

**TATA CAPITAL HOUSING FINANCE
LIMITED**

Annual Report 2020-21

Corporate Information

Board of Directors	Mr. Rajiv Sabharwal Mr. Mehernosh B. Kapadia Ms. Anuradha E. Thakur Mr. Ankur Verma Mr. Anil Kaul
Chief Financial Officer	Mr. Mahadeo Raikar
Company Secretary	Mr. Jinesh Meghani
Statutory Auditors	B S R & Co. LLP, Chartered Accountants
Registered Office	11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013
Corporate Identification Number	U67190MH2008PLC187552

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BOARD'S REPORT

To the Members,

The Board has pleasure in presenting the Thirteenth Annual Report and the Audited Financial Statements of the Company for the Financial Year ("FY") ended March 31, 2021.

1. BACKGROUND

Tata Capital Housing Finance Limited ("Company" or "TCHFL"), is a wholly-owned subsidiary of Tata Capital Limited ("TCL") and is registered as a Housing Finance Company with the National Housing Bank ("NHB") to carry on housing finance activities. TCHFL primarily offers Home Loans and Affordable Housing Loans. TCHFL also provides Loans Against Property and Loans to Developers for constructing Residential and Commercial premises.

2. FINANCIAL RESULTS

Particulars	(Rs. in crore)	
	FY 2020-21	FY 2019-20
Gross Income	2,919	3,011
Less:		
Finance Costs	1,789	2,021
Net loss on fair value changes	-	-
Impairment of investment in Associates	-	-
Impairment on Financial Instruments	357	425
Employee Benefits Expense	131	142
Depreciation, Amortisation and Impairment	16	15
Other expenses	148	153
Total expenses	2,441	2,756
Profit Before Tax	478	255
Less: Provision for Tax	123	102
Profit After Tax	355	152
Add: Share of net profit of associates using equity method	-	-
Less: Non-controlling interest	-	-
Profit attributable to owners of the Company	355	152
Other comprehensive income	0.82	(0.66)
Less: Tax on other comprehensive income	(0.21)	0.17
Other comprehensive income after tax	0.61	(0.49)
Less: Non-controlling interest	-	-
Other comprehensive income attributable to owners of the Company	0.61	(0.49)
Total comprehensive income attributable to owners of the Company	355	152
Amount brought forward from previous year	138	114
Ind AS 116 Transition Impact	-	(2)
Amount available for appropriation	493	264
Appropriations:		
Special Reserve Account	(50)	(47)
Interim Dividend on Equity Shares (Including Tax on Dividend)	(71)	(79)
Surplus carried to Balance Sheet	372	138

During FY 2020-21, the Company disbursed Mortgage Loans amounting to Rs. 5,161 crore (FY 2019-20: Rs. 7,493 crore), representing a decrease of 31%. This included Housing Loans of Rs. 2,057 crore in FY 2020-21

(FY 2019-20: Rs. 2,513 crore). The Company's loan portfolio stood at Rs. 25,442 crore as on March 31, 2021 (Rs. 27,481 crore as on March 31, 2020), representing a decrease of 8%. The Cost to Income ratio decreased to 28.8% in FY 2020-21, as compared to 33.5% in FY 2019-20 and the Net Profit after Tax for the year increased by 133%, from Rs. 152 crore in FY 2019-20 to Rs. 355 crore in FY 2020-21, primarily on account of higher NIM. Gross NPA and Net NPA were 2.1% and 0.9%, respectively, as on March 31, 2021 (1.4% and 0.5%, respectively, as on March 31, 2020).

The Company's Gross Income decreased to Rs. 2,919 crore in FY 2020-21 from Rs. 3,011 crore in FY 2019-20, representing a decrease of 3%. Interest expenses decreased by 12% to Rs. 1,789 crore in FY 2020-21 from Rs. 2,021 crore in FY 2019-20.

Net interest income of the Company increased by 14%, from Rs. 878 crore in FY 2019-20 to Rs. 1,000 crore in FY 2020-21. Net Interest Margin as a percentage of average assets, stood at 4.0% for FY 2020-21. For FY 2020-21, Total Income included Investment Income of Rs. 36 crore, Fee Income of Rs. 40 crore and Other Income of Rs. 23 crore.

Other expenses decreased by 4% from Rs. 154 crore in FY 2019-20 to Rs. 148 crore in FY 2020-21. Manpower expenses for FY 2020-21 were Rs. 131 crore as against Rs. 142 crore in FY 2019-20, decrease of 8%, Impairment provision on the asset book during the year ended March 31, 2021 was Rs. 357 crore. The provision for taxation during the year was Rs. 123 crore.

An amount of Rs. 71 crore is transferred to the Special Reserve Fund for FY 2020-21, pursuant to Section 29C of the National Housing Bank Act, 1987. An amount of Rs. 372 crore is proposed to be carried to the Balance Sheet after appropriations.

3. SHARE CAPITAL

The Issued, Subscribed and Paid-up Equity Share Capital of the Company as on March 31, 2021 was Rs. 5,47,55,56,120 consisting of 54,75,55,612 Equity Shares of Rs. 10 each. The entire Equity Share Capital of the Company is held by TCL and its nominees. During the year no fresh issue of Equity Shares was made.

4. DIVIDEND

4.1. Interim Dividend

During FY 2020-21, the Board of Directors of the Company had:

- At its meeting held on August 31, 2020, declared an Interim Dividend of Rs. 0.35/- per share on 54,75,55,612 Equity Shares of Rs. 10 each, aggregating Rs. 19,16,44,465; and
- At its meeting held on March 2, 2021, declared Interim Dividend of Rs. 0.57/- per share on 54,75,55,612 Equity Shares of Rs. 10 each, aggregating Rs. 31,21,06,699.

The dividend distribution tax paid in FY 2019-20 was Rs. 15.45 crore. It may be noted that there was an amendment in the Finance Act, 2020 which stated that with effect from Assessment Year 2021-22, a company is not required to pay dividend distribution tax on any amount declared, distributed or paid by such company by way of dividend and that dividend received from a company is now taxable in hands of shareholders. Accordingly, no dividend distribution tax was paid in FY 2020-21.

4.2. Final Dividend

In order to conserve the resources of the Company and to build up the Reserves, the Board does not recommend the payment of any Final Dividend on the Equity Shares for FY 2020-21.

5. FINANCE

During FY 2020-21, the Company met its funding requirements through a combination Long Term Debt (comprising Non-Convertible Debentures ("NCDs"), Subordinated Debt, Bank Loans) and of Short Term Debt (comprising Commercial Paper ("CP") and Bank Loans). During the year under review, the Company issued, on a private placement basis, Secured Redeemable NCDs aggregating to Rs. 2,735 crore and Sub-Debt NCDs of Rs. 50 crore. The aggregate debt outstanding as at March 31, 2021 was Rs. 23,640 crore (of which, Rs. 7,632 crore was payable within one year). The Debt Equity ratio of the Company as at March 31, 2021 was 7.89 times. The Company has been regular in repayment of its borrowings and payment of interest on borrowings.

6. CREDIT RATING

During the year under review, the rating agencies re-affirmed / issued ratings to the Company, as under:

RATING AGENCY	RATING	NATURE OF SECURITIES
CRISIL	CRISIL A1+	Commercial Paper
CRISIL	CRISIL AAA/ Stable	Secured NCDs, Subordinated NCDs and Bank loan facilities
CRISIL	CRISIL PP-MLD AAAr/Stable	Secured NCDs Market Linked Debentures
ICRA	ICRA A1+ Stable	Commercial Paper
ICRA	[ICRA] AAA/Stable	Subordinated NCDs and Secured NCDs
INDIA RATINGS	IND AAA/Stable	Secured NCDs and Bank loan facilities

7. RISK MANAGEMENT

The Board of Directors of the Company has formed a Risk Management Committee to frame, implement and monitor the Risk Management plan for the Company. The Committee is responsible for monitoring and reviewing the risk management plan and ensuring its effectiveness. The Audit Committee has additional oversight in the area of financial risks and controls. The major risks identified by the businesses and functions are systematically addressed through mitigating actions on a continuing basis. A comprehensive Enterprise Risk Management ("ERM") Framework has been adopted across Tata Capital. The development and implementation of ERM Framework i.e. Risk Management policy has been covered in the Management Discussion and Analysis, which forms an integral part of this Annual Report.

8. INTERNAL FINANCIAL CONTROLS

The details in respect of internal financial control and their adequacy are included in the Management Discussion and Analysis, which forms an integral part of this Annual Report.

9. INFORMATION TECHNOLOGY SUPPORT

Information Technology ("IT") has been focusing on driving digital initiatives and ensuring that best in class technology is adopted in areas of IT Infrastructure, Information Security and Analytics. The Company has already adopted hybrid cloud to ensure on demand scalability to support business growth at optimum cost. The Company has also invested in solutions to ensure safe and secure Work from Anywhere environment for all employees. This has been used very effectively during the lockdown imposed due to COVID-19.

The Company continues to enhance its Digital platform for both individual and corporate customers, across customer acquisition as well as customer servicing area. The use of Robotic Process Automation, Artificial Intelligence and Machine Learning has been adopted to drive business growth, improve productivity and enhance customer experience.

The Company has invested into cutting edge technologies to set up the Data Lake which acts as a backbone to provide single source of data across all reporting.

During FY 2020-21, the Company has fully complied with all the requirements of the 'Information Technology Framework for HFCs – Guidelines' ("IT Guidelines") issued by NHB.

10. DIGITAL PLATFORM

TCHFL continued to progress on the digital transformation journey across all businesses and operational functions. The digital strategy aims at driving growth and innovation across the organization. The objective set out was to build an agile digital ecosystem that increased productivity and significantly optimized cost. A series of products and service offerings across retail channels helped increase TCHFL's digital footprint across the country. During FY 2020-21, TCHFL laid special emphasis on further enhancing customer experience across all products and services. Seamless digital platforms were launched, and the existing platforms were enhanced for paperless and instant disbursement of loans to all eligible customers. This paved the way for growth and helped acquire new customers. In addition, cross sell of various products across digital platforms created further opportunities for growth. During the year, various new platforms were launched for individual and corporate customers. This included industry-first products such as instant online sanctions for home loans & online technical verification application. Various digital offerings were upgraded such as the Home Loan Assisted journey which was exclusively launched for TCHFL's Relationship Managers. Also, service features were enabled across customer segments which include servicing via bots, WhatsApp based servicing and others. Mobile app-based servicing was also

introduced for new customer segments. Further, there was greater focus on the implementation of score-based decisions for customer applications. In addition, there was significant automation carried out across all processes related to debt servicing. This included automation of banking process, introduction of new digital payment channels, simplification and automation of the allocation processes. Further, smart automation was used to upgrade other processes such as operations, fraud control and field investigation. Technology continues to play a crucial role in re-imagining customer journeys, simplifying processes and creating new platforms and channels for customers to engage. During FY 2020-21, use of data science was increased across all functions in the organization. The objective was to build a data driven culture across the organization and use data at all points to make faster and smarter decisions across all businesses. Data Analytics continued to be used in all businesses and functions – customer acquisition, underwriting, risk management, operations, customer service and debt servicing. Customer insights using data has helped design new marketing strategies, improve underwriting, enhance collection efficiency, address customer needs and grievances on a real – time basis. Data Analytics will play an important role in exponentially improving productivity, accelerating growth and efficiently managing risk control at TCHFL.

11. TATA BUSINESS EXCELLENCE MODEL

Tata Capital continues to enhance its capabilities and processes in keeping with market and regulatory changes, using the framework of the Tata Business Excellence Model (“TBEM”) (based on Baldrige Criteria, USA), which covers aspects of Leadership and Governance, Strategic Planning, Customer Focus, Measurement, Analysis and Knowledge Management, Workforce Focus and Operations Focus. Tata Capital participated in its seventh TBEM external assessment conducted by the Tata Business Excellence Group, a division of Tata Sons Private Limited, between July to December 2020 and was placed in the 550-650 score band, which indicates the level of “Emerging Industry Leader” with an absolute score of 624. This reflects a significant improvement in the journey of Excellence. This was also the first time, various subsidiaries of Tata Capital participated in the TBEM Assessment process. The Company and its business have been recognized as “Emerging Industry Leader” with a score band of 550-650 and an absolute score of 607.

The assessment provided the Company with important granular feedback in terms of its current strengths and opportunities for improvements to work towards the coming year. Key strengths indicated in the TBEM 2020 Assessment were the Organization’s alignment with its Vision and the building of a capability and structure for achieving the Vision, Focus on building a quality book, Risk Management, Internal Audit mechanism and Governance mechanisms.

The Company has implemented many improvement initiatives involving people, process, digitization and technology over the last few years. These include process simplification, re-engineering and automation for improving the Company’s operational focus in order to enhance customer satisfaction and improve internal efficiencies with an objective to provide competitive advantage to the Company. Many practices of Tata Capital have been recognized as Group wide Best Practices consistently in the last many years.

12. CORPORATE SOCIAL RESPONSIBILITY

Corporate Social Responsibility (“CSR”) is deeply rooted in the Tata Group’s business philosophy laid down by its Founder, Mr. Jamsetji N. Tata over a century ago. The Group companies have a sense of responsibility towards making use of their existing resources and knowledge to not only make profits, but also solve social and environmental issues.

The Company too follows the Group’s belief that our society can truly progress if every individual is included and empowered in the story of development. To guide us in this journey, the Company has a well-defined CSR policy which outlines the thrust areas of development viz. Education, Skill Development & Entrepreneurship, Health, Climate Action as adopted by the CSR Committee and the Board of Directors of the Company. During FY 2020-21, the CSR Policy was amended to, *inter alia*, include the implementing mechanism and the guidelines on formulation of CSR Action Plan in order to align the CSR Policy with the amended Companies (Corporate Social Responsibility) Policy Rules, 2014 as issued by the Ministry of Corporate Affairs vide its Notification dated January 22, 2021. The CSR policy of the Company is available on the Company’s website, <https://www.tatacapital.com/content/dam/tata-capital/tchfl/CSR%20Policy-TCHFL.pdf>.

For FY 2020-21, the CSR budget of the Company was Rs. 728.15 lakh, this being two percent of the average net profit of the Company, in the three immediately preceding financial years, calculated as per Section 198 of the Act, read with the Companies (Corporate Social Responsibility Policy) Rules, 2014. The budget was spent towards projects and programmes covered under Schedule VII to the Act, as recommended by the CSR Committee of the Board and approved by the Board of Directors. The Annual Report on CSR activities is annexed herewith as Annexure ‘A’.

To conceptualise and implement the projects, the Company follows a robust process, including appraising and selecting technically sound NGOs, planning the project based on baseline assessment, creating a project plan for implementation and monitoring and evaluation mechanisms. This helps to bring the desired positive and measurable results for the target beneficiaries.

Additionally, the Company adheres to the Tata Group’s Tata Affirmative Action Program based on the framework defined

by the Confederation of Indian Industries. The framework focusses on upliftment of Scheduled Castes and Scheduled Tribes and identifies 4Es as key areas of development i.e. Education, Employability, Employment and Entrepreneurship. In addition to the 4Es, the Company also adheres to 'Essentials' as another category, to provide for basic services like shelter, water and electricity.

13. COMPLIANCE

The Company is registered with NHB as a Non-Deposit accepting Housing Finance Company. The Company has complied with and continues to comply with all applicable provisions of the Act, the National Housing Bank Act, 1987 and other applicable rules/regulations/guidelines, issued and amended from time to time.

The Capital Adequacy Ratio ("CAR") of the Company was 18.57% as on March 31, 2021 against the CAR of 14.00%, prescribed by NHB.

During FY 2020-21, Mr. Mahadeo Raikar was appointed as the Chief Financial Officer and the Key Managerial Personnel and the Compliance Officer of the Company, with effect from August 17, 2020.

The RBI vide Circular No. DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021, have released the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 ("RBI Directions") applicable to HFCs.

The NCDs issued by the Company to the public are listed on the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE") and the NCDs issued on a private placement basis are listed on the Wholesale Debt Market segment of the NSE. Accordingly, the Company has also complied with and continues to comply with the SEBI (Issue and Listing of Debt Securities) Regulations, 2008 ("ILDS Regulations") and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("LODR Regulations").

14. DEPOSITS

The Company did not hold any public deposits at the beginning of the year nor has it accepted any public deposits during the year under review.

15. PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS

The Company being a HFC, the provisions of Section 186 of the Act pertaining to granting of loans to any persons or bodies corporate, giving of guarantees or providing security in connection with loans to any other bodies corporate or persons are not applicable to the Company.

16. DIRECTORS

In accordance with the provisions of the Act and the Articles of Association of the Company, Mr. Rajiv Sabharwal (DIN:00057333), Non-Executive Director, is liable to retire by rotation at the ensuing AGM and is eligible for re-appointment.

The Members of the Company may refer to the accompanying Notice of the AGM for the brief Resume of Mr. Sabharwal.

Pursuant to the 'Fit and Proper' Policy adopted by the Company under Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 ("Master Directions"), the Company has received the 'Fit and Proper' declaration from Mr. Sabharwal for his re-appointment as a Director of the Company, which has been taken on record by the Nomination and Remuneration Committee (NRC).

The Company has received declarations from the Independent Directors viz. Mr. Mehernosh B. Kapadia (DIN: 00046612) and Ms. Anuradha E. Thakur (DIN: 06702919) stating that they meet the criteria of independence as provided in Section 149(6) of the Act.

The Board is of the opinion that the Independent Directors of the Company possess requisite qualifications, experience and expertise and that they hold highest standards of integrity. In terms of Section 150 of the Act, read with the Companies (Appointment & Qualification of Directors) Rules, 2014, the Independent Directors of the Company have registered themselves with the data bank of Independent Directors created and maintained by the Indian Institute of Corporate Affairs, Manesar. Further, the Independent Directors who were required to undertake the online proficiency self-assessment test, have undertaken and cleared the online proficiency self-assessment test conducted by the IICA within the stipulated time period.

17. EVALUATION OF THE BOARD, ITS COMMITTEES AND INDIVIDUAL DIRECTORS

Pursuant to the provisions of the Act, the Board has carried out an annual evaluation of its own performance and of the individual Directors (including the Chairman) as well as an evaluation of the working of all the Committees of the Board. The Board of Directors was assisted by the NRC. The performance evaluation was carried out by seeking inputs from all the Directors / Members of the Committees, as the case may be.

The Guidance Note on Board Evaluation (“Guidance Note”) issued by the Securities and Exchange Board of India (“SEBI”), had encouraged companies which were not covered under Chapter IV of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“LODR Regulations”) to follow the criteria mentioned in the Guidance Note. The Board of the Company followed the said criteria recommended under the Guidance Note for evaluating the performance of the Board as a whole, Committees of the Board, Individual Directors and the Chairman. The criteria for evaluation of the Board as a whole, *inter alia*, covered parameters such as Structure of the Board, Meetings of the Board and Functions of the Board and Board & Management. The criteria for evaluation of Individual Directors covered parameters such as knowledge and competency, fulfillment of functions, ability to function as a team, etc. The criteria for evaluation of the Board Committees covered areas related to mandate and composition, effectiveness of the committee, structure of the committee and meetings, etc.

The feedback of the Independent Directors on their review of the performance of Non-Independent Directors and the Board as a whole, the performance of the Chairman of the Company and the assessment of the quality, quantity and timeliness of flow of information between the Company, the Management and the Board was taken into consideration by the Board in carrying out the performance evaluation.

18. POLICY ON APPOINTMENT OF DIRECTORS AND REMUNERATION POLICY OF THE COMPANY

The NRC develops the competency requirements of the Board based on the industry and the strategy of the Company, conducts a gap analysis and recommends the reconstitution of the Board, as and when required. It also recommends to the Board, the appointment of Directors having good personal and professional reputation and conducts reference checks and due diligence of all Directors before recommending them to the Board. Besides the above, the NRC ensures that new Directors are familiarised with the operations of the Company and endeavours to provide relevant training to the Directors.

In accordance with the provisions of Section 178 of the Act, the Board of Directors have adopted a Policy on Board Diversity and Director Attributes and a Remuneration Policy.

The Policy on Board Diversity and Director Attributes has been framed to encourage diversity of thought, experience, knowledge, perspective, age and gender in the Board and to have in place, a transparent Board nomination process.

The Remuneration Policy for Directors, Key Managerial Personnel (KMP) and all other employees is aligned to the philosophy on the commitment of fostering a culture of leadership with trust.

The Remuneration Policy aims to ensure that the level and composition of the remuneration of the Directors, KMP and all other employees is reasonable and sufficient to attract, retain and motivate them to successfully run the Company.

Salient features of the Remuneration Policy, *inter alia*, include:

- Remuneration in the form of Sitting Fees and Commission to be paid to Independent Directors and Non-Independent Non-Executive Directors, in accordance with the provisions of the Act and as recommended by the NRC;
- Remuneration to Managing Director / Executive Directors / KMP and all other employees is reasonable and sufficient to attract, retain and motivate them to run the Company successfully and retain talented and qualified individuals suitable for their roles, in accordance with the defined terms of remuneration mix or composition; and
- No remuneration would be payable to Directors for services rendered in any other capacity unless the services are of a professional nature and the NRC is of the opinion that the Director possesses requisite qualification for the practice of the profession and approval of the Central Government has been received, if required, for paying the same.

The Company has also adopted a ‘Fit and Proper’ Policy for ascertaining the ‘fit and proper’ criteria to be adopted at the time of appointment of directors and on a continuing basis, pursuant to the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, issued by RBI. The Company has received the ‘Fit and Proper’ declarations from all the Directors of the Company in April 2021, which have been taken on record by the NRC.

The Policy on Board Diversity and Director Attributes as also the Remuneration Policy of the Company are made available on the Company's website, www.tatacapital.com.

19. KEY MANAGERIAL PERSONNEL

During FY 2020-21, Mr. Mahadeo Raikar was appointed as the Chief Financial Officer and the Key Managerial Personnel and the Compliance Officer of the Company, with effect from August 17, 2020.

Accordingly, as on the date of this Report, Mr. Anil Kaul, Managing Director (DIN:00644761), Mr. Mahadeo Raikar, Chief Financial Officer and Mr. Jinesh Meghani, Company Secretary are the KMP of the Company.

20. DIRECTORS' RESPONSIBILITY STATEMENT

Based on the framework of internal financial controls and compliance systems established and maintained by the Company, work performed by the Internal, Statutory and Secretarial Auditors, including audit of internal financial controls over financial reporting by the Statutory Auditors and the reviews performed by the Management and the relevant Board Committees, including the Audit Committee, the Board is of the opinion that the Company's internal financial controls were adequate and effective during FY 2020-21.

Accordingly, pursuant to Section 134(5) of the Act, the Board of Directors, to the best of their knowledge and ability, confirm that:

- a) in the preparation of the annual accounts, Indian Accounting Standards (IND AS) as per the Companies (Indian Accounting Standards) Rules, 2015, as amended by the Companies (Indian Accounting Standards) Rules, 2016, notified under Section 133 of the Companies Act, 2013 (the "Act"), other relevant provisions of the Act, guidelines issued by Regulators as applicable to the Company and other accounting principles generally accepted in India have been followed and that there are no material departures therefrom.
- b) they had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit and cash flows of the Company for the year;
- c) they had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) they had prepared the annual accounts on a going concern basis;
- e) they had laid down internal financial controls to be followed by the Company and that such internal financial controls were adequate and operating effectively; and
- f) they had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

The Financial Statements of the Company have been prepared in accordance with Ind AS, as notified under the Companies (Indian Accounting Standards) Rules, 2015 read with Section 133 of the Act.

21. CORPORATE GOVERNANCE

Company's Philosophy on Corporate Governance

The Company recognizes its role as a corporate citizen and endeavours to adopt the best practices and the highest standards of corporate governance through transparency in business ethics, accountability to its customers, investor regulators, and other stakeholders. The Company's activities are carried out in accordance with good corporate practices and the Company is constantly striving to better these practices by adopting best practices.

The Company believes that governance practices enable the Management to direct and control the affairs of the Company in an efficient manner and to achieve the Company's goal of maximizing value for all its stakeholders. The Company will continue to focus its resources, strengths and strategies while upholding the core values of transparency, integrity, honesty and accountability, which are fundamental to Tata companies.

As a part of the Tata Group, the Company has a strong legacy of fair, transparent and ethical governance practices. The Corporate Governance philosophy is further strengthened with the adherence to the Tata Business Excellence Model as a means to drive excellence, the Key Performance Metrics for tracking progress on long-term strategic objectives and the Tata Code of Conduct ("TCOC"), which articulates the values, ethics and business principles and serves as a guide to the Company, its Directors and employees, supplemented with an appropriate mechanism to report

any concern pertaining to non-adherence to the TCOC. In addition, the Company has adopted a Vigil Mechanism, a Fair Practices Code, an Affirmative Action Policy, a Policy against Sexual Harassment in the Workplace, a Fit and Proper Policy for ascertaining the fit and proper criteria of the directors at the time of appointment and on a continuing basis, a Policy on Board Diversity and Director Attributes, a Code of Conduct for Non-Executive Directors, Guidelines on Corporate Governance, an Occupational Health and Safety Management and an Anti-Bribery and Anti-Corruption (“ABAC”) Policy and Whistle Blower Policy

TCL has signed the Tata Brand Equity and Business Promotion (“BEBP”) Agreement with Tata Sons Private Limited on behalf of its subsidiaries, including TCHFL, for subscribing to the TATA BEBP Scheme. The Company abides by the TCOC and the norms for using the Tata Brand identity.

a. Board of Directors

The Board of Directors, along with its Committees, provides leadership and guidance to the Company’s Management and directs, supervises and controls the activities of the Company.

The size of the Board is commensurate with the size and business of the Company. As on March 31, 2021, the Board comprised five Directors viz. Mr. Rajiv Sabharwal (Chairman), Mr. Mehernosh B. Kapadia, Ms. Anuradha E. Thakur, Mr. Ankur Verma and Mr. Anil Kaul. Mr. Kapadia and Ms. Thakur are the Independent Directors (“IDs”) of the Company, while Mr. Sabharwal and Mr. Verma are the Non-Executive Directors of the Company. Mr. Kaul is the Managing Director of the Company.

During FY 2020-21, ten Meetings of the Board of Directors were held on the following dates: June 25, 2020, July 17, 2020, August 17, 2020, August 31, 2020, September 23, 2020, October 28, 2020, November 9, 2020, January 12, 2021, February 3, 2021 and March 2, 2021.

The details of attendance at Board Meetings held during FY 2020-21 and at the previous AGM of the Company are, given below:

Name of Director(s)	Director Identification Number	Category	Board Meetings		Whether present at previous AGM held on August 17, 2020
			Held during tenure	Attended	
Mr. Rajiv Sabharwal	00057333	Non-Executive Director (Chairman)	10	10	Yes
Mr. Mehernosh B. Kapadia	00046612	Independent Director	10	10	Yes
Ms. Anuradha E. Thakur	06702919	Independent Director	10	10	Yes
Mr. Ankur Verma	07972892	Non-Executive Director	10	8	No
Mr. Anil Kaul	00644761	Managing Director	10	10	Yes

b. Remuneration to the Directors

The Company paid Sitting fees to the Non-Executive Directors (“NEDs”) and Independent Directors for attending Meetings of the Board and the Committees of the Board and will pay Commission for FY 2020-21, within the maximum prescribed limits to the Independent Directors who were Directors of the Company during FY 2020-21, as recommended by the NRC and approved by the Board at their meetings held on April 19, 2021. The details of the same are, as under:

(Amount in Rs.)

Name of Director(s)	Sitting Fees paid for attending Board and Committee Meetings during FY 2020-21	Commission to be paid for FY 2020-21
Mr. Mehernosh B. Kapadia, Independent Director	12,90,000	15,00,000
Ms. Anuradha E. Thakur, Independent Director	11,40,000	15,00,000
Mr. Ankur Verma, Non-Executive Director	6,80,000	-

Based on the recommendation of the Members of the NRC, the Board at its Meeting held on June 4, 2021, approved a total Remuneration of Rs. 5,23,04,934 for FY 2020-21, to Mr. Anil Kaul.

None of the NEDs and the IDs had any pecuniary relationships or transactions with the Company during the year under review.

c. Committees of the Board

The Board has constituted Committees with specific terms of reference to focus on specific areas. These include the Audit Committee, the Nomination and Remuneration Committee, the Stakeholders Relationship Committee, the Risk Management Committee, the Asset Liability Committee, the Corporate Social Responsibility Committee, the Working Committee, the Information Technology Strategy Committee and the Lending Committee. The Company Secretary is the Secretary of all the aforementioned Committees. The Board of Directors and the Committees also take decisions by Resolutions passed through circulation, which are noted by the Board / respective Committees of the Board, at their next meetings. The Minutes of meetings of all Committees of the Board are circulated to the Board of Directors for noting.

i. Audit Committee

Composition, Meetings and Attendance

During FY 2020-21, eight Meetings of the Audit Committee were held on the following dates: June 25, 2020, August 17, 2020, August 31, 2020, September 10, 2020, November 9, 2020, December 17, 2020, February 3, 2021, and March 22, 2021.

The composition of the Audit Committee as on the date of this Report and the attendance of its Members at its meetings held during FY 2020 - 21 are given below:

Name of the Member(s)	Category	No. of Meetings	
		Held during tenure	Attended
Ms. Anuradha E. Thakur, Chairperson ¹	Independent Director	8	7
Mr. Mehernosh B. Kapadia	Independent Director	8	8
Mr. Ankur Verma	Non – Executive Director	8	7

Notes:

¹Ms. Anuradha E. Thakur was appointed as the Chairperson of the Audit Committee, in place of Mr. Mehernosh B. Kapadia, with effect from April 7, 2021.

The composition of the Audit Committee is in line with the provisions of Section 177 of the Act. All the Members have the ability to read and understand financial statements and have relevant finance and / or audit experience.

Terms of reference

The Board has adopted an Audit Committee Charter which defines the composition of the Audit Committee, its authority, role, responsibilities and powers and reporting functions in accordance with the Act and Guidelines issued by NHB. The Charter is reviewed from time to time and is available on the Company's website, www.tatacapital.com. The responsibilities of the Audit Committee, *inter alia*, include:

- To review the financial reporting process, the system of internal financial controls, the audit process, the Company's

- process for monitoring compliance with laws and regulations and the Code of Conduct.
- To recommend the appointment and removal of the Auditors and their remuneration, and discuss with the Auditors the nature and scope of their audit before commencement;
 - To examine the financial statements and the Auditors' Report thereon;
 - To evaluate adequacy of risk management systems;
 - To approve any transactions of the Company with related parties or any subsequent modifications thereof, as also recommend to the Board the related party transactions which are not approved by the Committee;
 - To review findings of internal investigations, frauds, irregularities, etc.; and
 - To review the functioning of and compliance with the Company's Whistle Blower Policy.

The Board has accepted all the recommendations made by the Audit Committee during the year.

Besides the Members of the Committee, meetings of the Audit Committee are attended by the Chairman of the Board, the Managing Director, the Chief Financial Officer and Compliance Officer, the Statutory Auditors, the Head - Internal Audit and the Company Secretary. The Internal Audit function is headed by the Head – Internal Audit of the Company, who reports to the Chairman of the Audit Committee to ensure independence of operations.

ii. Nomination and Remuneration Committee (“NRC”)

Composition

The composition of the NRC as on the date of this Report is, given below:

Name of the Member(s)	Category
Mr. Mehernosh B. Kapadia, Chairman	Independent Director
Ms. Anuradha E. Thakur	Independent Director
Mr. Rajiv Sabharwal	Non-Executive Director

Terms of reference

The responsibilities of the NRC, *inter alia*, include:

- To formulate the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board, a policy relating to the remuneration for the directors, key managerial personnel and other employees;
- To review the performance of the Managing / Whole-Time / Executive Directors on predetermined parameters and approve the remuneration/compensation packages within prescribed limits;
- To identify persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down and recommend to the Board their appointment and removal and to carry out evaluation of every director's performance;
- To decide Commission payable to the directors, subject to prescribed limits and approval of shareholders; and
- To review employees' compensation vis-à-vis industry practices and trends.

iii. Stakeholders Relationship Committee (“SRC”)

Composition

The composition of the SRC as on the date of this Report is, given below:

Name of the Member(s)	Category
Mr. Rajiv Sabharwal, Chairman	Non-Executive Director
Mr. Mehernosh B. Kapadia	Independent Director
Mr. Anil Kaul	Managing Director

Terms of reference

The responsibilities of the SRC, *inter alia*, is to consider and resolve the grievances / complaints of security holders of the Company.

iv. Risk Management Committee (“RMC”)

Composition

The composition of the RMC as on the date of this Report is, given below:

Name of the Member(s)	Category
Ms. Anuradha E. Thakur, Chairperson ¹	Independent Director
Mr. Mehernosh B. Kapadia	Independent Director
Mr. Rajiv Sabharwal	Non-Executive Director
Mr. Ankur Verma	Non-Executive Director
Mr. Anil Kaul	Managing Director

Notes:

- Ms. Anuradha E. Thakur was appointed as the Chairperson of the Risk Management Committee, in place of Mr. Mehernosh B. Kapadia, with effect from April 7, 2021.

Terms of reference

The responsibilities of the RMC, *inter alia*, include:

- To approve and review compliance with policies implemented by the organization and risk assessment of the organization (including emerging risks);
- To approve and review compliance with risk policies, monitor breaches / trigger trips of risk tolerance limits and direct action;
- To review and analyse risk exposure related to specific issues and provide oversight of risk across organization;
- To review reports of significant issues prepared by internal risk oversight functional groups, including risk exposure related to specific issues, concentrations and limits excesses;
- To approve the enterprise wide risk management framework;
- To carry out Technology Risk Management as per the guidance under the ‘Information Technology Framework for HFCs – Guidelines’ for Housing Finance Companies and Vulnerability and Risk assessments.

v. Asset Liability Committee (“ALCO”)

Composition

The composition of the ALCO as on the date of this Report is, given below:

Name of the Member(s)	Category
Mr. Mehernosh B. Kapadia, Chairman	Independent Director
Mr. Rajiv Sabharwal	Non-Executive Director
Mr. Ankur Verma	Non-Executive Director
Mr. Anil Kaul	Managing Director

Terms of reference

The responsibilities of the ALCO, *inter alia*, include:

- To comply with NHB Prudential Norms / Directions / Guidelines for Asset Liability Management; and
- To determine the Prime Lending Rates of the Company from time to time in accordance with the Policy for determining Interest Rates, Processing and Other Charges.

vi. Corporate Social Responsibility (“CSR”) Committee

Composition

The composition of the CSR Committee as on the date of this Report is, given below:

Name of the Member(s)	Category
Ms. Anuradha E. Thakur, Chairperson	Independent Director
Mr. Rajiv Sabharwal	Non-Executive Director
Mr. Ankur Verma	Non-Executive Director
Mr. Anil Kaul	Managing Director

Terms of reference

The responsibilities of the CSR Committee, *inter alia*, include:

- To formulate and recommend to the Board, a CSR Policy which shall indicate the activities to be undertaken by the Company as specified in Schedule VII of the Act (“CSR Activities”);
- To recommend the amount of expenditure to be incurred on CSR Activities; and
- To monitor the CSR Policy of the Company from time to time and instituting a transparent monitoring mechanism for implementation of the CSR projects or programs or activities undertaken by the Company.

vii. Working Committee

Composition

The composition of the Working Committee as on the date of this Report is, given below:

Name of the Member(s)	Category
Mr. Rajiv Sabharwal	Non-Executive Director
Mr. Mehernosh B. Kapadia	Independent Director
Mr. Anil Kaul	Managing Director

Terms of reference

The responsibilities of the Working Committee, *inter alia*, include exploring and evaluating market appetite, potential pricing, structure of the proposed issuance and timing, negotiation of various other terms in connection with the issuance of masala bonds, non-convertible debentures to public and raising of funds through external commercial borrowings.

viii. Information Technology (“IT”) Strategy Committee

Composition

The composition of the IT Strategy Committee as on the date of this Report is, given below:

Name of the Member(s)	Category
Mr. Mehernosh B. Kapadia, Chairman	Independent Director
Mr. Rajiv Sabharwal	Non-Executive Director
Mr. Anil Kaul	Managing Director
Ms. Mehjabeen Aalam ¹	Business Chief Information Officer

Notes:

1. Ms. Mehjabeen Aalam was appointed as Business Chief Information Officer with effect from June 4, 2021 in place of Mr. Pramod Nair.

Terms of reference

The responsibilities of the IT Strategy Committee, *inter alia*, include:

- To approve the IT strategy and policy documents, ensuring that the Management puts an effective strategic planning process in place and ascertaining that the Management had implemented processes and practices that ensure that the IT delivers value to the business;

- To monitor the method that the Management used to determine the IT resources needed to achieve strategic goals and provide high-level direction for sourcing and use of IT resources;
- To constitute the Steering Committee and review the discussions of the said Committee periodically;
- To institute an effective governance mechanism and risk management process for all outsourced IT operations and to do all such acts as may be required under the NHB IT Guidelines in respect of the outsourced IT operations;
- To review the IT / Information Systems ("IS") Audit report and provide its observation / recommendations to the Audit Committee; and
- To recommend the appointment of IT / IS Auditor to the Audit Committee.

ix. Lending Committee

Composition

The composition of the Lending Committee as on the date of this Report is, given below:

Name of the Member(s)	Category
Mr. Rajiv Sabharwal, Chairman	Non-Executive Director
Mr. Mehernosh B. Kapadia ¹	Independent Director
Ms. Anuradha E. Thakur	Independent Director
Mr. Ankur Verma	Non-Executive Director
Mr. Anil Kaul	Managing Director

Notes:

1. Mr. Mehernosh B. Kapadia ceased to be a Member of the Lending Committee, with effect from April 7, 2021.

Terms of reference

The responsibilities of the Lending Committee, *inter alia*, include approving financing proposals related to lending / investment business of the Company.

d. Secretarial Standards

The Company is in compliance with SS -1 i.e. Secretarial Standard on Meetings of the Board of Directors and SS – 2 i.e. Secretarial Standard on General Meetings issued by The Institute of Company Secretaries of India.

e. Unclaimed Amount

Pursuant to the provisions of Section 124 of the Act, the unclaimed interest on matured debentures as well as the unclaimed principal amount of the matured debentures would be transferred to the Investor Education and Protection Fund ("IEPF") after completion of seven years from the date it becomes due for payment. During FY 2020-21, no amount was required to be transferred to the IEPF. Further, pursuant to the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ("Rules"), Mr. Jinesh Meghani, Company Secretary, has been appointed as the Nodal Officer of the Company, for the purpose of verification of claims and co-ordination with the IEPF Authority. The Contact details of Persons handling Investor Grievance are available on the website of the Company at www.tatacapital.com under 'Investor Relations' tab.

f. Means of Communication

The 'Investors' section on the Company's website keeps the investors updated on material developments in the Company by providing key and timely information such as Financial Results, Annual Reports, Contact details of persons responsible for investor grievances etc. The debenture holders can also send in their queries / complaints at the designated email address at tchfnccdcompliance@tatacapital.com.

g. General Information for Members and Debenture holders

The half yearly Financial Results of the Company are submitted to the Stock Exchanges in accordance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and are published in a leading English daily newspaper and also communicated to the Debenture holders, through a half-yearly communication. Official news releases, including the half-yearly results, are also posted on the Company's website, www.tatacapital.com.

The Company does not have any unclaimed Non-Convertible Debentures nor any unpaid interest/redemption proceeds due thereon.

The Company is registered with the Registrar of Companies, Maharashtra, Mumbai. The Corporate Identity Number ("CIN") allotted to the Company by the Ministry of Corporate Affairs ("MCA") is U67190MH2008PLC187552. The NCDs issued by the Company to the public are listed on the BSE and NSE and the NCDs issued on a private placement basis are listed on the Wholesale Debt Market segment of the NSE.

Details of Debenture Trustees and the Registrar and Transfer Agents for the Debentures and the Equity Shares issued by the Company are, given below:

Debenture Trustees
Vistra ITCL India Limited The IL&FS Financial Centre, Plot C - 22, G Block, 7 th Floor, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 Website: www.vistraitcl.com , Tel: +91 22 2659 3535, Fax: +91 22 2653 3297 e-mail: itclcomplianceofficer@vistra.com
IDBI Trusteeship Services Limited Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400001 Website: www.idbitrustee.com , Tel: +91 22 4080 7000, Fax: +91 22 6631 1776 e-mail: itsl@idbitrustee.com

Registrar and Transfer Agents
Non – Convertible Debentures issued on a Private Placement basis TSR Darashaw Consultants Private Limited (formerly known as TSR Darashaw Limited) C-101, 1st Floor, 247 Park, Lal Bahadur Shastri Marg, Vikhroli West, Mumbai 400083 Website: www.tcplindia.co.in Tel: +91 22 66568484, E-mail: csg-unit@tcplindia.co.in
Equity Shares and Non – Convertible Debentures issued to the Public KFin Technologies Private Limited (formerly known Karvy Fintech Private Limited) Selenium, Tower B, Plot No. 31&32, Financial District, Nanakramguda, Serilingampally Mandal, Hyderabad – 500 032, Telangana. Website: www.kfintech.com and/or https://ris.kfintech.com/ , Toll free no: 1- 800-309-4001 e-mail: inward.ris@kfintech.com

22. VIGIL MECHANISM

The Company has established a Vigil Mechanism for its Directors and employees to report their concerns or grievances. The said mechanism, inter alia, encompasses the Whistle Blower Policy, the Fraud Risk Management Process, the mechanism for reporting of ethical concerns under the TCOC and the ABAC Policy and it provides for adequate safeguards against victimization of persons who use it.

