

April 19, 2022

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

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

Dear Sir / Madam,

Sub: Outcome of Board Meeting

Pursuant to Regulations 51(2) and 52 read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e. April 19, 2022, have, *inter alia*, approved the Audited Financial Results of the Company for the quarter and year ended March 31, 2022.

Please find enclosed the following:

1. Audited Financial Results of the Company for the quarter and year ended March 31, 2022 along with Auditors Report issued by the Joint Statutory Auditors of the Company, M/s. CNK & Associates LLP, Chartered Accountants and M/s. T R Chadha & Co LLP, Chartered Accountants; and
2. Declaration by the Managing Director pursuant to Regulation 52(3)(a) of the SEBI Listing Regulations.

Further, please find enclosed the following:

1. Large Corporate Disclosures pursuant to Chapter XII of the Operational Circular No. SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021, as amended, issued by the Securities and Exchange Board of India, for March 31, 2022; and
2. Disclosure of related party transactions pursuant to Regulation 23(9) of the SEBI Listing Regulations for the year ended March 31, 2022.

Further, pursuant to Regulation 52(7) of SEBI Listing Regulations, we hereby confirm that issue proceeds of Non-Convertible Debentures issued by the Company have been utilised for the purpose for which these proceeds were raised.

We request you to take the above on record.

Thanking you,

Yours faithfully,

For Tata Capital Housing Finance Limited


Priyal Shah
Company Secretary

Encl: as above

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

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

TATA CAPITAL HOUSING FINANCE LIMITED

Corporate Identity Number U67190MH2008PLC187552

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

Tel 91 22 6606 9000 Toll Free 1800 209 6060 Web www.tatacapital.com customercare@tatacapital.com

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

Tata Capital Housing Finance Limited

Registered Office : 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013

Corporate Identity Number: U67190MH2008PLC187552

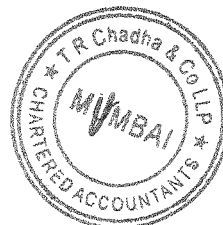
Website: www.tatacapital.com

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2022

(Rs. in lakh)

