31 March 2019

Currency in Indian Rupees.

35.2 Transactions and balances with related parties:

1 Key Management Personnel

a. Transactions

Particulars	(₹ in crores)	
	31 March, 2019	31 March, 2018
Managing Director & CEO		
Sale of properties (based on percentage completion method)	-	0.59
Short-term benefits	-	1.62
Post-employment benefits (PF and Superannuation)	-	0.19
Others		
Directors Sitting Fees	0.26	0.43

The remuneration of managing director & CEO is determined by the remuneration committee having regard to the performance of the individual and the Group. The same excludes gratuity and compensated absence.

b. Outstanding Balances - Managing Director & CEO

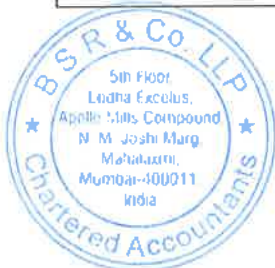
Particulars	(₹ in crores)	
	31 March, 2019	31 March, 2018
Liabilities		
Income received in advance (Unearned revenue)	-	0.05
Outstanding Payable - Other Payable	-	0.02
Outstanding Payable - Remuneration	-	0.04

2 Related Parties

The Group's material related party transactions and outstanding balances are with its joint-ventures with whom the Group routinely enters into transactions in the ordinary course of business.

a. Transactions

Particulars	(₹ in crores)	
	31 March, 2019	31 March, 2018
(1) EXPENSES		
Receiving of Services		
Holding Company	0.01	0.03
Purchase of Materials		
Subsidiaries	-	0.46
Fellow subsidiaries	-	0.02
Joint ventures	0.00	-
Fellow Joint ventures	0.01	-
Certification Fees		
Fellow subsidiaries	0.09	-
Insurance Premiums paid		
Fellow subsidiaries	4.50	3.51
Repairs and Maintenance - Others		
Fellow subsidiaries	1.76	2.26
Subsidiaries	0.78	-
Rent		
Subsidiaries	0.68	0.67
Fellow Associates	2.32	-
Brokerage		
Fellow subsidiaries	-	0.05
Forex Purchase		
Fellow subsidiaries	-	0.05
Administrative and Other Expenses		
Fellow subsidiaries	0.23	0.23
Fellow Associates	1.18	2.24
Contribution to Employee Benefit Plans		
Employee Trusts	3.67	4.08
Selling Expenses		
Fellow subsidiaries	0.10	-
Associates	0.25	-



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)
for the year ended 31 March 2019

Currency in Indian Rupees

35.2 Transactions and balances with related parties: (Continued)

2 Related Parties (Continued)

a. Transactions (Continued)

(₹ in crores)

Particulars	31 March, 2019	31 March, 2018
(II) INCOME		
Sale of Services		
Subsidiaries	-	0.58
Joint ventures	18.12	18.33
Sale of Branding Fee		
Joint ventures	2.47	-
Sale of Development Rights		
Joint ventures	0.83	-1.89
Sale of Materials		
Subsidiaries	-	1.96
Joint ventures	0.06	-
(III) REIMBURSEMENT TRANSACTIONS		
Expenses incurred on behalf of Related Party		
Holding Company	2.38	10.83
Subsidiaries	0.49	4.36
Joint ventures	2.34	3.42
Fellow Associates	0.03	-
Expenses incurred by Related Party on our behalf		
Subsidiaries	0.00	-
Fellow subsidiaries (reimbursement of remuneration of managing director)	6.05	-
Joint ventures	-	1.40
(IV) OTHER INCOME		
Interest Income on Loan and Inter Corporate Deposits		
Subsidiaries	62.03	64.94
Joint ventures	85.75	59.15
Fellow subsidiaries	0.21	-
Interest Income on Compulsorily Convertible Debentures		
Joint ventures	11.59	3.51
Interest Income on Capital Contribution LLP		
Joint ventures	7.12	4.65
Interest on Project Management Fees		
Joint ventures	2.59	2.08
Guarantee Commission		
Subsidiaries	1.30	3.51
Claim Received		
Fellow subsidiaries	0.12	0.05
Rent Received		
Fellow subsidiaries	0.25	-
Other Income		
Fellow Associates	0.03	-
(V) FINANCE COSTS		
Interest Expense on Inter Corporate Deposits		
Associates	7.55	3.07
(VI) INVESTMENTS AND GUARANTEES		
Investment made		
Subsidiaries	310.80	-
Joint ventures	44.43	28.05
Compulsary Convertible Debenture Made		
Joint Ventures	79.97	79.09
Guarantee Given		
Subsidiaries	-	480.00
Guarantee Expired		
Subsidiaries	-	256.36