The Vigil Mechanism provides access to Tata Capital's Ethics Committee for reporting concerns and grievances. It also provides access to the Compliance Officer under the Company's ABAC Policy and to the Chairperson of the Company's Audit Committee / the Chief Ethics Counsellor under the Company's Whistle Blower Policy. Information regarding the mechanism and the channels for reporting concerns are communicated to the relevant stakeholders. The Whistle Blower Policy, Vigil Mechanism, TCOC and the ABAC Policy documents are available on the website of the Company, www.tatacapital.com.

23. DISCLOSURE AS PER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company is committed to providing and promoting a safe and healthy work environment for all its employees. A 'Prevention of Sexual Harassment' Policy, which is in line with the statutory requirements, along with a structured reporting and redressal mechanism, including the constitution of Internal Complaints Committee in accordance with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 ("the POSH Act"), is in place.

During FY 2020-21, no complaints received under the provisions of the POSH Act.

24. STATUTORY AUDITORS

At the Ninth AGM of the Company held on August 21, 2017, B S R & Co. LLP, Chartered Accountants

(ICAI Firm Registration No. 101248W/W-100022) ("BSR") were appointed as the Statutory Auditors of the Company for a term of five years, to hold office from the conclusion of the Ninth AGM till the conclusion of the Fourteenth AGM of the Company to be held in the year 2022.

25. ACCOUNTING STANDARDS FOLLOWED BY THE COMPANY

The Financial Statements of the Company have been prepared in accordance with Ind AS, as notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended by the Companies (Indian Accounting Standards) Rules, 2016, notified under Section 133 of the Act. Further, the Company followed the Housing Finance Companies (NHB) Directions, 2010 and RBI Directions.

The Financial Statements have been prepared on an accrual basis under the historical cost convention. The Accounting Policies adopted in the preparation of the Financial Statements have been consistently followed in the previous year.

26. EXPLANATION ON STATUTORY AUDITORS' REPORT

There are no qualifications, reservations or adverse remarks or disclaimers made by BSR & Co. LLP Chartered Accountants, Statutory Auditors, in their Reports dated April 19, 2021, on the Financial Statements of the Company for FY 2020-21.

27. SECRETARIAL AUDITOR AND SECRETARIAL AUDIT REPORT

Pursuant to the provisions of Section 204 of the Act and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Board of Directors had appointed M/s. Parikh & Associates, a firm of Company Secretaries in Practice, to undertake the Secretarial Audit of the Company, for FY 2020-21. The Secretarial Audit Report, in the prescribed Form No. MR-3, is annexed as Annexure 'B'.

There are no qualifications, reservations or adverse remarks or disclaimers made by M/s. Parikh & Associates in their Secretarial Audit Report dated April 19, 2021, on the secretarial and other related records of the Company, for FY 2020-21.

28. INFORMATION ON MATERIAL CHANGES AND COMMITMENTS

There are no material changes or commitments affecting the financial position of the Company which have occurred between March 31, 2021 and June 4, 2021, being the date of this Report.

29. RELATED PARTY TRANSACTIONS

The Company has adopted a Policy and a Framework on Related Party Transactions for the purpose of identification, monitoring and approving of such transactions. The said Policy is annexed as Annexure 'C'.

A Statement containing details of material contracts or arrangements or transactions with Related Parties on an arm's length basis with respect to transactions covered under Section 188(1) of the Act, in the prescribed Form No. AOC-2, is annexed as Annexure 'D'. Further, details of Related Party Transactions, as required to be disclosed by Indian Accounting Standard – 24 on "Related Party Disclosures" specified under Section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, are given in the Notes to the Financial Statements.

During the year, the Company has not entered into any transactions with Related Parties which are not in its ordinary course of business or not on an arm's length basis and which require disclosure in this Report in terms of the provisions of Section 188(1) of the Act.

30. ENERGY CONSERVATION, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS & OUTGO

A. Conservation of energy:

i. Steps taken / impact on conservation of energy:

The operations of the Company, being financial services related, require normal consumption of electricity. The Company is taking every necessary step to reduce its consumption of energy.

At Tata Capital regular Electrical audits as part of Energy Conservation activity are conducted and suggested measures are implemented to achieve and improve energy efficiency.

Several Office premises of Tata Capital have been retrofitted with LED lights to conserve electricity, as LED lights

consume less electricity as compared to the conventional CFL bulbs. Air Conditioners' temperature across all Tata Capital Offices are maintained at the optimum ambient temperature (24-25-degree Celsius) resulting into savings of energy and also at some premises outgoing air conditioner duct design has been modified to provide better energy efficiencies.

ii. Steps taken by the Company for utilizing alternate sources of energy:

Tata Capital has installed a solar panel at its Thane office which produces close to 750 Watts of energy and which self illuminates and provides power to the garden and security lights on the campus from dusk to dawn. The garden lights at the Thane office have been retrofitted with LED bulbs that consume less electricity as compared to the conventional incandescent or CFL bulbs.

iii. Capital investment on energy conservation equipment:

In view of the nature of activities carried on by the Company, there is no capital investment on energy conservation equipment.

B. Technology absorption:

- i. The efforts made towards technology absorption;
- ii. The benefits derived like product improvement, cost reduction, product development or import substitution;
- iii. In case of imported technology (imported during the last 3 years reckoned from the beginning of the financial year):
 - (a) The details of technology imported;
 - (b) The year of import;
 - (c) Whether the technology been fully absorbed;
 - (d) If not fully absorbed, areas where absorption has not taken place, and the reasons thereof; and
- iv. The expenditure incurred on Research and Development.

Given the nature of the activities of the Company, the above is not applicable to the Company.

C. Foreign Exchange Earnings and Outgo:

Foreign Exchange earned in terms of actual inflows during the year under review was Nil and the Foreign Exchange Outgo during the year under review in terms of actual outflows was Rs. 7.89 crore.

31. ANNUAL RETURN

Pursuant to Section 92(3) read with Section 134(3)(a) of the Act, the Annual Return as on March 31, 2021 is available under the Investor Relations tab on the Company's website, www.tatacapital.com.

32. DETAILS PERTAINING TO REMUNERATION AS REQUIRED UNDER SECTION 197(12) OF THE ACT READ WITH RULE 5 OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014

A Statement giving the details required under Section 197(12) of the Act read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, for the year ended March 31, 2021, is annexed as Annexure 'E'.

The details required under Rule 5(2) and Rule 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, for the year ended March 31, 2021, are provided in a separate Annexure forming part of this Report. In terms of the first proviso to Section 136 of the Act, the Report and the Accounts, excluding the aforesaid Annexure, are being sent only through electronic mode to all the Members whose e-mail addresses are registered with the Depositories. Any shareholder interested in obtaining a copy of the same may write to the Company Secretary, at the Registered Office of the Company and the soft copy of the same would be provided by an e-mail. None of the employees listed in the said Annexure is related to any Director of the Company.

33. MANAGEMENT DISCUSSION AND ANALYSIS REPORT

A detailed analysis of the Company's performance is discussed in the Management Discussion and Analysis Report, which forms an integral part of this Annual Report.

34. ACKNOWLEDGEMENTS

The Directors would like to place on record their gratitude for the valuable guidance and support received from NHB, SEBI, the Registrar of Companies and other government and regulatory agencies and to convey their appreciation to TCL, the holding company, the members, debenture holders, customers, bankers, lenders, vendors, and all other business associates for the continuous support given by them to the Company. The Directors also place on record their appreciation for all the employees of the Company for their commitment, team work, professionalism and the resilience and dedication demonstrated by them during this difficult period of COVID-19 pandemic.

For and on behalf of the Board of Directors

Mumbai
June 4, 2021

Rajiv Sabharwal
Chairman
DIN: 00057333

ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY (“CSR”) ACTIVITIES

1. Brief outline on CSR Policy of the Company.

Vision: To create shared value for the community at large in line with the Tata Group’s core purpose.

Purpose: We endeavour to improve the lives of the community, especially the socially and economically underprivileged communities, by making a long term, measurable and positive impact through projects in the areas of

- i. Education
- ii. Climate Action
- iii. Health
- iv. Skill Development

Sectors and Issues: In sectors and issues pertaining to the purpose mentioned above.

For details of the CSR Policy along with projects and programs, kindly refer to <https://www.tatacapital.com/content/dam/tata-capital/tchfl/CSR%20Policy-TCHFL.pdf>

2. Composition of CSR Committee:

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Ms. Anuradha E. Thakur	Chairperson (Independent Director)	2	2
2.	Mr. Rajiv Sabharwal	Member (Non-Executive Director)	2	2
3.	Mr. Ankur Verma	Member (Non-Executive Director)	2	1
4.	Mr. Anil Kaul	Member (Managing Director)	2	2

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company.

Composition of CSR Committee: <https://www.tatacapital.com/tchfl.html>

CSR Policy and CSR projects approved by the Board: <https://www.tatacapital.com/content/dam/tata-capital/tchfl/CSR%20Policy-TCHFL.pdf>

4. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report)

Not Applicable

5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any

NIL

6. Average net profit of the company as per section 135(5):

Financial Year	Net Profit (net of dividend)
FY 2017-18	4,11,53,68,804
FY 2018-19	1,79,56,13,849
FY 2019-20	5,00,96,16,387
Average Net Profit	3,64,01,99,680

7. (a) Two percent of average net profit of the company as per section 135(5):
Rs. 7,28,03,993.60/- rounded off to Rs. 7,28,15,100/-

(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years: NIL

(c) Amount required to be set off for the financial year, if any: NIL

(d) Total CSR obligation for the financial year (7a+7b-7c): Rs. 7,28,15,100/-

8. (a) CSR amount spent or unspent for the financial year:

Total Amount Spent for the Financial Year. (in Rs.)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount.	Date of Transfer.	Name of the Fund	Amount.	Date of Transfer.
7,28,15,100	NIL	NA	NA	NIL	NA

(b) Details of CSR amount spent against ongoing projects for the financial year:

Not Applicable

(c) Details of CSR amount spent against other than ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sl. No.	Name of the Project.	Item from the list of activities in Schedule VII to the Act.	Local area (Yes/No).	Location of the project.		Amount spent for the project (in Rs.).	Mode of implementation - Direct (Yes/No).	Mode of Implementation - Through Implementing Agency	
				State.	District.			Name	CSR Registration number
1	Mobile Creches	ii	Yes	Maharashtra (MH)	Mumbai	20,00,000	No	Mumbai Mobile Creches	Applied for
2	Mobile Creches	ii	Yes	MH	Pune	15,00,000	No	Tara Mobile Creches	Applied for
3	JalAadhar – Watershed Development	iv	No	MH	Satara	28,31,100	No	BAIF Institute for Sustainable Livelihoods and Development	CSR00000259
4	JalAadhar – Watershed Development	iv	No	MH	Satara	1,00,00,000	No	BAIF Institute for Sustainable Livelihoods and Development	CSR00000259
5	JalAadhar – Watershed Development	iv	Yes	TN	Kancheepuram	33,71,000	No	National Agro Foundation	CSR00000610
6	JalAadhar – Watershed Development	iv	Yes	TN	Kancheepuram	88,13,000	No	National Agro Foundation	CSR00000610

7	The Green Switch	iv	No	JH	Simdega	1,00,00,000	No	Transform Rural India Foundation	CSR00000421
8	Clean Drinking Water	iv	Yes	MH	Pune	30,00,000	No	Help for Children in Need Foundation	CSR00001377
9	Aarogyatara – Eyecare	i	Yes	MH	Palghar	49,40,000	No	Aditya Jyot Foundation for Twinkling Little Eyes	Applied for
10	Aarogyatara – Eye Care	i	No	Bihar	Mastichak	30,60,000	No	Yugrishi Shriram Sharma Acharya Charitable Trust	CSR00000858
11	Aarogyatara – Eye Care	i	Yes	MH	Mumbai	20,00,000	No	Bhajandas Bajaj Foundation	CSR00000427
12	Cancer Care	i	Yes	MH	Mumbai	15,00,000	No	St. Jude Childcare Centre	CSR00001026
13	Cancer Care	i	Yes	MH	Mumbai	30,00,000	No	Shri Chaitanya Seva Trust	CSR00001017
14	Cancer Care	i	Yes	MH	Mumbai	30,00,000	No	Tata Memorial Hospital, Mumbai	CSR00001287
15	Cancer Care	i	Yes	Delhi	Delhi	10,00,000	No	CanSupport, Delhi	CSR00000673
16	Cancer Care	i	Yes	MH	Mumbai	20,00,000	No	CPAA	CSR00000926
17	Livelihood – Covid Rehabilitation	ii	No	MP	Barwani, Dewas, Sagar etc (M.P)	58,00,000	No	Tata Education Development Trust	Applied for
18	Sanskrit Learning	ii	No	TN	Coimbatore	50,00,000	No	Sanskrita Bharati	CSR00001234
	TOTAL					7,28,15,100			

*Project Name Description – JalAadhar is an integrated watershed development programme; Aarogyatara is an Eye Care & Treatment project; The Green Switch is a solar energy access project for domestic and/or livelihood development.

(d) Amount spent in Administrative Overheads: Not Applicable

(e) Amount spent on Impact Assessment, if applicable: Not Applicable

(f) Total amount spent for the Financial Year (8b+8c+8d+8e): Rs. 7,28,15,100/-

(g) Excess amount for set off, if any

Sl. No.	Particular	Amount (in Rs.)
(i)	Two percent of average net profit of the company as per section 135(5)	7,28,15,100
(ii)	Total amount spent for the Financial Year	7,28,15,100
(iii)	Excess amount spent for the financial year [(ii)-(i)]	NIL
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	NIL
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	NIL

9. (a) Details of Unspent CSR amount for the preceding three financial years:

Not Applicable

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s):

Not Applicable

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year (asset-wise details):

a. Date of creation or acquisition of the capital asset(s): Not Applicable

b. Amount of CSR spent for creation or acquisition of capital asset: Nil

c. Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.: Not Applicable

d. Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset): Not Applicable

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5): Not Applicable

Anuradha E. Thakur
Chairperson, CSR Committee
(Independent Director)

Anil Kaul
Member, CSR Committee
(Managing Director)

Rajiv Sabharwal
Member, CSR Committee
(Non-Executive Director)

Ankur Verma
Member, CSR Committee
(Non-Executive Director)

FORM No. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2021

(Pursuant to Section 204 (1) of the Companies Act, 2013 and rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014)

To,
The Members,
TATA CAPITAL HOUSING FINANCE LIMITED

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Tata Capital Housing Finance Limited (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company, to the extent the information provided by the Company, its officers, agents and authorised representatives during the conduct of secretarial audit, the explanations and clarifications given to us and the representations made by the Management and considering the relaxations granted by the Ministry of Corporate Affairs and Securities and Exchange Board of India warranted due to the spread of the COVID-19 pandemic, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2021, generally complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records made available to us and maintained by the Company for the financial year ended on 31st March, 2021 according to the provisions of:

- (i) The Companies Act, 2013 (the Act) and the rules made thereunder;
- (ii) The Securities Contract (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act') as amended from time to time:
 - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

- (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 and amendments from time to time; (Not applicable to the Company during the audit period)
 - (d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014; (Not applicable to the Company during the audit period);
 - (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;
 - (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; (Not applicable to the Company during the audit period);
 - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; (Not applicable to the Company during the audit period);
 - (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; (Not applicable to the Company during the audit period).
- (vii) Other laws applicable specifically to the Company namely:
- The National Housing Bank Act, 1987, the Housing Finance Companies (NHB) Directions, 2010 and all the Rules, Regulations, Circulars and Guidelines prescribed by the National Housing Bank for Housing Finance Companies
 - Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021
 - Credit Information Companies (Regulation) Act, 2005 and Rules
 - The Prevention of Money-Laundering Act, 2002 and The Prevention of Money Laundering (Maintenance of Records, etc.) Rules, 2005
 - The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
 - SEBI (Prohibition of Fraudulent and Unfair Trade Practices relating to Securities Market) Regulations, 2003
 - Master Direction - External Commercial Borrowings, Trade Credits and Structured Obligations of the Reserve Bank of India

We have also examined compliance with the applicable clauses of the following:

- (i) Secretarial Standards issued by The Institute of Company Secretaries of India with respect to Board and General meetings.
- (ii) The Listing Agreement entered by the Company with National Stock Exchange of India Limited with respect to Non-Convertible Debentures issued by the Company read with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

During the period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards etc. mentioned above.

We further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. There were no changes in the composition of the Board of Directors that took place during the period under review.

Adequate notice was given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance for meetings other than those held at shorter notice, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Decisions at the Board Meetings were taken unanimously.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period the Company had following events which had bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards etc.

- A. During the year, the Company had issued and redeemed the following Non-Convertible Debentures, on a private placement basis:
- a. Issued 27,350 Secured Redeemable Non-Convertible Debentures for an aggregate amount of Rs. 2,735.00 crore.
 - b. Redeemed 16,650 Secured Redeemable Non-Convertible Debentures for an aggregate amount of Rs. 1,665.00 crore.
 - c. Issued 500 Unsecured, Redeemable, Non-Convertible, Subordinated Debentures as Tier-II Capital for an aggregate amount of Rs. 50.00 crore.
- B. During the year, the Company had issued and redeemed the following Commercial Papers ("CPs"):
- a. Issued 43,000 units of CPs at face value for an aggregate amount of Rs. 2,150.00 crore.
 - b. Redeemed 92,500 units CPs at face value for an aggregate amount of Rs. 4,625.00 crore.

For **Parikh & Associates**
Company Secretaries

Signature
Jigyasa Ved
Partner

Place: Mumbai
Date: April 19, 2021

FCS No: 6488 CP No: 6018
UDIN: F006488C000132341

This Report is to be read with our letter of even date which is annexed as Annexure I and Forms an integral part of this report.

'Annexure I'

To,
The Members
TATA CAPITAL HOUSING FINANCE LIMITED

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the process and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management Representation about the Compliance of laws, rules and regulations and happening of events etc.
5. The Compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedure on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

**For Parikh & Associates
Company Secretaries**

**Signature
Jigyasa Ved
Partner**

FCS No: 6488 CP No: 6018
UDIN:F006488C000132341

Place: Mumbai
Date: April 19, 2021

POLICY ON RELATED PARTY TRANSACTIONS

1. Executive Summary

This Policy is being framed with the objective of ensuring compliance with the provisions pertaining to Related Party Transactions in the Companies Act, 2013 ("Act").

Related Party Transactions referred to throughout this Policy shall mean contracts / arrangements / transactions with a Related Party (as defined under the Act). Accordingly, Related Party Transactions may be entered into by the Company only in accordance with this Policy as amended from time to time.

The Policy covers following Sections:-

Objective:- Lays down the intent and requirement for drafting this Policy.

Scope:- To give an overview of the legal provisions applicable to Related Party Transactions and lay down the processes for identifying Related Parties and the Related Party Transaction approval.

Definition:- Specifies the key definitions stated in the Act.

Key Principles:-

- (a) Identification, Review of Related Party Transactions
- (b) Broad Parameters to Assess: Ordinary Course of Business
- (c) Broad Parameters to Assess: Arm's Length
- (d) Materiality Thresholds for Related Party Transactions

Going forward, the Audit Committee would review and recommend amendments to the Policy, as and when required, subject to the approval of the Board.

2. Objective

Section 188 of the Act and the Rules made thereunder require the approval of the Board and the Shareholders of a company for certain transactions entered into by a company with its Related Parties.

Related Party Transactions can present potential or actual conflicts of interest and may raise questions whether such transactions are in the best interest of the Company and its Shareholders. Therefore, this Policy has been adopted by the Company's Board of Directors, to ensure high standards of Corporate Governance while dealing with Related Parties and sets forth the procedures under which the Related Party Transactions must be reviewed, approved or ratified and reported.

This Policy has been drafted with an objective of ensuring compliance with the provisions pertaining to Related Party Transactions under the Act.

3. Scope

Accordingly, this Policy has been adopted to:

- (a) give an overview of the legal provisions applicable to Related Party Transactions;
- (b) lay down the process for identifying Related Parties;
- (c) identify factors for determining whether a transaction with a Related Party is:
 - on an Arm's Length basis
 - in the Ordinary Course of Business
- (d) for approval / noting of Related Party Transactions.

Note 1:- This Policy is for the purpose of identifying Related Party Transactions and the relevant approval methodology for compliance with the Act and the Rules framed thereunder.

Note 2:- Provisions of this Policy would be subject to revision / amendment in accordance with the Rules, Regulations, Notifications, etc. on the subject as may be issued by relevant statutory authorities, from time to time. In case of any amendment(s), clarification(s), circular(s), etc. issued by the relevant authorities, not being consistent with the provisions laid down under this Policy, then such amendment(s), clarification(s), circular(s), etc. shall prevail upon the provisions hereunder and this Policy shall stand amended accordingly from the effective date as laid down under such amendment(s), clarification(s), circular(s), etc.

4. Definition

All capitalised terms used in this Policy document but not defined herein shall have the meaning ascribed to such term in the Act and the Rules framed thereunder, as amended from time to time.

5. Identification and Monitoring of Related Parties

The Secretarial Team shall update the Reference List on the basis of intimations received from the Directors / KMPs or changes in corporate or investment structure, as informed from time to time.

The names / details of all Related Parties identified shall be consolidated, as a Reference List.

This Reference List and subsequent updates, as prepared by the Secretarial Team, shall be shared with all Business Heads / Functional Heads, for compliance at their end.

All Related Party Transactions for the period shall be reported by the Controllership team to the Company Secretary who shall place the same for approval / noting by the Audit Committee, in accordance with this Policy.

To review a Related Party Transaction, the Board / Audit Committee will be provided with all the relevant information pertaining to the Related Party Transaction, including the name of the related party, the nature of the relationship, nature of the transaction, whether the transaction is in the 'Ordinary Course of Business', whether the transaction is at 'Arm's Length' and any other matter, as may be required.

The process and controls with respect to identification monitoring of Related Parties and execution of Related Party Transactions would be vis-à-vis an appropriate Framework, as approved by the Board, Audit Committee and Management, instituted for compliance with this Policy.

For assessing whether the transaction is in the Ordinary Course of Business and Arm's Length, Clause 6 of this Policy shall be referred to.

6. Key Principles

A. Broad Parameters to assess - Ordinary Course of Business

The phrase Ordinary Course of Business is not defined under the Act or Rules made thereunder. The Company shall adopt a reasonable approach / methodology to demonstrate 'Ordinary Course of Business' which shall, *inter alia*, include the Nature of the transaction, the frequency / regularity / length of time the company is engaged in such transaction, such transaction / action is consistent with the past practices and was taken in the ordinary course of the normal day-to-day operations of such company, common commercial practice i.e. customarily taken, in the ordinary course of the normal day-to-day operations of other companies that are in the same / similar line of business.

The Company shall adopt an appropriate framework to assess whether transactions with related parties are done in the ordinary course of business and Company adopts generally accepted practices and principles in determining whether the transaction is in the 'Ordinary Course of Business'.

B. Broad Parameters to assess – Arm's Length

For transactions between two related parties to be considered to be at Arm's Length Pricing, the transaction should be conducted between the two parties as if the parties were unrelated, so that there is no conflict of interest i.e. Arm's Length Pricing is the condition or the fact that the two related parties transact as independent (un-related) parties and on an equal footing from one or more of the following aspects viz. nature of goods / services, risk assumed, assets / resources employed, key terms / covenants.

In the absence of any guidelines on Arm's Length Pricing in the Act, the Company shall adopt reasonable approach / methodology to demonstrate Arm's Length Pricing for the specified Related Party Transactions identified, which shall, *inter alia*, include, the nature of the transaction, description of functions to be performed, risks to be assumed and assets to be employed, key terms / special terms in the arrangement forming part of a composite transaction.

The Company shall adopt an appropriate framework to assess whether transactions with related parties are done at an Arm's Length and Company adopts generally accepted practices and principles in determining whether the transaction is at "Arm's Length".

C. Materiality Thresholds for Related Party Transactions

- (a) The transactions with related parties in the ordinary course of business and at arm's length within the monetary threshold ("**de minimis threshold**") as approved by the Audit Committee/Board, from time to time, will be placed before the Audit Committee for noting, on a half yearly basis.

- (b) The Board has stipulated that transactions with related parties in the ordinary course of business and at arm's length that cross the *de minimis* threshold would require prior approval of the Audit Committee.
- (c) The Company follows Materiality Thresholds for Related Party Transactions as per the Companies Act, 2013 and the applicable Rules framed thereunder for transactions with related parties which are not in the ordinary course of business and/or not at arm's length basis.

The Company shall institute appropriate framework to provide for approvals / noting of all Related Party Transactions to be in compliance with this Policy.

7. Disclosure

The Policy shall be published on the Company's website www.tatacapital.com.

Form No. AOC- 2
(Pursuant to clause (h) of sub-section (3) of Section 134 of the Act and
Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of Section 188 of the Companies Act, 2013 including certain arms length transactions under fourth proviso thereto

1. Details of contracts or arrangements or transactions not at arm's length basis - **Not Applicable.**
2. Details of material contracts or arrangement or transactions at arm's length basis:

Sr. No.	Name of the Related Party	Nature of Relationship	Nature of contracts/ arrangements/ transactions	Amount (Rs. in lakh)	Duration of the contracts/ arrangements/ transactions	Salient terms of the contracts or arrangements or transactions including the value, if any	Amount paid as advances, if any
1	Tata Capital Limited ("TCL")	Holding Company	a. Inter Corporate Deposits ("ICDs") accepted during the year	1,23,840	Tenor upto 1 year	Cost of Funds at market borrowing rate.	-
			b. ICDs repaid during the year	1,20,950	Tenor upto 1 year	Rate of Interest compared with the other alternative borrowings of the Company.	-
			c. Dividend on Equity Shares paid during the year	5,038	Not Applicable	Interim Dividend paid for FY 2020-21.	-
2	Tata Capital Financial Services Limited ("TCFSL")	Fellow Subsidiary	Takeover of a loan contract	6,090	Not Applicable	Market comparative rates charged	-

Note:

1. Appropriate approvals have been taken for Related Party Transactions.
2. Materiality Thresholds for Reporting Related Party Transactions in the ordinary course of business and on an arm's length basis, is as per the Framework for Related Party Transactions adopted by the Company.

For and on behalf of the Board of Directors

Mumbai
June 4, 2021

Rajiv Sabharwal
Chairman
DIN: 00057333

DETAILS REQUIRED UNDER SECTION 197(12) OF THE ACT READ WITH RULE 5(1) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014

1. The ratio of the remuneration of each Director to the median remuneration of the employees of the company for the financial year:

The ratio of the remuneration of each Director to the median remuneration of the employees of the Company for FY 2020-21 is, as under:

Name of Director(s)	Ratio to Median
Mr. Mehernosh B. Kapadia	4.12:1
Ms. Anuradha E. Thakur	3.90:1
Mr. Ankur Verma [#]	-
Mr. Anil Kaul	63.15:1

Note: [#]In line with the internal guidelines of the Company, no payment is made towards commission to Non-Executive Directors of the Company, who are in full-time employment with any other Tata Company.

Mr. Rajiv Sabharwal, Chairman and Non-Executive Director, is the Managing Director & CEO of Tata Capital Limited ("TCL"), the holding company, with effect from April 1, 2018, therefore his remuneration is borne by TCL and he did not draw any remuneration from the Company. In view of the same, the ratio of his remuneration to the median remuneration of employees, has not been computed.

2. The percentage increase in remuneration of each Director, Chief Financial Officer, Chief Executive Officer, Company Secretary, or Manager, if any, in the financial year:

The percentage increase/decrease in the remuneration of Directors in FY 2020-21 is, as under:

Name of Director(s)	% Increase in Remuneration
Mr. Mehernosh B. Kapadia	Nil
Ms. Anuradha E. Thakur	3.53%
Mr. Ankur Verma [#]	-
Mr. Anil Kaul	-23.10%

Note: [#]In line with the internal guidelines of the Company, no payment is made towards commission to Non-Executive Directors of the Company, who are in full-time employment with any other Tata Company.

Mr. Rajiv Sabharwal, Chairman and Non-Executive Director, is the Managing Director & CEO of TCL, the holding company, with effect from April 1, 2018, therefore his remuneration is borne by TCL and he did not draw any remuneration from the Company. In view of the same, the percentage increase/decrease in his remuneration, has not been computed.

The percentage increase/decrease in the remuneration of the Chief Financial Officer and Company Secretary for the FY 2020-21 is, as under:

Name	% Increase in Remuneration
Mr. Mahadeo Raikar [#]	Not Applicable
Mr. Jinesh Meghani	1.7%

[#]Mr. Mahadeo Raikar was appointed as the Chief Financial Officer and compliance Officer of the Company, with effect from August 17, 2020. Hence, the percentage change in remuneration paid during FY 2019-20 is not comparable to the remuneration paid during FY 2020-21.

3. The percentage increase in the median remuneration of employees in the financial year:

There is an increase in the median remuneration of employees in FY 2020-21 by 2.19% as compared to

FY 2019-20.

4. The number of permanent employees on the rolls of Company:

The permanent employees on the rolls of Company as on March 31, 2021, were 1,012.

5. Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration:

The average percentage increase already made in the salaries of employees other than that of the managerial personnel in FY 2020-21 is 2.74% and the percentage decrease in the overall managerial remuneration is 20.92%. There are no exceptional circumstances for increase in the Managerial Remuneration.

6. Affirmation that the remuneration is as per the Remuneration Policy of the Company:

It is affirmed that the remuneration paid is as per the Remuneration Policy adopted by the Company.

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

1. Industry structure and developments

Housing Finance Companies (“HFCs”), along with Non-Banking Financial Companies (“NBFCs”) and banks, are critical pillars for financial services in India. They play an important role in reaching out to a hitherto under/unserved and thereby broad basing the formal lending ecosystem, and at the same time, bringing the benefits of formalization of financial ecosystem to the ‘*Bharat*’ we know. HFCs play an important role in the Indian financial system by complementing and competing with banks, specializing in credit delivery to home buyers, provide an opportunity to those businesses which want to monetize their real estate assets and developers. They develop strong niches with their specialized credit delivery models that even larger players including banks have found hard to match.

Over the past few years, HFCs have steadily gained prominence and visibility with HFCs’ housing credit as proportion of scheduled commercial banks’ rising steadily during the last decade up to 2019. However, the challenging macroeconomic environment, weaker than expected demand, liquidity concerns, and lower investor confidence in the sector, led to a significant moderation in the financial performance in FY 2019-20. While there were green shoots of recovery in the second half of the year, the spread of COVID-19 at the beginning of FY 2020-21, significantly altered the growth outlook. The whole country witnessed a pandemic induced lockdown at the beginning of the financial year which curtailed any hope for economic recovery post the lows of FY 2019-20. The housing finance sector was severely hit during this time, as on one hand, the demand for housing credit plunged, and on the other hand, the quality of the book worsened.

The government and regulators rolled out multiple measures to support the sector, however, most of the players turned conservative limiting the growth and focused solely on collections and recovery. The impact on the vulnerable segments was disproportionately more, affecting their ability to generate cash flows and service their loans. The first half of FY 2020-21 saw the first wave of the pandemic peaking in the month of September and gradually lowering down by February. This period was accompanied by an upswing in the business as well as financial performance of the sector with most of the HFCs reaching pre-COVID business volumes as well as collections in the fourth quarter of the year.

However, with the second wave hitting the country and the consistent rise in the number of new infections, there may again be significant disruption in the business operations affecting both the home loan and non-home loan segments. As a result, managing asset quality and cost of operations may again become more important in the first half of the next year vis-à-vis loan growth. The Company remains cautious on the growth outlook for the next year while keeping a close watch on the evolving healthcare situation, pace of vaccinations, monsoons, commodity prices, and how the government and regulators assess and address the economic downside with various fiscal and monetary policy measures. With the focus on both protecting lives as well as livelihoods through mass vaccinations as well as micro-containment strategy, we anticipate a faster economic recovery in the second half of the year. Furthermore, the concerted efforts of the government along with the strong participation from private sector should go a long way in effectively handling the pandemic and its after-effects.

2. COVID-19 PANDEMIC AND OUR RESPONSE

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. With the second wave which has seen sudden increase in the number of cases, regional lockdowns continue in various states.

The impact of COVID-19, including changes in customer behavior and pandemic fears, as well as restrictions on business and individual activities, has led to significant volatility in global and Indian financial markets. The COVID-19 pandemic and the long-drawn lock-down has resulted in a significant decrease in the economic activities globally as well as across our country. The extent of impact of COVID-19 on economic growth of the country is difficult to predict and will mainly depend on the future developments in containment of COVID-19 and the actions taken for resumption of operations.

In response, Governments across the world have taken massive fiscal measures to protect the economic activity. Regulators too have initiated multiple monetary and regulatory measures.

The extent to which the global pandemic will impact the Tata Capital Housing Finance's performance is uncertain.

Your Company has taken, amongst others, the following steps to combat this pandemic:

- We have accorded topmost priority to safety and well-being of the employees: Tata Capital has ensured that employees were immediately moved to "Work from Home" arrangement in compliance with the Government's rules.
- In order to address this risk and to seamlessly carry out normal operations, Tata Capital immediately activated its Business Continuity Plan.
- Enhanced focus on credit quality and monitoring of the portfolio: Ensured portfolio monitoring through analytics, strengthening of collection teams, enhanced customer interactions through digital channels and strengthening of underwriting and credit controls. This helped us to maintain collection efficiency during the pandemic.
- Strengthened Customer focus: Took proactive measures to encourage payments through digital channels. Various mediums of communications were initiated by us to ensure interaction and engagement with the customers.
- Operating Costs: Focus on enhancing operating leverage by running slew of initiatives across expense lines including re-negotiations with vendors.
- Information Technology team ensured uninterrupted availability of core-systems, bandwidth and set-up virtual private networks for making platforms available to multiple users.
- Maintaining Sufficient Liquidity: Ensured adequate liquidity and has honored all its debt obligations. The Company's capital and liquidity positions remain strong and would continue to be an area of focus during this period.

Tata Capital has assessed the potential impact of COVID-19 on the carrying value of its assets based on relevant internal and external factors / information available, up to the date of approval of the financial statements for the year ended March 31, 2021. In order to cover the impact of COVID-19 on the future expected credit losses, TCHFL has made a provision of Rs. 124.82 crore as on March 31, 2021. (For the year ended March 31, 2020 Rs 110 crore).

3. Segment-wise or product-wise performance of the Company

During FY 2020-21, the Company disbursed Mortgage Loans amounting to Rs. 5,161 crore (FY 2019-20: Rs. 7,493 crore), representing a decrease of 31%. This included Housing Loans of Rs. 2,057 crore in FY 2020-21 (FY 2019-20: Rs. 2,513 crore). The Company's loan portfolio stood at Rs. 25,442 crore as on March 31, 2021 (Rs. 27,481 crore as on March 31, 2020), representing a decrease of 8%. The Cost to Income ratio decreased to 28.8% in FY 2020-21, as compared to 33.5% in FY 2019-20 and the Net Profit after Tax for the year increased by 133%, from Rs. 152 crore in FY 2019-20 to Rs. 355 crore in FY 2020-21, primarily on account of higher NIM. Gross NPA and Net NPA were 2.1% and 0.9%, respectively, as on March 31, 2021 (1.4% and 0.5%, respectively, as on March 31, 2020).

The Company's Gross Income decreased to Rs. 2,919 crore in FY 2020-21 from Rs. 3,011 crore in FY 2019-20, representing a decrease of 3%. Interest expenses decreased by 12% to Rs. 1,789 crore in FY 2020-21 from Rs. 2,021 crore in FY 2019-20.

Net interest income of the Company increased by 14%, from Rs. 878 crore in FY 2019-20 to Rs. 1,000 crore in FY 2020-21. Net Interest Margin as a percentage of average assets, stood at 4.0% for FY 2020-21. For FY 2020-21, Total Income included Investment Income of Rs. 36 crore, Fee Income of Rs. 40 crore and Other Income of Rs. 23 crore.

Other expenses decreased by 4% from Rs. 154 crore in FY 2019-20 to Rs. 148 crore in FY 2020-21. Manpower expenses for FY 2020-21 were Rs. 131 crore as against Rs. 142 crore in FY 2019-20, decrease of 8%, Impairment provision on the asset book during the year ended March 31, 2021 was Rs. 357 crore. The provision for taxation during the year was Rs. 123 crore.

An amount of Rs. 71 crore is transferred to the Special Reserve Fund for FY 2020-21, pursuant to Section 29C of the National Housing Bank Act, 1987. An amount of Rs. 372 crore is proposed to be carried to the Balance Sheet after appropriations.

4. RISK MANAGEMENT

Risk Management is an integral part of the Company's business strategy. The Risk Management oversight structure includes a Committee of the Board and Senior Management Committee. The Risk Management process is governed by the Group level comprehensive Enterprise Risk Management Framework which lays down guidelines for Risk identification, assessment and monitoring as an ongoing process that is supported by a robust risk reporting framework. Risk Management Framework of the Company covers Credit Risk, Market Risk, Operational Risk, Fraud Risk and other risks. The Risk Management Practices of Tata Capital are compliant with ISO 31000:2009, which is the International Standard for Risk Management that lays down Principles, Guidelines and Framework for Risk Management in an organization.

The Risk Management Committee of the Board is set up to assist the Board in its oversight of various risks, review of compliance with risk policies, monitoring of risk tolerance limits, review and analyse the risk exposures related to specific issues and provides oversight of risk across the organization.

The Credit Risk management structure includes separate credit policies which define customer assessment criteria, prudential limits and Delegation of Authority (“DoA”) metrics, etc. and cover risk assessment for new product offerings. Concentration Risk is managed by analyzing counter-party, industry sector, geographical region, single borrower and borrower group. Structured Monitoring and Reporting framework is in place for account specific and portfolio reviews. Periodic scenario analysis is conducted and a Risk Mitigation Plan based on the analysis, has been implemented.

Management of Liquidity (Asset Liability and Interest Rate) and Market Risk is carried out using quantitative techniques such as sensitivity and stress testing. The Asset Liability Committee reviews liquidity risk and the interest rate risk profile of the organization on a regular basis.

The Company has a Board approved Operational Risk Management framework. Ongoing monitoring of Key Risk Indicators (“KRI”) is done and corrective actions are implemented on KRI exceptions. An oversight committee of Senior Management representatives viz. the Operational Risk Management Committee, meets periodically to review the operational risk profile of the organization.

Risks associated with frauds are mitigated through a Fraud Risk Management framework. A Fraud Risk Management Committee comprising representatives of the Senior Management, reviews matter relating to fraud risk, including corrective and remedial actions as regards people and processes.

Tata Capital has adopted the “Framework for Improving Critical Infrastructure Cyber Security” published by the National Institute of Standards and Technology (“NIST”) and complies with regulatory guidelines. Various measures are adopted to effectively protect against phishing, social media threats and rogue mobile systems.

5. Opportunities and Threats

The Housing Finance sector in India registered steady growth for over a decade till 2019. However, challenging macroeconomic environment and covid-19 induced disruptions have induced a slowdown in growth numbers in FY20 and FY21. Despite the challenges, rising disposable incomes and India’s low mortgage penetration promise an immense growth potential in the sector. HFCs have played an important role by providing funding to the unbanked sector by catering to the financial needs of the customers with regard to housing and construction. In the current year, the challenges for HFCs have moved from liquidity to asset quality with the COVID-19 outbreak and the impact on customers repayment capacity to repay loans. Liquidity covers of the HFCs are largely dependent on the repayments that they receive from their customers. In order to revive the economy, the RBI had announced numerous measures to inject liquidity and keep the cost of funds benign to increase credit offtake and promote economic growth.

In first half of FY 2020-21, collections were impacted, due to the announcement of lock down and rescheduling of payments announced by the regulator on repayments between

March 1, 2020 to August 31, 2020. With the increase in economic activity, post partial lockdowns being lifted, collection efficiencies across the lending entities had improved post September 2020.

The second wave of COVID-19 and its potential impact has now raised questions on the economic growth and credit offtake in India. Imposition of sudden lock downs / delay in vaccination program, could result in a deeper economic recession in near future posing threats for our business and may impact disbursements and consequent growth in the portfolio. The pressure on asset quality is expected to mount due to lockdown coupled with cash flow and liquidity issues.