Particulars	Quarter ended			Year ended	
	March 31,	December 31,	March 31,	March 31,	March 31,
	2022	2021	2021	2022	2021
	(Audited) (Refer note 13)	(Unaudited)	(Audited) (Refer note 13)	(Audited)	(Audited)
1 Revenue from operations					
(i) Interest Income	73,635	68,203	66,067	2,72,251	2,82,021
(ii) Fees and commission Income	1,242	1,322	1,750	4,712	4,001
(iii) Net gain on fair value changes	829	739	802	2,492	3,564
(iv) Net gain on derecognition of financial instruments measured at amortised cost	-	87	-	87	-
2 Other income	2,554	1,883	1,301	6,148	2,328
3 Total Income (1+2)	78,260	72,234	69,920	2,85,690	2,91,914
4 Expenses					
(i) Finance costs	39,692	38,589	39,793	1,53,219	1,78,947
(ii) Impairment on financial instruments	(1,580)	3,032	7,728	16,301	35,682
(iii) Employee benefits expenses	5,844	5,079	3,894	19,144	13,056
(iv) Depreciation, amortisation and impairment	488	451	446	1,814	1,583
(v) Other expenses	6,606	5,070	5,766	19,178	14,847
Total expenses (4)	51,050	52,221	57,627	2,09,656	2,44,115
5 Profit before exceptional items and tax (3-4)	27,210	20,013	12,293	76,034	47,799
6 Exceptional Items	-	-	-	-	-
7 Profit before tax (5-6)	27,210	20,013	12,293	76,034	47,799
8 Tax expense					
(1) Current tax	6,151	4,945	2,019	19,336	14,014
(2) Deferred tax	591	134	1,201	(155)	(1,740)
Total tax expense	6,742	5,079	3,220	19,181	12,274
9 Profit for the period/year (7-8)	20,468	14,934	9,073	56,853	35,525
10 Other Comprehensive Income					
(i) Items that will be reclassified subsequently to statement of profit or loss					
(a) The effective portion of gains and loss on hedging instruments in a cash flow hedge reserve	179	283	63	415	(207)
(b) Income tax relating to effective portion of gain and loss on hedging instrument in a cash flow hedge	(45)	(71)	(16)	(104)	52
(ii) Items that will not be reclassified subsequently to statement of profit or loss					
(a) Remeasurement of defined employee benefit plans	56	(6)	(50)	52	289
(b) Income tax relating to items that will not be reclassified to profit or loss	(14)	2	12	(13)	(73)
Total Other Comprehensive Income (i+ii)	176	208	9	350	61
11 Total Comprehensive Income for the period/year (9+10) (Comprising Profit and Other Comprehensive Income for the period/year)	20,644	15,142	9,082	57,203	35,586
12 Earnings per equity share (Face value : Rs. 10 per share):					
(1) Basic (Rs.)*	3.74	2.73	1.66	10.38	6.49
(2) Diluted (Rs.)*	3.74	2.73	1.66	10.38	6.49
13 Debt equity ratio (No.of Times)	7.80	7.39	7.89	7.80	7.89
14 Debt service coverage ratio	N.A.	N.A.	N.A.	N.A.	N.A.
15 Interest service coverage ratio	N.A.	N.A.	N.A.	N.A.	N.A.
16 Outstanding redeemable preference shares (Nos. in Lakhs)	-	-	-	-	-
17 Outstanding redeemable preference shares (Values)	-	-	-	-	-
18 Capital redemption reserve/debenture redemption reserve	-	-	-	-	-
19 Net worth (Note 10)	3,48,933	3,32,688	2,99,803	3,48,933	2,99,803
20 Current ratio	N.A.	N.A.	N.A.	N.A.	N.A.
21 Long term debt to working capital	N.A.	N.A.	N.A.	N.A.	N.A.
22 Bad debts to account receivable ratio	N.A.	N.A.	N.A.	N.A.	N.A.
23 Current liability ratio	N.A.	N.A.	N.A.	N.A.	N.A.
24 Total debts to total assets (%)	87.11	86.84	87.55	87.11	87.55
25 Debtors turnover ratio	N.A.	N.A.	N.A.	N.A.	N.A.
26 Inventory turnover	N.A.	N.A.	N.A.	N.A.	N.A.
27 Operating margin (%)	N.A.	N.A.	N.A.	N.A.	N.A.
28 Net profit margin (%)	27.04	21.23	13.22	20.34	12.27
29 Gross Non Performing Assets % ("GNPA")	1.60	1.98	2.14	1.60	2.14
30 Net Non Performing Assets % ("NNPA")	0.73	1.11	0.96	0.73	0.96
31 Provision Coverage Ratio % ("PCR")	54.71	44.18	55.64	54.71	55.64
32 Asset Cover (No. of Times)	1.40	1.35	1.34	1.40	1.34

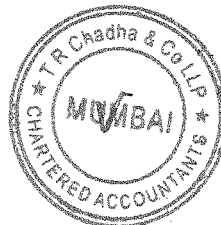
* (Not annualised for quarter ended March 31, 2022, December 31, 2021 and March 31, 2021)