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)
for the year ended 31 March 2019

Currency in Indian Rupees

35.2 Transactions and balances with related parties: (Continued)

2 Related Parties (Continued)

b. Outstanding Balances arising from sale/purchase of goods and services:

(₹ in crores)

Particulars	31 March, 2019	31 March, 2018
(A) ASSETS		
Purchase of Fixed Assets		
Fellow subsidiaries	0.48	-
Fellow Associates	0.80	-
Outstanding Receivables		
Holding Company	38.30	35.51
Subsidiaries	14.26	24.76
Fellow subsidiaries	-	0.17
Joint ventures	39.44	41.26
Interest accrued on Compulsorily Convertible Debentures		
Joint ventures	13.89	3.14
Interest accrued on Capital Contribution		
Joint ventures	16.30	9.89
Deposit		
Subsidiaries	0.30	0.30
Fellow Associates	1.80	-
Advances		
Subsidiaries	0.52	1.21
Fellow subsidiaries	0.05	-
Prepaid Expenses		
Fellow subsidiaries	2.33	1.51
(B) PAYABLES		
Outstanding Payable		
Holding Company	0.89	0.02
Subsidiaries	1.18	0.40
Fellow subsidiaries	6.72	0.45
Joint ventures	0.75	1.21
Fellow Associates	2.14	0.50
Employee Trusts	5.33	3.30
(C) PROVISIONS FOR DOUBTFUL LOANS		
Subsidiaries	102.57	61.18
Joint ventures	98.00	-
(D) GUARANTEES OUTSTANDING		
Guarantee Given Outstanding		
Subsidiaries	-	917.10

3 Loans to/from related party

(₹ in crores)

Particulars	31 March, 2019	31 March, 2018
Loans to subsidiaries		
Beginning of the year	607.05	1,054.28
Loan advanced	763.71	2,270.22
Loan repayment received	(590.37)	(2,636.61)
Subsidiary converted into Joint Venture	-	(36.12)
Joint Venture Converted into Subsidiary	102.84	-
Interest charged (net of TDS)	57.32	59.92
Interest received	(38.71)	(88.94)
Forex difference	2.30	4.30
End of the year	903.13	607.05
Loans to Joint ventures		
Beginning of the year	473.19	298.77
Loan advanced	250.46	432.27
Loan repayment received	(58.79)	(344.11)
Joint Venture Converted into Subsidiary	(102.84)	-
Subsidiary converted into Joint Venture	-	36.12
Interest charged (net of TDS)	76.80	53.24
Interest received	(2.68)	(3.10)
End of the year	638.13	473.19
Loans to Fellow subsidiaries		
Beginning of the year	-	-
Loan Given	140.00	-
Interest charged (net of TDS)	0.19	-
Loan repayments	-	-
End of the year	140.19	-
Loans from Fellow Associates		
Beginning of the year	50.00	50.00
Loan received	65.00	-
Loan repayments made	(50.00)	-
End of the year	65.00	50.00



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)
for the year ended 31 March 2019

