



October 19, 2021

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

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

Dear Sir / Madam,

**Sub.: (i) Outcome of the Board Meeting**

**(ii) Disclosure under Regulation 23(9) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015 (“Listing Regulations”)**

Pursuant to Regulations 51(2) and 52 read with Part B of Schedule III of the Listing Regulations, we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e. October 19, 2021, have, *inter alia*, considered and approved the Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2021. Copy of the said Financial Results together with Limited Review Report issued by B S R & Co. LLP, Statutory Auditors of the Company, is enclosed herewith.

Further, pursuant to Regulation 23(9) of the Listing Regulations, please find enclosed, disclosure of related party transactions for the half year ended September 30, 2021.

You are requested to take the same on record.

Thanking you,

Yours faithfully,

**For Tata Capital Housing Finance Limited**

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

Encl: as above

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

CC: Vistra ITLC (India) Limited  
The IL&FS Financial Centre  
Plot No. C-22, G Block, 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](http://www.tatacapital.com) [customer@tatacapital.com](mailto:customer@tatacapital.com)

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

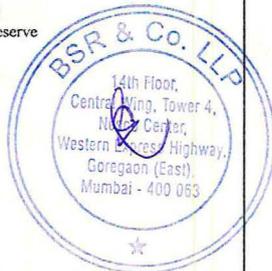
# Tata Capital Housing Finance Limited

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

## STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2021

(Rs. in lakh)