The Economist fraternity is expecting a sharp V-shaped recovery in the economy and are projecting India's GDP to grow in double digits which will result in increase in credit offtake and consumer spending. With its strong parentage, brand recognition, liquidity, and strong distribution network, Tata Capital is poised to capitalize on this opportunity. Further, we have a robust risk management framework with a deep understanding of underwriting and credit controls which will help us to mitigate the risk of deterioration in asset quality

6. Internal Control Systems

The Company's internal control system is designed to ensure operational efficiency, protection and conservation of resources, accuracy and promptness in financial reporting and compliance with laws and regulations. The internal control system is supported by an internal audit process for reviewing the design, adequacy and efficacy of the Company's internal controls, including its systems and processes and compliance with regulations and procedures. Internal Audit Reports are discussed with the Management and are reviewed by the Audit Committee of the Board, which also reviews the adequacy and effectiveness of the internal controls in the Company. The Company's internal control system is commensurate with its size and the nature of its operations.

7. Internal Financial Controls

The Management had reviewed the design, adequacy and operating effectiveness of the Internal Financial Controls of the Company, broadly in accordance with the criteria established under the Internal Control - Integrated Framework (2013) issued by the Committee of Sponsoring Organisations of the Treadway Commission ("COSO"). Entity Level Control framework document based on COSO 2013 framework has been documented. The documentation of process maps, key controls, standard operating procedures and risk registers has been completed for all businesses and shared service functions. Further, during FY 2020-21, Management testing has been conducted on a sample basis for all key processes. The Internal Audit team has also conducted a review of the Internal Financial Controls. Remedial action has been taken or agreed upon with a finite closure date for controls where weaknesses were identified. There are no material unaddressed Internal Financial Controls related observations outstanding, as at March 31, 2021. Based on the above, the Board believes that adequate Internal Financial Controls exist and are operating effectively.

8. Material developments in Human Resources / Industrial Relations front, including number of people employed

Tata Capital Housing Finance Limited had 1012 permanent employees as at March 31, 2021.

Tata Capital firmly believes that Human Capital is its most important asset. During the COVID-19 pandemic, the health, safety & wellbeing of our employees & their families remained our top priority. A series of engagement interventions across identified key themes were undertaken to assist employees deal with the sudden and unprecedented changes brought about during this period.

Continuing with our journey of “Happiness at the workplace”, Tata Capital conducted the Employee Engagement & Happiness Survey – 2020. The response rate for the survey was an encouraging 92%. This survey was an important step in Tata Capital’s journey to create a more positive and happy work environment by continuously seeking employee feedback. As a critical step post the survey, action planning was ensured, and several initiatives are being deployed to further strengthen engagement across Tata Capital.

The financial year 2020-21 at Tata Capital has made us experience unprecedented changes and this meant that adapting to the new norm was critical. During this period, we continued to deploy robust learning programs through Instructor Led Virtual Training sessions complimented by digital learning to ensure continuous development of our employees. Learn, unlearn and relearn continues to be our mantra.

The Advanced Learning Management System & introduction of the Learning App at Tata Capital to promote anytime, anywhere learning helped us deploy appropriate user-friendly modules. Dedicated digital learning campaigns have resulted in enhanced Learner Engagement and a higher e-learning coverage.

In addition, several leadership development programs were conducted in collaboration with well-known Universities and Partners.

TATA CAPITAL HOUSING FINANCE LIMITED

FINANCIALS

FY 2020-21

B S R & Co. LLP

Chartered Accountants

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

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

Independent Auditors' Report

To the Member of Tata Capital Housing Finance Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Tata Capital Housing Finance Limited (“the Company”), which comprise the balance sheet as at 31 March 2021, and the statement of profit and loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as “the Financial Statements”).

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 (the “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 2021, and profit 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 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 Financial Statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Financial Statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Financial Statements of the current year. These matters were addressed in the context of our audit of the Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Independent Auditors' Report (*Continued*)

Tata Capital Housing Finance Limited

Key Audit Matters (*Continued*)

Description of Key Audit Matters:

Key audit matter	How the matter was addressed in our audit
<p>Impairment of loans and advances to customers Net Charge: INR 35,682 Lakhs for year ended 31 March 2021 Provision: INR 73,485 Lakhs at 31 March 2021</p> <p><i>Refer to the accounting policies in "Note 2(xi) (a) to the Financial Statements: Impairment", "Note 2(v) to the Financial Statements: Significant Accounting Policies- use of estimates" and "Note 7 to the Financial Statements: Loans and Note 18 to the Financial Statements: provisions, "Note 41 to the Financial Statements: Deferment and COVID 19", "Note 37A to the Financial Statements: Financial Risk Review : Credit risk" "Note 39 to the Financial Statements: Financial Risk Management", "Note 42 to the Financial Statements: Impact of covid 19 on ECL impairment allowance", "Note 47 to the Financial Statements: Impact of Restructuring"</i></p> <p>Subjective estimate Recognition and measurement of impairment of loans and advances involve significant management judgement.</p> <p>Under Ind AS 109, Financial Instruments, allowance for loan losses are determined using expected credit loss ("ECL") estimation model. The estimation of ECL on financial instruments involves significant judgement and estimates. The key areas where we identified greater levels of management judgement and therefore increased levels of audit focus in the Company's estimation of ECL are:</p> <ul style="list-style-type: none"> • Data inputs – The application of ECL model requires several data inputs. This increases the risk of completeness and accuracy of the data that has been used to create assumptions in the model. • Model estimations – Inherently judgmental models are used to estimate ECL which involves determining Segmentation of Loan Book ("SLB"), Probabilities of Default ("PD"), Loss Given Default ("LGD"), and Exposures at Default ("EAD"). The PD and the LGD are the key drivers of estimation complexity in the ECL and as a result are considered the most significant judgmental aspect of the Company's modelling approach. 	<p>Our key audit procedures included:</p> <p>Design / controls</p> <p>We performed end to end process walkthroughs to identify the key systems, applications and controls used in the ECL processes. We tested the relevant manual (including spreadsheet controls), general IT and application controls over key systems used in the ECL process.</p> <p>Key aspects of our controls testing involved the following:</p> <ul style="list-style-type: none"> • Evaluating the appropriateness of the impairment principles used by management based on the requirements of Ind AS 109 and our business understanding. • Understanding management's updated processes, systems and controls implemented in relation to impairment allowance process, particularly in view of Covid-19 Regulatory Package. • Testing the 'Governance Framework' controls over validation, implementation, and model monitoring in line with the RBI guidance. • Testing the design and operating effectiveness of the key controls over the completeness and accuracy of the key inputs, data and assumptions into the Ind AS 109 impairment models.

Independent Auditors' Report (Continued)**Tata Capital Housing Finance Limited****Key Audit Matters (Continued)**

Description of Key Audit Matters: (Continued)

Key audit matter	How the matter was addressed in our audit
<ul style="list-style-type: none"> • Economic scenarios – Ind AS 109 requires the Company to measure ECL on an unbiased forward-looking basis reflecting a range of future economic conditions. Significant management judgement is applied in determining the economic scenarios used and the probability weights applied to them, including changes to methodology, especially when considering the current uncertain economic environment arising from COVID-19. • Modification of assets – the Company has had a significant volume of modification in the terms of the loans in the current year on account of COVID-19 related restructuring measures prescribed by the regulatory bodies. This has resulted in increased management estimation over determination of losses for such restructured loans. • Qualitative adjustments – Adjustments to the model-driven ECL results are recorded by management to address known impairment model limitations or emerging trends as well as risks not captured by models. Such overlay adjustments were assessed for certain pools of customers where the Company assessed a higher risk of default basis their moratorium and bounce rate behavior. The overlay provision represents approximately 28.89% of the ECL balances as at 31 March 2021 Stage 1 and Stage 2 borrowers. These adjustments are inherently uncertain and significant management judgement is involved in estimating these amounts especially in relation to economic uncertainty as a result of COVID-19. <p>The effect of these matters is that, as part of our risk assessment, we determined that the impairment of loans and advances to customers, has a high degree of estimation uncertainty, with a potential range of reasonable outcomes greater than our materiality for the financial statements as a whole, and possibly many times that amount. Management has made disclosures regarding ECL approach in the credit risk section of the Financial Statements (Note 37 A (i)).</p>	<ul style="list-style-type: none"> • Testing the design and operating effectiveness of the key controls over the application of the staging criteria. • Testing key controls relating to selection and implementation of material macro-economic variables and the controls over the scenario selection and application of probability weights. • Testing the design and operating effectiveness of the key controls over modification of assets including identification/staging of the modified asset. • Testing the design and operating effectiveness of the key controls over the completeness and accuracy of the key inputs or data used in assessment and identification of Significant Increase in Credit Risk ('SICR') and staging of the assets. • Testing management's controls over authorization and calculation of post model adjustments and management overlays. • Testing management's controls on compliance with Ind AS 109 disclosures related to ECL. • Testing key controls operating over the information technology in relation to loan impairment management systems, including system access and system change management, program development and computer operations. <p>Involvement of specialists - we involved financial risk modelling specialists for the following:</p> <ul style="list-style-type: none"> • Evaluating the appropriateness of the Company's Ind AS 109 impairment methodologies and reasonableness of assumptions used (including management overlays). • The reasonableness of the Company's considerations of the impact of the current economic environment due to COVID-19 on the ECL determination.

Independent Auditors' Report (Continued)**Tata Capital Housing Finance Limited****Key Audit Matters (Continued)**

Description of Key Audit Matters: (Continued)

Key audit matter	How the matter was addressed in our audit
<p>Disclosures</p> <p>The disclosures regarding the Company's application of Ind AS 109 are key to explaining the key judgements and material inputs to the Ind AS 109 ECL results. Further, disclosures to be provided as per RBI circulars with regards to non-performing assets and provisions will also be an area of focus, particularly as this will be the first year some of these disclosures will be presented and are related to an area of significant estimate.</p>	<p>Substantive tests</p> <p>Key aspects of our testing included:</p> <ul style="list-style-type: none"> • Assessing appropriate application of accounting principles (including criteria for SICR), validating completeness and accuracy of the data and reasonableness of assumptions used in the ECL model / calculations. • Performing credit reviews on sample basis over loans given to corporate customers. • Assessing the appropriateness of changes made in macro-economic factors and management overlays to calibrate the risks that are not yet fully captured by the existing model. • Sample testing over key inputs, data and assumptions impacting ECL calculations to assess the completeness, accuracy and relevance of data and reasonableness of economic forecasts, weights, and model assumptions applied. • Performing test of details over calculation of ECL, in relation to the completeness, accuracy and relevance of data. • Test of details of post model adjustments, in order to assess the reasonableness of the adjustments by challenging key assumptions, inspecting the calculation methodology and tracing a sample of the data used back to source data. <p>Assessing disclosures - We assessed whether the disclosures appropriately disclose and address the uncertainty which exists when determining the ECL. In addition, we assessed whether the disclosure of the key judgements and assumptions made was sufficiently clear.</p>

Independent Auditors' Report (*Continued*)

Tata Capital Housing Finance Limited

Key Audit Matters (*Continued*)

Key audit matter	How the matter was addressed in our audit
<p>Information technology (“IT”)</p> <p>IT systems and controls</p> <p>The Company’s key financial accounting and reporting processes are highly dependent on the automated controls in information systems, such that there exists a risk that gaps in the IT control environment could result in the financial accounting and reporting records being materially misstated.</p> <p>We have focused on user access management, change management, segregation of duties, system reconciliation controls and system application controls over key financial accounting and reporting systems.</p>	<p>Our audit procedures to assess the IT system access management included the following:</p> <p>Involvement of specialists - we involved Information technology specialists for the following:</p> <p>General IT controls / user access management controls</p> <ul style="list-style-type: none"> • Tested a sample of key controls operating over the information technology in relation to financial accounting and reporting systems, including system access and system change management, program development and computer operations. • Tested the design and operating effectiveness of key controls over user access management which includes granting access right, new user creation, removal of user rights and preventative controls designed to enforce segregation of duties. • For a selected group of key controls over financial and reporting system, we independently performed procedures to determine that these controls remained unchanged during the year or were changed following the standard change management process. • Evaluating the design, implementation and operating effectiveness of the significant accounts-related IT automated controls which are relevant to the accuracy of system calculation, and the consistency of data transmission. • Other areas that were independently assessed included password policies, system configurations, system interface controls, controls over changes to applications and databases and that business users, developers and production support did not have access to change applications, the operating system or databases in the production environment. • We obtained an understanding of the cyber security controls and user access management control in the work from home environment implemented by the organization.

Independent Auditors' Report (*Continued*)

Tata Capital Housing Finance Limited

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. The other information is expected to be made available to us after the date of this auditor's report.

Our opinion on the 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 Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Management's and Board of Directors' Responsibility for the 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 Financial Statements that give a true and fair view of the state of affairs, profit/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 accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, 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 is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 Financial Statements.

Independent Auditors' Report (*Continued*)

Tata Capital Housing Finance Limited

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

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 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 in the Financial Statements made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the 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 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 Financial Statements, including the disclosures, and whether the 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Independent Auditors' Report (*Continued*)

Tata Capital Housing Finance Limited

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.
 - (A) 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 balance sheet, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid Financial Statements comply with the Ind AS specified under section 133 of the Act.
 - e) On the basis of the representations received from the directors as on 31 March 2021 taken on record by the Board of Directors, none of the directors are disqualified as on 31 March 2021 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".
 - (B) 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 2021 on its financial position in its Financial Statements - Refer Note 30 to the Financial Statements;
 - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts- Refer Note 30 to the Financial Statements;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company; and
 - iv. The disclosures in the Financial Statements regarding the holdings as well as the 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 2021.

Independent Auditors' Report (*Continued*)

Tata Capital Housing Finance Limited

Report on Other Legal and Regulatory Requirements (*Continued*)

(C) 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

Akeel Master
Partner
Membership No: 046768
UDIN: 21046768AAAABP2102

Mumbai
19 April 2021

Tata Capital Housing Finance Limited

Annexure A to the Independent Auditor's Report of even date

We report that:

- i. a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- b. The Company has a program of physical verification of fixed assets whereby all the items of fixed assets are verified once in three years. In our opinion, the periodicity of the physical verification is reasonable having regard to the size of the Company and the nature of its assets. On account of the Covid-19 virus outbreak and the nation-wise lock-down imposed in India, in the current year, the management has physically verified all material fixed assets. For the assets where physical verification exercise was completed, no material 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 the immovable properties included in property, plant and equipment are held in the name of the Company.
- ii. The Company is a service company primarily engaged in lending business. Accordingly, it does not hold any inventories. Thus, the provision of clause 3(ii) of the Order is not applicable to the Company.
- iii. According to the information and explanations given to us, the Company has not granted loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the Register maintained under section 189 of the Act. Accordingly, the provision of clause 3(iii) of the Order is not applicable to the Company.
- iv. 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 granted any loans, made investments or provided guarantees and securities which attract the provisions of section 185 and section 186 of the Act. Accordingly, paragraph 3(iv) of the Order is not applicable to the Company.
- v. According to the information and explanations given to us, the Company has not accepted any deposits from the public to which the directives issued by the Reserve Bank of India and the provisions of section 73 to 76 or any other relevant provisions of the Act and the Rules framed there under apply. Accordingly, the provision of clause 3(v) of the Order is not applicable to the Company.
- vi. The Central Government has not prescribed the maintenance of cost records under sub-section (1) section 148 of the Act for any of the services rendered by the Company. Accordingly, the provision of clause 3(vi) of the Order is not applicable to the Company.
- vii. a. According to the information and explanations given to us and on the basis of our examination of records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including provident fund, employees' state insurance, income tax, goods and service tax, cess and other statutory dues have generally been regularly deposited by the Company with the appropriate authorities. As explained to us, the Company did not have any dues on account of sales tax, value added tax, duty of customs and duty of excise.
- b. According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income tax, goods and service tax, cess and other material statutory dues were in arrears as at 31 March 2021 for a period of more than six months from the date they become payable.

Tata Capital Housing Finance Limited

Annexure A to the Independent Auditor's Report of even date (*Continued*)

- c. According to the information and explanations given to us, the Company did not have any dues on account of provident fund, employees' state insurance, income tax, goods and service tax, cess and other statutory dues applicable to the Company which have not been deposited on account of dispute.
- viii. In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings to financial institutions, banks, or debenture holders during the year. During the year, the Company did not have any loans or borrowings from the Government.
- ix. In our opinion and according to the information and explanations given to us, term loans taken by the Company have been generally applied for the purpose for which they were raised. The Company has not raised any money by way of initial public offer or further public offer during the year.
- 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 explanation and information given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- xi. According to the information and explanations give 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 of the Act 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. Accordingly, the provision of clause 3(xii) of the Order is not applicable.
- xiii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable, and the details have been disclosed in the accompanying Financial Statements as required by the applicable accounting standards.
- xiv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partially convertible debentures during the year. Thus, provisions of clause 3(xiv) of the Order are not applicable.
- xv. According to the information and explanations given to us and based on our examination of the records, during the year the Company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provision of clause 3(xv) of the Order is not applicable.

Tata Capital Housing Finance Limited

Annexure A to the Independent Auditor's Report of even date (*Continued*)

- xvi. The Company, being a housing finance company is registered with National Housing Bank and thus is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

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

Akeel Master
Partner
Membership No: 046768
UDIN: 21046768AAAABP2102

Mumbai
19 April 2021

Tata Capital Housing Finance Limited

Annexure B to the Independent Auditor's Report of even date

Report on the internal financial controls with reference to the Financial Statements under Clause (i) of sub-section 3 of section 143 of the Companies Act, 2013

(Referred to in paragraph 1(A) (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Opinion

We have audited the internal financial controls with reference to financial statements of Tata Capital Housing Finance Limited (the 'Company') as of 31 March 2021 in conjunction with our audit of the 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 2021, 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').

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to the 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 financial statements, whether due to fraud or error.

Tata Capital Housing Finance Limited

Annexure B to the Independent Auditor's Report of even date (*Continued*)

Auditor's 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 the 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 authorizations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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

Akeel Master

Partner

Membership No: 046768

UDIN: 21046768AAAABP2102

Mumbai
19 April 2021

Tata Capital Housing Finance Limited

Balance Sheet

as at March 31, 2021

(Rs. in lakh)

Particulars	Note	As at March 31, 2021	As at March 31, 2020
ASSETS			
(1) Financial assets			
(a) Cash and cash equivalents	3	56,829	1,67,561
(b) Bank balances other than (a) above	4	32	30
(c) Derivative financial instruments	6	16	4,419
(d) Receivables			
(i) Trade receivables	5	544	366
(ii) Other receivables		-	-
(e) Loans	7	24,69,453	26,86,246
(f) Investments	8	1,50,476	452
(g) Other financial assets	9	418	443
Total Financial assets		26,77,768	28,59,517
(2) Non-Financial assets			
(a) Current tax assets (Net)	10.2	85	688
(b) Deferred tax assets (Net)	10	14,919	13,127
(c) Investment Property	11	359	378
(d) Property, plant and equipment	11	1,548	1,912
(e) Capital work-in-progress		-	24
(f) Intangible assets under development		121	-
(g) Goodwill		-	-
(h) Other intangible assets	11	643	603
(i) Right of use assets	38	2,949	3,461
(j) Other non-financial assets	12	1,792	905
Total Non-Financial assets		22,416	21,098
Total Assets		27,00,184	28,80,615
LIABILITIES AND EQUITY			
LIABILITIES			
(1) Financial liabilities			
(a) Derivative financial instruments	6	1,396	2,447
(b) Payables			
(i) Trade payables			
- Total outstanding dues of micro enterprises and small enterprises	13.1	28	25
- Total outstanding dues of creditors other than micro enterprises and small enterprises	13	9,576	8,485
(c) Debt Securities	14	8,04,244	9,27,875
(d) Borrowings (Other than debt securities)	15	14,81,272	15,77,799
(e) Deposits		-	-
(f) Subordinated liabilities	16	78,538	73,483
(g) Lease Liabilities	38	3,349	3,724
(h) Other financial liabilities	17	3,351	3,075
Total Financial liabilities		23,81,754	25,96,913
(2) Non-Financial liabilities			
(a) Current tax liabilities (Net)	10.3	5,752	2,928
(b) Provisions	18	2,516	1,777
(c) Other non-financial liabilities	19	2,258	1,819
Total Non-Financial liabilities		10,526	6,524
(3) Equity			
(a) Equity share capital	20	54,756	54,756
(b) Other equity	21	2,53,148	2,22,422
Total equity		3,07,904	2,77,178
Total Liabilities and Equity		27,00,184	28,80,615

Summary of significant accounting policies

2

See accompanying notes forming part of the financial statements

3-48

In terms of our report of even date

For **BSR & Co. LLP**
Chartered Accountants

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

For and on behalf of the Board of Directors
Tata Capital Housing Finance Limited

Akeel Master
Partner
Membership No: 046768

Rajiv Sabharwal
Chairman
(DIN No. : 00057333)

Mehernosh B. Kapadia
Director
(DIN No. : 00046612)

Anuradha E. Thakur
Director
(DIN No. : 06702919)

Ankur Verma
Director
(DIN No. : 07972892)

Anil Kaul
Managing Director
(DIN No. : 00644761)

Tata Capital Housing Finance Limited

Statement of Profit and Loss

for the year ended March 31, 2021

(Rs. in lakh)

Particulars	Note	For the year ended March 31, 2021	For the year ended March 31, 2020
I Revenue from operations			
(i) Interest Income	22	2,82,021	2,92,631
(ii) Dividend Income		-	-
(iii) Rental Income		-	-
(iv) Fees and commission Income	23	4,001	3,349
(v) Net gain on fair value changes	24	3,564	2,097
(vi) Net gain on derecognition of investment		-	-
(vii) Sale of services		-	-
II Other income	25	2,328	3,098
III Total Income (I+II)		2,91,914	3,01,175
IV Expenses			
(i) Finance costs	26	1,78,947	2,02,127
(ii) Fees and commission expense		-	-
(iii) Net loss on fair value changes		-	-
(iv) Impairment of investment		-	-
(v) Impairment on financial instruments	28	35,682	42,487
(vi) Employee benefits expense	27	13,056	14,168
(vii) Depreciation, amortisation expense and impairment	11	1,583	1,503
(viii) Other expenses	29	14,847	15,437
Total expenses (IV)		2,44,115	2,75,722
V Profit/(loss) before exceptional items and tax (III-IV)		47,799	25,453
VI Exceptional Items		-	-
VII Profit/(loss) before tax (V-VI)		47,799	25,453
VIII Tax expense			
(1) Current tax	10.1	14,014	11,315
(2) Deferred tax	10.1	(1,740)	(1,096)
Net tax expense		12,274	10,219
IX Profit from continuing operations (VII-VIII)		35,525	15,234
X Profit from discontinued operations before tax		-	-
XI Tax expense of discontinued operations		-	-
XII Profit from discontinued operations (after tax) (X-XI)		-	-
XIII Profit for the year (IX+XII)		35,525	15,234
XIV Other Comprehensive Income			
(i) Items that will be reclassified subsequently to statement of profit or loss			
(a) The effective portion of gains / (loss) on hedging instruments in a cash flow hedge reserve		(207)	128
(b) Income tax relating to effective portion of gain / (loss) on hedging instrument in a cash flow hedge		52	(32)
(ii) Items that will not be reclassified subsequently to statement of profit or loss			
(a) Remeasurement of defined employee benefit plans		289	(194)
(b) Income tax relating to items that will not be reclassified to profit or loss		(73)	49
Total Other Comprehensive Income		61	(49)
XV Total Comprehensive Income for the year (XIII+XIV) (Comprising Profit and Other Comprehensive Income for the year)		35,586	15,185
XVI Earnings per equity share (for continuing operation):			
(1) Basic (Rs.)		6.49	3.11
(2) Diluted (Rs.)		6.49	3.11
XVII Earnings per equity share (for discontinuing operation):			
(1) Basic (Rs.)		-	-
(2) Diluted (Rs.)		-	-
XVIII Earnings per equity share (for discontinued and continuing operations)			
(1) Basic (Rs.)		6.49	3.11
(2) Diluted (Rs.)		6.49	3.11
Summary of significant accounting policies	2		
See accompanying notes forming part of the financial statements	3-48		

In terms of our report of even date

For B S R & Co. LLP

Chartered Accountants

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

For and on behalf of the Board of Directors

Tata Capital Housing Finance Limited

Akeel Master

Partner

Membership No: 046768

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Director

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Anuradha E. Thakur

Director

(DIN No. : 06702919)

Ankur Verma

Director

(DIN No. : 07972892)

Anil Kaul

Managing Director

(DIN No. : 00644761)

Tata Capital Housing Finance Limited

Statement of Changes in Equity

for the year ended March 31, 2021

(Rs. in lakh)

A. Equity share capital

Particulars	Note	Rs. in Lakh
Balance at April 1, 2019		30,971
Changes in equity share capital during the year		23,785
Balance at March 31, 2020		54,756
Balance at April 1, 2020		54,756
Changes in equity share capital during the year		-
Balance at March 31, 2021		54,756

B. Other equity (Refer Note 21 below)

(Rs. in lakh)

Particulars	Reserves and surplus					Items of other comprehensive income		Total "Other equity"
	Securities premium	Special reserve account	Retained earnings	Share options outstanding account	General reserve	Effective portion of cash flow hedge reserve	Remeasurement of defined benefit liability /asset	
Balance at April 1, 2019	37,429	17,811	11,362	179	158	-	(16)	66,923
Ind AS 116 transition impact	-	-	(183)	-	-	-	-	(183)
Profit for the year	-	-	15,234	-	-	-	-	15,234
Other comprehensive income for the year, net of income tax	-	-	-	-	-	96	(145)	(49)
Total	-	-	15,051	-	-	96	(145)	15,002
Dividend on preference shares (including tax on dividend)	-	-	(7,921)	-	-	-	-	(7,921)
Share issue expenses written-off	(172)	-	-	-	-	-	-	(172)
Addition to ESOP Reserve	-	-	-	175	-	-	-	175
Transfer to General Reserve	-	-	-	(123)	123	-	-	-
Transfer to Special Reserve Account	-	4,728	(4,728)	-	-	-	-	-
Addition to Securities Premium Account	1,48,415	-	-	-	-	-	-	1,48,415
Balance at March 31, 2020	1,85,672	22,539	13,763	232	281	96	(161)	2,22,422
Balance at April 1, 2020	1,85,672	22,539	13,763	232	281	96	(161)	2,22,422
Profit for the year	-	-	35,525	-	-	-	-	35,525
Other comprehensive income for the year, net of income tax	-	-	-	-	-	(155)	216	61
Total	-	-	35,525	-	-	(155)	216	35,586
Interim Dividend on equity shares (including tax on dividend)	-	-	(5,038)	-	-	-	-	(5,038)
Addition to ESOP Reserve	-	-	-	178	-	-	-	178
Transfer to Special Reserve Account	-	7,105	(7,105)	-	-	-	-	-
Balance at March 31, 2021	1,85,672	29,644	37,145	410	281	(59)	55	2,53,148

Summary of significant accounting policies

2

See accompanying notes forming part of the financial statements

3-48

In terms of our report of even date

For **B S R & Co. LLP**

Chartered Accountants

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

For and on behalf of the Board of Directors

Tata Capital Housing Finance Limited

Akeel Master

Partner

Membership No: 046768

Rajiv Sabharwal

Chairman

(DIN No. : 00057333)

Mehernosh B. Kapadia

Director

(DIN No. : 00046612)

Anuradha E. Thakur

Director

(DIN No. : 06702919)

Ankur Verma

Director

(DIN No. : 07972892)

Anil Kaul

Managing Director

(DIN No. : 00644761)

Tata Capital Housing Finance Limited

Statement of Cash Flow

for the year ended March 31, 2021

(Rs. in lakh)

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
1 CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	47,799	25,453
Adjustments for :		
Depreciation and amortisation	727	737
Net loss on derecognition of property, plant and equipment	18	95
Assets written off	33	-
Finance costs	1,78,947	2,02,127
Interest income	(2,82,021)	(2,92,631)
Net gain on fair value changes	(3,564)	(2,097)
Remeasurement of defined employee benefit plans through OCI	289	(194)
Share based payments- Equity-settled	178	175
Provision for leave encashment	(37)	40
Impairment loss allowance on loans (Stage I & II)	8,547	15,993
Impairment loss allowance on loans (Stage III)	27,135	26,493
Provision against trade receivables	-	1
	<u>(21,949)</u>	<u>(23,808)</u>
Adjustments for :		
(Increase) / Decrease in trade receivables	(178)	95
Decrease / (Increase) in Loans	1,80,552	(1,09,681)
Decrease in - Other financial asset	25	34
(Increase) in - Other non-financial assets	(953)	(58)
Increase in Trade payables	1,094	1,893
Increase in Other financial liabilities	302	349
(Decrease) / Increase in Provisions	(84)	86
Increase in Other non-financial liabilities	1,382	292
Cash used in operations before adjustments for interest received and interest paid	<u>1,60,191</u>	<u>(1,30,799)</u>
Interest paid	(1,69,222)	(1,92,073)
Interest received	2,83,441	2,83,307
Cash used in operations	<u>2,74,409</u>	<u>(39,564)</u>
Taxes paid (net off refunds)	(10,660)	(11,614)
Net Cash Generated From / (Used In) Operating Activities (A)	<u><u>2,63,749</u></u>	<u><u>(51,178)</u></u>
2 CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment (including capital advances)	(581)	(752)
Proceeds from sale of property, plant & equipment	5	142
Purchase of mutual fund units	(38,82,735)	(86,49,159)
Proceeds from redemption of mutual fund units	37,36,275	86,51,148
Net Proceeds from / (Net Purchase of) Fixed deposits with banks having maturity exceeding 3 month	(2)	51,614
Net Cash Generated (Used In) / From Investing Activities (B)	<u><u>(1,47,038)</u></u>	<u><u>52,993</u></u>
3 CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from issue of Compulsory Convertible Cumulative Preference Share Capital	-	30,000
Proceeds from issue of Equity Share Capital	-	15,000
Payment of ancillary borrowing cost	(510)	(2,779)
Interim dividend paid on Equity / Preference Shares (including dividend distribution tax)	(5,038)	(9,019)
Proceeds from Borrowings (Other than debt securities)	9,43,587	17,92,085
Proceeds from Debt Securities	4,88,873	13,79,259
Proceeds from Subordinated Liabilities	5,000	7,804
Repayment of Borrowings (Other than debt securities)	(10,39,277)	(19,34,302)
Repayment of Debt Securities	(6,19,064)	(11,24,661)
Repayment of Lease Liabilities	(1,014)	(918)
Net Cash Generated (Used In) / From Financing Activities (C)	<u><u>(2,27,443)</u></u>	<u><u>1,52,470</u></u>
Net (Decrease) / Increase In Cash And Cash Equivalents (A+B+C)	<u><u>(1,10,732)</u></u>	<u><u>1,54,285</u></u>

Cash And Cash Equivalents As At The Beginning Of The Year	1,67,561	13,276
Cash And Cash Equivalents As At The End Of The Year	56,829	1,67,561
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	56,829	1,67,561
Add: Fixed deposits with original maturity over 3 months	32	30
Cash And Cash Equivalents And Other Bank Balances As At The End Of The Year (Refer note no 3 & 4)	56,861	1,67,591

Summary of significant accounting policies 2
See accompanying notes forming part of the financial statements 3-48

In terms of our report of even date

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

Akeel Master
Partner
Membership No: 046768

Rajiv Sabharwal
Chairman
(DIN No. : 00057333)

Mehernosh B. Kapadia
Director
(DIN No. : 00046612)

Anuradha E. Thakur
Director
(DIN No. : 06702919)

Ankur Verma
Director
(DIN No. : 07972892)

Anil Kaul
Managing Director
(DIN No. : 00644761)

Mumbai
19 April 2021

Mahadeo Raikar
Chief Financial Officer

Jinesh Meghani
Company Secretary

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements

1. CORPORATE INFORMATION

Tata Capital Housing Finance Limited (the "Company") is a wholly owned subsidiary of Tata Capital Limited and a Systemically Important Non-Deposit Accepting Housing Finance Company ("HFC"), holding a Certificate of Registration from the National Housing Bank ("NHB") dated April 2, 2009. The Company is domiciled in India and incorporated under the Companies Act, 2013 and listed its non-convertible debentures with BSE Limited and National Stock Exchange Limited.

2. Basis of Preparation

i. Statement of compliance

These financial statements have been prepared in accordance with the Indian Accounting Standards (IND AS) as per the Companies (Indian Accounting Standards) Rules, 2015, as amended by the Companies (Indian Accounting Standards) Rules, 2016, notified under Section 133 of the Companies Act, 2013 (the "Act"), other relevant provisions of the Act, guidelines issued by the National Housing Bank as applicable to an HFCs and other accounting principles generally accepted in India. Any application guidance / clarifications / directions issued by NHB or other regulators are implemented as and when they are issued / applicable, the guidance notes/announcements issued by the Institute of Chartered Accountants of India (ICAI) are also applied except where compliance with other statutory promulgations require a different treatment. Accounting policies have been consistently applied except where a newly issued Ind AS is initially adopted or a revision to an existing Ind AS required a change in the accounting policy hitherto in use. The financial statements were authorised for issue by the Board of Directors (BOD) on April 19, 2021.

ii. Presentation of financial statements

The Balance Sheet, Statement of Profit and Loss and Statement of Changes in Equity are prepared and presented in the format prescribed in the Division III of Schedule III of the Companies Act, 2013 (the 'Act'). The Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS.

A summary of the significant accounting policies and other explanatory information is in accordance with the Companies (Indian Accounting Standards) Rules, 2015 as specified under Section 133 of the Companies Act, 2013 (the 'Act') including applicable Indian Accounting Standards (Ind AS) and accounting principles generally accepted in India.

Financial assets and financial liabilities are generally reported gross in the balance sheet. They are only offset and reported net when, in addition to having an unconditional legally enforceable right to offset the recognised amounts without being contingent on a future event, the parties also intend to settle on a net basis.

Amounts in the financial statements are presented in Indian Rupees in Lakh, which is also the Company's functional currency and all amounts have been rounded off to the nearest lakhs unless otherwise indicated.

iii. Basis of measurement

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period as explained in the accounting policies below.

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services at the time of entering into the transaction.

iv. Measurement of fair values:

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

Fair value for measurement and/or disclosure purposes for certain items in these financial statements is determined considering the following measurement methods:

Items	Measurement basis
Certain financial assets and liabilities (including derivatives instruments)	Fair value
Net defined benefit (asset)/liability	Fair value of planned assets less present value of defined benefit obligations
Property plant and equipment	Value in use under Ind AS 36

Fair values are categorized into different levels (Level 1, Level 2 or Level 3) in a fair value hierarchy based on the inputs used in the valuation techniques. When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The levels are described as follows:

- a) Level 1: inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access at the measurement date
- b) Level 2: inputs are inputs, other than quoted prices included within level 1, that are observable for the asset or liability, either directly or indirectly; and
- c) Level 3: inputs are unobservable inputs for the valuation of assets or liabilities that the Company can access at the measurement date.

Valuation model and framework used for fair value measurement and disclosure of financial instrument:

Refer notes 36A and 36B

The Company recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

v. Use of estimates and judgements

The preparation of financial statements in conformity with Ind AS requires the management of the Company to make judgements, assumptions and estimates that affect the reported balances of assets and liabilities and disclosures relating to the contingent liabilities as at the date of the financial statements and reported amounts of income and expenses for the reporting period. The application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in the financial statements have been disclosed as applicable in the respective notes to accounts. Accounting estimates could change from period to period. Future results could differ from these estimates. Appropriate changes in estimates are made as the Management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effect are disclosed in the notes to the financial statements.

Judgements:

Information about judgements made in applying accounting policies that have most significant effect on the amount recognised in the financial statements is included in the following note:

- Note x - classification of financial assets: assessment of the business model within which the assets are held and assessment of whether the contractual terms of the financial asset are solely payments of principal and interest on the principal amount outstanding.

Assumptions and estimation of uncertainties:

Information about assumptions and estimation of uncertainties that have a significant risk of resulting in a material adjustment in the year ending March 31, 2021 are included in the following notes:

- Note xi- impairment test of non-financial assets: key assumption underlying recoverable amounts.
- Note vii - The Company's EIR methodology: rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans given/taken
- Note xii - useful life of property, plant, equipment and intangibles.
- Significant judgments are involved in determining the provision for income taxes, including amount expected to be paid / recovered for uncertain tax positions
- Notes xx – recognition and measurement of provisions and contingencies: key assumptions about the likelihood and magnitude of an outflow of resources.
- Note 35 – measurement of defined benefit obligations: key actuarial assumptions.
- Note 36C – determination of the fair value of financial instruments with significant unobservable inputs.
- Note 37A(iii) – impairment of financial instruments: assessment of whether credit risk on the financial asset has increased significantly since initial recognition, assumptions used in estimating recoverable cash flows and incorporation of forward-looking information in the measurement of expected credit loss (ECL). The weights assigned to different scenarios for measurement of forward looking ECL, i.e. best case, worst case and base case also requires judgement.

The Company has estimated the possible effects that may arise from the COVID-19 pandemic, on the carrying amount of its assets. For details, please refer disclosure on expected credit losses

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

(ECL) and disclosure on fair valuation. The extent to which COVID-19 pandemic will impact current estimates is uncertain at this point in time. The impact of COVID-19 on the Company's financial position may differ from that estimated as on the date of approval of these financial statements.

vi. Interest

Interest consists of consideration for the time value of money, for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs, as well as a profit margin.

Interest income and expense are recognised using the effective interest method. The effective interest rate (EIR) is the rate that exactly discounts estimated future cash flows through the expected life of the financial instrument to the gross carrying amount of the financial asset or amortised cost of the financial liability.

Calculation of the EIR includes all fees paid or received that are incremental and directly attributable to the acquisition or issue of a financial asset or liability.

Interest income is calculated by applying the EIR to the gross carrying amount of non-credit impaired financial assets (i.e. at the amortised cost of the financial asset before adjusting for any expected credit loss allowance). For credit-impaired financial assets the interest income is calculated by applying the EIR to the amortised cost of the credit-impaired financial assets {i.e. at the amortised cost of the financial asset after adjusting for any expected credit loss allowance (ECLs)}. The Company assesses the collectability of the interest on credit impaired assets at each reporting date. Based on the outcome of such assessment, the interest income accrued on credit impaired financial assets are either accounted for as income or written off as per the write off policy of the Company.

The interest cost is calculated by applying the EIR to the amortised cost of the financial liability.

The 'amortised cost' of a financial asset or financial liability is the amount at which the financial asset or financial liability is measured on initial recognition minus the principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount and, for financial assets, adjusted for any expected credit loss allowance.

The 'gross carrying amount of a financial asset' is the amortised cost of a financial asset before adjusting for any expected credit loss allowance.

vii. Fee and commission income not integral to effective interest rate (EIR) method under Ind AS 109 and Income from services and distribution of financial products

The Company recognises the fee and commission income not integral to EIR under Ind AS 109 in accordance with the terms of the relevant customer contracts / agreement and when it is probable that the Company will collect the consideration for items.

Revenue in the form of income from financial advisory (other than for those items to which Ind AS 109 - Financial Instruments are applicable) is measured at fair value of the consideration received or receivable, in accordance with Ind AS 115 - Revenue from contracts with customers.

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

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

Step 1: Identify 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 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 allocates 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 Company satisfies a performance obligation.

Fees for financial advisory services are accounted as and when the service is rendered, provided there is reasonable certainty of its ultimate realisation.

Other Income includes branch advertising, represents income earned from the activities incidental to the business and is recognised when the right to receive the income is established as per the terms of the contract.

viii. Dividend income

Income from dividend on investment in equity shares of corporate bodies and units of mutual funds is accounted when the Company's right to receive dividend is established, it is probable that the economic benefits associated with the dividend will flow to the entity and the amount of the dividend can be measured reliably.

ix. Leases

Asset taken on lease:

The Company's lease asset classes primarily consist of leases for properties.

As a lessee, the Company previously classified leases as operating or finance leases based on its assessment of whether the lease transferred substantially all the risks and rewards of ownership. Under Ind AS 116, the Company recognises right-of-use assets and lease liabilities for certain type of its leases.

The Company presents right-of-use assets in 'property, plant and equipment' in the same line item as it presents underlying assets of the same nature it owns.

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use asset is subsequently measured at cost less any accumulated depreciation and accumulated impairment loss, if any, and adjusted for certain re-measurements of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognized in the statement of profit and loss. When a right-of-use asset meets the definition of investment property, it is presented in investment property.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate.

The lease liability is subsequently increased by the interest cost on the lease liability and decreased by lease payment made. The carrying amount of lease liability is remeasured to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments. A change in the estimate of the amount expected to be payable under a residual value guarantee, or as appropriate, changes in the assessment of whether a purchase or extension option is reasonably certain to be exercised or a termination option is reasonably certain not to be exercised. The Company has applied judgement to determine the lease term for some lease contracts in which it is a lessee that include renewal options. The assessment of whether the Company is reasonably certain to exercise such options impacts the lease term, which significantly affects the amount of lease liabilities and right of use assets recognised. The discounted rate is generally based on incremental borrowing rate specific to the lease being evaluated.

x. Borrowing cost:

Borrowing costs include interest expense calculated using the EIR on respective financial instruments measured at amortised cost, finance charges in respect of assets acquired on finance lease and exchange differences arising from foreign currency borrowings, to the extent they are regarded as an adjustment to interest costs.