Currency in Indian Rupees

35.2 Transactions and balances with related parties: (Continued)

4 Significant related party disclosures

Particulars	(₹ in crores)	
	31 March, 2019	31 March, 2018
Nature of Transaction		
Insurance premium paid		
Tata AIG General Insurance Company Limited	4.50	3.48
Repairs and Maintenance - Others		
Tata Consultancy Services Limited	1.76	2.26
Contribution to Employee Benefit Plans		
Tata Housing Development Company Ltd - Employees Provident Fund	1.55	2.17
Tata Housing Development Company Ltd - Employees Group Super Annuation	0.52	0.78
Tata Housing Development Company Ltd - Employees Comprehensive Gratuity Trust	1.60	1.13
Investment made in Compulsorily Convertible Debentures		
Ardent Properties Private Limited	79.99	79.99
Investment made in Limited Liability Partnership		
One Bangalore Luxury Project LLP	22.55	10.24
Sohna City LLP	21.88	17.81
Investment made in Shares		
Tata Value Homes limited	300.00	-
Loans and Advances given		
Promont Hillside Private Limited	35.06	50.10
Kriday Realty Private Limited	38.93	100.85
Promont Hilltop Private Limited	20.69	125.00
Princeton Infrastructure Private Limited	37.55	26.60
Tata Value Homes Limited	636.24	1,967.58
Sector 113 Gatevida Developers Private Limited	96.85	119.24
Ardent Properties Private Limited	-	67.57
World-One Development Company Pte. Limited	-	1.68
HLT Residency Private Limited	33.02	31.45
Smart Value home (Boisar) Private Limited	17.86	51.00
Kolkata-One Excelton Private Limited	93.03	11.43
Smart Value home (Peenya Project) Private Limited	3.94	150.00
Advances repaid		
Promont Hillside Private Limited	-	199.24
Kriday Realty Private Limited	35.00	155.00
Promont Hilltop Private Limited	5.00	123.00
Princeton Infrastructure Private Limited	1.50	-
Tata Value Homes Limited	555.37	1,992.40
Sector 113 Gatevida Developers Private Limited	-	71.11
Ardent Properties Private Limited	-	289.97
Smart Value home (Boisar) Private Limited	-	40.00
Smart Value home (Peenya Project) Private Limited	3.09	150.00



35.2 Transactions and balances with related parties: (Continued)

4 Significant related party disclosures (Continued)

(₹ in crores)

Particulars	31 March, 2019	31 March, 2018
Sale of services		
Ardent Properties Private Limited	8.28	10.10
Sector 113 Gatevida Developers Private Limited	4.68	5.44
Promont Hilltop Private Limited	0.83	1.99
Sale of Material		
Ardent Properties Private Limited	-	1.96
Interest Income		
Knday Realty Private Ltd	10.23	17.37
Sector 113 Gatevida Developers Pvt. Ltd. (Formerly known Lemon Tree Land And Developers Private Limited)	62.40	46.02
Princeton Infrastructure Pvt Ltd.	9.33	5.07
Promont Hillside Private limited	7.03	8.91
Kolkata Ono Excolton Pvt Ltd	8.49	4.62
Smart Value Homes (BOISAR) Pvt. Ltd.	1.45	0.44
Apex Realty Private Limited	10.10	10.10
World One Development Co.Pte Ltd	4.79	4.62
Promont Hilltop Pvt Ltd	1.90	3.12
Ardent Properties Private Limited	3.59	7.15
Smart Value Homes (Feenya Project) Pvt Ltd	0.05	0.33
Tata Value Homes limited	23.62	15.04
HLT Residency Pvt.Ltd.	4.29	1.32
Guarantee Given		
Promont Hillside Private limited	-	400.00
Issue of Equity Shares		
Tata Sons Ltd	1,299.09	500.00
Guarantee Expired		
Apex Realty Private Limited	-	66.36
Promont Hillside Private limited	-	200.00
Interest Expense on Inter Corporate Deposits		
Titan Co. Limited	3.90	3.07
TATA Global Beverages Limited	1.02	-
TATA Coffee Limited	2.63	-
Guarantee Commission		
One Colombo Project (Pvt.) Ltd.	1.38	1.29
Apex Realty Private Limited	-	2.22
Interest on Project Management Fees		
Promont Hilltop Pvt Ltd		2.08
Interest Income on Capital Contribution LLP		
Sohna City LLP	7.12	4.65
Interest Income on Compulsorily Convertible Debentures		
Ardent Properties Private Limited	11.59	3.51

Figures below ₹ 50,000 are denoted by "₹".



