



## Annexure I

### 1) Issuer details:

#### 1.1) Details pertaining to the issuer:

- i) **Name:** Tata Capital Housing Finance Limited  
**Address:** Registered Office: 11<sup>th</sup> Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400 013  
**CIN:** U67190MH2008PLC187552  
**PAN:** AADCT0491L
- ii) **Line of Business:** The Company is a wholly owned subsidiary of Tata Capital Limited (“TCL”) and is registered with the National Housing Bank (“NHB”) for carrying on the business of housing finance institution without accepting public deposits.
- iii) **Chief Executive: (As on March 31, 2023)**

Name of the Official	Designation
Mr. Anil Kaul	Managing Director
Mr. Mahadeo Raikar	Chief Financial Officer
Ms. Sanna Gupta	Company Secretary

- iv) **Group affiliation (if any):** Belongs to Tata Group

#### 1.2) Details of the Directors (As on March 31, 2023):

Name, Designation and DIN	Age	Address	Director since	List of other Directorship
Mr. Rajiv Sabharwal & Non-Executive Director DIN: 00057333	57 years	C-183, Kalpataru Sparkle, N. Dharmadhikari Road, Gandhinagar, Bandra (East), Mumbai 400 051, Maharashtra, India	January 11, 2018	(i) Tata Capital Limited (ii) Tata Capital Financial Services Limited (iii) Tata Cleantech Capital Limited (iv) Tata Securities Limited (v) Tata Capital Pte. Ltd. (vi) Tata Capital Advisors Pte. Ltd.

				(vii) Tata Asset Management Private Limited
Mr. Mehernosh B. Kapadia Independent Director DIN: 00046612	68 years	F/8, Godrej Baug, Off Napean Sea Road, Mumbai - 400 026, Maharashtra, India	October 24, 2017	(i) HDFC ERGO General Insurance Company Limited (ii) Siemens Limited (iii) HDFC Trustee Company Limited (iv) C&S Electric Limited
Ms. Malvika Sinha Independent Director DIN: 08373142	63 years	104 Chitrakoot, Altamount Road, Mumbai - 400 026	December 31, 2022	(v) Mahanagar Gas Limited (vi) Mahindra Logistics Limited (vii) Tata Capital Limited (viii) Bajaj Finserv Asset Management Limited (ix) National Asset Reconstruction Company Limited (x) Tata Capital Financial Services Limited
Mr. Ankur Verma Non-Executive Director DIN: 07972892	47 years	A-501, Attria, Akruti Housing Society, Saiwadi, Andheri East, Mumbai - 400 069, Maharashtra, India	April 12, 2018	(xi) Tata Teleservices (Maharashtra) Limited (xii) Tata Elxsi Limited (xiii) Tata Autocomp Systems Limited (xiv) Tata Teleservices Limited (xv) Tata Play Limited (xvi) Tata 1MG Technologies Private Limited (xvii) Tata UniStore Limited (xviii) Supermarket Grocery Supplies Private Limited
Mr. Anil Kaul Managing Director DIN: 00644761	57 years	B – 305, Ashok Towers, Dr. Babasaheb Ambedkar Road, Parel, Mumbai – 400 012, Maharashtra, India	July 18, 2018	Nil
Mr. Sujit Kumar Varma	62 years	Flat No. 1006, Tower 2, Casa Grande,	February 1, 2022	(i) Waaree Energies Limited

Independent Director DIN: 09075212		Senapati Bapat Marg, Lower Parel, Mumbai- 400013, Maharashtra, India		(ii) Tata Asset Management Private Limited (iii) Evyavan Assets Management Limited (iv) Capri Global Asset Reconstruction private Limited (v) Tata Pension Management Limited (vi) Tata Cleantech Capital Limited (vii) L&T Metro Rail (Hyderabad) Limited (viii) Prime Securities Limited (ix) Uflex Limited
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**1.3) Details of change in directors in last three financial years including any change in the current year (As on March 31, 2023)**

Name, Designation and DIN	Date of Appointment	Date of cessation (in case of resignation)	Remarks (viz. reasons for change etc.)
Ms. Anuradha E. Thakur Designation: Independent Director DIN: 06702919	February 16, 2020	NA	Re-appointment for a second term
Mr. Sujit Kumar Varma Designation: Independent Director DIN: 09075212	February 1, 2022	NA	Appointment
Mr. Mehernosh B. Kapadia Designation: Independent Director DIN: 00046612	October 24, 2022 (Date of Re-appointment)	NA	Re-appointment for a second term of five years
Ms. Anuradha E. Thakur Designation: Independent Director DIN: 06702919	NA	December 31, 2022	Retired
Ms. Malvika Sinha Designation: Independent Director* DIN: 08373142	December 31, 2022	NA	Appointment

\*The Members of the Company at its Extraordinary General Meeting held on March 27, 2023, have approved the appointment of Ms. Malvika Sinha as an Independent Director of the Company for an initial term of five years commencing from December 31, 2022 upto December 30, 2027.