While computing the capitalisation rate for funds borrowed generally, an entity should exclude borrowing costs applicable to borrowings made specifically for obtaining a qualifying asset, only until the asset is ready for its intended use or sale. Borrowing costs (related to specific borrowings) that remain outstanding after the related qualifying asset is ready for intended use or for sale would subsequently be considered as part of the general borrowing costs of the entity.

xi. Financial Instruments

Financial assets and financial liabilities are recognised in the Company's balance sheet on trade date, i.e. when the Company becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs and revenues that are directly attributable to the acquisition or issue of financial assets and financial

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

liabilities (other than financial assets and financial liabilities measured at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs and revenues of financial assets or financial liabilities carried at fair value through the profit or loss account are recognised immediately in the Statement of Profit or Loss. Trade Receivables are measured at transaction price.

a) Financial assets

Classification

On initial recognition, depending on the Company's business model for managing the financial assets and its contractual cash flow characteristics, a financial asset is classified as measured at;

- 1) amortised cost;
- 2) fair value through other comprehensive income (FVTOCI); or
- 3) fair value through profit and loss (FVTPL).

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets.

A financial asset is measured at amortized cost using Effective Interest Rate (EIR) method if it meets both of the following conditions and is not recognised as at FVTPL:

- The asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI (designated as FVTOCI – equity investment). This election is made an investment – by – investment basis.

All financials assets not classified and measured at amortized cost or FVTOCI as described above are measured at FVTPL. On initial recognition, the company may irrevocably designate the financials assets that otherwise meets the requirements to be measured at amortized cost or at FVTOCI or at FVTPL, if doing so eliminates or significantly reduces the accounting mismatch that would otherwise arise.

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Notes forming part of the Financial Statements (*Continued*)

Business model assessment

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice.
- how the performance of the portfolio is evaluated and reported to the Company's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectation about future sales activity.
- How managers of the business are compensated (e.g. whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected).

At initial recognition of a financial asset, the Company determines whether newly recognized financial assets are part of an existing business model or whether they reflect a new business model. The Company reassess its business models each reporting period to determine whether the business models have changed since the preceding period.

Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. That principal amount may change over the life of the financial assets (e.g. if there are payments of principal). Amount of 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Company considers:

- Contingent events that would change the amount or timing of cash flows;
- Terms that may adjust the contractual coupon rate, including variable interest rate features;
- Prepayment and extension features; and
- Terms that limit the Company's claim to cash flows from specified assets.

Contractual cash flows that are SPPI are consistent with a basic lending arrangement. Contractual terms that introduce exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement, such as exposure to changes in equity prices or commodity prices, do not give rise to contractual cash flows that are SPPI.

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a significant discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Subsequent measurement and gains and losses

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in the statement of profit or loss. The transaction costs and fees are also recorded related to these instruments in the statement of profit and loss.
Financial assets at amortised cost	These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in the statement of profit or loss. Any gain or loss on de-recognition is recognised in the statement of profit or loss.
Financial assets (other than Equity Investments) at FVTOCI	Financial assets that are held within a business model whose objective is achieved by both, selling financial assets and collecting contractual cash flows that are solely payments of principal and interest, are subsequently measured at fair value through other comprehensive income. Fair value movements are recognized in the other comprehensive income (OCI). Interest income measured using the EIR method and impairment losses, if any are recognised in the statement of Profit and Loss. On derecognition, cumulative gain or loss previously recognised in OCI is reclassified from the equity to 'other income' in the statement of Profit and Loss.
Equity investments at FVTOCI	These assets are subsequently measured at fair value. Dividends are recognised as income in the Statement of Profit and Loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit or loss.

Reclassifications within classes of financial assets

Financial assets are not reclassified subsequent to their initial recognition, except in the period after the Company changes its business model for managing financial assets.

The classification and measurement requirements of the new category apply prospectively from the first day of the first reporting period following the change in business model that result in reclassifying the Company's financial assets.

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Notes forming part of the Financial Statements (*Continued*)

Impairment of Financial Asset

Impairment approach

Overview of the Expected Credit Losses (ECL) principles

The Company records allowance for expected credit losses for all loans (including those classified as measured at FVTOCI), together with loan commitments, in this section all referred to as 'financial instruments' other than those measured at FVTPL. Equity instruments are not subject to impairment under Ind AS 109.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months' expected credit loss (12m ECL). The Company's policies for determining if there has been a significant increase in credit risk are set out in Note 37 A (iii).

The 12m ECL is the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date.

Both LTECLs and 12m ECLs are calculated on an individual/portfolio basis having similar risk characteristic, depending on the nature of the underlying portfolio of financial instruments.

The Company has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition, by considering the change in the risk of default occurring over the remaining life of the financial instrument.

Based on the above process, the Company categorises its loans into Stage 1, Stage 2 and Stage 3, as described below:

Stage 1: When loans are first recognised, the Company recognises an allowance based on 12mECLs. This also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECLs. Stage 2 loans also include facilities, where the credit risk has improved and the loan has been reclassified from Stage 3.

Stage 3: Loans considered credit-impaired. A default on a financial asset is when the counterparty fails to make the contractual payments within 90 days of when they fall due. Accordingly, the financial assets shall be classified as Stage 3, if on the reporting date, it has been 90 days past due. Further if the customer has requested forbearance in repayment terms, such restructured, rescheduled or renegotiated accounts are also classified as Stage 3. Non-payment on another obligation of the same customer is also considered as a stage 3. The Company records an allowance for the LTECLs.

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Notes forming part of the Financial Statements (*Continued*)

Undrawn loan commitments

Undrawn loan commitments are commitments under which, over the duration of the commitment, the Company is required to provide a loan with pre-specified terms to the customer. Undrawn loan commitments are in the scope of the ECL requirements.

Financial guarantee contract

A financial guarantee contract requires the Company to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the Company are initially measured at their fair values and, if not designated as at FVTPL and not arising from a transfer of a financial asset, are subsequently measured at the higher of:

- the amount of the loss allowance determined in accordance with Ind AS 109; and
- the amount initially recognised less, where appropriate, cumulative amount of income recognised in accordance with the Company's revenue recognition policies. The Company has not designated any financial guarantee contracts as FVTPL.

Company's ECL for financial guarantee is estimated based on the present value of the expected payments to reimburse the holder for a credit loss that it incurs. The shortfalls are discounted by the interest rate relevant to the exposure.

The Measurement of ECLs

The Company calculates ECLs based on a probability-weighted scenario to measure the expected cash shortfalls, discounted at an approximation to the EIR. A cash shortfall is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive.

The mechanics of the ECL calculations are outlined below and the key elements are, as follows:

Probability of Default (PD): The Probability of Default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.

Exposure at Default (EAD): The Exposure at Default is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, whether scheduled by contract or otherwise, expected drawdowns on committed facilities, and accrued interest from missed payments.

Loss Given Default (LGD): The Loss Given Default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

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Notes forming part of the Financial Statements (*Continued*)

Impairment losses and releases are accounted for and disclosed separately from modification losses or gains that are accounted for as an adjustment of the financial asset's gross carrying value

When estimating LTECLs for undrawn loan commitments, the Company estimates the expected portion of the loan commitment that will be drawn down over its expected life. The ECL is then based on the present value of the expected shortfalls in cash flows if the loan is drawn down, based on a probability-weightage. The expected cash shortfalls are discounted at an approximation to the expected EIR on the loan.

The above calculated PDs, EAD and LGDs are reviewed and changes in the forward looking estimates are analysed during the year.

The mechanics of the ECL method are summarised below:

Stage 1 The 12 months ECL is calculated as the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. These expected 12-months default probabilities are applied to a forecast EAD and multiplied by the expected LGD.

Stage 2 When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECLs. The mechanics are similar to those explained above, but PDs and LGDs are estimated over the lifetime of the instrument. The expected cash shortfalls are discounted by contractual or portfolio EIR as the case may be.

Stage 3 For loans considered credit-impaired, the Company recognises the lifetime expected credit losses for these loans. The method is similar to that for stage 2 assets, with the PD set at 100%.

In ECL model the Company relies on broad range of forward looking information for economic inputs.

The Company recognises loss allowance for expected credit losses (ECLs) on all financial assets at amortised cost that are debt instruments, debt financial assets at fair value through other comprehensive income, loan commitments and financial guarantee contracts. No impairment loss is recognised on equity investments.

When determining whether credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, including on historical experience and forward-looking information (Refer Note 37 A (iii)).

Impairment of Trade receivable

Impairment allowance on trade receivables is made on the basis of life time credit loss method, in addition to specific provision considering the uncertainty of recoverability of certain receivables.

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

Write-off

Impaired loans and receivables are written off, against the related allowance for loan impairment on completion of the Company's internal processes and when the Company concludes that there is no longer any realistic prospect of recovery of part or all of the loan. For loans that are individually assessed for impairment, the timing of write off is determined on a case by case basis. A write-off constitutes a de-recognition event. The Company has a right to apply enforcement activities to recover such written off financial assets. Subsequent recoveries of amounts previously written off are credited to the statement of profit and loss.

Collateral valuation and repossession

To mitigate the credit risk on financial assets, the Company seeks to use collateral, where possible as per the powers conferred on the Non-Banking Finance Companies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 ("SARFAESI").

The Company provides fully secured, partially secured and unsecured loans to individuals and Corporates. In its normal course of business upon account becoming delinquent, the Company physically repossess properties or other assets in its retail portfolio. Any surplus funds are returned to the customers/obligors. As a result of this practice, the residential properties, vehicles, plant and machinery under legal repossession processes are not recorded on the balance sheet and not treated as non-current assets held for sale unless the title is also transferred in the name of the Company.

Presentation of ECL allowance for financial asset:

Type of Financial asset	Disclosure
Financial asset measured at amortised cost	shown as a deduction from the gross carrying amount of the assets
Loan commitments and financial guarantee contracts	shown separately under the head "provisions"

Modification and De-recognition of financial assets

Modification of financial assets

A modification of a financial asset occurs when the contractual terms governing the cash flows of a financial asset are renegotiated or otherwise modified between initial recognition and maturity of the financial asset. A modification affects the amount and/or timing of the contractual cash flows either immediately or at a future date. The Company renegotiates loans to customers in financial difficulty to maximise collection and minimise the risk of default. A loan forbearance is granted in cases where although the borrower made all reasonable efforts to pay under the original contractual terms, there is a high risk of default or default has already happened and the borrower is expected to be able to meet the revised terms. The revised terms in most of the cases include an extension of the maturity of the loan, changes to the timing of the cash flows of the loan (principal and interest repayment), reduction in the amount of cash flows due (principal and interest forgiveness). Such accounts are classified as stage 3 immediately upon such modification in the terms of the contract.

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

Not all changes in terms of loans are considered as renegotiation and changes in terms of a class of obligors that are not overdue is not considered as renegotiation and is not subjected to deterioration in staging.

De-recognition of financial assets

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

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

If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognised) and the sum of (i) the consideration received (including any new asset obtained less any new liability assumed) and (ii) any cumulative gain or loss that had been recognised in OCI is recognised in profit or loss.

Any cumulative gain/loss recognised in OCI in respect of equity investment securities designated as at FVTOCI is not recognised in profit or loss on derecognition of such securities. Any interest in transferred financial assets that qualify for derecognition that is created or retained by the Group is recognised as a separate asset or liability.

Securitization and Assignment

In case of transfer of loans through securitisation and direct assignment transactions, the transferred loans are de-recognised and gains/losses are accounted for, only if the Company transfers substantially all risks and rewards specified in the underlying assigned loan contract.

In accordance with the Ind AS 109, on de-recognition of a financial asset under assigned transactions, the difference between the carrying amount and the consideration received are recognised in the Statement of Profit and Loss.

Financial liability, Equity and Compound Financial Instruments

Debt and equity instruments that are issued are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangement.

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Financial liabilities are subsequently measured at the amortised cost using the effective interest method, unless at initial recognition, they are classified as fair value through profit and loss. Interest expense are recognised in the Statement of profit and loss. Any gain or loss on derecognition is also recognised in the statement of profit or loss.

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

Financial liabilities

A financial liability is a contractual obligation to deliver cash or another financial asset or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavourable to the Company or a contract that will or may be settled in the Company's own equity instruments and is a non-derivative contract for which the Company is or may be obliged to deliver a variable number of its own equity instruments, or a derivative contract over own equity that will or may be settled other than by the exchange of a fixed amount of cash (or another financial asset) for a fixed number of the Company's own equity instruments.

Classification

The Company classifies its financial liability as "Financial liability measured at amortised cost" except for those classified as financial liabilities measured at fair value through profit and loss (FVTPL).

De-recognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

Equity

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Company's own equity instruments is an equity instrument.

No gain/loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

Compound instruments

The Company has issued financial instruments with equity conversion rights and call options. When establishing the accounting treatment for these non-derivative instruments, the Company first establishes whether the instrument is a compound instrument and classifies such instrument's components separately as financial liabilities or equity instruments in accordance with Ind AS 32. Classification of the liability and equity components of a convertible instrument is not revised as a result of a change in the likelihood that a conversion option will be exercised, even when exercising the option may appear to have become economically advantageous to some holders. When allocating the initial carrying amount of a compound financial instrument to the equity and liability components, the equity component is assigned as the residual amount after deducting from the entire fair value of the instrument, the amount separately determined for the liability component. The value of any derivative features (such as a call options) embedded in the compound financial instrument, other than the equity component (such as an equity conversion option), is included in the liability component. Once the Company has determined the split between equity and liability, it further evaluates whether the liability component has embedded derivatives that must be

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Notes forming part of the Financial Statements (*Continued*)

separately accounted for. Subsequently the liability is measured as per requirement of IND AS 109.

A Cumulative Compulsorily Convertible Preference Shares (CCCPS), with an option to holder to convert the instrument in to variable number of equity shares of the entity upon redemption is classified as a financial liability and dividend including dividend distribution tax is accrued on such instruments and recorded as finance cost. Where the conversion option remains unexercised at the maturity date of the convertible note, the balance recognised in equity will be transferred to retained profits. No gain/loss is recognised in profit or loss upon conversion or expiration of the conversion option.

b) Derivative Financial Instruments

The Company holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. Embedded derivatives are separated from the host contract and accounted for separately if certain criteria are met.

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each balance sheet date. The resulting gain/loss is recognised in the statement of profit and loss immediately unless the derivative is designated and is effective as a hedging instrument, in which event the timing of the recognition in the statement of profit and loss depends on the nature of the hedge relationship.

The Company designates certain derivatives as hedging instruments to hedge the variability in cash flows associated with its floating rate borrowings arising from changes in interest rates and exchange rates.

At inception of designated hedging relationships, the Company documents the risk management objective and strategy for undertaking the hedge. The Company also documents the economic relationship between the hedged item and the hedging instrument, including whether the changes in cash flows of the hedged item and hedging instrument are expected to offset each other.

Cash flow hedges

When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognised in OCI and accumulated in the other equity under 'effective portion of cash flows hedges'. The effective portion of changes in the fair value of the derivative that is recognised in OCI is limited to the cumulative change in fair value of the hedged item, determined on a present value basis, from inception of the hedge. Any ineffective portion of changes in fair value of the derivative is recognised immediately in profit or loss.

The Company designates only the change in fair value of the spot element of forward exchange contracts as the hedging instrument in cash flow hedge relationships. The change in fair value of the forward element of the forward exchange contracts ('forward points') is separately accounted for as cost of hedging and recognised separately within equity.

If a hedge no longer meets the criteria for hedge accounting or the hedging instrument is sold, expires, is terminated or is exercised, then hedge accounting is discontinued prospectively. If the hedged future cash flows are no longer expected to occur, then the

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

amounts that have been accumulated in other equity are immediately reclassified to profit or loss.

c) Cash, Cash equivalents and bank balances

Cash, Cash equivalents and bank balances include fixed deposits, margin money deposits, and earmarked balances with banks are carried at amortised cost. Short term and liquid investments which are not subject to more than insignificant risk of change in value, are not included as part of cash and cash equivalents.

xii. Property, plant and equipment (PPE)

a) PPE

PPE acquired by the Company are reported at acquisition cost less accumulated depreciation and accumulated impairment losses, if any. Estimated cost of dismantling and removing the item and restoring the site on which its located does not arise for owned assets, for leased assets the same are borne by the lessee as per the lease agreement. The acquisition cost includes any cost attributable for bringing an asset to its working condition net of tax/duty credits availed, which comprises of purchase consideration and other directly attributable costs of bringing the assets to their working condition for their intended use. PPE is recognised when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. Subsequent expenditure on PPE after its purchase is capitalized only if it is probable that the future economic benefits will flow to the enterprise and the cost of the item can be measured reliably.

b) Capital work-in-progress

PPE not ready for the intended use on the date of the Balance Sheet are disclosed as “capital work-in-progress” and carried at cost, comprising direct cost, related incidental expenses and attributable interest.

c) Other Intangible assets

Intangible assets are recognised when it is probable that the future economic benefits that are attributable to the asset will flow to the Company and the cost of the asset can be measured reliably. Intangible assets are stated at original cost net of tax/duty credits availed, if any, less accumulated amortisation and cumulative impairment. Administrative and other general overhead expenses that are specifically attributable to the acquisition of intangible assets are allocated and capitalised as a part of the cost of the intangible assets. Expenses on software support and maintenance are charged to the Statement of Profit and Loss during the year in which such costs are incurred.

d) Intangible assets under development

Intangible assets not ready for the intended use on the date of Balance Sheet are disclosed as “Intangible assets under development”.

e) Depreciation and Amortisation

Depreciable amount for tangible property, plant and equipment is the cost of an asset, or other amount substituted for cost, less its estimated residual value

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

Depreciation on tangible property, plant and equipment deployed for own use has been provided on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in respect of buildings, computer equipment, office equipment and vehicles, in whose case the life of the assets has been assessed based on the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, etc. Depreciation method is reviewed at each financial year end to reflect expected pattern of consumption of the future economic benefits embodied in the asset. The estimated useful life and residual values are also reviewed at each financial year end with the effect of any change in the estimates of useful life/residual value is accounted on prospective basis. Depreciation for additions to/deductions from owned assets is calculated pro rata to the remaining period of use. Depreciation charge for impaired assets is adjusted in future periods in such a manner that the revised carrying amount of the asset is allocated over its remaining useful life. All capital assets with individual value less than Rs. 5,000 are depreciated fully in the year in which they are purchased.

Purchased software / licenses are amortised over the estimated useful life during which the benefits are expected to accrue. The method of amortisation and useful life are reviewed at the end of each accounting year with the effect of any changes in the estimate being accounted for on a prospective basis. Amortisation on impaired assets is provided by adjusting the amortisation charge in the remaining periods so as to allocate the asset's revised carrying amount over its remaining useful life.

Estimated useful life considered by the Company are:

Asset	Estimated Useful Life
Leasehold Improvements	As per lease period
Furniture and Fixtures	10 years
Computer Equipment	4 years
Office Equipment	5 years
Vehicles	4 years
Software Licenses	1 to 10 years
Buildings	25 years
Plant & Machinery	10 years

f) Investment property

Properties held to earn rentals and/or capital appreciation are classified as Investment properties and measured and reported at cost, including transaction costs. Subsequent to initial recognition its measured at cost less accumulated depreciation and accumulated impairment losses, if any. When the use of an existing property changes from owner-occupied to investment property, the property is reclassified as investment property at its carrying amount on the date of reclassification.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on de-recognition of property is recognised in the Statement of Profit and Loss in the same period.

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

g) Impairment of assets

Upon an observed trigger or at the end of each accounting reporting period, the Company reviews the carrying amounts of its PPE, investment property and intangible asset to determine whether there is any indication that the asset have suffered an impairment loss. If such indication exists, the PPE, investment property and intangible assets are tested for impairment so as to determine the impairment loss, if any.

Impairment loss is recognised when the carrying amount of an asset exceeds its recoverable amount. Recoverable amount is the higher of fair value less cost of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If recoverable amount of an asset is estimated to be less than its carrying amount, such deficit is recognised immediately in the Statement of Profit and Loss as impairment loss and the carrying amount of the asset is reduced to its recoverable amount.

When an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss is recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in the Statement of Profit and Loss.

h) De-recognition of property, plant and equipment and intangible asset

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of PPE is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the Statement of Profit and Loss. An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from de-recognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in the Statement of Profit and Loss.

xiii. Non-Current Assets held for sale:

Non-current assets are classified as held for sale if their carrying amount is intended to be recovered principally through a sale (rather than through continuing use) when the asset is available for immediate sale in its present condition subject only to terms that are usual and customary for sale of such asset and the sale is highly probable and is expected to qualify for recognition as a completed sale within one year from the date of classification.

Non-current assets classified as held for sale are measured at lower of their carrying amount and fair value less costs to sell.

The Company has a policy to make impairment provision at one third of the value of the Asset for each year upon completion of three years up to the end of five years based on the past observed pattern of recoveries. Losses on initial classification as Held for sale and subsequent

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

gains & losses on remeasurement are recognised in Statement of Profit and loss. Once classified as Held for sale, the assets are no longer amortised or depreciated.

xiv. Employee Benefits

Defined Contribution benefits include superannuation fund.

Defined Employee benefits include gratuity fund, provident fund, compensated absences and long service awards.

Defined contribution plans

The Company's contribution to superannuation fund is considered as defined contribution plan and is charged as an expense in the Statement of Profit and Loss based on the amount of contribution required to be made and when services are rendered by the employees.

Defined benefit plans

The Company makes Provident Fund contributions, a defined benefit plan for qualifying employees. Under the Schemes, both employees and the Company make monthly contributions at a specified percentage of the covered employees' salary (currently 12% of employees' salary). The contributions, except that the employer's contribution towards pension fund is paid to the Regional Provident Fund office, as specified under the law, are made to the provident fund set up as an irrevocable trust by Tata Capital Limited ("the ultimate parent Company"). The interest rate payable to the members of the trust shall not be lower than the statutory rate of interest declared by the Central Government under the Employees Provident Funds and Miscellaneous Provisions Act, 1952 and shortfall on account of , if any, shall be made good by the Company. Hence the Company is liable for annual contributions and any deficiency in interest cost compared to interest computed based on the rate of interest declared by the Central Government. The total liability in respect of the interest shortfall of the Fund is determined on the basis of an actuarial valuation. The interest liability arising only to the extent of the aforesaid differential shortfalls is a defined benefit plan. There is no such shortfall as at March 31, 2021.

For defined benefit plans in the form of gratuity, the cost of providing benefits is determined using the Projected Unit Credit method, with actuarial valuations being carried out at each Balance Sheet date. As per Ind AS 19, the service cost and the net interest cost are charged to the Statement of Profit and Loss. Remeasurement of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognised in Other Comprehensive Income. Past service cost is recognised immediately to the extent that the benefits are already vested. The retirement benefit obligation recognised in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognised past service cost, as reduced by the fair value of scheme assets. Any asset resulting from this calculation is limited to past service cost, plus the present value of available refunds and reductions in future contributions to the schemes.

Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the reporting period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

- (a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- (b) in case of non-accumulating compensated absences, when the absences occur.

Other long-term employee benefits

Compensated absences which are not expected to occur within twelve months after the end of the year in which the employee renders the related service are recognised as a liability at the present value of the defined benefit obligation as at the balance sheet date less the fair value of the plan assets out of which the obligations are expected to be settled. Long term service awards are recognised as a liability at the present value of the defined benefit obligation as at the balance sheet date.

The obligation is measured on the basis of actuarial valuation using Projected unit credit method and remeasurements gains/ losses are recognised in P&L in the period in which they arise.

Share based payment transaction

The stock options of the Parent Company, granted to employees pursuant to the Company's Stock Options Schemes, are measured at the fair value of the options at the grant date as per Black and Scholes model. The fair value of the options is treated as discount and accounted as employee compensation cost, with a corresponding increase in other equity, over the vesting period on a straight line basis. The amount recognised as expense in each year is arrived at based on the number of grants expected to vest. If a grant lapses after the vesting period, the cumulative discount recognised as expense, with a corresponding increase in other equity, in respect of such grant is transferred to the General reserve within other equity.

xv. Foreign currency transactions

Transactions in currencies other than the Company's functional currency are recorded on initial recognition using the exchange rate at the transaction date. At each Balance Sheet date, foreign currency monetary items are reported at the rates prevailing at the year end. Non-monetary items that are measured in terms of historical cost in foreign currency are not retranslated.

Functional currency of the Company and foreign operations has been determined based on the primary economic environment in which the Company and its foreign operations operate considering the currency in which funds are generated, spent and retained.

Exchange differences that arise on settlement of monetary items or on reporting of monetary items at each Balance Sheet date at the closing spot rate are recognised in the Statement of Profit and Loss in the period in which they arise.

xvi. Operating Segments

The Company is engaged in the business of providing loans for purchase, construction, repairs and renovation etc., of houses/ flats to individuals and corporate bodies and has its operations

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

within India. The Chief Operating Decision Maker (CODM) of the Company is the Board of Directors.

xvii. Earnings per share

Basic earnings per share has been computed by dividing net income attributable to ordinary equity holders by the weighted average number of shares outstanding during the year. Partly paid up equity share is included as fully paid equivalent according to the fraction paid up.

Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive

xviii. Taxation

Income Tax

Income tax expense comprises current and deferred taxes. Income tax expense is recognized in the Statement of Profit and Loss, other comprehensive income or directly in equity when they relate to items that are recognized in the respective line items.

Current Tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax law) enacted or substantively enacted by the reporting date.

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Deferred Tax

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases, and unutilized business loss and depreciation carry-forwards and tax credits. Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilized.

The carrying amount of deferred tax assets are reviewed at each reporting date and are recognised/ reduced to the extent that it is probable/ no longer probable respectively that the related tax benefit will be realised.

Deferred tax assets and liabilities are measured based on the tax rates that are expected to apply in the period when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

xix. Goods and Services Input Tax Credit

Goods and Services Input tax credit is accounted for in the books in the period in which the supply of goods or service received is accounted and when there is no uncertainty in availing/utilising the credits.

xx. Provisions, contingent liabilities and contingent assets

Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. When the effect of the time value of money is material, the Company determines the level of provision by discounting the expected cash flows at a pre-tax rate reflecting the current rates specific to the liability. The expense relating to any provision is presented in the Statement of Profit and Loss net of any reimbursement.

Contingent assets/liabilities

A possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or; present obligation that arises from past events where it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability are disclosed as contingent liability and not provided for. Contingent assets are disclosed where an inflow of economic benefits is probable. Contingent assets are not recognised in the financial statements

Provisions, contingent liabilities and contingent assets are reviewed at each Balance Sheet date.

Where the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under such contract, the present obligation under the contract is recognised and measured as a provision

xxi. Commitments

Commitments are future liabilities for contractual expenditure, classified and disclosed as follows:

- a) estimated amount of contracts remaining to be executed on capital account and not provided for;
- b) other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of management.
- c) other commitments related to sales/procurements made in the normal course of business are not disclosed to avoid excessive details.
commitments under Loan agreement to disburse Loans.

TATA CAPITAL HOUSING FINANCE LIMITED

Notes forming part of the Financial Statements (*Continued*)

xxii. Statement of Cash Flows

Statement of Cash Flows is prepared segregating the cash flows into operating, investing and financing activities. Cash flow from operating activities is reported using indirect method adjusting the net profit for the effects of:

- i. changes during the period in operating receivables and payables transactions of a non-cash nature;
- ii. non-cash items such as depreciation, Impairment, deferred taxes, unrealised foreign currency gains and losses, and undistributed profits of associates and joint ventures; and
- iii. all other items for which the cash effects are investing or financing cash flows.

Cash and cash equivalents (including bank balances) shown in the Statement of Cash Flows exclude items which are not available for general use as on the date of Balance Sheet.

xxiii. Dividend payable (including dividend distribution tax)

Interim dividend declared to equity shareholders, if any, is recognised as liability in the period in which the said dividend has been declared by the Board of Directors. Final dividend declared, if any, is recognised in the period in which the said dividend has been approved by the Shareholders.

The dividend payable (including dividend distribution tax) is recognised as a liability with a corresponding amount recognised directly in equity.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

3. CASH AND CASH EQUIVALENTS

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
(a) Cash on Hand	3	-
(b) Cheques on Hand	645	49
(c) Balances with banks - in current accounts	56,181	1,67,512
Total	56,829	1,67,561

3.1 Of the above, the balance that meet the definition of Cash and Cash Equivalents as per Ind AS 7 Cash Flow Statement is Rs. 56,829 lakh (March 31, 2020 : 1,67,561 lakh)

3.2 As at March 31, 2021, the Company had undrawn committed borrowing facilities of Rs. 2,400 lakh (March 31, 2020 : Rs. 3,810 lakh).

4. OTHER BALANCES WITH BANKS

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
a) Balances with banks - In deposit accounts (Refer note below)	32	30
Total	32	30

4.1 Balance with banks in deposit accounts comprises deposits that have an original maturity exceeding 3 months at balance sheet date.

5. TRADE RECEIVABLES

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
(i) Receivables considered good - Secured	-	-
(ii) Receivables considered good - Unsecured	544	366
(iii) Receivables which have significant increase in Credit Risk	-	-
(iv) Receivables - credit impaired	1	1
	545	367
Less: Allowance for impairment loss	1	1
Total	544	366

5.1 Trade receivables include amounts due from the related parties Rs. Nil lakh (as at March 31, 2020 Rs. 13 lakh).

5.2 Trade receivables are non-interest bearing and are generally on terms of 3 months to 1 year.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

6. Derivative financial instruments (Refer Note 39 below)

As at March 31, 2021

Derivatives held for hedging and risk management purposes	Notional value - USD (in mn)	Notional value (in INR)	Fair value assets	fair value liabilities
Foreign exchange forward	78	57,320	16	-
Interest rate swap	75	54,922	-	1,396
Total	153	1,12,242	16	1,396

As at March 31, 2020

Derivatives held for hedging and risk management purposes	Notional value - USD (in mn)	Notional value (in INR)	Fair value assets	fair value liabilities
Foreign exchange forward	81	60,494	4,419	-
Interest rate swap	75	56,057	-	2,447
Total	156	1,16,551	4,419	2,447

6.1 Disclosure of effects of hedge accounting on financial performance and exposure to foreign currency

As at March 31, 2021

PARTICULARS	Notional amount	Carrying amount of hedging instruments assets	Carrying amount of hedging instruments liabilities	Weighted average contract / strike price of the hedging instrument (in INR)	Change in the fair value in the hedging instrument used as the basis for recognising hedge ineffectiveness profit / (loss) (in INR)
INR USD - Forward exchange contracts	57,320	16	-	77	16

As at March 31, 2020

PARTICULARS	Notional amount	Carrying amount of hedging instruments assets	Carrying amount of hedging instruments liabilities	Weighted average contract / strike price of the hedging instrument (in INR)	Change in the fair value in the hedging instrument used as the basis for recognising hedge ineffectiveness profit / (loss) (in INR)
INR USD - Forward exchange contracts	60,494	4,419	-	77	4,419

6. Derivative financial instruments (Continued)

Hedged item

As at March 31, 2021

PARTICULARS	Change in the value of hedged item used as the basis for recognising hedge ineffectiveness	Cash flow hedge reserve as at	Cost of hedging as at	Foreign Currency Monetary Items Translation Reserve
FCY Term Loans	(3,045)	(3,404)	-	-

As at March 31, 2020

PARTICULARS	Change in the value of hedged item used as the basis for recognising hedge ineffectiveness	Cash flow hedge reserve as at	Cost of hedging as at	Foreign Currency Monetary Items Translation Reserve
FCY Term Loans	(4,443)	(23)	-	-

6.2 The impact of the cashflow hedges in the statement of profit and loss and other comprehensive income

PARTICULARS	Hedging gains or (losses) recognised in other comprehensive income		Hedge ineffectiveness recognised in statement of profit and (loss)	
	For the year ended March 31, 2021	For the year ended March 31, 2020	For the year ended March 31, 2021	For the year ended March 31, 2020
Forward exchange contracts and Currencyswaps	(3,380)	(23)	-	-

6.3 Movements in the Cash flow hedge reserve are as follows:

PARTICULARS	For the year ended March 31, 2021	For the year ended March 31, 2020
Opening Balance	96	-
Effective portion of changes in fair value Interest rate risk	1,051	(2,447)
Effective portion of changes in fair value foreign currency risk	(4,403)	4,419
Foreign currency translation differences	1,023	(4,068)
Foreign currency translation differences on interest	(34)	-
Amortisation of forward premium	2,156	2,223
Tax on movements on reserves during the period	53	(32)
Closing Balance	(59)	96

6.4 All hedges are 100% effective i.e. there is no ineffectiveness.

6.5 Average fixed interest rate: - Interest rate swap: 3.47%

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

7. LOANS

PARTICULARS	As at March 31, 2021	As at March 31, 2020
At amortised cost		
(I) Term loans		
- Housing Loans	17,83,309	19,99,233
- Non Housing Loans	7,59,030	7,46,401
- Retained portion of assigned loans	1,790	2,372
(II) Others		
- Loan to TCL Employee Welfare Trust	97	57
Gross Loans	25,44,226	27,48,063
Less: Impairment loss allowance		
- Stage I & II	41,087	33,400
- Stage III	30,288	23,318
Loans net of impairment loss allowance	24,72,851	26,91,345
- Unamortised loan sourcing costs	5,345	6,793
- Income received in advance	(8,743)	(11,892)
Total - I	24,69,453	26,86,246
(II)		
- Secured by tangible assets	25,28,528	27,39,950
- Secured by intangible assets	-	-
- Covered by bank / government guarantees	-	-
- Unsecured	15,698	8,113
Gross Loans	25,44,226	27,48,063
Less: Impairment loss allowance		
- Stage I & II	41,087	33,400
- Stage III	30,288	23,318
Loans net of impairment loss allowance	24,72,851	26,91,345
- Unamortised loan sourcing costs	5,345	6,793
- Income received in advance	(8,743)	(11,892)
Total - II	24,69,453	26,86,246
(III)		
Loans in India		
- Public sector	-	-
- Others	25,44,226	27,48,063
Gross Loans	25,44,226	27,48,063
Less: Impairment loss allowance		
- Stage I & II	41,087	33,400
- Stage III	30,288	23,318
Loans net of impairment loss allowance	24,72,851	26,91,345
- Unamortised loan sourcing costs	5,345	6,793
- Income received in advance	(8,743)	(11,892)
Total - III	24,69,453	26,86,246
(IV)		
- Secured	23,48,958	26,39,162
- Unsecured	15,698	8,004
- Significant increase in credit risk (SICR)	1,25,133	63,185
- Credit impaired	54,437	37,712
Gross Loans	25,44,226	27,48,063
Less: Impairment loss allowance		
- Stage I & II	41,087	33,400
- Stage III	30,288	23,318
Loans net of impairment loss allowance	24,72,851	26,91,345
- Unamortised loan sourcing costs	5,345	6,793
- Income received in advance	(8,743)	(11,892)
Total - IV	24,69,453	26,86,246

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

8. INVESTMENTS

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
Investments carried at fair value through profit or loss		
Mutual funds (unquoted)	1,50,476	452
Total	1,50,476	452

8.1 Investments

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
Value of Investments		
(i) Gross value of Investments	1,50,476	452
(a) In India	1,50,476	452
(b) Outside India	-	-
(ii) Provisions for Depreciation	-	-
(a) In India	-	-
(b) Outside India	-	-
(iii) Net value of Investments	1,50,476	452
(a) In India	1,50,476	452
(b) Outside India	-	-
Movement of provisions held towards depreciation on investments		
(i) Opening balance	-	-
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off / Written-bank of excess provisions during the year	-	-
(iv) Closing balance	-	-

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

9. OTHER FINANCIAL ASSETS

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
(a) Security deposits	398	385
(b) Advances to employees	20	58
Total	418	443

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

10. DEFERRED TAX ASSET

The major components of deferred tax assets and liabilities as at March 31, 2021 are as follows:

Particulars	Opening Balance	Recognised / (reversed) through profit and loss	Change in Tax Rate	Recognised / (reversed) through OCI	Recognised directly in equity	Closing Balance
Deferred Tax Assets :-						
(a) Impairment loss allowance - stage III	5,264	1,657	-	-	-	6,921
(b) Impairment loss allowance - stage I & II	8,722	2,121	-	-	-	10,843
(c) Employee benefits	104	(9)	-	-	-	94
(d) Deferred income	2,911	(807)	-	-	-	2,104
(e) Other deferred tax assets	18	-	-	-	-	18
(f) Depreciation on property, plant & equipment	31	14	-	-	-	44
(g) Right to use asset	100	34	-	-	-	134
Deferred Tax Liabilities :-						
(a) Deduction u/s 36(1)(viii)	(3,974)	(1,261)	-	-	-	(5,236)
(b) Fair value measurement of investments	(16)	(7)	-	-	-	(24)
(c) Fair value of cost flow hedge	(32)	-	-	52	-	20
Net deferred tax asset	13,127	1,740	-	52	-	14,919

The major components of deferred tax assets and liabilities as at March 31, 2020 are as follows:

Particulars	Opening Balance	Recognised / (reversed) through profit and loss	Change in Tax Rate	Recognised / (reversed) through OCI	Recognised directly in equity	Closing Balance
Deferred Tax Assets :-						
(a) Impairment loss allowance - stage III	4,383	2,107	(1,226)	-	-	5,264
(b) Impairment loss allowance - stage I & II	6,521	4,025	(1,824)	-	-	8,722
(c) Employee benefits	131	10	(37)	-	-	104
(d) Deferred income	5,327	(926)	(1,490)	-	-	2,911
(e) Other deferred tax assets	25	-	(7)	-	-	18
(f) Depreciation on property, plant & equipment	51	(6)	(14)	-	-	31
(g) Right to use asset	-	38	-	-	62	100
Deferred Tax Liabilities :-						
(a) Deduction u/s 36(1)(viii)	(4,426)	(786)	1,238	-	-	(3,974)
(b) Fair value measurement of investments	(10)	(6)	-	-	-	(16)
(c) Fair value of cost flow hedge	-	-	-	(32)	-	(32)
Net deferred tax asset	12,001	4,456	(3,360)	(32)	62	13,127

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

10. DEFERRED TAX ASSET (Continued)

10.1 INCOME TAXES

A. The income tax expense consist of the following:

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Current tax:		
Current tax expense for the year	14,014	11,644
Current tax benefit pertaining to prior years	-	(329)
	14,014	11,315
Deferred tax benefit		
Origination and reversal of temporary differences	(1,740)	(4,456)
Change in tax rates	-	3,360
	(1,740)	(1,096)
Total income tax expense recognised in the period	12,274	10,219

B. The reconciliation of estimated income tax expense at statutory income tax rate income tax expense reported in statement of profit and loss is as follows:

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Profit before income taxes	47,799	25,453
Indian statutory income tax rate	25.17%	25.17%
Expected income tax expense	12,030	6,406
Tax effect of the adjustments :		
Non deductible expenses	236	447
Tax on income at different rates	7	6
Effect of change in tax rate	-	3,360
Total income tax expense	12,274	10,219

C. Amounts recognised in OCI

(Rs. in lakh)

Particulars	For the year ended March 31, 2021			For the year ended March 31, 2020		
	Before tax	Tax (expense) benefit	Net of tax	Before tax	Tax (expense) benefit	Net of tax
Items that will not be reclassified to profit or loss						
Remeasurements of defined benefit liability (asset)	289	(73)	216	(194)	49	(145)
Items that will be reclassified to profit or loss						
The effective portion of gains and loss on hedging instruments in a cost of hedge	(207)	52	(155)	128	(32)	96
Total	82	(21)	61	(66)	17	(49)

D. Dividend Distribution Tax ("DDT") as required under Section 115-O of the Income Tax Act, 1961 has been abolished from FY 2020-21 onwards. The Company had paid DDT of Rs. 1,545 lakh in FY 2019-20.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

10.2 CURRENT TAX ASSETS (NET)

PARTICULARS	For the year ended March 31, 2021	For the year ended March 31, 2020
Advance tax (net of provision for Income tax Rs 5,586 lakh (March 20 Rs 44,054 lakh)	85	688
Total	85	688

10.3 CURRENT TAX LIABILITIES (NET)

PARTICULARS	For the year ended March 31, 2021	For the year ended March 31, 2020
Provision for tax (net of advance tax Rs 62,066 lakh (March 20 Rs 12,335 lakh)	5,752	2,928
Total	5,752	2,928

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

11. PROPERTY, PLANT, EQUIPMENT AND INVESTMENT PROPERTY

Particulars	Gross Block					Accumulated depreciation and amortisation				Net Carrying Value
	Opening balance as at April 1, 2020	Additions/ Adjustments	Deletions	Written off during the year	Closing balance as at March 31, 2021	Opening balance as at April 1, 2020	Depreciation/ Amortisation for the year*	Deletions/ Adjustments	Closing balance as at March 31, 2021	As at March 31, 2021
Buildings	248 (248)	-	-	-	248 (248)	33 (22)	11 (11)	-	44 (33)	204 (215)
Leasehold Improvements	837 (661)	10 (293)	70 (117)	-	777 (837)	277 (213)	118 (125)	56 (61)	339 (277)	438 (560)
Furniture & Fixtures	302 (254)	1 (91)	33 (43)	-	270 (302)	135 (95)	24 (61)	17 (21)	142 (135)	128 (167)
Computer Equipment	1,183 (960)	126 (268)	41 (45)	6	1,274 (1,183)	619 (377)	274 (284)	27 (42)	866 (619)	408 (564)
Office Equipment	334 (297)	11 (75)	55 (38)	(6)	284 (334)	198 (150)	58 (68)	55 (20)	201 (198)	83 (136)
Plant & Machinery	230 (176)	5 (83)	20 (29)	-	215 (230)	53 (35)	24 (24)	9 (6)	68 (53)	147 (177)
Vehicles	147 (156)	95 (24)	8 (33)	-	234 (147)	54 (33)	47 (34)	7 (13)	94 (54)	140 (93)
PROPERTY, PLANT AND EQUIPMENT - TOTAL	3,281 (2,752)	248 (834)	227 (305)	-	3,302 (3,281)	1,369 (925)	556 (607)	171 (163)	1,754 (1,369)	1,548 (1,912)
Software	739 (739)	192	-	-	931 (739)	136 (25)	152 (111)	-	288 (136)	643 (603)
INTANGIBLE ASSETS - TOTAL	739 (739)	192	-	-	931 (739)	136 (25)	152 (111)	-	288 (136)	643 (603)
Total	4,020 (3,491)	440 (834)	227 (305)	-	4,233 (4,020)	1,505 (950)	708 (718)	171 (163)	2,042 (1,505)	2,191 (2,515)
Investment Property #	432 (432)	-	-	-	432 (432)	54 (35)	19 (19)	-	73 (54)	359 (378)

Note : Figures in bracket relate to March 31, 2020.