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

36 Provision for customer compensation and contingencies for customers claim

Provision is made for estimated compensation claims to be paid to customers in respect of delay in handing over possession of flats. These claims are expected to be settled in the next financial year. Management makes an estimate of the provision based on expected time left for delivery and taking into consideration past experiences.

(₹ in crores)

Particulars	Provision for customer compensation		Provision for Contingencies for customers claim	
	As at 31 March 2019	As at 31 March 2018	As at 31 March 2019	As at 31 March 2018
Provision outstanding as at the beginning of the year	3.44	11.08	1.47	-
Add: Additions to provisions	28.53	12.62	7.52	1.47
Less: Utilisation	27.78	20.26	-	-
Reversal (withdrawn as no longer required)	-	-	-	-
Provision outstanding as at the end of the year (expected to be incurred within a year)	4.19	3.44	8.99	1.47

37 Expenditure on Corporate Social Responsibility

(₹ in crores)

(a) Particulars	For the Year Ended 31 March 2019	For the Year Ended 31 March 2018
	Amount required to be spent as per Section 135 of the Act	-
Amount paid/spent during the year on:		
(i) Construction/acquisition of any asset	-	-
(ii) On purposes other than (i) above	0.01	0.56
Amount yet to be paid:		
(i) Construction/acquisition of any asset	-	-
(ii) On purposes other than (i) above	-	0.14
Total	0.01	0.70

(b) Details of related party transactions - Synergizers Sustainable Foundation (a Section 25 company incorporated under the Companies Act, 1956 controlled by the Company):

Contributions during the year ended 31 March, 2019: ₹ Nil (31 March 2018: ₹ 0.63 crores)

Payable as at 31 March, 2019 - ₹ Nil (as at 31 March 2018: ₹ 0.14 crores)

38 Micro, Small and Medium Enterprises

Based on the information available with the Company, the balance due to micro and small enterprises as defined under the Micro, Small and Medium Enterprises Development (MSMED) Act, 2006 is Rs. Nil (31 March, 2018: Rs. Nil) and no interest has been paid or is payable during the year under the terms of the MSMED Act, 2006. The information provided by the Company has been relied upon by the auditors.

(₹ in crores)

Particulars	As at 31 March 2019	As at 31 March 2018
	a. Amounts payable to suppliers under MSMED (suppliers) as on 31 March, 2018	
Principal	-	-
Interest due thereon	-	-
b. Payments made to suppliers beyond the appointed day during the year		
Principal	-	-
Interest due thereon	-	-
c. Amount of interest due and payable for delay in payment (which have been paid but beyond the appointed day during the year) but without adding the interest under MSMED	-	-
d. Amount of interest accrued and remaining unpaid as on 31 March, 2019	-	-
e. Amount of interest remaining due and payable to suppliers disallowable as deductible expenditure under Income Tax Act, 1961	-	-



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

39 The Value of Imports on CIF Basis:

Particulars	(₹ in crores)	
	For the Year Ended 31 March 2019	For the Year Ended 31 March 2018
Purchase of Construction Material	-	5.57
Total	-	5.57

40 During the year 1999-2000, the Company had contributed an amount of ₹ 0.62 crores towards development of premises occupied earlier, which were destroyed by fire. The said amount has been invested in mutual funds in terms of an agreement with co-owner of the building in which the said premises are located. The amount being utilised for development, pending which, this amount is deployed in Investment in units of Mutual Funds: ₹ 0.24 crores as at the year end (As at 31 March, 2018 ₹ 0.24 crores).

41 Ind AS 115 - Revenue from Contracts with Customers notified by the Ministry of Corporate Affairs (MCA) on 28 March 2018 is effective from accounting period beginning on or after 1 April 2018 and replaces Ind AS 18 the existing revenue recognition standard. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate residential projects. The Company's contracts with its customers did not meet the criteria for recognition of revenue over time as per Ind AS 115, accordingly, it has reversed the revenue recognised over a period of time and has recognised/will recognise revenue at a point in time.