Particulars	Quarter ended			Half year ended		Year ended
	September 30,	June 30,	September 30,	September 30,	September 30,	March 31,
	2021	2021	2020	2021	2020	2021
	(Unaudited) (Refer note 15)	(Unaudited)	(Unaudited) (Refer note 15)	(Unaudited)	(Audited)	(Audited)
<b>1 Revenue from operations</b>						
(i) Interest Income	65,893	64,520	73,139	1,30,413	1,46,190	2,82,021
(ii) Fees and commission Income	1,314	834	748	2,148	956	4,001
(iii) Net gain on fair value changes	392	532	748	924	1,779	3,564
<b>2 Other income</b>	1,301	410	241	1,711	457	2,328
<b>3 Total Income (1+2)</b>	<b>68,900</b>	<b>66,296</b>	<b>74,876</b>	<b>1,35,196</b>	<b>1,49,382</b>	<b>2,91,914</b>
<b>4 Expenses</b>						
(i) Finance costs	36,692	38,246	46,459	74,938	95,558	1,78,947
(ii) Impairment on financial instruments	(1,552)	16,401	11,797	14,849	18,763	35,682
(iii) Employee benefits expense	4,632	3,589	2,549	8,221	5,872	13,056
(iv) Depreciation, amortisation expense and impairment	471	404	375	875	759	1,583
(v) Other expenses	3,859	3,644	2,775	7,503	5,718	14,847
<b>Total expenses (4)</b>	<b>44,102</b>	<b>62,284</b>	<b>63,955</b>	<b>1,06,386</b>	<b>1,26,670</b>	<b>2,44,115</b>
<b>5 Profit before exceptional items and tax (3-4)</b>	<b>24,798</b>	<b>4,012</b>	<b>10,921</b>	<b>28,810</b>	<b>22,712</b>	<b>47,799</b>
<b>6 Exceptional Items</b>	-	-	-	-	-	-
<b>7 Profit before tax (5-6)</b>	<b>24,798</b>	<b>4,012</b>	<b>10,921</b>	<b>28,810</b>	<b>22,712</b>	<b>47,799</b>
<b>8 Tax expense</b>						
(1) Current tax	6,858	1,382	3,097	8,240	7,489	14,014
(2) Deferred tax	(535)	(345)	(332)	(880)	(1,723)	(1,740)
<b>Net tax expense</b>	<b>6,323</b>	<b>1,037</b>	<b>2,765</b>	<b>7,360</b>	<b>5,766</b>	<b>12,274</b>
<b>9 Profit from continuing operations (7-8)</b>	<b>18,475</b>	<b>2,975</b>	<b>8,156</b>	<b>21,450</b>	<b>16,946</b>	<b>35,525</b>
<b>10 Profit from discontinued operations before tax</b>	-	-	-	-	-	-
<b>11 Tax expense of discontinued operations</b>	-	-	-	-	-	-
<b>12 Profit from discontinued operations (after tax) (10-11)</b>	-	-	-	-	-	-
<b>13 Profit for the period (9+12)</b>	<b>18,475</b>	<b>2,975</b>	<b>8,156</b>	<b>21,450</b>	<b>16,946</b>	<b>35,525</b>
<b>14 Other Comprehensive Income</b>						
(i) Items that will be reclassified subsequently to statement of profit or loss						
(a) The effective portion of gains and loss on hedging instruments in a cash flow hedge reserve	5	(52)	327	(47)	(691)	(207)
(b) Income tax relating to effective portion of gain and loss on hedging instrument in a cash flow hedge	(1)	13	(82)	12	174	52
(ii) Items that will not be reclassified subsequently to statement of profit or loss						
(a) Remeasurement of defined employee benefit plans	36	(34)	162	2	282	289
(b) Income tax relating to items that will not be reclassified to profit or loss	(10)	9	(41)	(1)	(71)	(73)
<b>Total Other Comprehensive Income</b>	<b>30</b>	<b>(64)</b>	<b>366</b>	<b>(34)</b>	<b>(306)</b>	<b>61</b>
<b>15 Total Comprehensive Income for the period (13+14) (Comprising Profit and Other Comprehensive Income for the period)</b>	<b>18,505</b>	<b>2,911</b>	<b>8,522</b>	<b>21,416</b>	<b>16,640</b>	<b>35,586</b>
<b>16 Earnings per equity share (for continuing operation):</b>						
(1) Basic (Rs.)*	3.37	0.54	1.49	3.92	3.09	6.49
(2) Diluted (Rs.)*	3.37	0.54	1.49	3.92	3.09	6.49
<b>17 Earnings per equity share (for discontinuing operation):</b>						
(1) Basic (Rs.)	-	-	-	-	-	-
(2) Diluted (Rs.)	-	-	-	-	-	-
<b>18 Earnings per equity share (for discontinued and continuing operations)</b>						
(1) Basic (Rs.)*	3.37	0.54	1.49	3.92	3.09	6.49
(2) Diluted (Rs.)*	3.37	0.54	1.49	3.92	3.09	6.49
<b>19 Debt equity ratio (No. of Times)</b>	<b>7.75</b>	<b>7.36</b>	<b>9.05</b>	<b>7.75</b>	<b>9.05</b>	<b>7.89</b>
<b>20 Debt service coverage ratio</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>21 Interest service coverage ratio</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>22 Outstanding redeemable preference shares (Nos. in Lakhs)</b>	-	-	-	-	-	-
<b>23 Outstanding redeemable preference shares (Values)</b>	-	-	-	-	-	-
<b>24 Capital redemption reserve/debenture redemption reserve</b>	-	-	-	-	-	-
<b>25 Net worth (Note 16)</b>	<b>3,17,583</b>	<b>3,03,712</b>	<b>2,82,965</b>	<b>3,17,583</b>	<b>2,82,965</b>	<b>2,99,803</b>
<b>26 Current ratio</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>27 Long term debt to working capital</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>28 Bad debts to account receivable ratio</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>29 Current liability ratio</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>30 Total debts to total assets (%)</b>	<b>87.60</b>	<b>86.73</b>	<b>89.01</b>	<b>87.60</b>	<b>89.01</b>	<b>87.55</b>
<b>31 Debtors turnover ratio</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>32 Inventory turnover</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>33 Operating margin (%)</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>	<b>N.A.</b>
<b>34 Net profit margin (%)</b>	<b>27.33</b>	<b>4.52</b>	<b>10.93</b>	<b>16.07</b>	<b>11.38</b>	<b>12.27</b>
<b>35 Gross Non Performing Assets % ("GNPA")</b>	<b>1.88</b>	<b>2.35</b>	<b>1.61</b>	<b>1.88</b>	<b>1.61</b>	<b>2.14</b>
<b>36 Net Non Performing Assets % ("NNPA")</b>	<b>0.85</b>	<b>1.07</b>	<b>0.38</b>	<b>0.85</b>	<b>0.38</b>	<b>0.96</b>
<b>37 Provision Coverage Ratio % ("PCR")</b>	<b>55.31</b>	<b>54.97</b>	<b>76.56</b>	<b>55.31</b>	<b>76.56</b>	<b>55.64</b>
<b>38 Asset Cover (No. of Times)</b>	<b>1.43</b>	<b>1.66</b>	<b>1.03</b>	<b>1.43</b>	<b>1.03</b>	<b>1.34</b>