**1.4) List of top 10 holders of equity shares of the company as on date or the latest quarter end: (As on March 31, 2023)**

<b>Sr. No</b>	<b>Name and category of shareholder</b>	<b>Total no. of equity shares</b>	<b>No of shares in demat form</b>	<b>Total shareholding as % of total no. of equity shares</b>
1	Tata Capital Limited Category: Company	57,07,46,700	57,07,46,700	100%
2	Tata Capital Limited jointly with Mr. Rajiv Sabharwal	1	1	
3	Tata Capital Limited jointly with Mr. Mahadeo Raikar	1	1	
4	Tata Capital Limited jointly with Mr. Anil Kaul	1	1	
5	Tata Capital Limited jointly with Mr. Kiran Joshi	1	1	
6	Tata Capital Limited jointly with Mr. Avijit Bhattacharya	1	1	
7	Tata Capital Limited jointly with Mr. Rakesh Bhatia	1	1	
	Total	57,07,46,706	57,07,46,706	

**1.5) Details of the statutory auditor: (As on March 31, 2023)**

<b>Name and address</b>	<b>Date of Appointment</b>	<b>Remarks</b>
M/s. CNK & Associates LLP, Chartered Accountants 3 <sup>rd</sup> Floor, Mistry Bhavan, Dinshaw Vaccha Road, Churchgate, Mumbai - 400020	November 12, 2021	-
M/s. T R Chadha & Co LLP, Chartered Accountants 502, Marathon Icon, Off. Ganpatrao Kadam Marg, Opp. Peninsula Corporate Park, Lower Parel, Mumbai - 400013	November 12, 2021	-

**1.6) Details of the change in statutory auditors in last three financial years including any change in the current year: (As on March 31, 2023)**

<b>Name</b>	<b>Address</b>	<b>Date of Appointment / Resignation</b>	<b>Date of Cessation (in case of resignation)</b>	<b>Remarks (reasons for change, etc.)</b>
CNK & Associates LLP, Chartered Accountants  Regd No. 101961W/W-100036	3 <sup>rd</sup> Floor, Mistry Bhavan, Dinshaw Vaccha Road, Churchgate, Mumbai - 400020	November 12, 2021	-	Appointment
T R Chadha & Co LLP, Chartered Accountants  Regd No. 006711N/N-500028	502, Marathon Icon, Off. Ganpatrao Kadam Marg, Opp. Peninsula Corporate Park, Lower Parel, Mumbai - 400013	November 12, 2021	-	Appointment
B S R & Co. LLP, Chartered Accountants  Regd No. 101248W/W-100022	14 <sup>th</sup> Floor, Central Wing B Wing and North C Wing, Nesco IT Park 4, Nesco Center, Western Express Highway, Goregaon (East), Mumbai – 400 063	August 21, 2017	November 12, 2021	Resignation - Ineligible to continue as Statutory Auditors of the Company pursuant to RBI Circular dated April 27, 2021

**1.7) List of top 10 debt securities holders as on March 31, 2023:**

<b>S. No.</b>	<b>Name of holder</b>	<b>Category</b>	<b>Face value</b>	<b>Holding of debt securities as a percentage of total debt securities outstanding of the issuer</b>
1	Life Insurance Corporation Of India	Insurance Company Registered With IRDA	25,00,00,00,000	15.19%

S. No.	Name of holder	Category	Face value	Holding of debt securities as a percentage of total debt securities outstanding of the issuer
2	Wipro Limited	Bodies Corporate	14,95,00,00,000	9.08%
3	International Finance Corporation	Foreign Portfolio Investors (Corporate)	11,25,00,00,000	6.83%
4	NPS Trust- A/C	Provident/Pension Fund - Corpus Rs. 25 Crore & More	10,09,00,00,000	6.13%
5	HDFC Trustee Company Limited A/C Mutual Funds	Mutual Funds	9,95,00,00,000	6.04%
6	State Bank Of India	Nationalized Banks	8,00,00,00,000	4.86%
7	Kotak Mahindra Trustee Company Ltd. A/C. Mutual Funds	Mutual Funds	5,87,00,00,000	3.57%
8	SBI Mutual Funds	Mutual Funds	4,99,60,00,000	3.03%
9	Axis Bank Limited	Other Banks	4,50,00,00,000	2.73%
10	Nippon Life India Trustee Ltd- A/C Mutual Funds	Mutual Funds	4,01,50,00,000	2.44%