Fair value of investment property as on March 31, 2021 Rs. 732 lakh (March 31, 2020 Rs. 732 lakh). The fair value of the investment properties has been determined by an external independent property valuer, having appropriate professional qualification and experience in the location and category of property being valued.

* Total depreciation charged for the year in the Statement of Profit and Loss includes depreciation on Right to use assets. Depreciation on right to use assets for the year is Rs. 856 lakh (Previous year : Rs. 766 lakh)

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

12. OTHER NON-FINANCIAL ASSETS (UNSECURED - CONSIDERED GOOD)

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
(a) Capital advances	10	16
(b) Prepaid Expenses	313	366
(c) Gratuity Asset (Net)	183	-
(d) Balances with government authorities	553	294
(e) Receivables against ex-gratia	185	-
(f) Other advances	548	229
Total	1,792	905

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

13. TRADE PAYABLES

PARTICULARS	As at March 31, 2021	As at March 31, 2020
Others		
(i) Accrued expenses	8,898	8,297
(ii) Payable to Related Parties (Refer note no. 31)	48	70
(iii) Payable to Dealers/Vendors	394	79
(iv) Others	264	64
Total	9,604	8,510

Note - The information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company. The amount of principal and interest outstanding during the year is given below :

13.1 Total outstanding dues of micro enterprises and small enterprises

PARTICULARS	As at March 31, 2021	As at March 31, 2020
(a) The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year*	28	25
(b) The amount of interest paid by the buyer in terms of section 16, of the Micro Small and Medium Enterprise Development Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006.	-	-
(d) The amount of interest accrued and remaining unpaid at the end of each accounting year;	-	-
(e) The amount of interest accrued and remaining unpaid at the end of each accounting year;	-	-
Total	28	25

*Amount of interest due is Nil as at March 31, 2021 and March 31, 2020

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

14. DEBT SECURITIES

PARTICULARS	As at March 31, 2021	As at March 31, 2020
At amortised cost		
Secured - In India		
Privately Placed Non-Convertible Debentures (Refer note 14.1 (a) and 14.2 below)	5,08,407	4,34,264
Privately Placed Non-Convertible Debentures - Zero Coupon Bond [Net of unamortised discount of Nil (as at March 31, 2020 : Rs. Nil)] (Refer note 14.1 (a) and 14.3 below)	61,768	20,315
Public issue of Non-Convertible Debentures (Refer note 14.1 (b) and 14.4 below)	1,94,241	1,93,755
Unsecured - In India		
Commercial paper (Refer note 14.5 below) [Net of unamortised discount of Rs. 171 lakh (as at March 31, 2020 : Rs. 7,895 lakh)]	39,828	2,79,541
Total	8,04,244	9,27,875

14.1(a) Privately Placed Non-Convertible Debentures are secured by pari passu charge on the specific immovable property, specified receivables and book debts arising out of Secured/Unsecured loans, investments in nature of credit substitutes, lease and hire purchase receivables, Trade advances & bill discounting facility extended to borrower and sundry debtors and other current assets of the Company.

14.1(b) 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

14.2 Particulars of Privately placed Secured Non-Convertible Debentures.

Description of Privately placed Secured Non-Convertible Debentures	Issue Date	Redemption Date	As at March 31, 2021		As at March 31, 2020	
			No. of NCDs	Rs. In Lakh	No. of NCDs	Rs. In Lakh
TCHFL NCD "F" 2019-2020	18-Nov-19	16-Nov-29	10,000	1,00,000	10,000	1,00,000
TCHFL NCD "J" FY 2016-17	30-Jun-16	30-Jun-26	100	1,000	100	1,000
TCHFL NCD "AU" FY 2015-16 Option I	30-Mar-16	30-Mar-26	150	1,500	150	1,500
TCHFL NCD "G" FY 2020-21	19-Jan-21	19-Jan-26	850	8,500	-	-
TCHFL NCD "AM" FY 2015-16 - Option I	06-Nov-15	06-Nov-25	350	3,500	350	3,500
TCHFL NCD "AG" FY 2015-16	08-Oct-15	08-Oct-25	75	750	75	750
TCHFL NCD "AE" FY 2015-16	31-Aug-15	29-Aug-25	200	2,000	200	2,000
TCHFL NCD "O" FY 2015-16	16-Jun-15	16-Jun-25	200	2,000	200	2,000
TCHFL NCD V FY 2014-15	23-Jan-15	23-Jan-25	1,500	15,000	1,500	15,000
TCHFL NCD R FY 2014-15	09-Dec-14	09-Dec-24	2,000	20,000	2,000	20,000
TCHFL NCD "H" FY 2020-21	25-Mar-21	25-Mar-24	2,500	25,000	-	-
TCHFL NCD "AP" FY 2015-16 - Option II	12-Jan-16	12-Jan-24	150	1,500	150	1,500
TCHFL NCD "E" FY 2020-21 - Option II	03-Dec-20	01-Dec-23	3,000	30,000	-	-
TCHFL NCD "F" FY 2020-21	31-Dec-20	23-Nov-23	3,000	30,000	-	-
TCHFL NCD "A" FY 2020-21	12-May-20	11-Aug-23	5,000	50,000	-	-
TCHFL NCD "C" FY 2020-21	27-Jul-20	27-Jul-23	2,500	25,000	-	-
TCHFL NCD "B" FY 2020-21	26-May-20	26-May-23	4,500	45,000	-	-
TCHFL NCD "E" FY 2016-17	04-May-16	04-May-23	200	2,000	200	2,000
TCHFL NCD U FY 2012-13	12-Mar-13	10-Mar-23	100	1,000	100	1,000
TCHFL NCD R FY 2012-13	18-Jan-13	18-Jan-23	150	1,500	150	1,500
TCHFL NCD "AP" FY 2015-16 - Option I	12-Jan-16	12-Jan-23	150	1,500	150	1,500
TCHFL NCD Q FY 2012-13	28-Dec-12	29-Dec-22	100	1,000	100	1,000
TCHFL NCD "E" FY 2020-21 - Option I	03-Dec-20	02-Dec-22	1,000	10,000	-	-
TCHFL Market Link NCD "A" 2019-20	22-Aug-19	22-Aug-22	990	990	99	990
TCHFL NCD "X" FY 2015-16	29-Jul-15	29-Jul-22	750	7,500	750	7,500
TCHFL NCD "C" FY 2019-20	04-Jul-19	04-Jul-22	250	2,500	250	2,500
TCHFL NCD G FY 2012-13	18-May-12	18-May-22	100	1,000	100	1,000
TCHFL NCD "C" FY 2018-19	07-Dec-18	13-Apr-22	993	9,930	993	9,930
TCHFL C Series FY 18-19 Reissue	09-Jan-19	13-Apr-22	700	7,000	700	7,000
TCHFL NCD "C" FY 2018-19 reissuance2	25-Apr-19	13-Apr-22	1,250	12,500	1,250	12,500
TCHFL NCD "D" FY 2019-20	19-Aug-19	11-Mar-22	1,000	10,000	1,000	10,000
TCHFL NCD "W" FY 2016-17	28-Dec-16	28-Dec-21	4,080	40,800	4,080	40,800
TCHFL Market Link NCD B 2019-20	30-Sep-19	30-Sep-21	614	614	61	614
TCHFL NCD "T" FY 2016-17	15-Sep-16	15-Sep-21	100	1,000	100	1,000
TCHFL NCD "K" FY 2016-17	05-Jul-16	05-Jul-21	200	2,000	200	2,000
TCHFL NCD "A" FY 2016-17	12-Apr-16	12-Apr-21	1,200	12,000	1,200	12,000
TCHFL NCD "E" FY 2019-20	04-Sep-19	11-Mar-21	-	-	3,000	30,000
TCHFL NCD "AS" FY 2015-16	22-Jan-16	22-Jan-21	-	-	200	2,000
TCHFL NCD "AM" FY 2015-16 - Option II	06-Nov-15	06-Nov-20	-	-	50	500
TCHFL NCD "AI" FY 2015-16	16-Oct-15	16-Oct-20	-	-	500	5,000
TCHFL NCD "AH" FY 2015-16	14-Oct-15	14-Oct-20	-	-	200	2,000
TCHFL NCD "I" FY 2017-18	31-Aug-17	31-Aug-20	-	-	3,500	35,000
TCHFL NCD "AB" FY 2015-16	20-Aug-15	20-Aug-20	-	-	100	1,000
TCHFL NCD "AA" FY 2015-16	17-Aug-15	17-Aug-20	-	-	1,000	10,000
TCHFL NCD "Z" FY 2015-16	07-Aug-15	07-Aug-20	-	-	300	3,000
TCHFL NCD "T" FY 2015-16 - Option I	09-Jul-15	09-Jul-20	-	-	100	1,000
TCHFL NCD "E" FY 2017-18	07-Jun-17	30-Jun-20	-	-	50	500
TCHFL NCD "D" FY 2018-19	19-Mar-19	26-Jun-20	-	-	750	7,500
TCHFL NCD "D" FY 2018-19 Reissuance	05-Apr-19	26-Jun-20	-	-	5,050	50,500
TCHFL NCD "F" FY 2017-18	14-Jun-17	15-Jun-20	-	-	550	5,500

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

14. DEBT SECURITIES (Continued)

Description of Privately placed Secured Non-Convertible Debentures	Issue Date	Redemption Date	As at March 31, 2021		As at March 31, 2020	
			No. of NCDs	Rs. In Lakh	No. of NCDs	Rs. In Lakh
TCHFL NCD "C" FY 2017-18	20-Apr-17	29-Apr-20	-	-	50	500
Total				4,85,584		4,16,084
Add: Unamortised premium				132		259
Add: Interest accrued but not due				22,976		18,095
Total				23,108		18,354
Less: Unamortised borrowing cost				(285)		(174)
Total				(285)		(174)
Privately Placed Non-Convertible Debentures				5,08,407		4,34,264

Note: Coupon rate of above outstanding as on March 31, 2021 varies from 5.00% to 10.10% (as on March 31, 2020 7.40% to 10.10%).

14.3 Particulars of Privately placed Secured Non-Convertible Debentures - ZCB.

Description of Privately Placed Non-Convertible Debentures - ZCB	Issue Date	Redemption Date	As at March 31, 2021		As at March 31, 2020	
			No. of NCDs	Rs. In Lakh	No. of NCDs	Rs. In Lakh
TCHFL NCD "D" FY 2020-21	27-Oct-20	24-Jan-24	2,000	20,000	-	-
TCHFL NCD "G" FY 2019-20 Reinsurance	04-Sep-20	25-Oct-22	3,000	30,000	-	-
TCHFL NCD "G" FY 2019-20	11-Dec-19	25-Oct-22	150	1,500	150	1,500
TCHFL NCD "B" FY 2019-20	27-May-19	02-Jul-21	500	5,000	500	5,000
TCHFL NCD "A" FY 2019-20	21-May-19	08-Jul-20	-	-	1,250	12,500
Total				56,500		19,000
Add: Unamortised premium				2,711		-
Add: Interest accrued but not due				2,564		1,315
Total				5,275		1,315
Less: Unamortised borrowing cost				(7)		-
Total				(7)		-
Privately Placed Non-Convertible Debentures - ZCB				61,768		20,315

Note: Coupon rate of above outstanding as on March 31, 2021 varies from 5.81% to 8.70% (as on March 31, 2020 7.55% to 8.70%).

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

14. DEBT SECURITIES (Continued)

14.4 Public issue of Non-Convertible Debentures

Description of Public issue of Non-Convertible Debentures	Issue Date	Redemption Date	As at March 31, 2021		As at March 31, 2020	
			No. of NCDs	Rs. In Lakh	No. of NCDs	Rs. In Lakh
TCHFL NCD "Series I" FY 2019-20	14-Jan-20	14-Jan-23	2,99,345	2,993	2,99,345	2,993
TCHFL NCD "Series I" FY 2019-20	14-Jan-20	14-Jan-23	1,42,24,535	1,42,245	1,42,24,535	1,42,245
TCHFL NCD "Series II" FY 2019-20	14-Jan-20	14-Jan-25	51,892	519	51,892	519
TCHFL NCD "Series II" FY 2019-20	14-Jan-20	14-Jan-25	5,41,471	5,415	5,41,471	5,415
TCHFL NCD "Series III" FY 2019-20	14-Jan-20	14-Jan-25	3,35,925	3,359	3,35,925	3,359
TCHFL NCD "Series III" FY 2019-20	14-Jan-20	14-Jan-25	23,48,032	23,480	23,48,032	23,480
TCHFL NCD "Series IV" FY 2019-20	14-Jan-20	14-Jan-28	12,025	120	12,025	120
TCHFL NCD "Series IV" FY 2019-20	14-Jan-20	14-Jan-28	3,82,776	3,828	3,82,776	3,828
TCHFL NCD "Series V" FY 2019-20	14-Jan-20	14-Jan-28	1,17,900	1,179	1,17,900	1,179
TCHFL NCD "Series V" FY 2019-20	14-Jan-20	14-Jan-28	9,05,697	9,057	9,05,697	9,057
Total				1,92,196		1,92,196
Add: Interest accrued but not due				3,171		3,202
Less: Unamortised borrowing cost				(1,126)		(1,643)
Total				2,045		1,559
Public issue of Non-Convertible Debentures				1,94,241		1,93,755

Note: Coupon rate of above outstanding as on March 31, 2021 varies from 7.92% to 8.40% (as on March 31, 2020 7.92% to 8.40%).

14.5 Discount on Commercial Paper is 3.70% (as at March 31, 2020 5.80% to 7.55%).

14.6 Debt securities held by related parties as on March 31, 2021 is Rs.7,696 lakh.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

15. BORROWINGS (OTHER THAN DEBT SECURITIES)

PARTICULARS	As at March 31, 2021	As at March 31, 2020
At amortised cost		
(a) Term loans		
Secured - In India		
(i) From Banks (Refer note 15.1 and 15.2 below)	8,47,525	8,95,931
(ii) From National Housing Bank (Refer notes 15.3)	4,42,664	5,04,955
Secured - Outside India		
From Banks (Refer note 15.1 and 15.2 below)	54,726	55,525
Unsecured - In India		
From Banks (Refer note 15.2 below)	-	15,000
(b) Loans repayable on demand		
Secured - In India		
From Banks		
(i) Cash credit (Refer note 15.1 and 15.4 below)	1,250	214
(ii) Working capital demand loan (Refer note 15.1 and 15.4 below)	1,02,500	1,01,500
(iii) Bank Overdraft (Refer note 15.1 and 15.4 below)	14,698	4,674
Unsecured - In India		
Working capital demand loan (Refer note 15.4 below)	15,000	-
(c) Loan from related parties		
Unsecured - In India		
(i) Inter corporate deposits from related parties (Refer note 15.5 below)	2,909	-
Total	14,81,272	15,77,799

- 15.1** Loans and advances from banks are secured by pari passu charge through Security Trustee by way of mortgage over Company's specific immovable property, specified receivables of the Company arising out of its business, other book debts and trade advances of the company, Receivables from senior and junior pass through certificates in which the company has invested, such other current assets as may be identified by the company from time to time accepted by the security trustee and other long term and current investments.
- 15.2** Loans and advances from bank are repayable at maturity ranging between 3 month to 5 years (as at March 31, 2020: 3 month to 5 years) from the date of loan taken. Rate of Interest payable on Term Loans varies between 5.65% to 7.80% (as at March 31, 2020 7.85% to 9.15%).
- 15.3** Loan from National Housing Bank is secured by way of hypothecation of book debt and guarantee / Letter of comfort from Tata Capital Limited and is repayable in 28-60 (as at March 31, 2020: 28-60) quarterly installments. Rate of Interest payable on Term loan varies between 4.61% to 8.50% (as at March 31, 2020 4.61% to 9.80%).
- 15.4** Rate of Interest payable on Cash Credit / Over Draft & Working Capital Demand Loan varies between 4.20% to 9.00% (as at March 31, 2020 7.45% to 9.10%).
- 15.5** Rate of Interest payable on Inter Corporate Deposit as at March 31, 2021 is 8.42% (as at March 31, 2020 Nil).
- 15.6** The Company has not defaulted in the repayment of debt securities, borrowings (other than debt securities), subordinated liabilities and interest thereon for the year ended March 31, 2021 and March 31, 2020.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

16. SUBORDINATED LIABILITIES

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
At amortised cost		
Unsecured - In India		
Debentures		
Privately Placed Non-Convertible Subordinated Debentures (Refer note 16.1 below)	70,670	65,604
Public issue of Non-Convertible Subordinated Debentures (Refer note 16.2 below)	7,868	7,879
Total	78,538	73,483

Note: (a) The Company has not defaulted in the repayment of Subordinated Liabilities and interest for the year ended March 31, 2021 and March 31, 2020.

(b) Subordinated Liabilities due to related parties as on March 31, 2021 is Rs.720 lakh.

16.1 Particulars of Unsecured Privately Placed Non-Convertible Subordinated Debentures

Description of Unsecured Privately Placed Non-Convertible Subordinated Debentures	Issue Date	Redemption Date	As at March 31, 2021		As at March 31, 2020	
			No. of NCDs	Rs. In Lakh	No. of NCDs	Rs. In Lakh
TCHFL Tier II Bond A FY 2020-21	11-Jan-21	10-Jan-31	500	5,000	-	-
TCHFL Tier II Bond A FY 2016-17	04-Aug-16	04-Aug-26	2,000	20,000	2,000	20,000
TCHFL Tier II Bond H FY 2015-16	15-Mar-16	13-Mar-26	200	2,000	200	2,000
TCHFL Tier II Bond G FY 2015-16	17-Dec-15	17-Dec-25	250	2,500	250	2,500
TCHFL Tier II Bond F FY 2015-16	15-Dec-15	15-Dec-25	250	2,500	250	2,500
TCHFL Tier II Bond E FY 2015-16	04-Nov-15	04-Nov-25	300	3,000	300	3,000
TCHFL Tier II Bond D FY 2015-16	21-Sep-15	19-Sep-25	150	1,500	150	1,500
TCHFL Tier II Bond C FY 2015-16	16-Sep-15	16-Sep-25	100	1,000	100	1,000
TCHFL Tier II Bond B FY 2015-16	22-Jul-15	22-Jul-25	350	3,500	350	3,500
TCHFL Tier-II Bond A FY 2015-16	28-Apr-15	28-Apr-25	400	4,000	400	4,000
TCHFL Tier II Bond A FY 2014-15	26-Sep-14	26-Sep-24	480	4,800	480	4,800
TCHFL Tier II Bond E FY 2013-14	18-Mar-14	18-Mar-24	4	40	4	40
TCHFL Tier II Bond D FY 2013-14	10-Jan-14	10-Jan-24	77	770	77	770
TCHFL Tier II Bond C FY 2013-14	20-May-13	19-May-23	10	100	10	100
TCHFL Tier II Bond B FY-2013-14	23-Apr-13	23-Apr-23	21	210	21	210
TCHFL Tier II Bond A FY-2013-14	15-Apr-13	15-Apr-23	250	2,500	250	2,500
TCHFL Tier II Bond E FY-2012-13	28-Mar-13	28-Mar-23	150	1,500	150	1,500
TCHFL Tier II Bond D FY-2012-13	22-Aug-12	22-Aug-22	330	3,300	330	3,300
TCHFL Tier II Bond C FY-2012-13	30-May-12	30-May-22	300	3,000	300	3,000
TCHFL Tier II Bond B FY-2012-13	30-May-12	30-May-22	3	30	3	30
TCHFL Tier II Bond A FY-2012-13	10-May-12	10-May-22	10	100	10	100
TCHFL Tier II Bond F FY-2011-12	12-Mar-12	12-Mar-22	102	1,020	102	1,020
TCHFL Tier II Bond E FY-2011-12	25-Jan-12	25-Jan-22	135	1,350	135	1,350
TCHFL Tier II Bond D FY-2011-12	04-Nov-11	04-Nov-21	101	1,010	101	1,010
TCHFL Tier II Bond C FY-2011-12	28-Oct-11	28-Oct-21	11	110	11	110
TCHFL Tier II Bond B FY-2011-12	29-Sep-11	29-Sep-21	253	2,530	253	2,530
Total				67,370		62,370
Add: Interest accrued but not due				3,386		3,308
Less: Unamortised borrowing cost				(86)		(74)
Total				3,300		3,234
Privately Placed Non-Convertible Subordinated Debentures				70,670		65,604

Note: Coupon rate of above outstanding as on March 31, 2021 varies from 8.92% to 10.25% (as on March 31, 2020 8.92% to 10.25%).

16.2 Particulars of Unsecured Public issue of Non-Convertible Subordinated Debentures

Description of Unsecured Public issue of Non-Convertible Subordinated Debentures	Issue Date	Redemption Date	As at March 31, 2021		As at March 31, 2020	
			No. of NCDs	Rs. In Lakh	No. of NCDs	Rs. In Lakh
TCHFL Tier II Bond Series VI FY-2019-20	14-Jan-20	14-Jan-30	7,80,402	7,804	7,80,402	7,804
				7,804		7,804
Add: Interest accrued but not due				143		145
Less: Unamortised borrowing cost				(79)		(70)
Total				64		75
Public issue of Non-Convertible Subordinated Debentures				7,868		7,879

Note: Coupon rate of above outstanding as on March 31, 2021 is borrowed at 8.70% (as on March 31, 2020 8.70%).

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

17. OTHER FINANCIAL LIABILITIES

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
(a) Payable for capital expenditure	15	41
(b) Advances from customers	616	287
(c) Accrued employee benefit expense	2,034	1,850
(d) Amounts payable - assigned loans	686	897
Total	3,351	3,075

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

18. PROVISIONS

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
(a) Provision for gratuity	-	84
(b) Provision for compensated absences	377	415
(c) Provision for long-term service award	29	28
(d) Provision for off Balance Sheet exposure	2,110	1,250
Total	2,516	1,777

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

19. OTHER NON-FINANCIAL LIABILITIES

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
(a) Statutory dues	1,718	1,113
(b) Others	540	706
Total	2,258	1,819

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

20. SHARE CAPITAL

PARTICULARS	As at March 31, 2021	As at March 31, 2020
AUTHORISED		
2,500,000,000 (as at March 31, 2020: 2,500,000,000 shares) Equity shares of Rs.10 each	2,50,000	2,50,000
2,000,000,000 (as at March 31, 2020: 2,000,000,000 shares) Preference shares of Rs.10 each	2,00,000	2,00,000
	4,50,000	4,50,000
ISSUED, SUBSCRIBED & PAID UP		
547,555,612 (as at March 31, 2020: 547,555,612 shares) Equity shares of Rs.10 each fully paid up	54,756	54,756
Total	54,756	54,756

20.1 Reconciliation of number of shares outstanding

Particulars	No. of Shares	Rs. in lakh
Equity Shares, Face Value Rs. 10 fully paid up		
Opening balance as on April 01, 2019	30,97,10,300	30,971
Additions during the year	23,78,45,312	23,785
Closing Balance as on March 31, 2020	54,75,55,612	54,756
Additions during the year	-	-
Closing Balance as on March 31, 2021	54,75,55,612	54,756

20.2 Rights, preferences and restrictions attached to shares

Equity Shares: The Company has one class of equity shares having a par value of Rs.10 per share. Each shareholder is eligible for one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

20.3 Investment by Tata Capital Limited (Holding company). The entire share capital is held by Tata Capital Limited and its nominees.

Name of company	Particulars of issue	No. of Shares	Rs. in lakh
Tata Capital Limited (Holding Company)			
Equity Shares	Opening Balance as on April 1, 2019	30,97,10,300	30,971
	Additions during the year	23,78,45,312	23,785
	Closing Balance as on March 31, 2020	54,75,55,612	54,756
	Additions during the year	-	-
	Closing Balance as on March 31, 2021	54,75,55,612	54,756

20.4 There are no shares in the preceding 5 years allotted as fully paid up without payment being received in cash / bonus shares / bought back.

20.5 There are no shares reserved for issue under options and contracts/commitments for the sale of shares or disinvestment.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

as at March 31, 2021

(Rs. in lakh)

21. OTHER EQUITY

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
(a) Securities Premium Account	1,85,672	1,85,672
(b) Special Reserve Account	29,644	22,539
(c) Surplus in Statement of Profit and Loss	37,145	13,763
(d) Other Comprehensive Income	(4)	(65)
(i) The effective portion of gains and loss on hedging instruments in a Cash flow hedge	(59)	96
(ii) Remeasurement of defined employee benefit plans	55	(161)
(e) Share options outstanding account	410	232
(f) General Reserve	281	281
Total	2,53,148	2,22,422

21.1 As required by Section 29C of National Housing Bank Act 1987, and Section 36 (1) (viii) of the Income Tax Act, 1961,

the Company has transferred an amount of Rs. 7,105 lakh (FY 2019-20 Rs. 4,728 lakh) to Special Reserve.

In accordance with the National Housing Bank circular no. NHB(ND)/ DRS/ Pol.Circular.61/ 2013-14 dated April 7, 2014 following disclosure is made.

Particulars	As at	As at
	March 31, 2021	March 31, 2020
Balance at the beginning of the year		
a) Statutory Reserve as per Section 29C of National Housing Bank Act, 1987	6,753	5,149
b) Amount of Special Reserve u/s 36 (1) (viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under section 29C of NHB Act, 1987	15,786	12,662
Total (A)	22,539	17,811
Addition / Appropriation / withdrawal during the year		
Add: a) Amount transferred u/s 29C of the NHB Act, 1987	2,093	1,604
b) Amount of Special Reserve u/s 36 (1) (viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under section 29C of NHB Act, 1987	5,012	3,124
Less: a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act 1987	-	-
b) Amount withdrawn from the Special Reserve u/s 36 (1) (viii) of Income Tax Act, 1961 which has been taken into account for the purpose of provision u/s 29C of NHB Act, 1987	-	-
Total (B)	7,105	4,728
Balance at the end of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	8,846	6,753
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	20,798	15,786
Total (A+B)	29,644	22,539

21.2 The Company has transferred an amount of Rs. 5,012 lakh (FY 2019-20 Rs. 3,124 lakh) to Special Reserve Account in terms of section 36(1)(viii) of the Income Tax Act, 1961, which has also been considered as a transfer of profit to a reserve fund for the purpose of compliance with section 29 C (i) of the National Housing Bank Act 1987 (The Company is required to transfer at least 20% of net profits every year to a reserve).

21.3 During the year ended March 31, 2021, the Company has declared and paid, an interim dividend for financial year 2020-21 on Equity Shares aggregating to Rs. 5,038 lakh and dividend distribution tax thereon of Rs. Nil.

21.4 Nature and Purpose of Reserves as per Para 79 of Ind AS 1

Sr. No.	Particulars	Nature and purpose of Reserves
1	Securities Premium Account	Premium received upon issuance of equity shares
2	Special Reserve Account/Statutory Reserve	As prescribed by Section 29C of National Housing Bank Act 1987, and Section 36 (1) (viii) of the Income Tax Act, 1961. No appropriation of any sum from the reserve fund shall be made by the Company except for the purpose as may be specified by NHB from time to time.
3	Surplus in profit and loss account	Created out of accretion of profits
4	General Reserve	Created upon employees stock options that expired unexercised or upon forfeiture of options granted.
5	Share Options Outstanding Account	Created upon grant of options to employees
6	Other Comprehensive Income	Created on account of items measured through other comprehensive income

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

22. INTEREST INCOME

PARTICULARS	For the year ended March 31, 2021	For the year ended March 31, 2020
(a) Interest on loans (measured at amortised cost)	2,81,455	2,91,343
(b) Interest Income on deposits with Banks (measured at amortised cost)	566	1,288
Total	2,82,021	2,92,631

23. FEES AND COMMISSION INCOME

PARTICULARS	For the year ended March 31, 2021	For the year ended March 31, 2020
(a) Foreclosure charges	1,138	985
(b) Others (valuation charges, PDD charges etc)	2,863	2,364
Total	4,001	3,349

Disclosure as required by Indian Accounting Standard (Ind AS) – 115 on “Revenue from Contracts with Customers” notified under the Companies (Indian Accounting Standard) Rules, 2015:

PARTICULARS	For the year ended March 31, 2021	For the year ended March 31, 2020
i. Type of service		
- Fee and commission income	4,001	3,349
- Branch advertisement income	2,180	2,960
Total	6,181	6,309
ii. Primary geographical market:		
- Outside India	-	-
- India	6,181	6,309
Total revenue from contracts with customer	6,181	6,309
iii. Timing of revenue recognition		
- at a point in time upon rendering services	6,181	6,309
- over period of time upon rendering services	-	-
Total	6,181	6,309
iv. Trade receivables towards contracts with customers		
- Opening Balance	366	462
- Closing Balance	544	366
v. Impairment on trade receivables towards contracts with customers	1	1

As on March 2021/2020, the Company doesn't have any unsatisfied/partially satisfied performance obligation.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

24. NET GAIN / (LOSS) ON FAIR VALUE CHANGES

PARTICULARS	For the year ended March 31, 2021	For the year ended March 31, 2020
(A) Net Gain / (loss) on financial instruments at fair value through profit or loss	-	-
(i) On trading portfolio		
- Investments	-	-
- Derivatives	-	-
- Others	-	-
(ii) Others	3,564	2,097
(iii) Total Net gain/(loss) on fair value changes	<u>3,564</u>	<u>2,097</u>
(B) Fair value changes :		
-Realised	3,533	2,048
-Unrealised	31	49
Total Net gain/(loss) on fair value changes	<u>3,564</u>	<u>2,097</u>

25. OTHER INCOME

PARTICULARS	For the year ended March 31, 2021	For the year ended March 31, 2020
(a) Branch advertisement income	2,180	2,960
(b) Interest on Income Tax Refund	10	-
(c) Miscellaneous Income	138	138
Total	<u>2,328</u>	<u>3,098</u>

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

26. FINANCE COSTS

PARTICULARS	For the year ended March 31, 2021	For the year ended March 31, 2020
Amortised cost		
(a) Interest on borrowings	1,06,448	1,35,240
(b) Interest on debt securities	55,448	39,484
(c) Interest on subordinated liabilities	6,613	6,016
(d) Interest on lease liabilities	292	303
(e) Dividend on Compulsorily Convertible Preference Shares (including dividend distribution tax thereon)	-	1,155
(f) Discounting Charges		
(i) On commercial paper	10,146	19,688
(ii) On debentures	-	241
Total	1,78,947	2,02,127

27. EMPLOYEE BENEFIT EXPENSES

PARTICULARS	For the year ended March 31, 2021	For the year ended March 31, 2020
(a) Salaries, wages and bonus	11,997	12,877
(b) Contribution to provident and other fund	534	599
(c) Staff welfare expenses	180	383
(d) Expenses related to post-employment defined benefit plans	167	134
(e) Share based payments to employees	178	175
Total	13,056	14,168

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

28. IMPAIRMENT ON FINANCIAL INSTRUMENTS

PARTICULARS	For the year ended March 31, 2021	For the year ended March 31, 2020
(a) Loans - at amortised cost		
(i) Impairment allowance - stage III (net of recoveries)	27,135	26,493
(ii) Write off - Loans	20,164	17,047
Less : Reversal of Impairment allowance on write off - Loans	<u>(20,164)</u>	<u>(17,047)</u>
(iii) Impairment allowance - stage I & II	8,547	15,993
(b) Trade receivables - at amortised cost	-	1
Total	<u>35,682</u>	<u>42,487</u>

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

29. OTHER EXPENSES

PARTICULARS	For the year ended March 31, 2021	For the year ended March 31, 2020
(a) Advertisements and publicity	887	481
(b) Brand Equity and Business Promotion	790	823
(c) Corporate social responsibility cost (Refer Note No 29.3 below)	728	621
(d) Incentive / commission/ brokerage	4	62
(e) Information technology expenses	3,873	4,168
(f) Insurance charges	439	396
(g) Legal and professional fees	1,348	1,444
(h) Loan processing fees	1,238	1,483
(i) Printing and stationery	164	279
(j) Power and fuel	131	195
(k) Repairs and maintenance	42	106
(l) Rent	926	1,147
(m) Rates and taxes	2	13
(n) Service providers' charges	2,394	2,132
(o) Training and recruitment	122	274
(p) Telephone, telex and leased line	101	137
(q) Travelling and conveyance	316	976
(r) Directors remuneration	83	61
(s) Assets written off	32	-
(t) Net loss on derecognition of property, plant & equipment	18	95
(u) Collection Charges	839	409
(v) Audit Fees (Refer Note No 29.1 below)	80	45
(w) Other expenses	291	90
Total	14,847	15,437

29.1 Auditors Remuneration (including out of pocket expenses and excluding taxes) as below.

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Audit Fees	40	38
Tax Audit Fees	4	4
Other Services	36	3
Total	80	45

29.2 Expenditure in foreign currency

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Legal and professional fees	21	-
Information Technology Expenses	662	505
Finance Cost	-	284
Total	683	789

29.3 Corporate social responsibility expenses

(a) Gross amount required to be spent by the company during the year was Rs. 728 lakh (FY 2019-20: Rs. 621 lakh).

(b) Amount spent and paid during the year on:

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
(i) Construction/acquisition of any asset	-	-
(ii) On purposes other than above (i)	728	621

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

30. Contingent Liabilities and Commitments (to the extent not provided for):

(a) Contingent Liabilities

Particulars	As at	As at
	March 31, 2021	March 31, 2020
Suits filed against the Company	391	391

- There are no uncertain tax positions as at March 31, 2021.

(b) Capital Commitments: Estimated amount of contracts remaining to be executed on capital account and not provided for (net off advances given).

- Tangible: Rs. 40 lakh (as at March 31, 2020 Rs. 97 lakh)
- Intangible: Rs. 195 lakh (as at March 31, 2020 Rs. 113 lakh)

(c) Undrawn Commitment given to Borrowers

- As on March 31, 2021 Rs. 3,06,100 lakh (as at March 31, 2020: Rs. 2,60,987 lakh)
- Less than 1 year: Rs. 1,28,310 lakh (as at March 31, 2020: Rs. 91,048 lakh)
- More than 1 year: Rs. 1,77,790 lakh (as at March 31, 2020: Rs. 1,69,939 lakh)

31. Disclosure as required by Indian Accounting Standard (Ind AS) – 24 on “Related Party Disclosures” notified under the Companies (Indian Accounting Standard) Rules, 2015:

A. List of related parties and relationship:

Ultimate holding Company	Tata Sons Private Limited (formerly Tata Sons Limited)
Holding Company	Tata Capital Limited
Subsidiaries of Holding Company	Tata Capital Pte. Limited
	Tata Capital Growth Fund I
	Tata Capital Special Situation Fund
	Tata Capital Healthcare Fund I
	Tata Capital Healthcare Fund II (w.e.f. 12.09.2019)
	Tata Capital Innovations Fund
	Tata Capital Growth Fund II
	Tata Capital Growth II General Partners LLP
	Tata Capital Markets Pte. Ltd. (ceased w.e.f. 23.09.2020)
	Tata Capital Advisors Pte. Ltd.
	Tata Capital Plc
	Tata Capital General Partners LLP
	Tata Capital Healthcare General Partners LLP
	Tata Opportunities General Partners LLP
	Tata Securities Limited
	Tata Capital Financial Services Limited
	TCL Employee Welfare Trust
	Tata Capital Healthcare II General Partners LLP (w.e.f. 12.09.2019)
	Tata Capital Opportunities II General Partners LLP (ceased w.e.f. 23.09.2020)
	Tata Capital Opportunities II Alternative Investment Fund
	Tata Cleantech Capital Limited
Subsidiaries of ultimate holding company (with which the company had transactions)	Tata Consultancy Services Limited
	Infiniti Retail Limited
	Tata Teleservices Maharashtra Limited
	Tata Teleservices Limited
Plans	Tata Capital Limited Gratuity Scheme
	Tata Capital Limited Employees Provident Fund
	Tata Capital Limited Superannuation Scheme
Other Related Parties (with which the company had transactions)	Conneqt Business Solutions Limited (formerly known as Tata Business Support Services Limited)
	Tata AIA Life Insurance Company Limited
	Tata AIG General Insurance Company Limited
	Tata Communications Limited
	Titan Company Ltd
	Voltas Limited
	Trent Limited
	Tata Communications Payment Solutions Limited
	Tata Technologies Limited
	The Indian Hotels Company Limited
Key Management Personnel	Mr. Anil Kaul (Managing Director)
	Mr. Rajiv Sabharwal (Director)
	Mr. Ankur Verma (Director)
	Mr. Mehernosh B. Kapadia (Director)
	Ms. Anuradha E. Thakur (Director)
	Mr. S. Balakrishna Kamath (Chief Financial Officer) (Ceased to be Chief Financial Officer w.e.f. 29th February 2020)
	Mr. Mahadeo Bhiku Raikar (Chief Financial Officer) (Appointed as a Chief Financial Officer w.e.f. August 17, 2020)
	Mr. Jinesh Meghani (Company Secretary)

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

Disclosure as required by Indian Accounting Standard (Ind AS) – 24 on “Related Party Disclosures” notified under the Companies (Indian Accounting Standard) Rules, 2015: (Continued)

B. Transactions carried out with related parties referred in “A” above:

Sr. No.	Party Name	Nature of transaction	2020-21	2019-20
1	Tata Sons Private Limited (formerly Tata Sons Limited)	a) Expenses		
		- Brand equity and business promotion	790	823
		- Training Expenses *	0	0
		- Consultancy charges	3	-
		b) Balance payable	790	823
2	Tata Capital Limited (Holding Company)	a) Amount raised by issue of		
		- Compulsorily Convertible Cumulative Preference Shares	-	30,000
		- Equity Shares	-	15,000
		b) Inter-Corporate Deposit accepted / repaid		
		- Inter-Corporate Deposit received during year	1,23,840	4,84,084
		- Inter-Corporate Deposit repaid during year	1,20,950	5,04,202
		c) Interest expense on		
		- Inter-Corporate Deposit	784	2,066
		d) Reimbursement of expenses to TCL	-	3
		e) Service providers charges	802	1,137
		f) Dividend paid on Equity Shares	5,038	6,571
		g) Dividend paid on Preference Shares	-	948
		h) Conversion of Compulsorily Convertible Cumulative Preference Shares into Equity Shares	-	1,57,200
3	Tata Capital Financial Services Limited	i) Balance Outstanding		
		- Expenses Payable	198	106
		- Borrowings (Inter-Corporate Deposit)	2,890	-
		- Borrowings (Compulsorily Convertible Cumulative Preference Shares)	20	-
		a) Transfer from		
		- Fixed Assets *	-	0
		b) Transfer to		
		- Fixed Assets / CWIP *	0	0
		c) Expenses		
		- Rent expenses	956	1,104
- Guest house expenses	5	21		
- Loan sourcing fee	14	22		
- Employee Commission	35	-		
d) Income				
- Rent recovery	79	99		
- Guest House Recovery	0	6		
- Reimbursement of expenses	-	65		
e) Others				
- Transfer of loans and processing fees	6,090	-		
f) Balance payable	453	173		
4	Conneqt Business Solutions Limited (formerly known as Tata Business Support Services Limited)	a) Expenses		
		- Service provider charges	2,227	1,329
		b) Balance payable	399	36
5	Tata Consultancy Services Limited	a) Expenses		
		- Information technology expenses	1,854	1,963
		- Fixed Assets purchase	35	-
		b) Balance payable	554	1,202

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

Disclosure as required by Indian Accounting Standard (Ind AS) – 24 on “Related Party Disclosures” notified under the Companies (Indian Accounting Standard) Rules, 2015: (Continued)

B. Transactions carried out with related parties referred in “A” above: (Continued)

Sr. No.	Party Name	Nature of transaction	2020-21	2019-20
6	Tata AIA Life Insurance Company Limited	a) Expenses - Insurance Expense for Employees	30	29
		b) Advance given	42	20
7	Tata AIG General Insurance Company Limited	a) Expenses - Insurance expenses - Interest expenses on Secured NCDs - Interest expenses on Public NCDs	6 243 397	2 - -
		b) Advance given	5	2
8	Infiniti Retail Limited	a) Fixed Asset purchased b) Gift Expenses * c) Repair & Maintenance *	- - -	1 0 0
9	Tata Cleantech Capital Limited	a) Guest House Expenses b) Guest House Income* c) Outstanding Payable*	- - -	1 0 0
10	Tata Teleservices Limited	a) Telephone, telex and leased line	3	2
11	Tata Teleservices Maharashtra Limited	a) Telephone, telex and leased line b) Advance given *	4 0	2 -
12	Tata Communications Limited	a) Information technology expenses	21	32
13	Tata Motors Finance Limited	a) Rent expenses	-	1
14	Titan Company Ltd	a) Staff welfare b) Advance given	2 -	18 1
15	Voltas Limited	a) Fixed asset purchased b) Repairs and maintenance expenses	2 5	1 5
16	Tata Capital Limited Employees Provident Fund Trust	a) Expenses - Employers Contribution towards Provident Fund a) Others - Employees Contribution towards Provident Fund	346 546	366 581
17	Tata Capital Limited Superannuation Scheme	a) Contribution towards Superannuation Fund	11	13
18	Trent Limited	a) Advance given *	2	0
19	Tata Securities Limited	a) Rent income b) Sourcing Cost c) Asset transfer from d) Balance receivable	2 1 - 1	4 - 0 3
20	Tata Communications Payment Solutions Limited	a) Expenses -Exps - Staff Welfare*	0	-
21	TATA Technologies Limited	a) Expenses -Information technology expenses	49	-
22	TATA Indian Hotels Company Limited	a) Expenses -Staff Welfare	1	-
23	Key Management Personnel#	a) Remuneration to KMP - Short Term Employee Benefits - Long Term Employee Benefits - Post Employment Benefits - Share based payments (No. of Shares)^ (i) Options granted till date (ii) Options exercised till date - Director sitting fees - Director commission b) Home Loans given - Interest income against home loans - Repayment received against home loans - Outstanding amount of home loans	401 - 15 19,21,420 51,420 31 49 4 123 -	642 20 62 12,35,000 25,000 31 30 26 274 123

*Less than Rs.50,000/-

The remuneration of directors and key executives is determined by the Remuneration Committee having regard to the performance of individuals and market trends. The above figures do not include provisions made for encashable leave, gratuity and premium paid for group health insurance.