Notes: -

1 Statement of assets and liabilities as at March 31, 2022

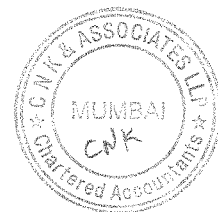
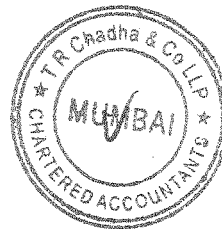
Particulars	As at	As at
	March 31, 2022	March 31, 2021
	(Audited)	(Audited)
ASSETS		
(1) Financial assets		
(a) Cash and cash equivalents	70,526	56,829
(b) Bank balances other than (a) above	47	32
(c) Derivative financial instruments	-	16
(d) Receivables		
(i) Trade receivables	1,626	544
(ii) Other receivables	-	-
(e) Loans	28,49,575	24,69,453
(f) Investments	1,78,616	1,50,476
(g) Other financial assets	399	418
Total Financial assets	31,00,789	26,77,768
(2) Non-Financial assets		
(a) Current tax assets (Net)	442	85
(b) Deferred tax assets (Net)	14,970	14,919
(c) Investment Property	348	359
(d) Property, plant and equipment	2,187	1,548
(e) Capital work-in-progress	352	-
(f) Intangible assets under development	56	121
(g) Other intangible assets	602	643
(h) Right of use assets	3,625	2,949
(i) Other non-financial assets	1,297	1,792
Total Non-Financial assets	23,879	22,416
Total Assets	31,24,668	27,00,184
LIABILITIES AND EQUITY		
LIABILITIES		
(1) Financial liabilities		
(a) Derivative financial instruments	1,143	1,396
(b) Payables		
(i) Trade payables		
- Total outstanding dues of micro enterprises and small enterprises	118	28
- Total outstanding dues of creditors other than micro enterprises and small enterprises	10,062	9,576
(ii) Other payables		
- Total outstanding dues of micro enterprises and small enterprises	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises	-	-
(c) Debt Securities	12,37,868	8,04,244
(d) Borrowings (Other than debt securities)	13,78,404	14,65,365
(e) Subordinated liabilities	1,05,490	78,538
(f) Lease Liabilities	4,041	3,349
(g) Other financial liabilities	20,538	19,258
Total Financial liabilities	27,57,664	23,81,754
(2) Non-Financial liabilities		
(a) Current tax liabilities (Net)	4,643	5,752
(b) Provisions	2,834	2,516
(c) Other non-financial liabilities	2,846	2,258
Total Non-Financial liabilities	10,323	10,526
(3) Equity		
(a) Equity share capital	54,756	54,756
(b) Other equity	3,01,925	2,53,148
Total equity	3,56,681	3,07,904
Total Liabilities and Equity	31,24,668	27,00,184



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2 Statement of cash flow for the year ended March 31, 2022

Particulars	For the year ended March 31, 2022 (Audited)	For the year ended March 31, 2021 (Audited)
1 CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	76,034	47,799
Adjustments for :		
Depreciation and amortisation	1,814	1,583
Net loss on derecognition of property, plant and equipment	4	18
Net gain/loss on modification/derecognition of Right of use assets	(99)	(16)
Assets written off	-	33
Interest expenses	1,53,219	1,78,947
Interest income	(2,72,251)	(2,82,021)
Net gain on fair value changes	(2,492)	(3,564)
Net gain on derecognition of investments measured at amortised cost	(87)	-
Remeasurement of defined employee benefit plans through OCI	52	289
Share based payments- Equity-settled	225	178
Provision for leave encashment	(11)	(37)
Impairment loss allowance on financial instruments	16,301	35,682
	(27,291)	(21,109)
Adjustments for :		
(Increase) in trade receivables	(1,082)	(178)
(Increase) / Decrease in Loans	(3,84,215)	1,80,552
(Increase) / Decrease in - Other financial asset	(28)	44
Decrease / (Increase) in - Other non-financial assets	485	(953)
Increase in Trade payables	576	1,094
Increase in Other financial liabilities	2,196	11,411
Decrease in Provisions	-	(84)
Increase in Other non-financial liabilities	588	523
Cash (used in) / generated from operations before adjustments for interest received and interest paid	(4,08,772)	1,71,300
Interest paid	(1,40,141)	(1,69,222)
Interest received	2,61,122	2,83,441
Cash (used in) / generated from operations	(2,87,791)	2,85,518
Taxes paid (net off refunds)	(20,815)	(10,660)
Net Cash (Used In) / Generated From Operating Activities (A)	(3,08,606)	2,74,858
2 CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment (including capital advances)	(1,768)	(581)
Proceeds from sale of property, plant & equipment	54	5
Purchase of mutual fund units	(49,54,452)	(38,82,735)
Proceeds from redemption of mutual fund units	49,56,924	37,36,275
Proceeds from other investments	(53,785)	-
Proceeds from sale of other investments	25,000	-
Net Purchase of Fixed deposits with banks having maturity exceeding 3 month	(8)	(2)
Net Cash Used In Investing Activities (B)	(28,035)	(1,47,038)
3 CASH FLOW FROM FINANCING ACTIVITIES		
Payment of ancillary borrowing cost	(203)	(510)
Interim dividend paid on Equity	(8,651)	(5,038)
Proceeds from Borrowings (Other than debt securities)	11,82,799	9,32,478
Proceeds from Debt Securities	7,89,304	4,88,873
Proceeds from Subordinated Liabilities	32,100	5,000
Repayment of Borrowings (Other than debt securities)	(12,72,084)	(10,39,277)
Repayment of Debt Securities	(3,65,814)	(6,19,064)
Repayment of Lease Liabilities	(1,094)	(1,014)
Net Cash Generated From / (Used In) Financing Activities (C)	3,50,338	(2,38,552)
Net Increase / (Decrease) In Cash And Cash Equivalents (A+B+C)	13,697	(1,10,732)
Cash And Cash Equivalents As At The Beginning Of The Year	56,829	1,67,561
Cash And Cash Equivalents As At The End Of The Year	70,526	56,829
Reconciliation of cash and cash equivalents as above with cash and bank balances		
Cash and Cash equivalents at the end of the year as per above	70,526	56,829
Add : Restricted Cash	5	-
Add: Fixed deposits with original maturity over 3 months	42	32
Cash and cash equivalents and other bank balances as at the end of the year	70,573	56,861