The Company adopted Ind AS 115 using the modified retrospective method of adoption with the date of initial application of 1 April 2018. Under this method, the standard can be applied either to all contracts at the date of initial application or only to contracts that are not completed at this date. The Company elected to apply the standard to all contracts as at 1 April 2018.

The cumulative effect of initially applying Ind AS 115 is recognised at the date of initial application as an adjustment to the opening balance of retained earnings. Therefore, the comparative information was not restated and continues to be reported under Ind AS 11 and Ind AS 18.

The effect of adopting Ind AS 115 as at 1 April 2018 on the retained earnings was as follows:

Particulars	(₹ in crores)	
	Amount	Amount
Retained earnings as on 31 March 2018		88.16
Reversal of Sales	(1,330.63)	
Reversal of Cost of Sale	(777.01)	
		(553.62)
Deferred tax there on		193.31
Retained earnings as on 1 April 2018		(272.15)

Set out below, are the amounts by which each financial statement line item would have affected as at and for the year ended 31 March 2018 had Ind AS 115 adopted retrospectively. The adoption of Ind AS 115 did not have a material impact on operating, investing and financing cash flows.

Statement of profit and loss for the year ended 31 March 2018

Particulars	(₹ in crores)		
	Previous Ind AS	Ind AS 115	Increase/ (decrease)
INCOME			
Revenue from Operations	348.76	1,361.56	1,012.80
Other Income	184.36	184.36	-
Total Income	533.12	1,545.92	1,012.80
EXPENSES			
Cost of Sales	269.13	784.47	515.34
Employee Benefits Expense	63.00	63.00	-
Finance Costs	167.81	167.81	-
Depreciation and Amortisation Expense	6.24	6.24	-
Other Expenses	233.80	239.68	5.89
Total Expenses	739.98	1,261.20	521.23
(Loss) before tax	(206.86)	284.72	491.58
Tax expense	(67.62)	104.16	171.78
(Loss) for the year	(139.24)	180.56	319.80



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)
for the year ended 31 March 2019

Currency in Indian Rupees

Balance sheet as at 31 March 2018

Particulars	(₹ in crores)		
	Previous Ind AS	Ind AS 115	Increase / (decrease)
ASSETS			
Non-Current Assets			
Property, plant and equipment	8.99	8.99	-
Capital work-in-progress	0.01	0.01	-
Intangible assets	2.76	2.76	-
Financial assets	945.66	945.66	-
Income-tax assets (net)	55.00	55.00	-
Deferred tax assets (net)	-	193.31	193.31
Other non-current assets	119.30	106.36	(12.94)
Total Non-Current Assets	1,131.72	1,312.09	180.37
Current Assets			
Inventories	3,347.12	4,181.61	834.49
Financial assets	1,114.82	907.55	(207.27)
Other current assets	200.98	200.98	-
Total Current Assets	4,662.91	5,290.13	627.22
Total Assets	5,794.63	6,602.23	807.60
EQUITY AND LIABILITIES			
EQUITY			
Equity share capital	405.38	405.38	-
Other equity	1,106.98	746.67	(360.31)
Total Equity	1,512.36	1,152.05	(360.31)
LIABILITIES			
Non-Current Liabilities			
Financial liabilities	1,194.00	1,194.00	-
Provisions	0.96	0.96	-
Deferred tax liabilities (net)	34.12	34.12	-
Other non-current liabilities	-	204.55	204.55
Total Non-Current Liabilities	1,229.08	1,433.63	204.55
Current Liabilities			
Financial liabilities	2,596.62	2,596.62	-
Provisions	91.59	91.59	-
Other current liabilities	362.75	1,326.11	963.36
Current tax liabilities (net)	2.23	2.23	-
Total Current Liabilities	3,053.19	4,016.55	963.36
Total Liabilities	4,282.27	5,450.18	1,167.91
Total Equity and Liabilities	5,794.63	6,602.23	807.59