^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.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

32. Earnings per Share (EPS):

Particulars		2020-21	2019-20
Profit after tax	Rs. in Lakh	35,525	15,234
Add: Preference dividend (including dividend distribution tax)	Rs. in Lakh	-	1,098
Profit after tax attributable to parent company	Rs. in Lakh	35,525	16,332
Weighted average number of Equity shares used in computing Basic / Diluted EPS	Nos	54,75,55,612	52,46,86,306
Face value of equity shares	Rupees	10	10
Earnings per share (Basic and Diluted)	Rupees	6.49	3.11

33. Movement in Impairment loss allowance - Stage I & II (provisions against standard assets) during the year is as under:

Particulars	2020-21	2019-20
Opening Balance	34,650	18,657
Additions during the year	8,547	15,993
Utilised during the year	-	-
Closing Balance	43,197	34,650

Includes Provision for off Balance Sheet exposure - Rs. 2,110 lakh (March 31, 2020: Rs. 1,250 lakh)

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

34. Share based payment

Particulars	ESOP 2013	ESOP 2017	ESOP 2018	ESOP 2019	ESOP 2020
i. Vesting requirements	1/3rd at the end of each 12, 24 and 36 months from the date of grant	100% at the end of 12 months from the date of grant	20% at the end of each 12 and 24 months and 30% at the end of each 36 and 48 months from the date of grant	20% at the end of each 12 and 24 months and 30% at the end of each 36 and 48 months from the date of grant	20% at the end of each 12 and 20 months and 30% at the end of each 32 and 44 months from the date of grant
ii. Maximum term of option	6 years	2 years	7 years	7 years	7 years
iii. Method of settlement	Equity settled	Equity settled	Equity settled	Equity settled	Equity settled
iv. Modifications to share based payment plans	N.A.	N.A.	N.A.	N.A.	N.A.
iv. Any other details as disclosed in the audited Ind AS financial statements	N.A.	N.A.	N.A.	N.A.	N.A.

B. Summary of share based

31 March 2021

Particulars	ESOP 2018	ESOP 2019	ESOP 2020	Total
Outstanding balance at the beginning of the period	10,20,000	11,75,000	-	21,95,000
Options granted	-	-	12,32,500	12,32,500
Options forfeited	-	-	-	-
Options exercised	-	-	-	-
Options expired	-	-	-	-
Options lapsed	-	-	-	-
Options outstanding at the end of the period	10,20,000	11,75,000	12,32,500	34,27,500
Options exercisable at the end of the period	4,08,000	2,35,000	-	6,43,000
For share options exercised:				
Weighted average exercise price at date of exercise				-
Money realized by exercise of options				-
For share options outstanding				
Range of exercise prices	50.60	51.00	40.30	
Average remaining contractual life of options	4.50	5.34	6.34	5.45
Modification of plans	N.A.	N.A.	N.A.	
Incremental fair value on modification	N.A.	N.A.	N.A.	

31 March 2020

Particulars	ESOP 2013	ESOP 2017	ESOP 2018	ESOP 2019	Total
Outstanding balance at the beginning of the period	33,402	14,93,500	10,20,000	-	25,46,902
Options granted	-	-	-	11,75,000	11,75,000
Options forfeited	-	-	-	-	-
Options exercised	-	1,17,000	-	-	1,17,000
Options expired	33,402	13,76,500	-	-	14,09,902
Options lapsed	-	-	-	-	-
Options outstanding at the end of the period	-	-	10,20,000	11,75,000	21,95,000
Options exercisable at the end of the period	-	-	10,20,000	11,75,000	21,95,000
For share options exercised:					
Weighted average exercise price at date of exercise					33.40
Money realized by exercise of options (in actual rupees)					39,07,800
For share options outstanding					
Range of exercise prices	25.00	33.40	50.60	51.00	
Average remaining contractual life of options	-	-	5.50	6.34	5.95
Modification of plans	N.A.	N.A.	N.A.	N.A.	
Incremental fair value on modification	N.A.	N.A.15	N.A.	N.A.	

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

34. Share based payment (Continued)

B. Summary of share based payments (Continued)

C. Valuation of stock options

The fair value of services received in return for share options granted is based on the fair value of share options granted, measured using the Black-Scholes formula. The inputs used in measuring the fair values at grant date of the equity-settled sharebased payment plans were as follows :

Particulars	ESOP 2013	ESOP 2017	ESOP 2018	ESOP 2019	ESOP 2020
Share price:	25.00	33.40	50.60	51.00	40.30
Exercise Price:	25.00	33.40	50.60	51.00	40.30
Fair value of option:	8.60	8.40	23.34	23.02	17.07
Valuation model used:	Black Scholes valuation	Black Scholes valuation	Black Scholes valuation	Black Scholes valuation	Black Scholes valuation
Expected Volatility:	0.37	0.35	0.38	0.41	0.42
Basis of determination of expected volatility:	Average historical volatility over 3 years of comparable companies	Average historical volatility over 2 years of comparable companies	Average historical volatility over 4.85 years of comparable companies	Average historical volatility over 4.85 years of comparable companies	Historical volatility of equity shares of comparable companies over the period ended December 15, 2020 based on the life of options
Contractual Option Life (years):	3.00	2.00	7.00	7.00	7.00
Expected dividends:	0.00	0.00	0.00	0.00	0.00
Risk free interest rate:	8.00%	6.57%	8.04%	6.28%	5.22%
Vesting Dates	33.33% vesting on July 29, 2014	100% vesting on April 2, 2018	20% vesting on September 30, 2019	20% vesting on August 01, 2020	20% vesting on December 14, 2021
	66.67% vesting on July 29, 2015	-	40% vesting on September 30, 2020	40% vesting on August 01, 2021	40% vesting on July 31, 2022
	100% vesting on July 29, 2016	-	70% vesting on September 30, 2021	70% vesting on August 01, 2022	70% vesting on July 31, 2023
	-	-	100% vesting on September 30, 2022	100% vesting on August 01, 2023	100% vesting on July 31, 2024
Valuation of incremental fair value on modification	N.A.	N.A.	N.A.	N.A.	N.A.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

34. Share based payment (Continued)

D) Options granted and inputs used for measurement of fair value of options, for the key managerial employees and other senior employees

As at March 31, 2021

Name of Scheme	Mr. Anil Kaul		Mr. Mahadeo Bhiku Raikar #		Mr. Jinesh Meghani	
	Granted	Exercised	Granted	Exercised	Granted	Exercised
ESPS 2009	-	-	26,420	26,420	-	-
ESPS 2011	-	-	-	-	-	-
ESOP 2011	-	-	-	-	-	-
PS 2013	-	-	-	-	-	-
ESPS 2013	-	-	-	-	-	-
ESOP 2013	-	-	-	-	-	-
ESOP 2016	-	-	10,000	10,000	5,000	5,000
ESOP 2017	-	-	10,000	10,000	10,000	-
ESOP 2018	6,00,000	-	-	-	-	-
ESOP 2019	6,00,000	-	-	-	-	-
ESOP 2020	6,60,000	-	-	-	-	-
Total	18,60,000	-	46,420	46,420	15,000	5,000

As at March 31, 2020

Name of Scheme	Mr. Anil Kaul		Mr. Balakrishna Kamath*		Mr. Jinesh Meghani	
	Granted	Exercised	Granted	Exercised	Granted	Exercised
ESPS 2009	-	-	-	-	-	-
ESPS 2011	-	-	-	-	-	-
ESOP 2011	-	-	-	-	-	-
PS 2013	-	-	-	-	-	-
ESPS 2013	-	-	-	-	-	-
ESOP 2013	-	-	-	-	-	-
ESOP 2016	-	-	10,000	10,000	5,000	5,000
ESOP 2017	-	-	10,000	10,000	10,000	-
ESOP 2018	6,00,000	-	-	-	-	-
ESOP 2019	6,00,000	-	-	-	-	-
Total	12,00,000	-	20,000	20,000	15,000	5,000

* Mr. Balakrishna Kamath ceased to be a KMP w.e.f. February 29, 2020.

Mr. Mahadeo Bhiku Raikar appointed as a Chief Financial Officer w.e.f. August 17, 2020.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

35. Employee benefit expenses

A. Defined contribution plans

The Company makes contribution towards superannuation fund, a defined contribution retirement plan for qualifying employees. The Superannuation fund is administered by superannuation fund set up as Trust by Tata Capital Limited ("the ultimate parent Company"). The Company is liable to pay to the superannuation fund to the extent of the amount contributed. The Company recognizes such contribution as an expense in the year of contribution. The Company has recognised ₹ 10.9 Lakhs (Year ended 31 March 2020 ₹ 13.4 Lakhs) for Superannuation Fund contributions in the Statement of Profit and Loss.

B. Defined benefit plan

1) Provident Fund

The Company makes Provident Fund contributions, a defined benefit plan for qualifying employees. Under the Schemes, both employees and the Company make monthly contributions at a specified percentage of the covered employees' salary (currently 12% of employees' salary). The contributions, except that the employer's contribution towards pension fund is paid to the Regional Provident Fund office, as specified under the law, are made to the provident fund set up as an irrevocable trust by Tata Capital Limited ("the ultimate parent Company"). The interest rate payable to the members of the trust shall not be lower than the statutory rate of interest declared by the Central Government under the Employees Provident Funds and Miscellaneous Provisions Act, 1952 and shortfall, if any, shall be made good by the Company. Hence the Company is liable for annual contributions and any deficiency in interest cost compared to interest computed based on the rate of interest declared by the Central Government. The total liability in respect of the interest shortfall of the Fund is determined on the basis of an actuarial valuation. The interest liability arising only to the extent of the aforesaid differential shortfalls is a defined benefit plan. There is no such shortfall as at March 31, 2021.

The Provident Fund contributions along with the interest shortfall if any are recognized as an expense in the year in which it is determined. The Company has recognised ₹ 506.5 Lakhs (Year ended 31 March 2020 ₹ 568.1 Lakhs) for Provident Fund contributions and ₹ Nil (Year ended 31 March 2020 ₹ Nil) for interest shortfalls in the Statement of Profit and Loss.

2) Gratuity

The Company offers its employees defined benefit plans in the form of a gratuity scheme (a lump-sum amount). Benefits under the defined benefit plans are typically based on years of service and the employee's compensation (generally immediately before retirement). The gratuity scheme covers substantially all regular employees. Commitments are actuarially determined at year-end. These commitments are valued at the present value of the expected future payments, with consideration for calculated future salary increases, using a discount rate corresponding to the interest rate estimated by the actuary having regard to the interest rate on Government bonds with a remaining term that is almost equivalent to the average balance working period of employees. Actuarial valuation is done based on "Projected Unit Credit" method. Gains and losses of changed actuarial assumptions are recorded in the Other Comprehensive Income. The Company provides gratuity for employees in India as per payment of Gratuity Act, 1972. The gratuity scheme for employees is as under:

Eligibility	Continuous service for 5 years (not applicable in case of death or disability while in service)
Benefit payable upon	Retirement, Withdrawal, Death/Disability
Benefit payable	For service less than 10 years: $15/26 \times \text{Salary} \times \text{Service}$ For service greater than 10 years: $\text{Salary} \times \text{Service}$
Salary definition	Last drawn monthly basic salary + Dearness Allowance
Service definition	Number of years of service rounded to the nearest integer
Normal retirement age	60 years

There are no statutory minimum funding requirements for gratuity plans mandated in India. However, a Company can fund the benefits by way of a separate irrevocable Trust to take advantage of tax exemptions and also to ensure security of benefits.

The Tata Capital Limited Gratuity Scheme is funded by way of a separate irrevocable Trust and the Company is expected to make regular contributions to the Trust. The fund is managed internally by the Company and the assets are invested as per the pattern prescribed under Rule 67 of Income Tax Rules, 1962. The asset allocation of the Trust is set by Trustees from time to time, taking into account the membership profile, the liquidity requirements of the plan and risk appetite of the plan sponsor as per the investment norms. Each year asset-liability matching study is performed in which the consequences of the strategic investment policies are analysed in terms of risk and return profiles. Investment and Contribution policies are integrated within this study.

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

1. Interest rate risk: The defined benefit obligation calculated uses a discount rate based on government bonds. If bond yields fall, the defined benefit obligation will tend to increase.
2. Salary Inflation risk : Higher than expected increases in salary will increase the defined benefit obligation
3. Demographic risk : This is the risk of variability of results due to unsystematic nature of decrements that include mortality, withdrawal, disability and retirement. The effect of these decrements on the defined benefit obligation is not straight forward and depends upon the combination of salary increase, discount rate and vesting criteria. It is important not to overstate withdrawals because in the financial analysis the retirement benefit of a short career employee typically costs less per year as compared to a long service employee.
4. Investment risk : For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter-valuation period.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

35. Employee benefit expenses (Continued)

5. Legislative risk : Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation/regulation. The government may amend the Payment of Gratuity Act, 1972, thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the defined benefit obligation and the same will have to be recognized immediately in the year when any such amendment is effective.

Movement in net defined benefit (asset) liability

a) Reconciliation of balances of Defined Benefit Obligations.

Particulars	For the year ended March 31, 2021		For the year ended March 31, 2020	
	Total Funded	Total Unfunded	Total Funded	Total Unfunded
Defined Obligations at the beginning of the year	884	-	734	-
Current service cost	166	-	151	-
Interest cost	54	-	47	-
Amalgamations / Acquisitions	6	-	21	-
a. Due to change in financial assumptions	(8)	-	61	-
b. Due to change in experience adjustments	(100)	-	39	-
Benefits paid directly by the Company	(61)	-	(169)	-
Defined Obligations at the end of the year	941	-	884	-

b) Reconciliation of balances of Fair Value of Plan Assets

Particulars	For the year ended March 31, 2021		For the year ended March 31, 2020	
	Total Funded	Total Unfunded	Total Funded	Total Unfunded
As on 31 March 2020				
Fair Value at the beginning of the year	800	-	815	-
Expected return on plan assets	181	-	(94)	-
Employer contributions	84	-	-	-
Amalgamations / Acquisitions	6	-	21	-
Interest Income on Plan Assets	53	-	59	-
Fair Value of Plan Assets at the end of the year	1,124	-	800	-

c) Funded status

Particulars	For the year ended March 31, 2021		For the year ended March 31, 2020	
	Total Funded	Total Unfunded	Total Funded	Total Unfunded
Surplus of plan assets over obligations	183	-	(84)	-
Total	183	-	(84)	-

d) Categories of plan assets

Particulars	For the year ended March 31, 2021		For the year ended March 31, 2020	
	Total Funded	Total Unfunded	Total Funded	Total Unfunded
Corporate bonds	224	-	172	-
Equity shares	70	-	46	-
Government securities	270	-	184	-
Insurer managed funds - ULIP Product	533	-	397	-
Cash	27	-	1	-
Total	1,124	-	800	-

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

35. Employee benefit expenses (Continued)

e) Amount recognised in Balance sheet

Particulars	For the year ended March 31, 2021		For the year ended March 31, 2020	
	Total Funded	Total Unfunded	Total Funded	Total Unfunded
Present value of the defined benefit obligation	941	-	884	-
Fair value of plan assets	1,124	-	800	-
Net asset / (liability) recognised in the Balance Sheet	183	-	(84)	-

f) Amount recognised in Statement of Profit and Loss

Particulars	For the year ended March 31, 2021		For the year ended March 31, 2020	
	Total Funded	Total Unfunded	Total Funded	Total Unfunded
Current Service Cost	166	-	146	-
Interest Cost (net)	1	-	(12)	-
Expenses for the year	167	-	134	-

g) Amount recognised in OCI

Particulars	For the year ended March 31, 2021		For the year ended March 31, 2020	
	Total Funded	Total Unfunded	Total Funded	Total Unfunded
a. Due to change in financial assumptions	(8)	-	61	-
b. Due to change in experience adjustments	(100)	-	39	-
c. (Return) on plan assets (excl. interest income)	(181)	-	94	-
Total remeasurements in OCI	(289)	-	194	-
Total defined benefit cost recognized in P&L and OCI	(122)	-	329	-

h) Expected cash flows for the following year

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
	Expected total benefit payments	1,504
Year 1	84	85
Year 2	81	85
Year 3	110	91
Year 4	118	119
Year 5	155	128
Next 5 years	956	908

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

35. Employee benefit expenses (Continued)

i) Major Actuarial Assumptions

Particulars	For the year ended	For the year ended
	March 31, 2021	March 31, 2020
Discount Rate (%)	6.40%	6.30%
Salary Escalation/ Inflation (%)	Non CRE : 8.25%	Non CRE : 8.25%
	CRE and J Grade : 6%	CRE and J Grade : 6%
Expected Return on Plan assets (%)	6.40%	6.30%
Mortality Table	Indian assured lives Mortality (2006-08) (modified) Ult.	Indian assured lives Mortality (2006-08) (modified) Ult.
Withdrawal (rate of employee turnover)	CRE and J Grade : 40%	CRE and J Grade : 40%
	Non CRE : Service Rate	Non CRE : Service Rate
	Less than 5 years 25%	Less than 5 years 25%
	More than 5 years 10%	More than 5 years 10%
Retirement Age	60 years	60 years
Estimate of amount of contribution in the immediate next year	84	85

The estimates for future salary increases, considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors.

The expected return on plan assets is based on market expectation, at the beginning of the period, for returns over the entire life of the related obligation.

The following table shows a reconciliation from the opening balances to the closing balances for net defined benefit (asset) liability and its components

i) Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below.

Particulars	For the year ended March 31, 2021		For the year ended March 31, 2020	
	Increase	Decrease	Increase	Decrease
Discount rate (1% movement)	(73.0)	83.7	(67.7)	77.7
Future salary growth (1% movement)	81.5	(72.6)	75.7	(67.3)
Others (Withdrawal rate 5% movement)	(86.3)	128.1	(79.2)	119.5

j) Provision for leave encashment

Particulars	For the year ended March 31, 2021		For the year ended March 31, 2020	
	Non current	Current	Non current	Current
Liability for compensated absences	283	87	293	113

Experience adjustments	Defined benefit obligation	Plan assets	Surplus/ (deficit)	Experience adjustments on plan liabilities	Experience adjustments on plan assets
Funded					
2020-21	941	1,124	183	100	181
2019-20	884	800	(84)	(39)	(94)
Unfunded					
2020-21	-	-	-	-	-
2019-20	-	-	-	-	-

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

36. Fair values of financial instruments

See accounting policy in Note 2(iv).

A. Valuation models

The Company measures fair values using the following fair value hierarchy, which reflects the significance of the inputs used in making the measurements:

a) Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access at measurement date

b) Level 2 inputs are inputs, other than quoted prices included within level 1, that are observable for the asset or liability, either directly or indirectly; (i.e. derived from prices). This category includes instruments valued using: quoted market prices in active markets for similar instruments; quoted prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques in which all significant inputs are directly or indirectly observable from market data.

c) Level 3 inputs are unobservable inputs for the valuation of assets or liabilities that the Company can access at measurement date. This category includes all instruments for which the valuation technique includes inputs that are not observable and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments for which significant unobservable adjustments or assumptions are required to reflect differences between the instruments. Valuation techniques include net present value and discounted cash flow models, income approach, comparison with similar instruments for which observable market prices exist, option pricing models and other valuation models. Assumptions and inputs used in valuation techniques include risk-free returns, benchmark interest rates and credit spreads used in estimating discount rates, bond and equity prices, foreign currency exchange rates, equity and equity index prices and expected price volatilities and correlations.

The objective of valuation techniques is to arrive at a fair value measurement that reflects the price that would be received to sell the asset or paid to transfer the liability in an orderly transaction between market participants at the measurement date.

The Company uses widely recognised valuation models to determine the fair value of financial instruments, such as forward rate agreement, that use only observable market data and require little management judgement and estimation. Observable prices or model inputs are usually available in the market for listed equity securities. The availability of observable market prices and model inputs reduces the need for management judgement and estimation and also reduces the uncertainty associated with determining fair values.

For more complex instruments, the Company uses proprietary valuation models, which are usually developed from recognised valuation models. Some or all of the significant inputs into these models may not be observable in the market, and may be derived from market prices or rates or estimated based on assumptions. Valuation models that employ significant unobservable inputs require a higher degree of management judgement and estimation in the determination of fair value. Management judgement and estimation are usually required for the selection of the appropriate valuation model to be used, determination of expected future cash flows on the financial instrument being valued, determination of the probability of counterparty default and prepayments, determination of expected volatilities and correlations and selection of appropriate discount rates.

Fair value estimates obtained from models are adjusted for any other factors, such as liquidity risk or model uncertainties, to the extent that the Company believes that a third party market participant would take them into account in pricing a transaction. Fair values reflect the credit risk of the instrument and include adjustments to take account of the credit risk of the Company and the counterparty where appropriate. Model inputs and values are calibrated against historical data, where possible, against current or recent observed transactions in different instruments. This calibration process is inherently subjective and it yields ranges of possible inputs and estimates of fair value, and management uses judgement to select the most appropriate point in the range.

Discounting of the cash flows of financial asset/ financial liability for computing the fair value of such instrument: the future contractual cash flows of instrument over the remaining contractual life of the instrument are discounted using comparable rate of lending/borrowing as applicable to financial asset/ financial liability in the month of reporting for a similar class of instruments.

Derivatives held for risk management :

The Company enters into structured derivatives to mitigate the currency exchange risk and interest rate risk on account of fluctuation in the foreign exchange rates and floating rates towards the principal and interest repayments of external commercial borrowing. Some of these instruments are valued using models with significant unobservable inputs, principally expected long-term volatilities and expected correlations between different underlyings.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

36. Fair values of financial instruments (Continued)

See accounting policy in Note 2(iv).

B. Valuation framework

The Company has established a policy for the measurement of fair values addressing the requirement to independently verify the results of all significant fair value measurements. Specific controls include:

- 1) verification of observable pricing basis actual market transactions;
- 2) re-performance of model valuations;
- 3) a review and approval process for new models and changes to models
- 4) annual calibration and back-testing of models against observed market transactions;
- 5) analysis and investigation of significant annual valuation movements; and
- 6) review of significant unobservable inputs, valuation adjustments and significant changes to the fair value measurement of Level 3 instruments compared with the previous year.

When third party information, such as valuation agency report is used to measure fair value, the Company assesses the documents and evidence used to support the conclusion that the valuations meet the requirements of Ind AS. This includes:

- 1) understanding how the fair value has been arrived at, the extent to which it represents actual market transactions and whether it represents a quoted price in an active market for an identical instrument;
- 2) when prices for similar instruments are used to measure fair value, how these prices have been adjusted to reflect the characteristics of the instrument subject to measurement; and
- 3) if a number of quotes for the same financial instrument have been obtained, then how fair value has been determined using those quotes.

Significant valuation issues are reported to the Audit Committee.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

36. Fair values of financial instruments (Continued)

C. The significant accounting policies, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument are disclosed in note 2(ii) to the financial statements.

Financial assets and liabilities

The carrying value of financial instruments by categories as at March 31, 2021 is as follows:

Particulars	Fair value through Profit or Loss	Fair Value through Other Comprehensive Income	Derivative instruments in hedging relationship	Derivative instruments not in hedging relationship	Amortised cost	Total Carrying Value
Financial Assets:						
Cash and cash equivalents	-	-	-	-	56,829	56,829
Other balances with banks	-	-	-	-	32	32
Derivative financial instruments	-	16	-	-	-	16
Trade receivables	-	-	-	-	544	544
Loans	-	-	-	-	24,69,453	24,69,453
Investments	1,50,476	-	-	-	-	1,50,476
Other financial assets	-	-	-	-	418	418
Total	1,50,476	16	-	-	25,27,276	26,77,768
Financial Liabilities:						
Derivative financial instruments	-	1,396	-	-	-	1,396
Trade and other payables	-	-	-	-	9,604	9,604
Borrowings *	-	-	-	-	23,64,054	23,64,054
Lease Liabilities	-	-	-	-	3,349	3,349
Other financial liabilities	-	-	-	-	3,351	3,351
Total	-	1,396	-	-	23,80,358	23,81,754

* Borrowings includes Debt Securities, Subordinated liabilities and Borrowings (Other than debt securities).

The carrying value of financial instruments by categories as at March 31, 2020 is as follows:

Particulars	Fair value through Profit or Loss	Fair Value through Other Comprehensive Income	Derivative instruments in hedging relationship	Derivative instruments not in hedging relationship	Amortised cost	Total Carrying Value
Financial Assets:						
Cash and cash equivalents	-	-	-	-	1,67,561	1,67,561
Other balances with banks	-	-	-	-	30	30
Derivative financial instruments	-	4,419	-	-	-	4,419
Trade receivables	-	-	-	-	366	366
Loans	-	-	-	-	26,86,246	26,86,246
Investments	452	-	-	-	-	452
Other financial assets	-	-	-	-	443	443
Total	452	4,419	-	-	28,54,646	28,59,517
Financial Liabilities:						
Derivative financial instruments	-	2,447	-	-	-	2,447
Trade and other payables	-	-	-	-	8,510	8,510
Borrowings *	-	-	-	-	25,79,157	25,79,157
Lease Liabilities	-	-	-	-	3,724	3,724
Other financial liabilities	-	-	-	-	3,075	3,075
Total	-	2,447	-	-	25,94,466	25,96,913

* Borrowings includes Debt Securities, Subordinated liabilities and Borrowings (Other than debt securities).

Carrying amounts of cash and cash equivalents, trade receivables, and trade payables as on March 31, 2021 and March 31, 2020 approximate the fair value because of their short-term nature. Difference between carrying amounts and fair values of bank deposits, other financials assets, other financial liabilities and borrowings subsequently measured at amortised cost is not significant in each of the period presented.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

36. Fair values of financial instruments (Continued)

Fair value hierarchy:

The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are either observable or unobservable and consist of the following three levels:

Level 1 — Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 — Inputs are other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices). For mutual funds, published net asset value (NAV) is used for the purpose of computation of fair value.

Level 3 — Inputs are not based on observable market data (unobservable inputs). Fair values are determined in whole or in part using a valuation model based on assumptions that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data.

a) Fair value is computed for financial asset carried at amortised cost by comparing the contracted internal rate of return with the weighted average coupon rate for the loans disbursed in the reporting month.

b) For all other financial assets and financial liabilities, the carrying value approximates the fair value of the instrument.

The following table summarises financial assets and liabilities measured at fair value on a recurring basis :

As at March 31, 2021	Level 1	Level 2	Level 3	Total
Financial Assets:				
Derivative financial instruments	-	16	-	16
Investments	-	1,50,476	-	1,50,476
Total	-	1,50,492	-	1,50,492
Financial Liabilities:				
Derivative financial instruments	-	1,396	-	1,396
Total	-	1,396	-	1,396

As at March 31, 2020	Level 1	Level 2	Level 3	Total
Financial Assets:				
Derivative financial instruments	-	4,419	-	4,419
Investments	-	452	-	452
Total	-	4,871	-	4,871
Financial Liabilities:				
Derivative financial instruments	-	2,447	-	2,447
Total	-	2,447	-	2,447

The following table summarises disclosure of fair value of financial assets and liabilities measured at amortised cost:

Measured at Level 3	As at March 31, 2021		As at March 31, 2020	
	Carrying Value	Fair value	Carrying Value	Fair value
Financial Assets at amortised cost:				
Loans	24,69,453	26,40,238	26,86,246	27,04,742
Total	24,69,453	26,40,238	26,86,246	27,04,742
Financial Liabilities at amortised cost:				
Borrowings (includes debt securities and subordinated liabilities)	23,64,054	23,86,685	25,79,157	25,62,879
Total	23,64,054	23,86,685	25,79,157	25,62,879

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

36. Fair values of financial instruments (Continued)

The following table summarises valuation techniques used to determine fair value, fair value measurements using significant unobservable inputs (level 3) and valuation inputs and relationship to fair value

Financial instruments	Fair value as at		Fair value hierarchy	Valuation technique(s) and key input(s)	Significant unobservable input(s)	Relationship of unobservable inputs to fair value
	As at March 31, 2021	As at March 31, 2020				
Loans	26,40,238	27,04,742	Level 3	Discounted cash flows	Discounting rate and future expected cash flows	Higher the discounting rate lower the fair value of loans
Financial Assets at Fair value	26,40,238	27,04,742				

Financial instruments	Fair value as at		Fair value hierarchy	Valuation technique(s) and key input(s)	Significant unobservable input(s)	Relationship of unobservable inputs to fair value
	As at March 31, 2021	As at March 31, 2020				
Borrowings	23,86,685	25,62,879	Level 3	Discounted cash flows	Discounting rate and future expected cash flows	Higher the discounting rate lower the fair value of Borrowings
Financial Liabilities at Fair value	23,86,685	25,62,879				

In the absence of any significant movement in interest rates on account of COVID-19, there are no significant impact estimated on account of the change in the fair values of the financial instruments.

Fair value of the Financial instruments measured at amortised cost:

The fair value of loans given is based on observable market transactions, to the extent available. Wherever the observable market transactions are not available, fair value is estimated using valuation models, such as discounted cash flow techniques. Input into the valuation techniques includes interest rates, prepayment rates, primary origination or secondary market spreads. Input into the models may include information obtained from other market participants, which includes observed primary and secondary transactions.

To improve the accuracy of the valuation estimate for retail and smaller commercial loans, homogeneous loans are grouped into portfolios with similar characteristics such as product.

The fair value of borrowings is estimated using discounted cash flow techniques, applying the rates that are offered for borrowings of similar maturities and terms.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review

This note presents information about the Company's exposure to financial risks and its management of capital.

For information on the financial risk management framework, see Note 39

- A. Credit risk
 - i. Credit quality analysis
 - ii. Collateral held and other credit enhancements
 - iii. Amounts arising from ECL
 - iv. Concentration of credit risk
- B. Liquidity risk
 - i. Exposure to liquidity risk
 - ii. Maturity analysis for financial liabilities and financial assets
 - iii. Financial assets available to support future funding
 - iv. Financial assets pledged as collateral
- C. Market risk
 - i. Exposure to interest rate risk – Non-trading portfolios
 - ii. Exposure to currency risks – Non-trading portfolios
- D. Capital management
 - i. Regulatory capital
 - ii. Capital allocation
- A. Credit risk
 - For the definition of credit risk and information on how credit risk is mitigated by the Company, see Note 39.
 - i. Credit quality analysis
 - The following table sets out information about the credit quality of financial assets measured at amortised cost and fair value through other comprehensive income. The amounts in the table represent gross carrying amounts for financial assets, impairment allowance and net carrying amounts for financial assets.
 - Explanation of the terms: 12-month ECL, lifetime ECL and credit-impaired are included in Note 2(xi).

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

A. Credit risk

i. Credit quality analysis

1) Days past due based method implemented by Company for credit quality analysis of Loans

The table below shows the credit quality and the maximum exposure to credit risk based on the days past due and year-end stage classification of Loans. The amounts presented are gross of impairment allowances.

a) Outstanding Gross Loans	As at March 31, 2021				As at March 31, 2020			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Days past due								
Zero overdue	23,18,756	56,198	4,350	23,79,304	25,02,359	-	130	25,02,489
1-29 days	45,900	150	601	46,651	1,44,807	-	11	1,44,818
30-59 days	-	38,715	482	39,197	-	36,692	19	36,711
60-89 days	-	30,070	621	30,691	-	26,493	1,091	27,584
90 or more days	-	-	48,383	48,383	-	-	36,461	36,461
Total	23,64,656	1,25,133	54,437	25,44,226	26,47,166	63,185	37,712	27,48,063

Note:

- Gross Carrying amount does not include Loan commitments Rs. 3,06,100 lakh (As on March 31, 2020: Rs. 2,60,987 lakh).

b) Impairment allowance on Loans	As at March 31, 2021				As at March 31, 2020			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Days past due								
Zero overdue	14,180	6,239	1,613	22,032	11,584	-	60	11,644
1-29 days	448	15	179	642	3,494	-	6	3,500
30-59 days	-	6,227	180	6,407	-	6,836	10	6,846
60-89 days	-	16,088	226	16,314	-	12,736	578	13,314
90 or more days	-	-	28,090	28,090	-	-	22,664	22,664
Total	14,628	28,569	30,288	73,485	15,078	19,572	23,318	57,968

Note:

The increase in the ECL impairment allowance is on account of increase in credit risk and deterioration in economic conditions. For detailed note on impact of COVID 19 on ECL impairment allowance, refer note no 37(A) (iii) (4) and Note no 39.

- Include impairment allowance on Loan commitments Rs. 2,110 lakh (As on March 31, 2020: Rs. 1,250 lakh)

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

A. Credit risk

i. Credit quality analysis continued

As at March 31, 2021	Asset group	Days past due	Estimated gross carrying amount at default	Expected probability of default	Expected credit losses	Carrying amount net of impairment provision	
Loss allowance measured at 12 month expected credit losses	Financial assets for which credit risk has not increased significantly since initial recognition	Loans	0	23,18,756	0.61%	14,180	23,04,576
			1-29	45,900	0.98%	448	45,452
		Total		23,64,656	0.62%	14,628	23,50,028
Loss allowance measured at life-time expected credit losses	Financial assets for which credit risk has increased significantly and not credit-impaired	Loans	0	56,198	11.10%	6,239	49,959
			1-29	150	10.00%	15	135
			30-59	38,715	16.08%	6,227	32,488
			60-89	30,070	53.50%	16,088	13,982
		Total		1,25,133	22.83%	28,569	96,564
		Financial assets for which credit risk has increased significantly and credit-impaired	0	4,350	37.08%	1,613	2,737
		1-29	601	29.78%	179	422	
		30-59	482	37.34%	180	302	
		60-89	621	36.39%	226	395	
		90 days and above	48,383	58.06%	28,090	20,293	
		Total		54,437	55.64%	30,288	24,149
		Total		25,44,226	2.89%	73,485	24,70,741

As at March 31, 2020	Asset group	Days past due	Estimated gross carrying amount at default	Expected probability of default	Expected credit losses	Carrying amount net of impairment provision	
Loss allowance measured at 12 month expected credit losses	Financial assets for which credit risk has not increased significantly since initial recognition	Loans	0	25,02,359	0.46%	11,584	24,90,775
			1-29	1,44,807	2.41%	3,494	1,41,313
		Total		26,47,166	0.57%	15,078	26,32,088
Loss allowance measured at life-time expected credit losses	Financial assets for which credit risk has increased significantly and not credit-impaired	Loans	30-59	36,692	18.63%	6,836	29,856
			60-89	26,493	48.07%	12,736	13,757
		Total		63,185	30.98%	19,572	43,613
			Financial assets for which credit risk has increased significantly and credit-impaired	0	130	46.15%	60
			1-29	11	54.55%	6	5
		30-59	19	52.63%	10	9	
		60-89	1,091	52.98%	578	513	
		90 days and above	36,461	62.16%	22,664	13,797	
		Total		37,712	61.83%	23,318	14,394
		Total		27,48,063	2.11%	57,968	26,90,095

Note:

- Gross Carrying amount does not include Loan commitments Rs. 3,06,100 lakh (As on March 31, 2020: Rs. 2,60,987 lakh).

- Include impairment allowance on Loan commitments Rs. 2,110 lakh (As on March 31, 2020: Rs. 1,250 lakh)

Trade Receivables

PARTICULARS Category of Trade receivables	As at March 31, 2021			As at March 31, 2020		
	Gross	As at Impairment allowance	Net	Gross	As at Impairment allowance	Net
Stage 1: Considered good	544	-	544	366	-	366
Stage 2: Significant increase in credit risk	-	-	-	-	-	-
Stage 3: Credit impaired	1	1	-	1	1	-
Net Carrying value of trade receivables	545	1	544	367	1	366

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

A. Credit risk

- i. Credit quality analysis continued

Derivative Financial Instruments

The Company enters into derivatives contract for risk management purposes and has elected to apply hedge accounting requirements. The table below shows the fair values of derivative financial instruments recorded as assets or liabilities together with their notional amounts. The notional amounts indicate the value of transactions outstanding at the year end and are not indicative of either the market risk or credit risk.

Derivatives held for Risk management purposes	As at March 31, 2021			As at March 31, 2020		
	Notional Amounts	Fair Value - Assets	Fair Value - Liabilities	Notional Amounts	Fair Value - Assets	Fair Value - Liabilities
Foreign Exchange Forward contracts	57,320	16	-	60,494	4,419	-
Interest rate swap	54,922	-	1,396	56,058	-	2,447
Total	1,12,243	16	1,396	1,16,551	4,419	2,447

Derivatives held for risk management purposes:

The Company is exposed to foreign currency risk related to external commercial borrowings and the primary risk of change in the floating interest rate and payment in foreign currency towards principal and interest at future date is managed by entering into a interest rate swap and foreign exchange forward rate purchase agreement respectively.

The Corporation's risk management strategy and how it is applied to manage risk is explained in Note 38.

The Interest rate swap and foreign exchange forward currency agreements are entered to fully hedge the risk on account of change in interest rate and foreign exchange fluctuations on account of the external commercial borrowings.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

A. Credit risk

ii Collateral held and other credit enhancements

The Company holds collateral and other credit enhancements against certain of its credit exposures

The amount and type of collateral required depends on an assessment of the credit risk of the counterparty.

The main types of collateral obtained are as follows:

For housing loans, mortgage against residential property is obtained. For loan against property, mortgage against residential and commercial property is obtained. For Construction finance, additionally mortgage over residential and commercial project is obtained.

The table show the maximum exposure to credit risk by class of financial asset.

Particulars	Category of collateral available	As at March 31, 2021	As at March 31, 2020
Financial assets			
Loans			
Housing Loans	Mortgages over residential properties	17,83,309	19,99,233
Non housing loan	Charges over:	7,60,820	7,48,773
	i) real estate properties (including residential and commercial),		
	ii) land		
	iii) Under construction flat		
Loan to TCL Employee Welfare Trust	Unsecured loan	97	57
Total		25,44,226	27,48,063

Assets obtained by taking possession of collateral

The Company's collection policy is to pursue timely realisation of the collateral in an orderly manner. The Company upon a customer account becoming delinquent, undertakes the process to physically repossess properties with the help of legal proceeding to recover funds and settle outstanding debt. Any surplus funds if any received are returned to the customers/obligors. As a result of this practice, the residential properties under legal repossession processes are not recorded on the balance sheet and not treated as non-current assets held for sale. Asset in the form of real estate property received upon final settlement of the loan is recorded as non-current assets held for sale.