- 3 The above results have been reviewed by the Audit Committee and have been approved and taken on record by the Board of Directors at their respective meetings held on April 19, 2022. The financial results for the quarter and year ended March 31, 2022 have been subjected to an audit by the joint statutory auditors (CNK & Associates LLP, Chartered Accountants and T R Chadha & Co LLP, Chartered Accountants) of the Company. The report thereon is unmodified. The financial results for the quarter and year ended March 31, 2021 were audited by B S R & Co. LLP, Chartered Accountants.
- 4 The financial results have been prepared in accordance with and comply in all material aspects with Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and other relevant provisions of the Act. The annual financial statements, used to prepare the financial results, are based on the notified Schedule III of the Act, as amended from time to time, for Non-Banking Financial Companies that are required to comply with Ind AS.
- 5 The Company is regulated by the Reserve Bank of India ("RBI") and supervised by the National Housing Bank ("NHB"). The RBI / NHB periodically issues/amends directions, regulations and/or guidelines (collectively "Regulatory Framework") covering various aspects of the operation of the Company, including those relating to accounting for certain types of transactions. The Regulatory Framework contains specific instructions that need to be followed by the Company in preparing its financial statements. The financial results for the current and previous periods may need to undergo changes in measurement and / or presentation upon receipt of clarifications on the Regulatory Framework or changes thereto.
- 6 The impact of COVID-19 on the Company's performance will depend on the ongoing as well as future developments, including, among other things, any new information concerning the COVID-19 pandemic and any measure to contain its spread or mitigate its impact, whether mandated by the Government or adopted by us.
- 7 The Company is engaged in the business of Housing Finance and hence there is only one "business segment".
- 8 The Board of Directors vide a resolution passed by circulation on September 16, 2021 and March 04, 2022 have declared and approved an interim equity dividend of Rs. 0.91 and Rs. 0.67 per equity share respectively and the dividend has been paid to the shareholders in the same period.
- 9 **Details of resolution plan implemented under the Resolution Framework for COVID - 19-related Stress as per RBI circular dated August 06, 2020 (Resolution Framework 1.0) and May 05, 2021 (Resolution Framework 2.0), as at March 31, 2022 are given below:**

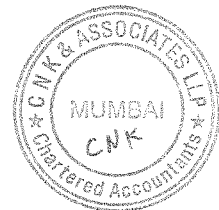
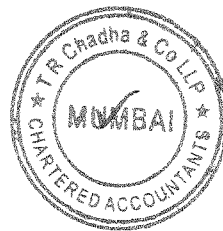
(Rs. in lakh)

Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year i.e September 30, 2021 (A)#	Of (A), aggregate debt that slipped into NPA during the half-year ended March 31, 2022	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year i.e March 31, 2022#^
Personal Loans	1,43,580	5,287	-	7,205	1,39,341
Corporate persons*	4,704	31	-	803	4,204
Of which MSMEs	-	-	-	-	-
Others	4,507	35	115	45	4,650
Total	1,52,791	5,353	115	8,053	1,48,195

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

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

^ includes restructuring done in respect of requests received as of September 30, 2021 processed subsequently and additions due to interest capitalisation.