Not annualised for quarter ended September 30, 2021, June 30, 2021 and September 30, 2020  
Not annualised for half year ended September 30, 2021 and September 30, 2020

Notes: -

1 Statement of assets and liabilities as at September 30, 2021

Particulars	As at	As at
	September 30, 2021	March 31, 2021
	(Unaudited)	(Audited)
<b>ASSETS</b>		
<b>(1) Financial assets</b>		
(a) Cash and cash equivalents	90,880	56,829
(b) Bank balances other than (a) above	45	32
(c) Derivative financial instruments	-	16
(d) Receivables		
(i) Trade receivables	875	544
(ii) Other receivables	-	-
(e) Loans	25,57,251	24,69,453
(f) Investments	35,037	1,50,476
(g) Other financial assets	1,00,471	418
<b>Total Financial assets</b>	<b>27,84,559</b>	<b>26,77,768</b>
<b>(2) Non-Financial assets</b>		
(a) Current tax assets (Net)	85	85
(b) Deferred tax assets (Net)	15,811	14,919
(c) Investment Property	350	359
(d) Property, plant and equipment	1,560	1,548
(e) Capital work-in-progress	241	-
(f) Intangible assets under development	31	121
(g) Goodwill	-	-
(h) Other intangible assets	705	643
(i) Right of use assets	3,175	2,949
(j) Other non-financial assets	965	1,792
<b>Total Non-Financial assets</b>	<b>22,923</b>	<b>22,416</b>
<b>Total Assets</b>	<b>28,07,482</b>	<b>27,00,184</b>
<b>LIABILITIES AND EQUITY</b>		
<b>LIABILITIES</b>		
<b>(1) Financial liabilities</b>		
(a) Derivative financial instruments	1,715	1,396
(b) Payables		
(i) Trade payables		
- Total outstanding dues of micro enterprises and small enterprises	-	28
- Total outstanding dues of creditors other than micro enterprises and small enterprises	8,382	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	10,36,677	8,04,244
(d) Borrowings (Other than debt securities)	13,32,242	14,81,272
(e) Deposits	-	-
(f) Subordinated liabilities	90,542	78,538
(g) Lease Liabilities	3,620	3,349
(h) Other financial liabilities	2,371	3,351
<b>Total Financial liabilities</b>	<b>24,75,549</b>	<b>23,81,754</b>
<b>(2) Non-Financial liabilities</b>		
(a) Current tax liabilities (Net)	3,345	5,752
(b) Provisions	2,198	2,516
(c) Other non-financial liabilities	1,944	2,258
<b>Total Non-Financial liabilities</b>	<b>7,487</b>	<b>10,526</b>
<b>(3) Equity</b>		
(a) Equity share capital	54,756	54,756
(b) Other equity	2,69,690	2,53,148
<b>Total equity</b>	<b>3,24,446</b>	<b>3,07,904</b>
<b>Total Liabilities and Equity</b>	<b>28,07,482</b>	<b>27,00,184</b>