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued) for the year ended 31 March 2019

Currency in Indian Rupees

42 Loans and Investments under Section 186 of the Act

The details of loans, guarantees and investments under Section 186 of the Act read with the Companies (Meetings of Board and its Powers) Rules, 2014 are as follows :

A. Details of investments made by the Group as on 31 March, 2019 (including investments made in the previous year)

(₹ in crores)

Investment in equity shares			
Name of the entity	As at 31 March 2019	During the year	At 31 March 2018
Concept Developer & Leasing Limited	0.88	-	0.88
Tata Value Homes Limited	400.00	300.00	100.00
Apex Realty Private Limited	0.06	-	0.06
Ardent Properties Private Limited	40.90	-	40.90
Kriday Realty Private Limited	0.01	-	0.01
Promont Hillside Private Limited	0.01	-	0.01
Promont Hilltop Private Limited	44.44	-	44.44
Sector 113 Gatevida Developers Private Limited	0.01	-	0.01
World-One Development Company Pte. Limited	10.90	-	10.90
Kolkata-One Excelton Private Limited	0.01	-	0.01
Synergizers Sustainable Foundation	*	-	*
Princeton Infrastructure Private Limited	-	(21.22)	21.22
	497.22	278.78	218.44

(₹ in crores)

Investment in Preference Shares

Name of the entity	As at 31 March 2019	During the year	At 31 March 2018
Ormate Housing Private Limited	0.05	-	0.05

(₹ in crores)

Investment in Other Non-current investments

Name of the entity	As at 31 March 2019	During the year	At 31 March 2018
One Bangalore Luxury Projects LLP	165.37	22.55	142.82
Sohna City LLP	124.59	21.88	102.71
	289.96	44.43	245.53

(₹ in crores)

Investment in Compulsorily Convertible Debentures

Name of the entity	As at 31 March 2019	During the year	At 31 March 2018
Ardent Properties Private Limited	79.99	-	79.99

(ii) Investment in Mutual Fund units

(₹ in crores)

Name of the entity	As at 31 March 2019	During the year	At 31 March 2018
Birla Sun Life - Short Term Fund - Monthly Dividend - Regular Plan -Payout	0.24	-	0.24
	0.24	-	0.24



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

42 Loans and Investments under Section 186 of the Act (Continued)

B. Details of loans given by the Company are as follows :

(₹ in crores)

Name of the entity (refer note 1)	Rate of interest (p.a.)	As at 31 March 2019	Loan given during the year	Loan refunded during the year	At 31 March 2018
Standard Fams Private Limited	18%	18.24	0.49	8.51	26.26
Promont Hillside Private Limited	9%	86.66	35.06	-	51.60
Kriday Realty Private Limited	9%	137.45	38.93	35.00	133.52
Promont Hilltop Private Limited	12%	25.77	20.69	5.00	10.08
Princeton Infrastructure Private Limited	13%	90.43	37.55	1.50	54.38
Tata Value Homes Limited	9%	230.05	528.87	448.00	149.18
Sector 113 Gatevida Developers Private Limited	18%	294.14	96.85	-	197.29
Ardent Properties Private Limited	10%	35.85	-	-	35.85
Apex Realty Private Limited	12%	86.40	-	-	86.40
World-One Development Company Pte. Limited	9%	53.18	-	-	51.51
HLT Residency Private Limited	9%	64.47	33.02	-	31.45
Smart Value home (Boisar) Private Limited	9%	28.86	17.86	-	11.00
Kolkata-One Excelton Private Limited	12%	75.89	93.03	49.20	32.06
Smart Value home (Peenya Project) Private Limited	12%	0.85	3.01	2.16	-
Tata Realty & Infrastructure Limited	9%	140.00	140.00	-	-
		1,368.23	1,045.35	549.37	870.58

Note 1:

Purpose of utilization of loan given to the entities - General purpose loan

C. Details of Corporate Guarantee given by the Company are as follows

(₹ in crores)