Management monitors the market value of collateral as per the Credit monitoring process and will request additional collateral in accordance with the underlying agreement as applicable.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

A. Credit risk

ii Collateral held and other credit enhancements (continued)

The table show the value of the credit impaired asset and the value of the collateral available.

Particulars	As at March 31, 2021		As at March 31, 2020	
	Credit Impaired	Security held	Credit Impaired	Security held
Loans				
Housing Loans	37,371	1,14,895	29,502	51,982
Non housing loan	17,067	68,732	8,199	24,519
Total	54,437	1,83,627	37,701	76,501

37. Financial risk review(continued)

A. Credit risk

iii Amounts arising from ECL

Impairment allowance on financial asset is covered in note 2 (xi)

Inputs, assumptions and estimation techniques used for estimating ECL

1) Inputs:

When determining whether the risk of default on a financial instrument has increased significantly since initial recognition, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on the Company's historical experience, expert credit assessment and including forward looking information.

The Company allocates each exposure to a credit risk grade based on days past due, which is a quantitative factor that indicates the risk of default. Additional qualitative factors are applied such as fraudulent customer, reschedulement of loans and discontinued portfolios are also considered as qualitative factor.

These factors are applied uniformly for each lending product. Upon review the committee may conclude that the account qualifies for classification as stage 2 since there is increase in credit risk. The determination of the credit risk is for each product, considering the unique risk and rewards associated with it. The Company has observed varied level of risk across various buckets within each stage and a significant increase in risk in stage 2 and stage 3.

The objective of the ECL assessment is to identify whether a significant increase in credit risk has occurred for an exposure by comparing the remaining lifetime probability of default (PD) as at the reporting date; with the remaining lifetime PD for this point in time that was estimated at the time of initial recognition of the exposure and adjusted for changes on account of prepayments.

In assessing the impairment of loan assets under Expected Credit Loss (ECL) Model, the loans have been segmented into three stages based on the risk profiles. The three stages reflect the general pattern of credit deterioration of a financial instrument.

Refer note 2(xi) in Significant accounting policies for definition of Stages of Asset

2) Assumptions:

The Company has applied following assumptions for determination of ECL.

- 1) "Loss given default" (LGD) is an estimate of loss from a transaction given that a default occurs.
- 2) "Probability of default" (PD) is defined as the probability of whether the borrowers will default on their obligations in the future. For assets which are in Stage 1, a 12-month PD is required. For Stage 2 assets a lifetime PD is required while Stage 3 assets are considered to have a 100% PD.
- 3) "Exposure at default" (EAD) represents the expected exposure in the event of a default and is the gross carrying amount in case of the financial assets held by the Company including loan commitments.
- 4) Definition of default: A default on a financial asset is when the counterparty fails to make the contractual payments within 90 days of when they fall due. Accordingly, the financial assets shall be classified as Stage 3, if on the reporting date, it has been 90 days past due. Further if the customer has requested forbearance in repayment terms, such restructured, rescheduled or renegotiated accounts are also classified as Stage 3. Non-payment on another obligation of the same customer is also considered as a stage 3. Defaulted accounts include customers reported as fraud in the FRMC.

5) Forward looking information

The Company incorporates forward looking information into both assessments of whether the credit risk of an instrument has increased significantly since its initial recognition and its measurement of ECL. Based on the consideration of a variety of external actual and forecast information, the Company forms a ‘base case’ view of the future direction of relevant economic variables such as real GDP, domestic credit growth, money market interest rate etc. as well as a representative range of other possible forecast scenarios. This process involves developing two or more additional economic scenarios and considering the relative probabilities of each outcome. The base case represents a most likely outcome while the other scenarios represent more optimistic and more pessimistic outcomes. More weight is applied to pessimistic outcome consistently as a matter of prudence than optimistic outcome.

6) Assessment of significant increase in credit risk

The credit risk on a financial asset of the Company are assumed to have increased significantly since initial recognition when contractual payments are more than 30 days past due. Additionally, accounts identified and reviewed by the Executive committee for labelling as breaching pre-defined critical credit risk parameters will also be classified as stage 2. Accordingly, the financial assets shall be classified as Stage 2, based on the quantitative as well as qualitative factors.

3) Estimation techniques:

The Company has applied the following estimation technique for ECL model:

- 1) The Company has used historic default rates for calculating the 12-month PD and Lifetime PDs
- 2) Loss given default is calculated after considering outstanding at the time of default and adjusting for actual

recoveries basis time value of money, absent availability of internal data we have used information to the extent available from Basel norms.

i) Credit risk monitoring techniques

Exposures are subject to ongoing monitoring, which may indicate that a significant increase in credit risk has occurred on an exposure. The monitoring typically involves use of the following data for Corporate and Retail exposures:

- i) Overdue status
- ii) Restructuring, reschedulement of loans and requests for granting of forbearance
- iii) Fraudulent customer
- iv) Marked as high risk by the Risk Management Committee
- v) Techniques for determining PD
- vi) Accounts classified by SICR committee indicating significant increase in credit risk
- vii) Information published in the Basel IRB (Basel internal rating based approach refers to set of credit measurement techniques proposed by the Basel Committee on Bank Supervision (BCBS) for determining capital adequacy of the bank) norms is also used

Days past due are a primary input for the determination of the PD for exposures. The Company collects performance and default information about its credit risk exposures analysed by product. For some portfolios, information published in Basel IRB (Basel internal rating based approach refers to set of credit measurement techniques proposed by the Basel committee on Bank Supervision (BCBS)) norms is also used.

The Company employs statistical models to analyse the data collected and generate estimates of the remaining lifetime -PD of exposures and how these are expected to change as a result of the passage of time. Such statistical models are selected considering the availability of information related to the probability of default for each product.

This analysis includes the identification and calibration of relationships between changes in default rates and changes in key macro-economic factors. Key macro-economic indicators include but is not limited to.

- a) Private consumption
- b) contribution to real GDP growth/Real GDP
- c) Housing Price Index
- d) Lending interest rate

For the purpose of determination of impact of forward-looking information, the Company applies various macro-economic (ME) variables as stated above to each product and assess the trend of the historical probability of defaults as compared to the forecasted probability of default. Based on the directional trend of output, management applies an overlay if required. Overtime, new ME variable may emerge to have a better correlation and may replace ME being used now.

Based on advice from the external risk management experts, the Company considered variety of external actual and forecast information to formulate a 'base case' view of the future direction of relevant economic variables as well as a representative range of other possible forecast scenarios. Such forecasts are adjusted to estimate the PDs.

Predicted relationships between the key indicators and default and loss rates on various portfolios of financial assets have been developed based on analysing historical data over the past 5 years.

A maximum of a 12-month PD or actual contractual tenure is considered for financial assets for which credit risk has not significantly increased. The Company measures ECL for stage 2 and stage 3 assets considering the risk of default over the maximum contractual period over which it is exposed to credit risk.

The loans are segmented into homogenous product categories to determine the historical PD/LGD as per similar risk profiles, this segmentation is subject to regular review

For portfolios in respect of which the Company has limited historical data, external benchmark information is used to supplement the internally available data.

ii) Techniques for determining LGD:

LGD is the magnitude of the likely loss if there is a default. The Company estimates LGD parameters based on the history of recovery rates against defaulted counterparties. The LGD models consider the cash flow received, assets received in lieu of settlement of loan and collateral available for subsequent recovery that is integral to the financial asset. LGD estimates are calculated on a discounted cash flow basis using the internal rate of return as the discounting factor. The Company has prospectively adopted collection curve method for computation of loss given defaults to determine expected credit losses. In the absence of observed history of default, LGD applied is based on Basel IRB norms for certain products.

iii) Techniques for computation of EAD:

- a) EAD represents the expected exposure in the event of a default. The Company derives the EAD from the current exposure to the counterparty and potential changes to the current amount allowed under the contract including amortisation. The EAD of a financial asset is its gross carrying amount. For lending commitments, the EAD includes the amount drawn, as well as potential future amounts that may be drawn under the contract, which are estimated based on credit conversion factor prescribed by NHB for various loan commitments. For financial assets in stage 2, EAD is determined by estimating the possible exposure in future using linear amortisation techniques.
- b) For undrawn loan commitments, the ECL is the difference between the present value of the difference between the contractual cash flows that are due to the Company if the holder of the commitment draws down the loan and the cash flows that the Company expects to receive if the loan is drawn down. Outstanding exposure for utilised limit as well as un-utilised limit post applying the credit conversion factor as prescribed under NHB guidelines, absent availability of information of past history of conversion of un-utilised limits into utilised limits is considered as exposure at default for non-fund-based facilities.

Modified financial assets:

The Company renegotiates loans to customers in financial difficulties (referred to as forbearance activities, restructuring or rescheduling) to maximise collection opportunities and minimise the risk of default. Under the Companies forbearance policy, loan forbearance is granted on a selective basis if the debtor is currently in default on its debt or if there is a high risk of default, there is evidence that the debtor made all reasonable efforts to pay under the original contractual terms and the debtor is expected to be able to meet the revised terms.

The revised terms usually include extending the maturity, changing the timing of interest payments and amending the terms of loan covenants. Both retail and corporate loans are subject to the forbearance policy. The Risk Management Committee regularly reviews reports on forbearance activities.

Upon renegotiation, such accounts are classified as stage 3. Such accounts are upgraded to stage 1 only upon observation of satisfactory repayments of one year from the date of such downgradation and accordingly loss allowance is measured using 12 month PD.

Pursuant to RBI Covid restructuring policy, accounts for which Covid restructuring facility were given have been reclassified from Stage I to Stage II if DPD at invocation was between 0-29 and If the DPD was 30+ then the accounts were further downgraded within Stage II and corresponding staging wise ECL provision was done.

4) Impact of COVID 19 on ECL impairment allowance:

The current COVID -19 impact on economic growth of the country is difficult to predict and the extent of negative impact will mainly depend on the future developments in containment of COVID-19 and responses of businesses, which is highly uncertain. Existing expected credit loss (ECL) model of the Company was primarily based on historical experiences of the economic conditions, customer behaviour and related factors. The increased uncertainty about potential future economic

scenarios and their impact on credit losses has necessitated a consideration of additional scenarios while measuring ECL.

The Company has calculated impact of COVID-19 on a collective basis. The portfolio is segmented based on nature of products, period of moratorium opted by the borrower and number of instances of bounces observed post COVID-19 moratorium. Further, the Company has segmented the portfolio, into various products based on re-structured and non-restructured pool for arriving at the potential impact on probability of default.

With this impact analysis, the cases which are having low and medium impact are classified under Stage 1 whereas the cases having high impact are classified under Stage 2 accounts. Based on the portfolio segmentation, forward flow into various buckets were estimated for each of the scenarios. ECL rates of each product have been applied to the forward flows as estimated, to arrive at estimated provision. The extent to which COVID-19 pandemic will impact current estimates of ECL is uncertain at this point in time. The Company has based on historical data and best available internal and external forward-looking information, built probable scenarios of impact and is carrying a provision of Rs. 12,482 lakh as on March 31, 2021. (For the year ended March 31, 2020 Rs 11,000 lakh).

The underlying forecasts and assumptions applied in the determination of ECL provision are subject to uncertainties which are often outside of the Company's control and accordingly, actual results may differ from these estimates.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

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37. Financial risk review (Continued)

A. Credit risk

iii Amounts arising from ECL

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to lending is, as follows:

a) Particulars	As at March 31, 2021				As at March 31, 2020			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount opening balance	26,47,166	63,185	37,712	27,48,063	25,67,113	58,336	23,906	26,49,354
New assets originated or purchased (including charges levied on existing exposure)	4,48,643	728	49	4,49,420	7,02,964	25	8	7,02,997
Assets derecognised or repaid (excluding write offs)	(6,18,714)	(9,715)	(3,331)	(6,31,760)	(5,69,687)	(13,425)	(1,752)	(5,84,864)
Transfers to Stage 1	15,967	(14,655)	(1,312)	-	8,629	(7,516)	(1,114)	-
Transfers to Stage 2	(1,02,969)	1,03,742	(773)	-	(41,538)	42,181	(643)	-
Transfers to Stage 3	(25,222)	(17,508)	42,730	-	(19,760)	(16,386)	36,147	-
Amounts written off *	(215)	(644)	(20,638)	(21,497)	(555)	(30)	(18,839)	(19,424)
Gross carrying amount closing balance	23,64,656	1,25,133	54,437	25,44,226	26,47,166	63,185	37,712	27,48,063

b) Particulars	As at March 31, 2021				As at March 31, 2020			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
ECL allowance - opening balance	15,078	19,572	23,318	57,968	10,178	8,479	13,871	32,528
Remeasurements due to changes in EAD / estimates	32,164	6,164	2,549	40,877	41,567	92	783	42,442
Assets derecognised or repaid (excluding write offs)	(3,286)	(4,804)	(3,387)	(11,477)	(1,740)	(2,299)	(1,831)	(5,870)
Transfers to Stage 1	224	(184)	(40)	-	66	(60)	(6)	-
Transfers to Stage 2	(17,557)	17,713	(156)	-	(23,081)	23,181	(100)	-
Transfers to Stage 3	(11,986)	(9,473)	21,459	-	(11,910)	(9,818)	21,728	-
Amounts written off *	(9)	(419)	(13,455)	(13,883)	(2)	(3)	(11,127)	(11,132)
ECL allowance - closing balance	14,628	28,569	30,288	73,485	15,078	19,572	23,318	57,968

* The above amount written off is subject to the enforcement of the security.

The increase in the ECL impairment allowance is on account of increase in credit risk and deterioration in economic conditions. For detailed note on impact of COVID 19 on ECL impairment allowance, refer note no 37(A) (iii) (4) and Note no 39.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

A. Credit risk

iii Amounts arising from ECL

Modified financial assets

The Company renegotiates loans given to customers in financial difficulties (referred to as forbearance activities, restructuring or rescheduling) to maximise collection opportunities and minimise the risk of default. Under the Companies forbearance policy, loan forbearance is granted on a selective basis if the customer is currently in default on its debt or if there is a high risk of default, there is evidence that the customer made all reasonable efforts to pay under the original contractual terms and the customer is expected to be able to meet the revised terms.

The revised terms usually include extending the maturity, changing the timing of interest payments and amending the terms of loan covenants. Both retail and corporate loans are subject to the forbearance policy. The Risk Management Committee regularly reviews reports on forbearance activities.

Upon renegotiation, such accounts are classified as stage 3. Such accounts are upgraded to stage 1 only upon observation of satisfactory repayments of one year from the date of such down-gradation and accordingly loss allowance is measured using 12 month PD.

Exposure to modified financial assets

PARTICULARS	As at	As at
	March 31, 2021	March 31, 2020
	Amortised Cost	Amortised Cost
Loan exposure to modified financial assets		
(i) Gross carrying amount	59,717	450
(ii) Impairment allowance	7,302	243
(iii) Net carrying amount	52,415	207

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

A. Credit risk

iv. Credit concentration by division under various stages:

1) Loan exposure by division

The table below shows the credit quality and the maximum exposure to credit risk based on year-end stage classification of Loans by division. The amounts presented are gross of impairment allowances.

a)	Gross carrying amount of loans	As at March 31, 2021				As at March 31, 2020			
		Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
	Division								
	Housing	16,61,990	83,948	37,371	17,83,309	19,26,464	43,273	29,496	19,99,233
	Non Housing	7,02,569	41,185	17,066	7,60,820	7,20,645	19,912	8,216	7,48,773
	Others	97	-	-	97	57	-	-	57
	Total	23,64,656	1,25,133	54,437	25,44,226	26,47,166	63,185	37,712	27,48,063

- Gross Carrying amount does not include Loan commitments Rs. 3,06,100 lakh (As on March 31, 2020: Rs. 2,60,987 lakh).

b)	Impairment allowance on Loans	As at March 31, 2021				As at March 31, 2020			
		Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
	Days past due								
	Housing	9,174	21,128	22,029	52,331	9,817	14,386	19,002	43,205
	Non Housing	5,454	7,441	8,259	21,154	5,261	5,186	4,316	14,763
	Total	14,628	28,569	30,288	73,485	15,078	19,572	23,318	57,968

The increase in the ECL impairment allowance is on account of increase in credit risk and deterioration in economic conditions. For detailed note on impact of COVID 19 on ECL impairment allowance, refer note no 37(A) (iii) (4) and Note no 39.

- Include impairment allowance on Loan commitments Rs. 2,110 lakh (As on March 31, 2020: Rs. 1,250 lakh)

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

B. Liquidity risk

For the definition of liquidity risk and information on how liquidity risk is managed by the Company, see Note 39.

i. Exposure to liquidity risk

The Company has set tolerance limits in the light of the Company's business objectives, strategic direction and overall risk appetite. The tolerance limits reflects balance between profitability and managing liquidity risk and considers Company's current financial condition and funding capacity. The Company maintains liquidity buffer of unencumbered highly liquid assets (if required) to insure against liquidity stress events.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

B. Liquidity risk

ii. Maturity analysis for financial liabilities and financial assets

The following tables set out the remaining contractual maturities of the Company's financial liabilities and financial assets:

As at March 31, 2021	Carrying amount	Gross nominal inflow/(outflow)	Less than 1 month	1-3 months	3 months -1 year	1-5 years	More than 5 years	upto 1 Year	more than 1 Year
Financial liability by type									
Derivative financial instruments	1,396	1,513	-	315	919	278	-	1,235	278
Trade payables*	9,604	9,604	-	-	9,604	-	-	9,604	-
Debt securities	8,04,244	8,04,244	12,000	39,829	90,969	5,46,262	1,15,184	1,42,798	6,61,446
Borrowings	14,81,272	14,81,272	68,089	1,91,228	3,51,496	7,44,906	1,25,553	6,10,813	8,70,459
Subordinated liabilities	78,538	78,538	-	-	9,549	36,185	32,804	9,549	68,989
Lease Liabilities	3,349	3,349	63	190	515	2,159	422	768	2,581
Other financial liabilities*	3,351	3,351	3,351	-	-	-	-	3,351	-
	23,81,754	23,81,871	83,503	2,31,562	4,63,053	13,29,790	2,73,963	7,78,118	16,03,753
Financial asset by type									
Cash and cash equivalents	56,829	56,829	56,829	-	-	-	-	56,829	-
Balances with bank in deposit account	32	32	-	-	-	32	-	-	32
Derivative financial instruments	16	17	-	-	-	17	-	-	17
Trade Receivables*	544	544	-	-	544	-	-	544	-
Loans	24,69,453	24,69,453	23,370	52,949	2,78,134	8,27,694	12,87,306	3,54,452	21,15,001
Investments	1,50,476	1,50,476	1,50,476	-	-	-	-	1,50,476	-
Other Financial Assets*	418	418	-	-	43	323	52	43	375
	26,77,768	26,77,769	2,30,675	52,949	2,78,721	8,28,066	12,87,358	5,62,344	21,15,425
Type of Borrowings									
Borrowings from Banks	14,78,363	14,78,363	68,089	1,91,228	3,48,606	7,44,887	1,25,553	6,07,923	8,70,440
Market Borrowings	8,85,691	8,85,691	12,000	39,829	1,03,408	5,82,466	1,47,988	1,55,237	7,30,454
Total Borrowings	23,64,054	23,64,054	80,089	2,31,057	4,52,014	13,27,353	2,73,541	7,63,160	16,00,894

* Maturity pattern considered as per ALM reporting.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

B. Liquidity risk

ii. Maturity analysis for financial liabilities and financial assets

The following tables set out the remaining contractual maturities of the Company's financial liabilities and financial assets:

As at March 31, 2020	Carrying amount	Gross nominal inflow/(outflow)	Less than 1 month	1-3 months	3 months -1 year	1-5 years	More than 5 years	upto 1 Year	more than 1 Year
Financial liability by type									
Derivative financial instruments	2,447	2,520	-	155	972	1,394	-	1,127	1,394
Trade payables	8,510	8,510	70	8,440	-	-	-	8,510	-
Debt securities	9,27,875	9,27,875	50,143	1,59,083	2,53,817	3,39,944	1,24,889	4,63,043	4,64,832
Borrowings	15,77,799	15,77,799	57,207	1,20,597	2,15,914	9,56,537	2,27,543	3,93,719	11,84,080
Subordinated liabilities	73,483	73,483	593	273	2,587	22,274	47,756	3,453	70,030
Lease Liabilities	3,724	3,724	57	112	507	2,392	655	677	3,047
Other financial liabilities	3,075	3,075	897	2,178	-	-	-	3,075	-
	25,96,913	25,96,986	1,08,967	2,90,837	4,73,798	13,22,541	4,00,843	8,73,603	17,23,383
Financial asset by type									
Cash and cash equivalents	1,67,561	1,67,561	1,67,561	-	-	-	-	1,67,561	-
Balances with bank in deposit account	30	30	-	-	-	-	30	-	30
Derivative financial instruments	4,419	4,926	-	29	93	4,804	-	122	4,804
Receivables	366	366	-	-	366	-	-	366	-
Loans	26,86,246	26,86,246	11,610	21,269	3,19,682	9,16,311	14,17,374	3,52,561	23,33,685
Investments	452	452	452	-	-	-	-	452	-
Other Financial Assets	443	443	10	19	86	251	77	115	328
	28,59,517	28,60,024	1,79,633	21,317	3,20,227	9,21,367	14,17,481	5,21,176	23,38,848
Type of Borrowings									
Borrowings from Banks	15,79,135	15,79,135	57,248	1,20,689	2,16,273	9,57,382	2,27,543	3,94,210	11,84,925
Market Borrowings	10,03,373	10,03,373	50,796	1,59,470	2,56,886	3,63,483	1,72,738	4,67,152	5,36,221
Total Borrowings	25,82,508	25,82,508	1,08,044	2,80,159	4,73,159	13,20,865	4,00,281	8,61,362	17,21,146

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

B. Liquidity risk

ii. Maturity analysis for financial liabilities and financial assets

The amounts in the table above have been compiled as follows.

Type of financial instrument	Basis on which amounts are compiled
Non-derivative financial liabilities and financial assets	Undiscounted cash flows, which include estimated interest payments.
Derivative financial liabilities and financial assets held for risk management purposes	The Derivative liability/asset amount represents the mark to market(MTM) gain/loss.

The Company's expected cash flows on some financial assets and financial liabilities vary significantly from the contractual cash flows. The principal differences are as follows:

- a) Unrecognised loan commitments are not all expected to be drawn down immediately; and
- b) retail loans have an original contractual maturity of between 12 and 144 months but an average expected maturity of 84 months because customers take advantage of early repayment options.

As part of the management of liquidity risk arising from financial liabilities, the Company holds liquid assets comprising cash and cash equivalents to meet liquidity requirements. In addition, the Company maintains agreed lines of credit with other banks to maintain the liquidity requirements.

The Company has a policy of recognizing cash flows from performing assets on the basis of their contracted maturities. However due to the advent of Covid 19 and measures announced by RBI, the Company has adopted a conservative approach for bucketing the inflows by suitably deferring the expected inflows on performing loans in the initial part of the fiscal year 2021.

The Company is in the business of giving loans for different categories of customers i.e. retail and wholesale and the tenor of such loans vary across categories. Each of such categories exhibits varying degrees of prepayment which is factored in the inflows except for the year ended March 31, 2021 as stated in the above note.

The Company has set tolerance limits in the light of the Company's business objectives, strategic direction and overall risk appetite. The tolerance limits reflects balance between profitability and managing liquidity risk and considers Company's current financial condition and funding capacity. The Company maintains liquidity buffer of unencumbered highly liquid assets (if required) to insure against liquidity stress events.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

B. Liquidity risk

ii. Maturity analysis of assets and liabilities

The table below set out carrying amount of assets and liabilities according to when they are expected to be recovered or settled. With regard to loans and advances to customers, the Company uses the same basis of expected repayment behaviour as used for estimating the EIR. Issued debt reflect the contractual coupon amortisations.

ASSETS	As at March 31, 2021			As at March 31, 2020		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
Financial assets						
Cash and cash equivalents	56,829	-	56,829	1,67,561	-	1,67,561
Balances with bank in deposit account	-	32	32	-	30	30
Derivatives financial instruments	-	16	16	122	4,297	4,419
Trade Receivables	544	-	544	366	-	366
Loans	3,54,452	21,15,001	24,69,453	3,52,561	23,33,685	26,86,246
Investments	1,50,476	-	1,50,476	452	-	452
Other financial assets	43	375	418	115	328	443
Non-financial Assets						
Current tax assets (Net)	-	85	85	-	688	688
Deferred tax Assets (Net)	-	14,919	14,919	-	13,127	13,127
Investment property	-	359	359	-	378	378
Property, Plant and Equipment	-	1,548	1,548	-	1,912	1,912
Capital work-in-progress	-	-	-	-	24	24
Intangible assets under development	-	121	121	-	-	-
Other intangible assets	-	643	643	-	603	603
Right of use assets	-	2,949	2,949	-	3,461	3,461
Other non-financial assets	1,782	10	1,792	889	16	905
Total Assets	5,64,126	21,36,058	27,00,184	5,22,065	23,58,550	28,80,615

B. **Liquidity risk** *(Continued)*

ii. Maturity analysis of assets and liabilities *(Continued)*

LIABILITIES	As at March 31, 2021			As at March 31, 2020		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
Financial Liabilities						
Derivative financial instruments	1,235	161	1,396	1,127	1,320	2,447
Trade Payables						
- Total outstanding dues of micro enterprises and small enterprises	28	-	28	25	-	25
- Total outstanding dues of creditors other than micro enterprises and small enterprises	9,576	-	9,576	8,485	-	8,485
Debt Securities	1,42,798	6,61,446	8,04,244	4,63,043	4,64,832	9,27,875
Borrowings (Other than debt securities)	6,10,813	8,70,459	14,81,272	3,93,719	11,84,080	15,77,799
Subordinated liabilities	9,549	68,989	78,538	3,453	70,030	73,483
Lease Liabilities	768	2,581	3,349	677	3,047	3,724
Other financial liabilities	3,351	-	3,351	3,075	-	3,075
Non-Financial Liabilities						
Current tax liabilities (Net)	5,752	-	5,752	2,928	-	2,928
Provisions	2,110	406	2,516	1,250	527	1,777
Other non-financial liabilities	2,258	-	2,258	1,819	-	1,819
Total liabilities	7,88,238	16,04,042	23,92,280	8,79,600	17,23,837	26,03,437
Net	(2,24,112)	5,32,016	3,07,904	(3,57,535)	6,34,713	2,77,178

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

B. Liquidity risk

iii. Financial assets available to support future funding

The Company has assets which are not pledged as securities. Details of assets pledged/not pledged as securities are as follows:

ASSETS	As at March 31, 2021			As at March 31, 2020		
	Pledged	Not Pledged	Total	Pledged	Not Pledged	Total
Financial assets	24,53,755	2,24,013	26,77,768	26,78,133	1,81,384	28,59,517
Cash and cash equivalents	-	56,829	56,829	-	1,67,561	1,67,561
Balances with bank in deposit account	-	32	32	-	30	30
Derivatives financial instruments	-	16	16	-	4,419	4,419
Trade Receivables	-	544	544	-	366	366
Loans	24,53,755	15,698	24,69,453	26,78,133	8,113	26,86,246
Investments	-	1,50,476	1,50,476	-	452	452
Other financial assets	-	418	418	-	443	443
Non-financial Assets	28	22,388	22,416	29	21,069	21,098
Current tax asset	-	85	85	-	688	688
Deferred tax Assets (Net)	-	14,919	14,919	-	13,127	13,127
Investment property	28	331	359	29	349	378
Property, Plant and Equipment	-	1,548	1,548	-	1,912	1,912
Capital work-in-progress	-	-	-	-	24	24
Intangible assets under development	-	121	121	-	-	-
Other intangible assets	-	643	643	-	603	603
Right of use assets	-	2,949	2,949	-	3,461	3,461
Other non-financial assets	-	1,792	1,792	-	905	905
Total Assets	24,53,783	2,46,401	27,00,184	26,78,162	2,02,453	28,80,615

iv. Financial assets pledged as collateral

The total financial assets recognised in the statement of financial position that had been pledged as collateral for liabilities as on March 31, 2021 and March 31, 2020 is shown in the preceding table.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

C. Market risk

- i For the definition of market risk and information on how the company manages the market risks of trading and non-trading portfolios, see Note 39(b).

The following table sets out the allocation of assets and liabilities to non-trading portfolios. The Company does not allocate the assets and liabilities to trading portfolios.

Carrying amount	Market risk measure	
	As at March 31, 2021	As at March 31, 2020
Assets subject to market risk		
Cash and cash equivalents	56,829	1,67,561
Balances with bank in deposit account	32	30
Derivative financial instruments	16	4,419
Receivables	544	366
Loans	24,69,453	26,86,246
Investments	1,50,476	452
Other Financial Assets	418	443
Liabilities subject to market risk		
Derivative financial instruments	1,396	2,447
Trade payables	9,604	8,510
Debt securities issued	8,04,244	9,27,875
Borrowings	14,81,272	15,77,799
Subordinated liabilities	78,538	73,483
Lease Liabilities	3,349	3,724
Other financial liabilities	3,351	3,075

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

C. Market risk

ii Exposure to interest rate risk – Non-trading portfolios

Company carries out interest rate sensitivity analysis to assess the impact of interest rate movement on earnings, the floating rate assets and liabilities based on exposure as on end of reporting period are considered as outstanding for whole year. The fixed rate assets and liabilities which are falling due on residual basis within one year have been considered as floating rate assets and liabilities basis the minimum of 'interest rate reset date or maturity of the contract'. The basis risk between various benchmark linked to assets and liabilities are considered to be insignificant.

Below table illustrates impact on earnings on account of 100 bps change on in interest rate on the loans and borrowings due for repayment / rate reset in one year.

As at March 31, 2021

Rate sensitive	Less than 1 Year	@ 100bps change increase	@ 100bps change decrease
Loans given	26,90,860	21,099	(21,099)
Borrowings	15,20,706	11,500	(11,500)
Net Gap (Asset - liability)	11,70,154	9,599	(9,599)

As at March 31, 2020

Rate sensitive	Less than 1 Year	@ 100bps change increase	@ 100bps change decrease
Loans given	26,66,872	26,669	(26,669)
Borrowings	18,42,598	18,426	(18,426)
Net Gap (Asset - liability)	8,24,274	8,243	(8,243)

The following table sets forth, for the periods indicated, the break-up of borrowings into variable rate and fixed rate

Particulars	As at March 31, 2021	As at March 31, 2020
Variable rate borrowings	45%	53%
Fixed rate borrowings	55%	47%
Total borrowings	100%	100%

iii Exposure to currency risks – Non-trading portfolios

There are no exposure to foreign currency risks in the non trading portfolio as on March 31, 2021 and March 31, 2020, since Company has entered into derivative contract to fully hedge the risk. (Refer Note no. 6 for disclosure relating to derivative financial instruments.)

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

C. Market risk

iv Disclosure pursuant to Ind AS 7 “Statement of Cash Flows”

Changes in Liabilities arising from financing activities

As at March 31, 2021

Particulars	April 1, 2020	Cash Flows	Exchange Difference	Others	March 31, 2021
Debt Securities	9,27,875	(1,30,191)	-	6,560	8,04,244
Borrowings (Other than debt securities)	15,77,799	(95,690)	(1,135)	298	14,81,272
Subordinated liabilities	73,483	5,000	-	55	78,538
Total	25,79,157	(2,20,882)	(1,135)	6,914	23,64,054

Other column includes the effect of interest accrued but not due, amortisation of borrowing cost and amortisation of premium/discount on CPs/NCDs.

As at March 31, 2020

Particulars	April 1, 2019	Cash Flows	Exchange Difference	Others	March 31, 2020
Debt Securities	6,75,105	2,54,599	-	(1,829)	9,27,875
Borrowings (Other than debt securities)	18,43,376	(1,42,217)	4,068	(1,27,428)	15,77,799
Subordinated liabilities	65,736	7,804	-	(57)	73,483
Total	25,84,217	1,20,186	4,068	(1,29,313)	25,79,157

Other column includes the effect of interest accrued but not due, amortisation of borrowing cost, amortisation of premium/discount on CPs/NCDs and conversion of CCCPS to equity shares.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

D. Capital management

i Regulatory capital

The National Housing Bank (NHB) sets and monitors capital adequacy requirements for the Company from time to time. The Company's regulatory capital consists of the sum of the following elements.

Tier I Capital includes:

- 1) Ordinary share capital,
- 2) Securities premium reserve,
- 3) Retained earnings,
- 4) Cumulative compulsorily convertible preference Shares (CCCPS),
- 5) Debenture redemption reserve
- 6) Perpetual debt
- 7) Special reserve
- 8) Retained earnings
- 9) Special reserve.
- 10) General reserve

Tier I Capital does not include unrealised fair value gain/loss booked for financial instruments measured at fair value through profit and loss.

Following items are deducted from Tier I

- a) Intangibles
- b) Deferred revenue expenditure for raising borrowings
- c) Deferred tax assets
- d) Prepaid expenses and unamortised direct sourcing cost

Tier II capital includes

- 1) subordinated debt
- 2) impairment allowance provisioning for stage 1 financial assets to the extent the same does not exceed 1.25% of Risk weighted assets,
- 3) perpetual debt to the extent not eligible for Tier I.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

D. Capital management

ii Regulatory capital

The Company's capital management strategy is to effectively determine, raise and deploy capital so as to create value for its shareholders. The same is done through a mix of either equity and/or convertible and/or combination of short term /long term debt as may be appropriate.

The Board of Directors (BOD) has authorised the Asset and Liability Management Committee (ALCO) to review the Capital requirement. Treasury team closely monitors the Tier I and Tier II capital requirement of the Company and reports to ALCO. The Company endeavour to maintain a balance between ensuring high level of return on capital employed and securing strong capital base.

The Company is subject to the capital adequacy requirements of the Reserve Bank of India (RBI). Under RBI's capital adequacy guidelines, the Company is required to maintain a capital adequacy ratio consisting of Tier I and Tier II Capital. The total of Tier II Capital at any point of time, shall not exceed 100 percent of Tier I Capital.

The minimum capital ratio as prescribed by RBI guidelines and applicable to the Company, consisting of Tier I and Tier II capital, shall not be less than 13 percent of its aggregate risk weighted assets on-balance sheet and of risk adjusted value of off-balance sheet.

Particulars	As at	As at
	March 31, 2021	March 31, 2020
Ordinary share capital	54,756	54,756
Securities premium reserve	1,85,672	1,85,672
Retained earnings	37,044	13,694
Special reserve	29,644	22,378
General reserve	281	281
Less:		
-Deferred Revenue Expenditure	(2,756)	(3,717)
-Software	(643)	(603)
-Intangible assets under development	(121)	-
-Unamortised Loan Acquisition Cost	(5,345)	(6,793)
-Deferred Tax Asset	(14,919)	(13,127)
Tier I Capital	2,83,613	2,52,540
Subordinate Debt	54,719	58,192
Impairment loss allowance	14,628	22,900
Tier II Capital	69,347	81,092
Tier I + Tier II Capital	3,52,960	3,33,632

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

37. Financial risk review (Continued)

D. Capital management

iii Capital allocation

Management uses regulatory capital ratios to monitor its capital base. The allocation of capital between specific operations and activities is, to a large extent, driven by optimisation of the return achieved on the capital allocated. The process of allocating capital to specific operations and activities is undertaken independently of those responsible for the operation by Asset and Liability Management Committee (ALCO).

Although maximisation of the return on risk-adjusted capital is the principal basis used in determining how capital is allocated within the Company to particular operations or activities, it is not the sole basis used for decision making. Account is also taken of synergies with other operations and activities, the availability of management and other resources, and the fit of the activity with the Company's longer-term strategic objectives. The Company's policies in respect of capital management and allocation are reviewed regularly by the Board of Directors.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

38. Leases:

As a lessee the Company classified property leases as operating leases under Ind AS 116. These include residential premises taken on lease for employee residence. The leases typically run for a period of one to three years. Leases include conditions such as non-cancellable period i.e. lock in period, notice period before terminating the lease or escalation of rent upon completion of part tenure of the lease in line with inflation in prices.

Information about leases for which the Company is a lessee is presented below.

Right-of-use assets

Particulars	As on March 31, 2021	As on March 31, 2020
Balance at the beginning of the year	3,461	3,114
Additions during the year	540	1,113
Deletion during the year	(195)	-
Depreciation charge for the year	(856)	(766)
Balance at the end of the year	2,949	3,461

Movement of Lease liabilities

Particulars	As on March 31, 2021	As on March 31, 2020
Balance at the beginning of the year	3,724	3,242
Additions during the year	561	1,097
Deletion during the year	(214)	-
Finance cost for the year	292	303
Payment of lease liabilities for the year	(1,014)	(918)
Balance at the end of the year	3,349	3,724

Future minimum lease payments under non-cancellable operating leases were payable as follows:

Particulars	As on March 31, 2021	As on March 31, 2020
Less than one month	85	83
Between one and three months	255	243
Between three months and one year	668	634
Between one and five years	2,566	2,955
More than five years	454	720
Total	4,027	4,635

Amounts recognized in the Statement of Profit and Loss:

Particulars	As on March 31, 2021	As on March 31, 2020
Interest on lease liabilities	292	303
Depreciation on Right-of-use assets	856	766
Gain/(loss) on termination of leases	16	-
Rent concession related to COVID-19	45	-

Amounts recognised in statement of cash flows:

Particulars	As on March 31, 2021	As on March 31, 2020
Total cash outflow for leases	1,014	918

1. Company has considered entire lease term for the purpose of determination of Right of Use assets and Lease liabilities.
2. On 24 July 2020, the Ministry of Corporate Affairs ('MCA') issued a notification for the Companies (Indian Accounting Standards) Amendment Rules, 2020 ('Rules'), amendments related to IndAS 116 provide relief for lessees in accounting for rent concessions granted as a direct consequence of Covid-19. The amendments introduce an optional practical expedient that exempts lessees from having to consider individual lease contracts to determine whether rent concessions occurring as a direct consequence of the COVID-19 pandemic are lease modifications and allows lessees to account for such rent concessions as if they were not lease modifications. Pursuant to amendment, the Company has elected to apply for practical expedient and not to account for COVID-19 related rent concession as lease modification.

39. Risk management

A) Introduction

As a financial institution, TATA Capital is exposed to various types of risks namely credit risk, liquidity risk, market risks, operational risk, strategic risk (including emerging & external risks) and compliance & reputation risk. We have adopted a holistic and data driven enterprise level risk management approach which includes monitoring both internal and external indicators.

We as an organization periodically adjust our strategy, incognizance with industry risk dynamics and emergence of new challenges and opportunities. TATA Capital's risk management framework has been laid down with long term sustainability and value creation in mind. Important pillars of the risk management approach are developing a strong risk management culture within Tata Capital and group companies, alignment of risk with business strategy, creating, preserving and realizing value. The key risks are being monitored by way of various policies covering these areas. The policies provide guiding principles by setting various limits, triggers, KRI frameworks etc. which are regularly tracked and reviews are presented to various senior management committees and board committees. An effort is also made to understand the best practices in risk management across industries which are then customized to our business requirements.

The risk management practices of Tata Capital and its subsidiaries are compliant with ISO 31000: 2018 which is the international standard for risk management that lays down principles, guidelines and framework for risk management in an organisation.

B) Company's Risk Management Framework for Measuring and Managing Risk

Risk Management Framework

Risk Management forms an integral part of TATA Capital's operations. The company's Board of Directors with support of risk function has overall responsibility for the establishment and oversight of the risk management framework.

The Board of Directors has constituted following committees and defined their role for monitoring the risk management policies of the company.

Board level committees

Risk Management Committee of the Board (RMC): The purpose of the Committee is to assist the Board in its oversight of various risks (i) Credit Risk (ii) Liquidity and Interest Rate Risk (iii) Operational Risk (Process, HR, Technology and Fraud) (iv) Strategic Risks (including emerging and external risks) (v) Compliance and Reputation Risk (compliance risk and reputation risk are covered through compliance risk management charter).

Investment Credit Committee of the Board (ICC): Provide guidance on nature of investments that shall be undertaken, and approve credit limits for various counterparties, where exposures in aggregate exceed a certain level.

Asset Liability Management Committee of the Board (ALCO): ALCO shall review the Liquidity Risk and Interest Rate Risk on a regular basis and suggest necessary actions based on its view and expectations on the liquidity and interest rate profile.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. The risk management policies and systems are reviewed regularly to reflect changes in the market conditions and the activities of the Group. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations. The Risk Management Committee oversees how the management monitors compliance with the risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Audit Committee is assisted in its oversight role by Internal Audit. Internal

Audit undertakes both regular and ad-hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

Senior Management Committees

Operations Committee: Monthly Business performance review with all the SBUs and functions on budget achievements and portfolio quality. The members include MD and various business and functional heads

Management Credit Committee (MCC): Committee members include Managing Director, Chief operating officer – CFD, Chief Financial officer & Head-Risk. Committee approves policies on recommendation of concerned credit committee. It approves/ modifies/disapproves business proposal based on DOA approved by the Board and recommends proposals.