2 Statement of cash flows for the half year ended September 30, 2021

Particulars	Half year ended September 30, 2021 (Unaudited)	Half year ended September 30, 2020 (Audited)
<b>1 CASH FLOW FROM OPERATING ACTIVITIES</b>		
Profit before tax	28,810	22,712
Adjustments for :		
Depreciation and amortisation	875	350
Net loss on derecognition of property, plant and equipment	3	14
Interest expenses	72,551	88,719
Discounting charges on commercial paper	2,153	6,839
Discounting charges on debentures	234	-
Interest income	(1,30,413)	(1,46,190)
Net gain on fair value changes	(925)	(1,779)
Remeasurement of defined employee benefit plans through OCI	2	282
Share based payments- Equity-settled	109	88
Unrealised exchange loss / (gain)	-	(8)
Provision for leave encashment	31	(13)
Impairment loss allowance on loans (Stage I & II)	(2,915)	9,927
Impairment loss allowance on loans (Stage III)	17,764	8,836
	(11,721)	(10,223)
Adjustments for :		
(Increase) / Decrease in trade receivables	(331)	78
(Increase) / Decrease in Loans	(98,751)	39,563
Increase in - Other financial asset	(50)	(66)
Decrease / (Increase) in - Other non-financial assets	802	(921)
Decrease in Trade payables	(1,017)	(654)
(Decrease) / Increase in Other financial liabilities	(1,222)	639
Decrease in Provisions	-	(84)
Decrease in Other non-financial liabilities	(476)	(599)
Cash (used in) / generated from operations before adjustments for interest received and interest paid	(1,12,766)	27,733
Interest paid	(52,328)	(72,093)
Interest received	1,26,168	1,45,948
Cash (used in) / generated from operations	(38,926)	1,01,587
Taxes paid (net off refunds)	(10,648)	(5,120)
<b>Net Cash (Used In) / Generated From Operating Activities (A)</b>	<b>(49,574)</b>	<b>96,467</b>
<b>2 CASH FLOW FROM INVESTING ACTIVITIES</b>		
Purchase of property, plant & equipment (including capital advances)	(606)	(319)
Proceeds from sale of property, plant & equipment	27	41
Purchase of mutual fund units	(18,14,509)	(18,16,456)
Proceeds from redemption of mutual fund units	18,30,870	17,40,790
Net Purchase of Fixed deposits with banks having maturity exceeding 3 month	-	(5,924)
<b>Net Cash Generated From / (Used In) Investing Activities (B)</b>	<b>15,782</b>	<b>(81,868)</b>
<b>3 CASH FLOW FROM FINANCING ACTIVITIES</b>		
Share Issue Expenses	-	(172)
Payment of ancillary borrowing cost	(233)	(216)
Interim dividend paid on Equity (including dividend distribution tax)	(4,985)	(1,916)
Proceeds from Borrowings (Other than debt securities)	5,58,720	5,27,120
Proceeds from Debt Securities	4,26,822	3,25,733
Proceeds from Subordinated Liabilities	15,000	-
Repayment of Borrowings (Other than debt securities)	(7,13,973)	(4,89,641)
Repayment of Debt Securities	(2,10,576)	(4,05,999)
Repayment of Subordinated Liabilities	(2,530)	-
Repayment of Lease Liabilities	(403)	(436)
<b>Net Cash Generated From / (Used In) Financing Activities (C)</b>	<b>67,843</b>	<b>(45,527)</b>
<b>Net Increase In Cash And Cash Equivalents (A+B+C)</b>	<b>34,051</b>	<b>(30,928)</b>
<b>Cash And Cash Equivalents As At The Beginning Of The Period</b>	<b>56,829</b>	<b>1,67,561</b>
<b>Cash And Cash Equivalents As At The End Of The Period</b>	<b>90,880</b>	<b>1,36,633</b>
<b>Reconciliation of cash and cash equivalents as above with cash and bank balances</b>		
Cash and Cash equivalents at the end of the period as per above	90,880	1,36,633
Add : Restricted Cash	6	-
Add: Fixed deposits with original maturity over 3 months	39	6,060
<b>Cash and cash equivalents and other bank balances as at the end of the period</b>	<b>90,925</b>	<b>1,42,693</b>