10 Net worth includes equity share capital plus other equity less deferred revenue expenditure.

11 **Details of loans transferred / acquired during the quarter ended March 31, 2022 under the RBI Master Direction on Transfer of Loan Exposures dated September 24, 2021 are given below:**

- (i) The Company has not transferred any non-performing assets (NPAs).
(ii) The Company has not transferred any Special Mention Account (SMA) and loan not in default.
(iii) Details of loans not in default acquired through assignment are given below:

Particulars	Value
Aggregate amount of loans acquired (in lakhs)	7,073
Weighted average residual maturity (in years)	13.11
Weighted average holding period by originator (in years)	3.68
Retention of beneficial economic interest by the originator	10%
Tangible security coverage	100%

The loans acquired are not rated as these are to non-corporate borrowers.

(iv) The Company has not acquired any stressed loan.

12 The Company has implemented the requirements pertaining to day-end-processing and allied matters vide RBI circular dated November 12, 2021. Accordingly, Gross Non Performing Assets ("GNPA") as at March 31, 2022 is 1.60% (If the Company had availed relaxation thereof referred to RBI circular dated February 15, 2022, the GNPA would have been 1.34%).

13 The figures of the last quarter in each of the financial years are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto the end of the third quarter of the respective financial year.

14 Information as required pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015: Formulae for Computation of Ratios are as follows:

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

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

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

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

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

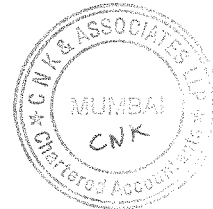
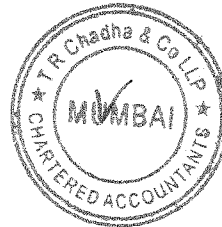
(vi) Provision Coverage Ratio ("PCR") (%) = Impairment loss allowance for Stage III / Gross Stage III Loans.

For Tata Capital Housing Finance Limited



Anil Kaul
Managing Director
(DIN No. : 00644761)

Mumbai
19 April 2022



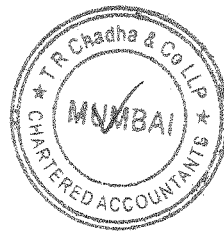
Annexure 1

Additional Information

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

b) Privately Placed Non-Convertible Debentures are secured by pari passu charge on specified class of assets i.e. receivables and book debts arising out of Secured/Unsecured loans, investments in nature of credit substitutes, mutual funds G-Sec, T-bills, lease and hire purchase receivables, Trade advances & bill discounting facility extended to borrower and sundry debtors and other current assets of the Company. Public issue of Non-Convertible Debentures are secured by way of a first ranking pari passu charge by way of mortgage over our Company's specific immovable property and any of the identified receivables, both present and future, in connection with business of the company, monies, cash flows and proceeds accruing to the company of any nature or arising out of said receivables.

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



CNK & Associates LLP

Chartered Accountants

Narain Chambers, 5th Floor

M.G. Road

Vile Parle East

Mumbai-400057

Tel: 022-62507600

T R Chadha & Co LLP

Chartered Accountants

502, Marathon Icon,

Off. Ganpatrao Kadam Marg

Opp. Peninsula Corporate Park

Lower Parel, Mumbai – 400 013

Tel.: 022-49669000

Independent Auditor's Report

To

The Board of Directors of

Tata Capital Housing Finance Limited

Report on the Audit of the Financial Results

1. Opinion

We have audited the accompanying financial results of Tata Capital Housing Finance Limited (the "Company") for the quarter ended March 31, 2022 and the year-to-date results for the period from April 1, 2021 to March 31, 2022 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Statement:

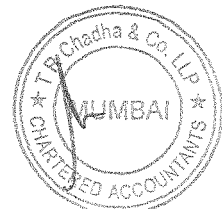
- i. are presented in accordance with the requirements of regulation 52 of the Listing Regulations; and
- ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable India accounting standards ("Ind AS"), RBI guidelines and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information for the quarter ended March 31, 2022 and the year to date results for the period from April 1, 2021 to March 31, 2022.

2. Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of Financial Results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial results, 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.

3. Management's and Board of Directors' Responsibility for the Financial Results

This Statement which is the responsibility of the Company's management and approved by the Board of Directors, has been compiled from the annual audited financial statements. The



Company's Management and Board of Directors are responsible for the preparation and presentation of the Statement that gives a true and fair view of the Net Profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" specified under section 133 of the Act, the circulars, guidelines and directions issued by the Reserve Bank of India (RBI) from time to time ("RBI Guidelines") and other accounting principles generally accepted in India and in compliance with regulation 52 of the Listing Regulations. 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 are operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the statement, the 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 the Board of Directors either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

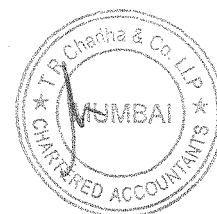
The Board of Directors are also responsible for overseeing the company's financial reporting process.