**1.8) List of top 10 CP holders as on March 31, 2023:**

Sr. No.	Name of CP holder	Category of CP holder	Face value of CP holding	CP holding percentage as a percentage of total CP outstanding of the issuer
1	HDFC Trustee Company Limited A/C Mutual Funds	Mutual Funds	5,00,00,00,000	58.82%
2	UTI-Mutual Funds	Mutual Funds	1,50,00,00,000	17.65%
3	Kotak Mutual Funds	Mutual Funds	1,00,00,00,000	11.76%
4	Axis Mutual Fund Trustee Limited A/C Mutual Funds	Mutual Funds	50,00,00,000	5.88%
5	PGIM India Trustee Private Limited A/C Mutual Funds	Mutual Funds	25,00,00,000	2.94%
6	DSP Mutual Funds	Mutual Funds	25,00,00,000	2.94%

## 2) Material Information:

- 2.1) Details of all default/s and/or delay in payments of interest and principal of CPs, (including technical delay), debt securities, term loans, external commercial borrowings and other financial indebtedness including corporate guarantee issued in the past 5 financial years including in the current financial year.

**NIL**

- 2.2) Ongoing and/or outstanding material litigation and regulatory strictures.

*There are no outstanding litigations involving Tata Capital Financial Services Limited ("TCHFL"), which are likely to have material adverse effect on the operations and financial capabilities of TCHFL. Further, there are no regulatory strictures imposed on TCHFL.*

*Further, there are no material events / developments having implications on the financials/credit quality including any material regulatory proceedings against the issuer/promoters, tax litigations resulting in material liabilities, corporate restructuring event which may affect the issue or the investor's decision to invest / continue to invest in the CP.*

*In the normal course of its financing business, TCHFL has initiated legal action against delinquent borrowers for recovery of the amounts due from them and also for enforcement and realization of security. Some of the parties have initiated legal actions against TCHFL, before appropriate forums / courts for seeking restraint order against enforcement of the security and against the legal action initiated by TCHFL. In all such cases, TCHFL has made adequate provisions/write offs in its accounts, as per the guidelines of the Reserve Bank of India. In addition to the above, TCHFL is taking appropriate steps to respond to the actions initiated by counter parties.*

- 2.3) Any material event/ development having implications on the financials/credit quality including any material regulatory proceedings against the Issuer/promoters, tax litigations resulting in material liabilities, corporate restructuring event which may affect the issue or the investor's decision to invest / continue to invest in the CP.

**NIL**

**3) Details of borrowings of the company, as on the quarter ended March 31, 2023:**

- 3.1) Details of debt securities and CPs: **Appendix 1**
- 3.2) Details of secured/ unsecured loan facilities/ bank fund based facilities/ rest of the borrowing, if any, including hybrid debt like foreign currency convertible bonds (FCCB), optionally convertible debentures / preference shares from banks or financial institutions or financial creditors, as on last quarter end: **Appendix 2**
- 3.3) The amount of corporate guarantee or letter of comfort issued by the issuer along with name of the counterparty (like name of the subsidiary, JV entity, group company, etc) on behalf of whom it has been issued, contingent liability including debt service reserve account (DSRA) guarantees/ any put option etc. **NIL**



#### 4) Issue Information:

- 4.1) Details of current tranche including ISIN, amount, date of issue, maturity, all credit ratings including unaccepted ratings, date of rating, name of credit rating agency, its validity period, declaration that the rating is valid as at the date of issuance and listing, details of issuing and paying agent and other conditions, if any.

**Exhibit A**

- 4.2) CP borrowing limit, supporting board resolution for CP borrowing, details of CP issued during the last 15 months.