- 3 The above results have been reviewed by the Audit Committee and have been approved and taken on record by the Board of Directors at their respective meetings held on October 19, 2021. The Statutory Auditors of the Company have carried out limited review of the aforesaid results.
- 4 These financial results together with the results for the comparative reporting periods have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 - Interim Financial Reporting as prescribed under Section 133 of the Companies Act, 2013 (the "Act") read with Companies (Indian Accounting Standards), Rules 2015, amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended. The financial results have been prepared on historical cost basis except for certain financial instruments measured at fair value in accordance with the requirement of 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 Consequent to the outbreak of the COVID-19 pandemic, the Indian government announced a lockdown in March 2020. Subsequently, the national lockdown was lifted by the government, but regional lockdowns continue to be implemented in areas with a significant number of COVID-19 cases. The impact of COVID-19, including changes in customer behaviour and pandemic fears, as well as restrictions on business and individual activities, has led to significant volatility in global and Indian financial markets and a significant decrease in global and local economic activities. This may lead to a rise in the number of borrowers defaults and consequently an increase in corresponding provisions. The extent to which the COVID-19 pandemic, including the current "second wave" that has significantly increased the number of cases in India, will continue to impact the Company's performance will depend on ongoing as well as future developments, which are highly uncertain, including, among other things, any new information concerning the severity of the COVID-19 pandemic and any action to contain its spread or mitigate its impact whether government-mandated or elected by us.

The Company has assessed the potential impact of COVID-19 on the carrying value of its assets based on relevant internal and external factors / information available, upto the date of approval of these financial results. In order to cover the impact of COVID-19 on the future expected credit losses, the Company is carrying a provision of Rs. 7,512 lakh as on September 30, 2021. (For the year ended March 31, 2021 Rs 12,482 lakh).

- 7 The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the Company towards Provident Fund and Gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 on November 13, 2020, and has invited suggestions from stakeholders which are under active consideration by the Ministry. The Company will assess the impact and its evaluation once the subject rules are notified and will give appropriate impact in its financial results in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.
- 8 The Government of India, Ministry of Finance, vide its notification dated October 23, 2020, announced a scheme for COVID-19 Relief for grant of ex-gratia payment of difference between compound interest and simple interest for six months to borrowers in specified loan accounts ("the Scheme"), as per the eligibility criteria and other aspects specified therein and irrespective of whether moratorium as per RBI regulatory package was availed or not. The Company has implemented the Scheme and credited the accounts of or remitted amounts to the eligible borrowers as per the Scheme, amounting to Rs. 1,780 lakh. The Company had filed its claim for the ex-gratia with State Bank of India as per the Scheme and has received an amount of Rs. 1,673 lakh as on September 30, 2021.
- Further, the Company has filed a supplementary claim on September 24, 2021 with State Bank of India amounting to Rs. 95 lakh against the remaining original claim of Rs. 107 lakh.
- 9 The Company is engaged in the business of Housing Finance and hence only one "business segment"
- 10 The Board of Directors vide a resolution passed by circulation on September 16, 2021 have declared and approved an interim equity dividend of Rs. 0.91 per equity share and the dividend has been paid to the shareholders in the same period.
- 11 During the half year ended September 30, 2021, the Company has transferred Rs. 2,559 lakh to Special Reserve as prescribed by Section 29C of the National Housing Act, 1987, being 20% of the profit after taxes.
- 12 Disclosure pursuant to Reserve Bank of India notification RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated August 06, 2020 pertaining to Resolution Framework for COVID-19-related Stress

(Rs. in lakh except number of accounts)