4. Auditor's Responsibilities for the Audit of the Financial Results

Our objectives are to obtain reasonable assurance about whether the statement as a whole is 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 the statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, under section 143(3)(i) of the Act we are also responsible for expressing our opinion through a separate report on the complete set of financial statements on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the 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 statement 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 statement, including the disclosures, and whether the statement 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.

5. Other Matters

Attention is drawn to the fact that the audited financial results of the Company for the quarter and year ended March 31, 2021 were audited by the predecessor firm of statutory auditor whose report dated April 19, 2021, expressed an unmodified opinion on those audited financial results and the financial statements. Our opinion is not modified in respect of these matters.

The statement includes the result for the quarter ended March 31, 2022, being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures upto the third quarter of the current financial year which were subject to limited review by us.

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



Himanshu Kishnadwala
Partner
Membership No. 037391
UDIN: 22037391A M I H X C 6 7 9 0
Place: Mumbai
Date: April 19, 2022

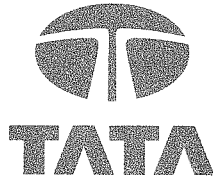


For **T R Chadha & Co LLP**
Chartered Accountants
ICAI Firm Registration No.
006711N/N500028



Vikas Kumar
Partner
Membership No. 075363
UDIN: 22075363A N S F B N 5 7 1
Place: Mumbai
Date: April 19, 2022





April 19, 2022

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

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

Dear Sir / Madam,

Sub: Declaration pursuant to Regulation 52(3)(a) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”)

Pursuant to Regulation 52(3)(a) of the SEBI Listing Regulations, I, Anil Kaul, Managing Director of Tata Capital Housing Finance Limited (CIN: U67190MH2008PLC187552) having its Registered Office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013, do hereby declare that, the Joint Statutory Auditors of the Company, M/s. CNK & Associates LLP, Chartered Accountants (ICAI Firm Registration No. 101961WW100036) and M/s. T R Chadha & Co LLP, Chartered Accountants (ICAI Firm Registration No. 006711N/N500028), have issued an Audit Report with an unmodified opinion on the Audited Financial Results of the Company for the year ended March 31, 2022.

Kindly take this declaration on your records.

Yours faithfully,

For Tata Capital Housing Finance Limited

Anil Kaul
Managing Director

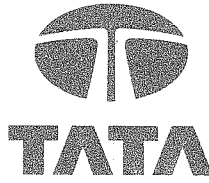
TATA CAPITAL HOUSING FINANCE LIMITED

Corporate Identity Number U67190MH2008PLC187552

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

Tel 91 22 6606 9000 Toll Free 1800 209 6060 Web www.tatacapital.com customercare@tatacapital.com

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



Annexure A

Initial Disclosure to be made by an entity identified as a Large Corporate
(To be submitted to the Stock Exchange(s) within 30 days from the beginning of the FY)

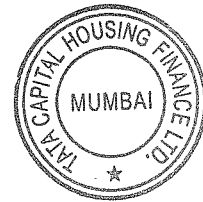
Sr. No.	Particulars	Details
1	Name of the Company	Tata Capital Housing Finance Limited
2	CIN	U67190MH2008PLC187552
3	Outstanding borrowing of Company as on March 31, 2022 as applicable (in Rs. lakhs)	27,21,762
4	Highest Credit Rating during the previous FY along with name of the Credit Rating Agency	Refer Annexure I attached herewith
5	Name of Stock Exchange in which the fine shall be paid, in case of shortfall in the required borrowing under the framework	National Stock Exchange of India Limited

We confirm that we are a Large Corporate as per the applicability criteria given under Chapter XII of SEBI Operational circular dated August 10, 2021.