Operational Risk Management Committee (ORMC): ORMC is the oversight committee for operational risk, committee members include MD, CFO, Head-Risk, CHRO and Head-Legal & Compliance. The committee approves operational risk management policy and amendments to it, insurance management framework and corrective actions on operational risk incidents. The committee reviews the operational risk profile of the organization.

Fraud Risk Management Committee (FRMC): An independent Fraud Risk Management Committee (FRMC) comprising of top management representatives has been constituted who review the matters related to fraud risk and approve / recommend actions against frauds. FRMC consists of CFO, Head-Risk, CHRO and Head-Legal and Compliance.

Business Unit Level Committees

There are various committees that exist at the business level for credit sanctions, monitoring and reviews such as Credit Committee (CC), Credit Monitoring Committee (CMC) for corporate lending business and Credit Monitoring Committee (CMC), Retail Risk Review (RRR) for retail business.

C) Company's Risk Management Approach for handling various type of risks

a) Credit Risk

It is the risk of loss suffered by a party whereby the counterparty fails to meet its contractual obligations. In its lending operations credit risk is one of the key risks that the company is exposed to.

Credit risk management:

The credit risk is governed by defined credit policies and Board approved DOA which undergo periodic review. The credit policies outline the type of products that can be offered, customer categories, targeted customer profile, credit approval process, DOA and limits etc. Each business unit is required to implement company's credit policies and procedures and maintain the quality of its credit portfolio.

The Company has additionally taken the following measures for risk management:

- i. single party and group borrower limit
- ii. limit on secured and unsecured exposure for commercial and SME finance division and at Company level
- iii. establishment of a separate credit monitoring team to enhance focus on monitoring of borrowers and to facilitate proactive action wherever required
- iv. enhanced monitoring of sensitive sector exposures
- v. enhanced monitoring of portfolio through periodic reviews

Credit Risk assessment methodology

Credit assessment

The Company has a structured credit approval process, which includes a well-established procedure of comprehensive credit appraisal.

For corporate and SME customers, the credit appraisal process involves critical assessment of quantitative and qualitative parameters subject to review and approval as per defined DOA. The credit assessment involves detailed analysis of industry, business, management, financials, end use etc. An internal rating is also assigned to the borrower based on defined parameters.

For retail customers, the credit assessment is based on a parameterised approach.

Credit risk monitoring and portfolio review

The company measures, monitors and manages credit risk at an individual borrower level and at the group exposure level for corporate borrowers. The credit risk for retail borrowers is being managed at portfolio level. The company ensure effective monitoring of credit facilities through a risk-based asset review framework under which the frequency of asset review is higher for cases with higher outstanding balances.

The monitoring for corporate customers includes rating of the customers based on GAR model, monitoring of the security, monitoring of the portfolio based on defined triggers such as sector limits, secured/ unsecured limits, group and individual borrower limits, early warning signals etc.

The retail borrowers are managed at a portfolio level based on defined policy triggers, early warning signals etc. Data analytics is extensively used for effective risk monitoring.

Additional measures taken during COVID- 19 pandemic

The Company is taking following additional measures during COVID-19 pandemic for sustainable growth and maintaining a diversified and resilient portfolio.

- i. Increased engagement with the customers through dedicated relationship manager and collection team
- ii. Policy intervention by way of sector and geography analysis based on COVID 19 impact
- iii. Strengthened credit assessment process
- iv. Realigning the product suite by way of differentiated product mix offering to different segments of borrowers
- v. Increased geographical diversification of portfolio
- vi. Enhanced portfolio and account level monitoring measures
- vii. Digitization of key processes enabling better and real time portfolio monitoring.
- viii. Strengthening of the collection infrastructure

b) Market Risk;

Risk due to change in market prices – e.g. interest rates, equity prices, foreign exchange rates and credit spreads, but not relating to changes in the obligor's/issuer's credit standing and will affect the Company's income or the value of its holdings of financial instruments. The objective of the Company's market risk management is to manage and control market risk exposures within acceptable risk tolerances levels to ensure the solvency while optimising the return on risk.

ALCO sets up limits for each significant type of risk/aggregated risk and various products in the portfolio, with market liquidity being a primary factor in determining the level of limits. The market risk officer is responsible

for the development of detailed market risk management policies & periodic review along with day to day implementation.

Exposure to Market Risk

Interest rate risk

Core business of the Company is borrowing and lending as permitted by the Reserve Bank of India, exposing us to interest rate risk.

Interest rate risk is measured through Interest rate sensitivity report where gaps are being monitored classifying all rate sensitive assets and rate sensitive liabilities into various time period categories according to earliest of contracted/behavioural maturities or anticipated re-pricing date. The Company monitor interest rate risk through above measures on a monthly basis. The interest rate risk limits are approved by the ALCO.

The extent to which COVID-19 pandemic will impact current estimates of interest rates is uncertain at this point in time. On a best estimate basis, the company is not anticipating any significant interest rate risk due to COVID-19 outbreak. The following assessment are being conducted on regular basis to monitor the interest rate risk.

- a. The impact of 100 bps change in interest rate on Net interest Income up to 1 year time frame.
- b. The impact of 200 bps movement in interest rate on economic value of equity.

Currency Risk

The company is exposed to currency risk arising due to external commercial borrowings. The foreign currency loan in form of external commercial borrowing (ECB) raised by the Company are fully hedged basis.

The hedging policy as approved by the Asset Liability Committee (ALCO) prescribes the hedging of the risk associated with change in the interest rates and fluctuation of foreign exchange rates. The currency risk and interest rate risk on the borrowings is actively managed mainly through a combination of principal only swaps, forward contracts, option contracts, interest rate swaps. Counter party risk is reviewed periodically in terms of exposure to various counter parties.

The Company's hedging policy only allows for effective hedging relationships to be considered as hedges as per the relevant Ind AS. Hedge effectiveness is determined at the inception of the hedge relationship and through periodic prospective effectiveness assessments to ensure that an economic relationship exists between the hedged item and hedging instrument. The Company enters into hedge relationships where the critical terms of the hedging instrument match with the terms of the hedged item, and so a qualitative and quantitative assessment of effectiveness is performed. All hedges entered into by the Company are cash flow hedges.

There is no change in the contractual terms of the hedged item and hedging instrument pursuant to the COVID-19 outbreak.

Equity price risk

The Company has carried investment in equity at fair value through the statement of profit and loss account and does not expect any incremental impact due to COVID-19 outbreak.

Liquidity risk

A risk that the Company will encounter difficulty in meeting its day to day financial obligations is known as liquidity risk.

Management of liquidity risk is done as follows:

- 1) ALCO sets the strategy for managing liquidity risk commensurate with the business objectives;
- 2) ALCO has delegated the responsibility of managing overall liquidity risk and interest rate risk to Treasury. ALCO has delegated the responsibility of managing overall liquidity and interest rate risk to Treasury. ALCO

has set various gap limits for tracking liquidity risk. The market risk function monitors such gaps at regular intervals.

- 3) Treasury department manages the liquidity position on a day-to-day basis and reviews daily reports covering the liquidity position of the Company. Treasury team ensures the regulatory compliance to the liquidity risk related limits approved in the ALM policy by ALCO.
- 4) The Company's approach to managing liquidity is to ensure sufficient liquidity to meet its liabilities when they are due without incurring unacceptable losses or risking damage to the Company's reputation.

The key elements of the Company's liquidity risk management strategy are as follows:

- 1) Maintaining a diversified funding through market and bank borrowings resources such as debentures, commercial papers, subordinated debt, perpetual debt, Inter-corporate deposits (ICD's), overdraft and bank term loans. Unused bank lines constitute the main liquidity back up to meet the contingency funding plan. Additionally, based on Market scenario, the company also maintains a portfolio of highly liquid mutual fund units.
- 2) Under the ALM guidelines, the dynamic liquidity statement and structural liquidity statement are being prepared on monthly basis to monitor the maturity gaps in the Assets and Liabilities cash flows. We monitor the behavioural characteristics of the Company's financial assets and financial liabilities while preparing the structural liquidity statement.
- 3) The company carries out stress testing of cash flows on periodic basis and shares the results with ALCO to gauge the adequacy of liquidity.

A long-drawn nation-wide lockdown necessitated by the outbreak of COVID-19 pandemic, has increased liquidity risk across the economy to a large extent.

In order to address this risk and to seamlessly carry out treasury activities, the Company took following key actions amongst other administrative actions as on March 31, 2021 and up to the date of the adoption of the financial statements:

The company has honoured all its debt obligations on time. Based on liquidity risk assessment, cash-flows mismatches are within the stipulated regulatory limits. The company has been successful in maintaining the adequate liquidity by raising fresh/renewal of bank lines, regular access to capital market and financial institution under the various scheme promulgated by RBI to raise medium to long term funds.

Owing to the above measures, the Company has not seen a rise in its liquidity risk.

c) Operational Risk

The risk of direct or indirect potential loss arising from a wide variety of causes associated with the company's processes, personnel, systems, or from external factors other than credit, compliance, reputation, market and liquidity risks.

Management of operational risk forms an integral part of TATA Capital's enterprise wide risk management systems. The organisation thrives towards incremental improvements to its operational risk management framework to address the dynamic industry landscape. Clear strategies and oversight by the Board of Directors and senior management, a strong operational risk management culture, effective internal control and reporting and contingency planning are crucial elements of TATA Capital's operational risk management framework.

The operational risk team monitors and reports key risk indicators ("KRI") and KRI exceptions. Suitable risk mitigation actions are taken wherever required to curtail the potential risk at the acceptable levels.

ORMC meets periodically to review the operational risk profile of the organization and oversee the implementation of the risk management framework and policies.

FRMC meets periodically to review matters relating to fraud risk, including corrective and remedial actions as regards people and processes.

Tata Capital has a Business Continuity Planning “BCP” framework in place, to ensure uninterrupted business operations in case any disruptive event occurs. The company immediately activated its Business Continuity Plan (BCP) during this time of COVID 19 pandemic. TCL continues to seamlessly carry out normal operations hence addressing the risk associated with occurrence of the pandemic.

TATA Capital has an IT Disaster Recovery Planning “IT-DRP” which provides the technology framework to continue day-to-day operations using secondary/back-up systems when primary system fails. It also protects the organisation against loss of computer based data and information.

Cyber Security Risk

Various measures are adopted to effectively protect the company against phishing, social media threats and rogue mobile. During COVID-19 pandemic TCL ensured seamless accessibility of critical systems through virtual private network (VPN), thereby minimizing the risk of security/data breaches and cyber-attacks.

Tata Capital has adopted “Framework for Improving Critical Infrastructure Cyber Security” published by the National Institute of Standards & Technology (NIST) and complies with regulatory guidelines.

d) Regulatory and Compliance Risk

Regulatory compliances are handled by Finance team, Treasury and Business teams in consultation with Group Compliance team. Statutory compliances are handled by Group Secretarial team, Administrative and people process related compliances are handled by Administration & HR departments.

Additionally, Risk team coordinates for Special Mention Accounts (SMA) and Fraud reporting in line with regulatory guidelines.

As per regulatory requirements, required policies are adopted, modified and rolled from time to time. Compliance to the defined policies is strictly adhered to.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

40. Disclosure of details as required by Notification No. RBI/2020-21/100 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

40.1 Capital

(Rs. In Lakh)

Particulars	2020-21	2019-20
	Ind AS	Ind AS
(i) CRAR (%)	18.57%	18.21%
(ii) CRAR – Tier I Capital (%)	14.92%	13.78%
(iii) CRAR – Tier II Capital (%)	3.65%	4.43%
(iv) Amount of subordinated debt raised as Tier- II Capital	5,000	7,804
(v) Amount raised by issue of Perpetual Debt Instruments	-	-

40.2 There were no unhedged foreign currency transactions during current year (FY 2019-20 Rs. Nil).

40.3 The Company has not done any Securitisation during the financial year. (FY 2019-20 Rs Nil).

40.4 Details of Financial Assets sold to Securitisation / Reconstruction Company for Asset Reconstruction is Rs. Nil (FY 2019-20 Rs Nil).

40.5 Details of Assignment transactions undertaken by HFCs:

(Rs. In Lakh)

Particulars	2020-21	2019-20
(i) No. of accounts	Nil	Nil
(ii) Aggregate value (net of provisions) of accounts sold	Nil	Nil
(iii) Aggregate consideration	Nil	Nil
(iv) Additional consideration realized in respect of accounts transferred in earlier years	Nil	Nil
(v) Aggregate gain / loss over net book value	Nil	Nil

40.6 The Company does not have purchase / sale transaction of non-performing financial asset (FY 2019-20 Rs Nil).

40.7 Asset Liability Management

Maturity pattern of certain items of Assets and Liabilities as per NHB format

For the year 2020-21

(Rs. In Lakh)

Particulars	Liabilities			Assets		
	Borrowings from Banks	Market Borrowings	Foreign Currency Liabilities	Advances	Investments	Foreign Currency Assets
1 day to 30/31 days (One month)	68,089	12,000	-	23,370	1,50,476	-
Over One month to 2 months	99,023	39,829	-	26,321	-	-
Over 2 months unto 3 months	92,205	-	-	26,628	-	-
Over 3 months to 6 months	2,01,822	43,698	-	95,538	-	-
Over 6 months to 1 year	1,46,784	59,710	-	1,82,596	-	-
Over 1 year to 3 years	4,55,411	4,71,790	54,726	4,87,161	-	-
Over 3 years to 5 years	2,34,750	1,10,675	-	4,15,306	-	-
Over 5 to 7 years	72,629	85,184	-	2,61,296	-	-
Over 7 to 10 years	51,691	62,804	-	3,68,100	-	-
Over 10 years	1,233	-	-	6,57,910	-	-
Total	14,23,637	8,85,691	54,726	25,44,226	1,50,476	-

Assets and liabilities bifurcation into various buckets is based on NHB guidelines.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

40. Disclosure of details as required by Notification No. RBI/2020-21/100 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (Continued)

40.7 Asset Liability Management (Continued)

For the year 2019-20

(Rs. In Lakh)

Particulars	Liabilities			Assets		
	Borrowings from Banks	Market Borrowings	Foreign Currency Liabilities	Advances	Investments	Foreign Currency Assets
1 day to 30/31 days (One month)	57,248	50,796	-	12,265	452	-
Over One month to 2 months	27,417	92,072	189	10,415	-	-
Over 2 months puts 3 months	93,083	67,398	-	12,014	-	-
Over 3 months to 6 months	74,202	93,403	-	86,846	-	-
Over 6 months to 1 year	1,42,071	1,63,483	-	2,39,596	-	-
Over 1 year to 3 years	7,00,658	2,83,790	56,058	5,39,464	-	-
Over 3 years to 5 years	2,00,666	79,693	-	4,12,637	-	-
Over 5 to 7 years	83,887	75,750	-	2,78,612	-	-
Over 7 to 10 years	86,051	96,988	-	4,08,093	-	-
Over 10 years	57,605	-	-	7,48,121	-	-
Total	15,22,887	10,03,373	56,247	27,48,063	452	-

Assets and liabilities bifurcation into various buckets is based on NHB guidelines.

40.8 Exposure

40.8.1 Exposure to Real Estate Sector

(Rs. In Lakh)

Category	2020-21	2019-20
a) Direct Exposure		
(i) Residential Mortgages -		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented:		
(i) Individual housing loans up to Rs. 15 Lakh	3,40,739	3,82,506
(ii) Other loans	21,46,308	23,14,940
(ii) Commercial Real Estate -		
Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure includes non-fund based (NFB) limits.	3,63,277	3,22,184
(iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
a. Residential	-	-
b. Commercial Real Estate	-	-
b) Indirect Exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-
Total	28,50,325	30,19,630

Note : Exposure to Real Estate Sector Includes accrued interest and undrawn commitment given to borrowers.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

40. Disclosure of details as required by Notification No. RBI/2020-21/100 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (Continued)

40.8 Exposure (Continued)

40.8.2 Exposure to Capital Market

(Rs. In Lakh)

Particulars	2020-21	2019-20
(i) Direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in corporate debt;	-	-
(ii) Advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	-	-
(iii) Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	-	-
(iv) Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds does not fully cover the advances;	-	-
(v) Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;	-	-
(vi) Loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	6,118	-
(vii) Bridge loans to companies against expected equity flows / issues;	-	-
(viii) All exposures to Venture Capital Funds (both registered and unregistered)	-	-
Total Exposure to Capital Market	6,118	-

40.8.3 No Parent Company products were financed during the year (FY 2019-20 Rs Nil).

40.8.4 The Exposure to a single borrower and group of borrower does not exceed the limit stipulated by the NHB prudential norms applicable to HFC (FY 2019-20 Rs Nil).

40.8.5 Exposure to group companies engaged in real estate business

Sl. No.	Description	% of Owned Fund		% of Owned Fund	
		2020-21	2020-21	2019-20	2019-20
(i)	Exposure to any single entity in a group engaged in real estate business	-	-	-	-
(ii)	Exposure to all entities in a group engaged in real estate business	-	-	-	-

40.9 Miscellaneous

40.9.1 The Company has following Registrations effective as on March 31, 2021:

Issuing Authority	Registration No., if any	Date of registration	Valid upto	Registered as
National Housing Bank	04.0073.09	02-Apr-09	-	Housing finance institution without permission to accept public deposits.

40.9.2 No penalties has been imposed on the Company during the year (FY 2019-20 Rs Nil).

40.9.3 No loans granted against the collateral gold jewellery by the company (FY 2019-20 Rs Nil).

40.9.4 Group Structure

Ultimate holding Company	Tata Sons Private Limited (formerly Tata Sons Limited)
Holding Company	Tata Capital Limited
Subsidiaries of Holding Company	Tata Capital Pte. Limited
	Tata Capital Growth Fund I
	Tata Capital Special Situation Fund
	Tata Capital Healthcare Fund I
	Tata Capital Healthcare Fund II (w.e.f. 12.09.2019)
	Tata Capital Innovations Fund
	Tata Capital Growth Fund II
	Tata Capital Growth II General Partners LLP
	Tata Capital Markets Pte. Ltd. (ceased w.e.f. 23.09.2020)
	Tata Capital Advisors Pte. Ltd.
	Tata Capital Plc
	Tata Capital General Partners LLP
	Tata Capital Healthcare General Partners LLP
	Tata Opportunities General Partners LLP
	Tata Securities Limited
	Tata Capital Financial Services Limited
	TCL Employee Welfare Trust
	Tata Capital Healthcare II General Partners LLP (w.e.f. 12.09.2019)
	Tata Capital Opportunities II General Partners LLP (ceased w.e.f. 23.09.2020)
	Tata Capital Opportunities II Alternative Investment Fund (in the process of winding up)
Tata Clear Capital Limited	

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

40.9.5 Ratings assigned by credit rating agencies and migration of ratings during the year.

(i)	Rating Assigned to	Short Term Debt, Long Term Debt, Tier II Debt
(ii)	Date of Rating	ICRA- 16th March, 2021, CRISIL- 30th March, 2021, India Rating- 06th November 2020
(iii)	Rating Valid up to	Till the Date of reaffirmation
(iv)	Name of the Rating Agency	ICRA Limited (ICRA), CRISIL Limited (CRISIL), INDIA RATINGS
(v)	Rating of products	
	(a) Commercial Paper	CRISIL A1+, [ICRA] A1+
	(b) Secured Non Convertible Debentures (NCDs)	CRISIL AAA/ Stable, [ICRA] AAA/Stable, IND AAA/Stable
	(c) Subordinated NCDs	CRISIL AAA/ Stable, [ICRA] AAA/Stable
	(d) Secured NCDs - Market Linked Debentures	CRISIL PP-MLD AAAr/Stable
	(e) Bank loan facilities	CRISIL AAA/ Stable, IND AAA/ Stable

During the year under review, rating agencies re-affirmed/issued ratings to the Company as above.

40. Disclosure of details as required by Notification No. RBI/2020-21/100 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (Continued)

40.10 Additional Disclosures

40.10.1 Provisions and Contingencies

(Rs. In Lakh)

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account		2020-21	2019-20
(i)	Provision made / (reversed) towards income tax	12,274	10,219
(ii)	Provision made / (reversed) towards NPA [Impairment allowance - stage III (net of recoveries)]	27,135	26,493
(iii)	Provision made / (reversed) for standard assets [Impairment allowance - stage I & II]	8,547	15,993
(iv)	Provision made / (reversed) for depreciation on fixed assets	1,583	1,503
(v)	Provision made / (reversed) for gratuity	(121)	329
(vi)	Provision made / (reversed) for leave encashment	102	225
(vii)	Provision made / (reversed) for long term service benefit	1	2

The Company has assessed its obligations arising in the normal course of business, proceedings pending with tax authorities and other contracts including derivative and long term contracts. In accordance with the provisions of Indian Accounting Standard (Ind AS) 37 on 'Provisions, Contingent Liabilities and Contingent Assets', the Company recognises a provision for material foreseeable losses when it has a present obligation as a result of a past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. In cases where the available information indicates that the loss on the contingency is reasonably possible but the amount of loss cannot be reasonably estimated, a disclosure to this effect is made as contingent liabilities in the financial statements. The Company does not expect the outcome of these proceedings to have a materially adverse effect on its financial statements.

40.10.2 The disclosure for drawdown of reserves during the year has been disclosed in Note no 38.

40.10.3 The disclosure of the Concentration of Deposits taken is not applicable as the Company carries on the business of a housing finance institution without accepting public deposits (FY 2019-20 Rs Nil).

40.10.4 Concentration of Loans & Advances

(Rs. In Lakh)

Particulars	2020-21	2019-20
Total Loans & Advances to twenty largest borrowers #	1,90,980	2,00,837
Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC	7.51%	7.28%

Includes Loans & Advances and interest accrued thereon.

40.10.5 Concentration of all Exposure (including off-balance sheet exposure)

(Rs. In Lakh)

Particulars	2020-21	2019-20
Total Exposure to twenty largest borrowers / customers #	2,81,498	2,85,464
Percentage of Exposure to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers	9.88%	9.45%

Includes Loans & Advances and interest accrued and undrawn exposure thereon.

40.10.6 Concentration of NPAs

(Rs. In Lakh)

Particulars	2020-21	2019-20
Total Exposure to top ten NPA accounts	5,901	10,101

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

40. Disclosure of details as required by Notification No. RBI/2020-21/100 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (Continued)

40.10 Additional Disclosures (Continued)

40.10.7 Sector-wise NPAs

Sr. No.	Sector	Percentage of NPAs to Total Advances in that sector	Percentage of NPAs to Total Advances in that sector
		2020-21	2019-20
A.	Housing	2.10%	1.48%
1.	Individuals	2.28%	1.24%
2.	Builders/Project	1.20%	2.80%
3.	Corporates	1.44%	1.12%
4.	Others (specify)	0.00%	0.00%
B.	Non-Housing	2.24%	1.09%
1.	Individuals	2.55%	1.19%
2.	Builders/Project	0.00%	0.05%
3.	Corporates	2.05%	1.98%
4.	Others (specify)	0.00%	0.00%

40.10.8 Movement of NPAs

(Rs. In Lakh)

Particulars	2020-21	2019-20
(I) Net NPAs to Net Advances (%)	0.96%	0.53%
(II) Movement of NPAs (Gross)		
a) Opening balance	37,701	23,904
b) Additions during the year	43,469	36,491
c) Reductions during the year	(26,733)	(22,694)
d) Closing balance	54,437	37,701
(III) Movement of Net NPAs		
a) Opening balance	14,383	10,033
b) Additions during the year	21,857	14,296
c) Reductions during the year	(12,091)	(9,946)
d) Closing balance	24,149	14,383
(IV) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	23,318	13,871
b) Additions during the year	21,612	30,622
c) Reductions during the year	(14,642)	(21,175)
d) Closing balance	30,288	23,318

Note: The movement of Gross NPA, Provisions for NPA and Net NPA presented above excludes NPA identified and regularized in the same financial year.

40.10.9 The company does not have overseas asset as at March 31st 2021 (as at March 31, 2020 : Nil).

40.10.10 The Company has not sponsored any SPVs. Accordingly there is no disclosure applicable (FY 2019-20 : Nil).

40.11 Customers Complaints

Particulars	2020-21	2019-20
a) No. of complaints pending at the beginning of the year	114	134
b) No. of complaints received during the year	7212	4993
c) No. of complaints redressed during the year	7079	5013
d) No. of complaints pending at the end of the year	247	114

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

40. Disclosure of details as required by Notification No. RBI/2020-21/100 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (Continued)

40.12 Derivative Instruments Exposures:

Derivative positions open as at March 31, 2021 and March 31, 2020 in the form of foreign currency forward exchange contract and interest rate swap are disclosed below. These transactions were undertaken to act as economic hedges for the Company's exposures to various risks in foreign exchange markets and qualify or can be designated as hedging instruments. The accounting for these transactions is stated in note 2 (xi).

Forward exchange contracts (being derivative instrument), which are not intended for trading or speculation purposes but for hedge purposes to establish the amount of reporting currency required or available at the settlement date at certain payables and receivables. Interest rate swap is entered to establish the fixed rate of interest payable towards the external commercial borrowing.

The Company does not hold any derivative instrument which are intended for trading or speculation as on the reporting date.

Outstanding foreign exchange forward contracts and interest rate swap entered into by the Company: -

Particulars	Buy / Sell	For the Year ended March 31, 2021		For the Year ended March 31, 2020	
		USD (Mio)	Rs. In lakh	USD (Mio)	Rs. In lakh
Foreign exchange forward contracts i.e. Notional principal of Swap Agreements (Foreign currency amount payable at future date *Closing exchange rate)	Buy	78	57,320	81	60,494
Interest rate swap contract i.e. Notional principal of Swap Agreements (Foreign Currency borrowings*Closing exchange rate)	Buy	75	54,922	75	56,058
Losses which would be incurred if counterparties failed to fulfill their obligations under the agreements	Buy	NA	NA	NA	NA
Collateral required by the NBFC upon entering into swaps	Buy	NA	NA	NA	NA
Concentration of credit risk arising from the swaps \$	Buy	NA	NA	NA	NA
The fair value gain of the foreign exchange forward contract	Buy	NA	(4,403)	NA	4,419
The fair value loss of the interest rate swap	Buy	NA	1,051	NA	(2,447)

Disclosures on Risk Exposure in Derivatives

A. Qualitative Disclosure

The Company has a risk management policy to enter into derivatives to manage the risk associated with external commercial borrowings. The following table highlights the key aspects of the policy:

- Treasury and Risk function is authorised to elect appropriate derivative instrument;
- The Company shall fully hedge the risk on account of foreign currency fluctuation and change interest rate towards external commercial borrowing;
- The Company has put in place a reporting and monitoring mechanism for the risk associated with the derivative transaction;
- Company has a hedging policy in place which mandates to have a hedge relation established before a derivative transaction is entered into. The Company ensures that the hedging effectiveness is monitored continuously during the life of the derivative contract;
- The company has put in place accounting policy covering recording hedge and non-hedge transactions, recognition of income, premiums and discounts; valuation of outstanding contracts; provisioning and credit risk mitigation.

B. Quantitative Disclosure

Particulars	Currency Derivatives		Interest Rate Derivatives	
	2020-21	2019-20	2020-21	2019-20
(i) Derivatives (Notional Principal Amount)	57,320	60,494	54,922	56,058
(ii) Marked to Market Positions [1]				
(a) Assets (+)	16	4,419	-	-
(b) Liability (-)	-	-	1,396	2,447
(iii) Credit Exposure [2]	-	-	-	-
(iv) Unhedged Exposures	-	-	-	-

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

40. Disclosure of details as required by Notification No. RBI/2020-21/100 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (Continued)

40.13 Housing and non-housing loans and provision in respect thereof on account of standard, sub standard, doubtful and loss assets are recorded in accordance with the guidelines on prudential norms as specified by National Housing Bank are as follows:

Category	Standard Assets		Sub-Standard Assets		Doubtful Assets		Loss Assets		Total	
	As at	As at	As at	As at	As at	As at	As at	As at	As at	As at
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Housing Loan										
Gross Portfolio	17,45,938	19,69,731	29,583	28,025	7,749	1,477	39	-	17,83,309	19,99,233
Provision	30,302	24,203	16,120	17,525	5,870	1,477	39	-	52,331	43,205
Net Portfolio	17,15,637	19,45,528	13,463	10,500	1,879	-	-	-	17,30,978	19,56,028
Non Housing Loan										
Gross Portfolio	7,43,753	7,40,574	13,610	7,842	3,168	357	289	-	7,60,820	7,48,773
Provision	12,895	10,447	5,629	3,959	2,341	357	289	-	21,154	14,763
Net Portfolio	7,30,859	7,30,127	7,981	3,883	826	-	-	-	7,39,666	7,34,010
Total										
Gross Portfolio	24,89,692	27,10,305	43,193	35,867	10,917	1,834	327	-	25,44,129	27,48,006
Provision	43,197	34,650	21,749	21,484	8,212	1,834	327	-	73,485	57,968
Net Portfolio	24,46,495	26,75,655	21,444	14,383	2,705	-	-	-	24,70,644	26,90,038

Categories of Doubtful Assets are as follows:

Category	Doubtful 1		Doubtful 2		Doubtful 3		Total	
	As at	As at	As at	As at	As at	As at	As at	As at
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Housing Loan								
Gross Portfolio	7,659	1,477	90	-	39	-	7,788	1,477
Provision	5,781	1,477	90	-	39	-	5,909	1,477
Net Portfolio	1,879	-	-	-	-	-	1,879	-
Non Housing Loan								
Gross Portfolio	3,123	340	45	17	289	-	3,456	357
Provision	2,296	340	45	17	289	-	2,630	357
Net Portfolio	826	-	-	-	-	-	826	-
Total								
Gross Portfolio	10,782	1,817	135	17	327	-	11,244	1,834
Provision	8,077	1,817	135	17	327	-	8,539	1,834
Net Portfolio	2,705	-	-	-	-	-	2,705	-

40.14 Loans granted by the company are secured against mortgage of property.

40.15 The company has reported frauds aggregating Rs. 593 Lakh (FY 2019-20: Rs.431 Lakh) based on management reporting to risk committee and to the NHB through prescribed returns.

40.16 Asset Classification, NPA identification and Provisioning as per NHB Norms and Staging & Impairment allowance under Ind AS

1) Classification of Asset as Standard Asset under NHB norms:

An Asset having DPD equal to or less than 89 days and not classified as default as per Ind AS 109 is reported as standard asset as per NHB norms. Provisioning made on stage 1 and stage 2 assets under Ind AS 109 is reported as standard asset provisioning.

2) Classification of an Asset as NPA Asset under NHB norms:

An Asset having DPD equal to or more than 90 days and classified as default as per Ind AS 109 is reported as NPA asset as per NHB norms. Such asset based on DPD as per NHB norms is further classified and presented into substandard, doubtful and loss assets in compliance with the NHB norms. Provisioning made on stage 3 assets under Ind AS 109 is reported as NPA provisioning.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

40.17 Disclosure of details as required by Notification No. RBI/2020-21/100 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (Continued)

Liabilities Side:

Particulars	Amount Outstanding		Amount Overdue	
	As at March 31, 2021	As at March 31, 2020	As at March 31, 2021	As at March 31, 2020
1) Loans and advances availed by NBFC inclusive of interest accrued thereon but not due				
a) Debentures:				
(other than those falling within the meaning of public deposit)				
- Secured	7,64,416	6,48,334	-	-
- Unsecured	78,538	73,483	-	-
b) Deferred Credits	1,250	214	-	-
c) Term Loans	13,44,915	14,71,411	-	-
d) Inter-corporate loans and borrowing	2,909	-	-	-
e) Commercial Paper	39,828	2,79,541	-	-
f) Other loans	-	-	-	-
- Working Capital Demand Loan	1,17,500	1,01,500	-	-
- Overdraft	14,698	4,674	-	-

Assets side:

Particulars	Amount Outstanding	
	2020-21	2019-20
2) Break up of loans and advances including bills receivables		
(other than those included in (3) below)		
- Secured	25,28,528	27,39,950
- Unsecured	15,698	8,113
3) Break up of Leased Assets and stock on hire and other assets counting towards AFC activities		
a) Lease assets including lease rentals under sundry debtors:		
- Financial Lease	-	-
- Operating Lease	-	-
b) Stock on hire including hire charges under sundry debtors		
- Assets on hire	-	-
- Repossessed assets	-	-
c) Other loans counting towards Asset Financing Company activities		
- Loans where assets have been repossessed	-	-
- Other loans	-	-

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

40.17 Disclosure of details as required by Notification No. RBI/2020-21/100 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (Continued)

Assets side: (Continued)

Particulars	Amount Outstanding	
	2020-21	2019-20
4) Break up of Investments		
Current Investments:		
a) Quoted:		
- Shares: Equity	-	-
Preference	-	-
- Debentures and Bonds	-	-
- Units of Mutual Funds	1,50,476	452
- Government Securities	-	-
- Others	-	-
b) Unquoted:		
- Shares: Equity	-	-
Preference	-	-
- Debentures and Bonds	-	-
- Units of Mutual Funds	-	-
- Government Securities	-	-
- Others (Pass through certificate)	-	-
Long-Term Investments:	-	-
a) Quoted:		
- Shares: Equity (Net of provision)	-	-
Preference	-	-
- Debentures and Bonds	-	-
- Units of Mutual Funds	-	-
- Government Securities	-	-
- Others	-	-
b) Unquoted:		
- Shares: Equity	-	-
Preference	-	-
- Debentures and Bonds	-	-
- Units of Mutual Funds	-	-
- Government Securities	-	-
- Others	-	-

5) Borrower group-wise classification of assets financed as in (2) and (3) above

(Rs. in lakh)

Particulars	Secured		Unsecured		Total	
	2020-21	2019-20	2020-21	2019-20	2020-21	2019-20
a) Related parties						
(i) Subsidiaries	-	-	-	-	-	-
(ii) Companies in the same group	-	-	-	-	-	-
(iii) Other related parties	-	-	-	-	-	-
b) Other than related parties	25,28,528	27,39,950	15,698	8,113	25,44,226	27,48,063
TOTAL	25,28,528	27,39,950	15,698	8,113	25,44,226	27,48,063

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

40.17 Disclosure of details as required by Notification No. RBI/2020-21/100 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (Continued)

Assets side: (Continued)

6) Investor group-wise classification of all investments (current and long-term) in shares and securities (both quoted and unquoted)

(Rs. in lakh)

Particulars	Market Value/Break up or fair value or NAV		Book Value (Net of Provisions)	
	2020-21	2019-20	2020-21	2019-20
a) Related parties				
i) Subsidiaries	-	-	-	-
ii) Companies in the same group	-	-	-	-
iii) Other related Parties	-	-	-	-
b) Other than related parties	1,50,476	452	1,50,476	452
TOTAL	1,50,476	452	1,50,476	452

a) Companies in the same group have been considered to mean companies under the same management as per Section 370(1B) of the Companies Act, 1956.

7) Other Information

(Rs. in lakh)

Particulars	2020-21	2019-20
a) Gross Non-Performing Assets		
1) Related parties	-	-
2) Other than related parties	54,437	37,701
b) Net Non-Performing Assets		
1) Related parties	-	-
2) Other than related parties	24,149	14,383
c) Assets acquired in satisfaction of debt	-	-

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

41. RBI Disclosure as per circulars dated March 27, April 17 and May 23, 2020 for granting moratorium relief to borrowers, exclusion of the moratorium period for computation of DPD of the customer.

In accordance with the RBI circulars on COVID-19 Regulatory Package dated March 27, April 17 and May 23, 2020, the Company had granted a moratorium of up to six months on payment of instalments, falling due between March 1, 2020 and August 31, 2020 to eligible borrowers as per the Company's policy approved by the Board. For all such accounts where the borrower has been granted moratorium, the asset classification remained standstill during the moratorium period (i.e. the number of days past-due ('DPD') shall exclude the moratorium period for the purposes of staging).

During the year ended March 31, 2021, the aggregate outstanding of the borrowers to whom moratorium was extended amounted to Rs.1,07,610 lakh. Due to the moratorium benefit the overdues of these borrowers were ranging between DPD 1-89 days and these have been classified as standard as at March 31, 2021. Of the above, borrower accounts worth Rs.55,017 lakh (including accrued interest of Rs.411 lakh), were accounts where, in accordance with the abovementioned COVID-19 Regulatory Package the asset classification benefit was extended (accounts not classified as Stage 3) at March 31, 2021.

The Company has assessed its Expected Credit Loss in line with the RBI circular RBI/2019-20/170 DOR (NBFC).CC.PD.No.109/22.10.106/2019-20 dated March 13, 2020. Accordingly, no impairment reserve is required to be created and no provision is adjusted during the respective accounting periods against slippages and the residual provisions as required in RBI circulars on COVID-19 Regulatory Package stated above.

42. 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 statements. In order to cover the impact of COVID-19 on the future expected credit losses, the Company is carrying a provision of Rs. 12,482 lakh as on March 31, 2021. (For the year ended March 31, 2020 Rs 11,000 lakh).

43. RBI circular dated April 7, 2021 advised all lending institutions to put in place a Board-approved policy to refund/adjust the 'interest on interest' charged to the borrowers during the moratorium period, i.e. March 01, 2020 to August 31, 2020 in conformity with the Supreme Court judgement dated March 23, 2021 ("Supreme Court judgement"). Further, the circular stated that in order to ensure that the Supreme Court judgement is implemented uniformly in letter and spirit by all lending institutions, methodology for calculation of the amount to be refunded/adjusted for different facilities shall be finalised by the Indian Banks Association ("IBA") in consultation with other industry participants/bodies, which shall be adopted by all lending institutions and also advised all lending institutions to disclose the aggregate amount to be refunded/adjusted in respect of their borrowers based on the above reliefs in their financial statements for the year ended March 31, 2021. Pending clarification on the calculation methodology of the amount to be refunded/adjusted from IBA, the Company has made an estimation the said amount and recognised an interest reversal of Rs. 1,745 lakh in its Statement of Profit and Loss Account for the year ended March 31, 2021.

44. 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 has 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 March 31, 2021.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2021

(Rs. in lakh)

45. In view of the Honourable Supreme Court of India interim order dated September 3, 2020 (Public Interest Litigation (PIL) by Gajendra Sharma Vs Union of India & ANR), no additional borrower accounts were classified as impaired (non-performing assets (NPA)), which were not declared non-performing till August 31, 2020. Basis the said interim order the Company had not classified any additional borrower account as NPA as per the Reserve Bank of India or other regulatory prescribed norms, after August 31, 2020 which were not NPA as of August 31, 2020. The interim order granted to not declare accounts as NPA stood vacated on March 23, 2021. In accordance with the instructions in paragraph 5 of the RBI circular dated April 07, 2021 issued in this connection, the Company has complied with the asset classification of borrower accounts as per the extant RBI instructions / IRAC norms.

46. Segment Reporting

The Company is engaged in the business of providing loans for purchase, construction, repairs and renovation etc, of houses/ flats to individuals and corporate bodies and has its operations within India. There being only one 'business segment' and 'geographical segment', hence the segment information is not provided.

47. 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 [^]	1,873	51,915	-	-	5,357
Corporate persons*	14	4,787	-	-	776
<i>Of which, MSMEs</i>	-	-	-	-	-
Others	6	376	-	-	33
Total #	1,893	57,078	-	-	6,166

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

Out of 1893 number of accounts, 298 accounts having exposure of Rs. 4,735 lakh and incremental provision of Rs. 812 lakh are the accounts where borrowers have not opted for restructuring. However, the Company has prudently made incremental provision on these accounts considering the common borrower concept. i.e. if one of the account of the borrower has been restructured under Resolution Framework for COVID-19-related, similar treatment has been given for all the other accounts of the borrower whether restructured or not.

[^]As defined in circular no. RBI/2017-18/117 DBR.No.BP.BC.99/08.13.100/2017-18 dated January 04, 2018.

** Refer note no. 37(A)(iii) under Modified financial assets.

48. The Parliament has approved the Code on Social Security, 2020 ('Code') which may impact the contribution by the Company towards Provident Fund and Gratuity. The effective date from which the Code and its provisions would be applicable is yet to be notified and the rules which would provide the details based on which financial impact can be determined are yet to be framed after which the financial impact can be ascertained. The Company will complete its evaluation and will give appropriate impact, if any, in the financial statements following the Code becoming effective and the related rules being framed and notified.

In terms of our report of even date

For **B S R & Co. LLP**

Chartered Accountants

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

For and on behalf of the Board of Directors

Tata Capital Housing Finance Limited

Akeel Master

Partner

Membership No: 046768

Rajiv Sabharwal

Chairman

(DIN No. : 00057333)

Mehernosh B. Kapadia

Director

(DIN No. : 00046612)

Anuradha E. Thakur

Director

(DIN No. : 06702919)

Ankur Verma

Director

(DIN No. : 07972892)

Anil Kaul

Managing Director

(DIN No. : 00644761)

Mumbai

19 April 2021

Mahadeo Raikar

Chief Financial Officer

Jinesh Meghani

Company Secretary