Type of borrower	(A) Number of accounts where resolution plan has been implemented under this window	(B) exposure to accounts mentioned at (A) before implementation of the plan	(C) Of (B), aggregate amount of debt that was converted into other securities	(D) Additional funding sanctioned, if any, including between invocation of the plan and implementation	(E) Increase in provisions on account of the implementation of the resolution plan#
Personal Loans	1,579	48,895	-	-	4,956
Corporate persons*	11	2,937	-	-	349
Of which, MSMEs	-	-	-	-	-
Others	4	364	-	-	32
<b>Total</b>	<b>1,594</b>	<b>52,196</b>	<b>-</b>	<b>-</b>	<b>5,337</b>

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

# The incremental provision is computed as on March 31, 2021.



13 Disclosure pursuant to Reserve Bank of India notification RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated August 06, 2020 pertaining to Resolution Framework for COVID-19-related Stress

(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 (A) <sup>^</sup>	Of (A), aggregate debt that slipped into NPA during the half-year	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
Personal Loans	50,077	1,078	-	917	51,288
Corporate persons*	2,673	-	-	437	2,307
Of which MSMEs	-	-	-	-	-
Others	376	-	-	-	396
<b>Total</b>	<b>53,126</b>	<b>1,078</b>	<b>-</b>	<b>1,354</b>	<b>53,991</b>

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

<sup>^</sup> includes restructuring implemented under the Resolution Framework 1.0

14 Disclosure pursuant to Reserve Bank of India notification RBI/2021-22/31 dated May 05, 2021 pertaining to Resolution Framework – 2.0: Resolution of Covid-19 related stress of Individuals and Small Businesses

(Rs. in lakh except number of accounts)

Sl. No	Description	Individual Borrowers		Small businesses
		Personal Loans	Business Loans	
(A)	Number of requests received for invoking resolution process under Part A	6,016	-	121
(B)	Number of accounts where resolution plan has been implemented under this window *	2,655	-	48
(C)	Exposure to accounts mentioned at (B) before implementation of the plan *	82,703	-	5,610
(D)	Of (C), aggregate amount of debt that was converted into other securities	-	-	-
(E)	Additional funding sanctioned, if any, including between invocation of the plan and implementation	-	-	-
(F)	Increase in provisions on account of the implementation of the resolution plan	7,301	-	709

\*Out of the above, 6 borrower accounts with exposure amounting to Rs. 440 lakh has slipped into NPA as on September 30, 2021.

There were Nil borrower accounts having an aggregate exposure of Rs. Nil lakh, where resolution plans had been implemented under RBI's Resolution Framework 1.0 dated August 6, 2020 and now modified under RBI's Resolution Framework 2.0 dated May 5, 2021.

15 The figures for the second quarter in each of the financial years are the balancing figures between figures in respect of the half year end and the year to date figures upto the end of the first quarter of the respective financial year.

16 Net worth has been calculated as per Section 2(57) of Companies Act, 2013 and includes equity share capital plus other equity less deferred revenue expenditure.

17 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*

Anil Kaul  
Managing Director  
(DIN No. : 00644761)

Mumbai  
19 October 2021



## 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.



# B S R & Co. LLP

Chartered Accountants

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

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## Limited review report for unaudited quarterly and year-to-date financial results pursuant to Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

### Review report

## To the Board of Directors of Tata Capital Housing Finance Limited

We have reviewed the accompanying Statement of unaudited financial results of Tata Capital Housing Finance Limited (the 'Company') for the quarter ended 30 September 2021 and year-to-date results for the period from 1 April 2021 to 30 September 2021 (the 'Statement').

This Statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Listing Regulations'). Our responsibility is to issue a report on the Statement based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagements ('SRE') 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India ('ICAI'). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

Registered Office:

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

14th Floor, Central B Wing and North C Wing, Nesco IT Park  
4, Nesco Center, Western Express Highway, Goregaon  
Mumbai - 400063

B S R & Co. LLP

**Review report (*continued*)**

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

**Emphasis of Matter**

As described in Note 6 to the Statement, the extent to which the COVID-19 pandemic will impact the Company's financial performance is dependent on future developments, which are highly uncertain.