(Signature)
Name: Priyal Shah
Designation: Company Secretary
Contact: 022 6606 9000

(Signature)
Name: Mahadeo Raikar
Designation: Chief Financial Officer
Contact: 022 6606 9000

Date: April 19, 2022



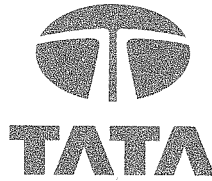
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Annexure I

Tata Capital Housing Finance Limited

Details of Rating

Name of the Rating Agency	ICRA Limited (ICRA), CRISIL Ratings Limited (CRISIL) and India Ratings and Research Private Limited (IND)
Rating of Commercial Paper Rating	ICRA A1+ and CRISIL A1+
Rating of Debentures	Secured Non-Convertible Debentures CRISIL AAA /Stable and ICRA AAA (Stable) Secured Non-Convertible Debentures – Market linked Debentures CRISIL PP-MLD AA/r/Stable Unsecured Sub Debt Tier II Debentures CRISIL AAA /Stable and ICRA AAA (Stable) Secured Non-Convertible Debentures - Public CRISIL AAA /Stable, ICRA AAA (Stable) and IND AAA/ Stable
Rating of Bank Loans	Long Term Bank Loans CRISIL AAA/ Stable and IND AAA/Stable



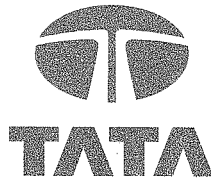
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Corporate Identity Number U67190MH2008PLC187552

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

**Annexure B2****Annual disclosure to be made by an entity identified as a Large Corporate
(To be submitted to the stock exchange(s) within 45 days of the end of the FY)**

1. Name of the Company: Tata Capital Housing Finance Limited
2. CIN: U67190MH2008PLC187552
3. Report filed for FY: 2021-22
4. Details of the current block : 2021-22 / 2022-23

(Rs. In lakhs)

Sl. No.	Particulars	Details
1	2-year block period (specify financial years)	FY 2022 and FY 2023
2	Incremental borrowing done in FY 2022 (a)	9,68,439
3	Mandatory borrowing to be done through debt securities in FY 2022 (b) = (25% of a)	2,42,110
4	Actual borrowing done through debt securities in FY 2022 (c)	3,94,900
5	Shortfall in the borrowing through debt securities, if any, for FY 2021 carried forward to FY 2022. (d)	Not Applicable
6	Quantum of (d), which has been met from (c) (e)	Nil
7	Shortfall, if any, in the mandatory borrowing through debt securities for FY 2022 {after adjusting for any shortfall in borrowing for FY 2021 which was carried forward to FY 2022} (f) = (b) - [(c) - (e)] {If the calculated value is zero or negative, write "nil"}	Nil

5. Details of penalty to be paid, if any, in respect to previous block:

Sl. No.	Particulars	Details
1	2-year block period (specify financial years)	FY 2021 and FY 2022
2	Amount of fine to be paid for the block, if applicable Fine = 0.2% of {(d)-(e)}	Nil


(Signature)
Name: Priyanshu Shah
Designation: Company Secretary
Contact: 022 6606 9000


(Signature)
Name: Mahadeo Raikar
Designation: Chief Financial Officer
Contact: 022 6606 9000

Date: April 19, 2022

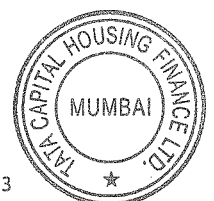
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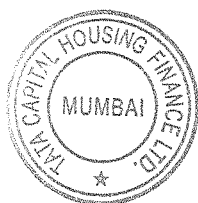
Tata Capital Housing Finance Limited

Related party transactions

for the year ended March 31, 2022

(Rs. in lakh)