**Appendix 3**

- 4.3) End-use of funds: *The funds raised through this Issue, after meeting the expenditures of and related to the Issue, will be used for*

*Ø various financing activities, including lending*

*Ø to repay our existing loans*

*Ø working capital management*

*Ø business operations, including for our capital expenditure*

*The Main Objects clause of the Memorandum of Association of the Company permits the Company to undertake the activities for which the funds are being raised through the present Issue and also the activities which the Company has been carrying on till date.*

- 4.4) Credit Support/enhancement (if any):

**NIL**

i) Details of instrument, amount, guarantor company

ii) Copy of the executed guarantee

iii) Net worth of the guarantor company

iv) Names of companies to which guarantor has issued similar guarantee

v) Extent of the guarantee offered by the guarantor company

vi) Conditions under which the guarantee will be invoked

- 4.5) Where an issue is made by an issuer who has been in existence for less than three years, a disclosure that the issue is open for subscription only to Qualified Institutional Buyers.

**Not Applicable**

## 5) Financial Information:

- 5.1) a) Audited / Limited review half yearly consolidated (wherever available) and standalone financial information (Profit & Loss statement, Balance Sheet and Cash Flow statement) along with auditor qualifications, if any, for last three years along with latest available financial results, if the issuer has been in existence for a period of three years above.

***Financial Results & Annual Report of the company is available at below link;  
<https://www.tatacapital.com/tchfl/investor-relations/financial-results.html>***

In case an issuer is required to prepare financial results for the purpose of consolidated financial results in terms of Regulation 33 of SEBI LODR Regulations, latest available quarterly financial results shall be filed.

**Not Applicable**

- b) Audited / Limited review half yearly consolidated (wherever available) and standalone financial information (Profit & Loss statement, Balance Sheet and Cash Flow statement) along with auditor qualifications, if any, pertaining to the years of existence, if the issuer has been in existence for less than three years.

**Not Applicable**

- 5.2) Latest audited financials should not be older than six months from the date of application for listing.

Provided that listed issuers (who have already listed their specified securities and/or 'Non-convertible Debt Securities' (NCDs) and/or 'Non-Convertible Redeemable Preference Shares' (NCRPS)) who are in compliance with SEBI (Listing obligations and disclosure requirements) Regulations 2015 (hereinafter "SEBI LODR Regulations"), may file unaudited financials with limited review for the stub period in the current financial year, subject to making necessary disclosures in this regard including risk factors.

***Financial Results as on 31<sup>st</sup> December 2022 of the company is enclosed with the Disclosure Document.***

## 6) Asset Liability Management (ALM) Disclosures\*:

- 6.1) NBFCs seeking to list their CPs shall make disclosures as specified for NBFCs in SEBI Circular nos. CIR/IMD/DF/ 12 /2014, dated June 17, 2014 and CIR/IMD/DF/ 6 /2015, dated September 15, 2015, as revised from time to time. Further, "Total assets under management", under para 1.a. of Annexure I of CIR/IMD/DF/ 6 /2015, dated September 15, 2015 shall also include details of off balance sheet assets.
- 6.2) HFCs shall make disclosures as specified for NBFCs in SEBI Circular no. CIR/IMD/DF/ 6 /2015, dated September 15, 2015, as revised from time to time with appropriate modifications viz. retail housing loan, loan against property, wholesale loan - developer and others.

### As on Year Ended 31<sup>st</sup> Mar 2022

- 1 Classification of loans/advances given to according to:

a. Type of loans

S. No	Type of loans	Rs crore
1	Secured	28,447.95
2	Unsecured	863.21
	<b>Total assets under management (AUM)</b>	<b>29,311.16</b>

b. Sectoral Exposure

S. No	Segment-wise break-up of AUM	Percentage of AUM
1	Retail	
	- Mortgages (home loans and loans against property)	82.01%
a	- Gold loans	0.00%
b	- Vehicle finance	0.00%
c	- MFI	0.00%
d	- M&SME	0.00%
e	- Capital market funding (loans against shares, margin funding)	0.00%
f	- Others	0.00%
2	Wholesale	
a	- Infrastructure	0.00%
b	- Real estate (including builder loans)	17.99%
c	- Promoter funding	0.00%
d	- Any other sector (Agri)	0.00%
	- Any other sector (Industry)	0.00%
	- Any other sector (Services)	0.00%
e	- Others	
	<b>Total</b>	<b>100%</b>

**c. Denomination of loans outstanding by ticket size\*:**

S. No	Ticket size **	Percentage of AUM
1	Upto Rs. 2 lakh	0.61%
2	Rs. 2-5 lakh	1.35%
3	Rs. 5-10 lakh	4.87%
4	Rs. 10-25 lakh	23.86%
5	Rs. 25-50 lakh	20.51%
6	Rs. 50 lakh-1 crore	13.38%
7	Rs. 1-5 crore	15.27%
8	Rs. 5-25 crore	3.02%
9	Rs. 25-100 crore	9.74%
10	>Rs. 100 crore	7.39%
	<b>Total</b>	<b>100.00%</b>