Our conclusion is not modified in respect of this matter.

**Other Matter**

As described in Note 15, the figures for the second quarter in each of the financial years are the balancing figures between figures in respect of the half year end and the year to date figures upto the end of the first quarter of the respective financial year. The figures for the half year ended 30 September 2020 of previous financial year had been audited and figures for quarter ended 30 June 2020 and 30 June 2021 and 30 September 2021 had been reviewed and not subjected to audit.

Mumbai  
19 October 2021

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

  
**Sumana Chakravarty**  
*Partner*

Membership No: 121236  
UDIN: 21121236AAAKJH1773

# Tata Capital Housing Finance Limited

## Related party transactions

for the half year ended September 30, 2021

(Rs. in lakh)

Sr. No.	Party Name	Nature of transaction	For the half year ended September 30, 2021	For the half year ended September 30, 2020
1	Tata Sons Private Limited (formerly Tata Sons Limited)	a) Expenses -Brand equity and business promotion	358	425
2	Tata Capital Limited (Holding Company)	a) Inter-Corporate Deposit accepted / repaid - Inter-Corporate Deposit received during period - Inter-Corporate Deposit repaid during period b) Interest expense on -Inter-Corporate Deposit c) Service providers charges d) Dividend paid on Equity Shares e) Insurance Expenses	1,01,900 94,790 438 447 4,983 2	57,650 54,830 601 317 1,916 -
3	Tata Capital Financial Services Limited	a) Expenses -Rent expenses -Guest house expenses -Loan sourcing fee -Employee Commission b) Income -Rent recovery -Guest House Recovery*	350 2 6 17 21 1	565 3 4 14 52 0
4	Conneqt Business Solutions Limited (formerly known as Tata Business Support Services Limited)	a) Expenses - Service provider charges	401	819
5	Tata Consultancy Services Limited	a) Expenses - Information technology expenses	1,585	1,090
6	Tata AIA Life Insurance Company Limited	a) Expenses - Insurance Expense for Employees	52	30
7	Tata AIG General Insurance Company Limited	a) Expenses - Insurance expenses	10	2
8	Tata Teleservices Limited	a) Telephone, telex and leased line	1	1
9	Tata Teleservices Maharashtra Limited	a) Telephone, telex and leased line	1	1
10	Tata Communications Limited	a) Information technology expenses	12	2
11	Voltas Limited	a) Fixed asset purchased* b) Repairs and maintenance expenses	1 2	0 4
12	Tata Capital Limited Employees Provident Fund Trust	a) Expenses - Employers Contribution towards Provident Fund b) Others - Employees Contribution towards Provident Fund	198 311	178 279
13	Tata Capital Limited Superannuation Scheme	a) Contribution towards Superannuation Fund	5	-
14	Tata Securities Limited	a) Rent income*	-	2



# Tata Capital Housing Finance Limited

## Related party transactions

for the half year ended September 30, 2021

(Rs. in lakh)

		b) Sourcing Cost	1	-
		c) DP Cost*	0	-
15	TATA Technologies Limited	a) Expenses		
		-Information technology expenses	46	0
16	Tata Digital Limited	a) Disbursement of Loan	25,000	0
		b) Interest Income	232	0
17	TATA Indian Hotels Company Limited	a) Expenses		
		-Staff Welfare*	0	-
18	PIEM Hotel Limited	a) Expenses		
		-Staff Welfare*	0	-
19	Key Management Personnel	a) Remuneration to KMP		
		- Short Term Employee Benefits	369	238
		- Long Term Employee Benefits	-	7
		- Post Employment Benefits	9	-
		- Director sitting fees	14	8
		- Director commission	15	27
		b) Home Loans given		
		- Interest income against home loans	-	4
		- Repayment received against home loans	-	123

\*Less than Rs.50,000/-