Sr. No.	Party Name	Nature of transaction	2021-22	2020-21
1	Tata Sons Private Limited (formerly Tata Sons Limited)	Expenses		
		BEBP Expenses	790	790
		Training Expenses *	-	0
		Consultancy charges	-	3
		Liabilities		
		Balance payable	790	790
2	Tata Capital Limited (Holding Company)	Expenses		
		ICD Interest	581	784
		Service provider charges	1,117	802
		Dividend paid on Preference Shares	8,651	5,038
		Insurance expenses	2	-
		Other transactions		
		Inter-Corporate Deposit received	2,92,696	1,23,840
		Inter-Corporate Deposit repaid	2,95,586	1,20,950
		Liabilities		
		Balance payable	215	198
		Inter-Corporate Deposit Payable	-	2,890
Accrued Interest on ICD Outstanding Payable	-	20		
3	Tata Capital Financial Services Limited	Income		
		Rent recovery	85	79
		Guest House Recovery*	2	0
		Reimbursement of valuation expenses	80	-
		Expenses		
		Rent expenses	700	956
		Guest house expenses	6	5
		Referral Fees	15	14
		Employee Commission	33	35
		Other transactions		
		Transfer of loans and processing fees	-	6,090
		Purchase of Fixed Assets	22	-
		Sale of Fixed Asset*	0	0
Liabilities				
Balance payable (Net)	58	453		
4	Conneqt Business Solutions Limited (ceased to be an associate w.e.f. 16.04.2021)	Expenses		
		Outsourcing Expenses	-	2,227
		Liabilities		
		Balance payable	-	399
5	Tata Consultancy Services Limited	Expenses		
		Information technology expenses	2,819	1,854
		Other transactions		
		Purchase of Fixed Assets	21	35
		Liabilities		
		Balance payable	1,384	554
6	Tata AIA Life Insurance Company Limited	Expenses		
		Insurance Expense for Employees	52	30
		Other transactions		
		Advance given	86	42
7	Tata AIG General Insurance Company Limited	Expenses		
		Insurance expenses	15	6
		Interest expenses on Secured NCDs	242	243
		Interest expenses on Public NCDs	397	397
		Other transactions		
		Advance given	4	5



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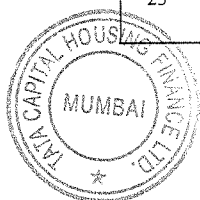
Tata Capital Housing Finance Limited

Related party transactions

for the year ended March 31, 2022

(Rs. in lakh)

Sr. No.	Party Name	Nature of transaction	2021-22	2020-21
8	Tata Teleservices Limited	Expenses Telephone Expenses	2	3
9	Tata Teleservices Maharashtra Limited	Expenses Telephone Expenses Other transactions Advance given*	3 -	4 0
10	Tata Communications Limited	Expenses Information technology expenses	39	21
11	Titan Company Ltd	Expenses Staff welfare	-	2
12	Voltas Limited	Expenses Repair & Maintenance Other transactions Purchase of Fixed Assets	4 15	5 2
13	Tata Capital Limited Employees Provident Fund Trust	Expenses Contribution to Provident Fund Other transactions Employees Contribution to Provident Fund	441 689	346 546
14	Tata Capital Limited Superannuation Scheme	Expenses Contribution to Superannuation	10	11
15	Trent Limited	Other transactions Advance given	-	2
16	Tata Securities Limited	Income Rent income Expenses Referral Fees DP Cost Liabilities Balance payable	12 1 8 8	2 1 1
17	Tata Communications Payment Solutions Limited	Expenses Staff welfare*	-	0
18	TATA Technologies Limited	Expenses Information technology expenses	86	49
19	The Indian Hotels Company Limited	Expenses Staff welfare Training Expenses	1 1	1 -
20	PIEM Hotel Limited	Expenses Staff welfare	3	-
21	ROOTS Corporation Ltd	Expenses Staff welfare*	0	-
22	Tata Digital Private Limited	Income Interest Income on Loan Other Transactions Disbursement of Loan Repayment of Loan	841 25,000 25,000	- - -
23	TATA Medical And Diagnostics Limited	Expenses Safety Initiatives*	0	-



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Tata Capital Housing Finance Limited

Related party transactions

for the year ended March 31, 2022

(Rs. in lakh)

Sr. No.	Party Name	Nature of transaction	2021-22	2020-21
24	United Hotel Limited	Expenses Staff Welfare	1	-
25	Key Management	Remuneration to KMP		
		Short Term Employee Benefits	559	401
		Post Employment Benefits	18	15
		Termination Benefits	6	-
		- Share based payments (No. of Shares) ^		
		(i) Options granted till date	25,80,406	19,21,420
		(ii) Options exercised till date	56,420	51,420
		Director sitting fees	31	31
		- Director commission	30	49
		Interest income against home loans	-	4
		Repayment received against home loans	-	123

*Less than Rs.50,000/-

^ESOP has been granted by Tata Capital Limited (Holdings Company).

All transactions with these related parties are priced at arm's length and are in the ordinary course of business.



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