Name of the entity	As at 31 March 2019	During the year	At 31 March 2018
One colombo Project Private Limited (US\$ 79.50 Mn)	551	-	517
Promont Hillside Private Limited	400	-	400
	951	-	917



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)

for the year ended 31 March 2019

Currency in Indian Rupees

43 Assets pledged as Security

The carrying amounts of financial and non-financial assets pledged as security for non-current and current borrowings are disclosed below:

Particulars	Refer Note	As at 31 March 2019	As at 31 March 2018
(A) Current			
Financial assets			
First charge			
Trade receivables	8(b)	48.25	129.31
Cash and cash equivalents	8(c)	25.18	20.87
Bank balances other than above	8(d)	-	7.50
Loans	8(e)	581.79	673.64
Other financial assets	8(f)	63.92	283.25
Non-financial assets			
First charge			
Inventories	7	3,656.21	3,347.12
Total current assets pledged as security		4,375.35	4,461.69
(B) Non-current			
Financial assets			
First charge			
Investments	4(a)	796.56	544.00
Loans	4(b)	935.49	383.34
Other financial assets	4(c)	4.12	18.32
Non financial assets			
Property, plant and equipment	3(a)	0.54	0.54
Total non-current assets pledged as security		1,736.71	946.20
Total assets pledged as security		6,112.06	5,407.89



Notes forming part of the financial statements (Continued)
for the year ended 31 March 2019

Currency in Indian Rupees

44 Expenditure in Foreign Currency (on accrual/remittance basis)

Particulars	₹ in crores	
	For the Year Ended 31 March 2019	For the Year Ended 31 March 2018
Professional Fees	0.02	0.46
Administrative Expenses	0.34	0.45
Selling Expenses	-	0.07
Salaries	0.96	0.77

45 Earnings in Foreign Currency (on remittances basis)

Particulars	₹ in crores	
	For the Year Ended 31 March 2019	For the Year Ended 31 March 2018
Sale of Properties	0.71	0.89
Project Management Fees and Marketing Charges	10.51	0.54
Interest on Loans and Deposits	32.20	4.62

46 Provision for foreseeable loss on inventory

Provision is made for estimated foreseeable loss on inventory. Management makes an estimate of the provision based on expected realisation from inventory taking into consideration past experiences.

Particulars	₹ in crores	
	As at 31 March, 2019	As at 31 March, 2018
Provision outstanding as at the beginning of the year	69.45	-
Add: Additions during the year	2.81	-
Less: Utilisation during the year	-	-
Reversal (withdrawn as no longer required)	-	-
Provision outstanding as at the end of the year	72.26	69.45

47 Previous year's figures have been reclassified wherever necessary to correspond with the current year's classification / disclosure.

The material re-classification done in the standalone financial statements is as below:

₹ in crores			
Type of reclassification	Nature of reporting line item	Amount	Remarks
Profit and Loss item	Sale of properties	3.87	Brokerage expenses has been reclassified from Revenue from Operations to other expenses
Profit and Loss item	Selling expenses	3.87	Brokerage expenses has been reclassified from Revenue from Operations to other expenses



Tata Housing Development Company Limited

Notes forming part of the financial statements (Continued)
for the year ended 31 March 2019

Currency in Indian Ruppes

- 48 No material events have occurred after the balance sheet date and upto the approval of the financial statements.
- 49 The financial statements were approved for issue by the board of directors on 8, May 2019.

In terms of our report attached.


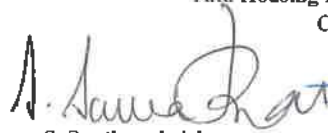
For **B S R & Co. LLP**
Chartered accountants
Firm's Registration No: 101248W/W-100022



Himanshu Chapsey
Partner
Membership No: 105731



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



S. Santhanakrishnan
Director
DIN No: 00032049

Sanjay Dutt
Managing Director
DIN No: 05251670



Ritesh Kamdar
Company Secretary
Membership No: A20154

Place: Mumbai
Date: 8 May 2019

Place: Mumbai
Date: 8 May 2019