**d. Denomination of loans outstanding by LTV:**

S. No	LTV	Percentage of AUM*
1	Upto 40%	27.40%
2	40-50%	11.66%
3	50-60%	12.91%
4	60-70%	17.22%
5	70-80%	13.41%
6	80-90%	3.12%
7	>90%	14.27%
	<b>Total</b>	<b>100.00%</b>

**\*LTV details are unaudited**

**e. Geographical classification of borrowers**

S.No	Top 5 states	Percentage of AUM
1	Maharashtra	26.87%
2	Gujarat	11.87%
3	Telangana	10.03%
4	New Delhi	9.82%
5	Karnataka	8.97%
	<b>Total</b>	<b>67.57%</b>

**f. Details of loans overdue and classified as non-performing in accordance with the RBI's guidelines**

	Rs. Crore
Movement of gross NPA*	
Opening gross NPA	544.37
- Additions during the year	255.18
- Reductions during the year	(330.03)

Closing balance of gross NPA **469.52**

\*Please indicate the gross NPA recognition policy (DPD)

Movement of provisions for NPA	Rs. Crore
Opening balance	302.88
- Provisions made during the year	168.03
- Write-off / Write-back of excess provisions	(214.04)
Closing balance	<b>256.87</b>

### Gross NPA recognition policy (DPD)

The Company recognizes expected credit losses (“ECL”) on all its financial assets including loan commitments and financial guarantees. The measurement of ECL is calculated considering 3 components: Probability of Default (PD), Loss given default (LGD) and Exposure at Default (EAD).

The Company applies a three stage approach to measure ECL on financial assets as the assets migrate through the 3 stages based on the change in credit quality since initial recognition.

For financial assets that have become credit impaired, a lifetime ECL is recognized on the principal outstanding as at the period end. Exposures with Days past due (DPD) equal to or more than 90 days are classified as Stage 3.

g.	Segment-wise gross NPA		
	<b>S. No</b>	<b>Segment-wise gross NPA</b>	<b>Gross NPA (%)</b>
	<b>1</b>	<b>Retail</b>	
	a	- Mortgages (home loans and loans against property)	91.02%
	b	- Gold loans	0.00%
	c	- Vehicle finance	0.00%
	d	- MFI	0.00%
	e	- M&SME	0.00%
	f	- Capital market funding (loans against shares, margin funding)	0.00%
	g	- Others (CD + Other Retail)	0.00%
	<b>2</b>	<b>Wholesale</b>	
	a	- Infrastructure	0.00%
	b	- Real estate (including builder loans)	8.98%
	c	- Promoter funding	0.00%
	d	- Any other sector (Agri)	0.00%
		- Any other sector (Industry)	0.00%
		- Any other sector (Services)	0.00%
	e	- Others	
		<b>Total</b>	<b>100%</b>

## 2. Residual maturity profile of assets and liabilities (in line with the RBI format) as on 31<sup>st</sup> Mar 2022

	Up to 30/31 Days	>1 month - 2 months	>2 month - 3 months	>3 month - 6 months	>6 month - 1 Year	>1 Years - 3 Years	>3 Years - 5 Years	> 5 Years	Total
<b>Deposit</b>	-	-	-	-	-	-	-	-	-
<b>Advances/ Inflows</b>	1,717.85	2,372.97	1,802.42	1,335.59	2,257.93	5,803.48	5,335.75	14,622.19	35,248.98
<b>Investments</b>	1,786.16	-	-	-	-	-	-	-	1,786.16
<b>Borrowings/ Outflow</b>	973.85	2,351.98	1,768.69	1,501.66	6,152.23	13,472.37	4,378.75	6,322.77	36,921.81
<b>Foreign Currency Assets</b>	-	-	-	-	-	-	-	-	-
<b>Foreign Currency Liabilities</b>	-	-	-	-	-	-	-	-	-

## 3. Others

### a. Lending policy/Credit Policy

The credit policy of our Company is the principal document for the credit operations of our Company, duly approved by the Board of Directors and serves as the guiding document of our Company. The broad objectives of the credit policy are to ensure efficient delivery of credit with focus on asset growth and quality along with continuous growth of loan assets which remains performing and standard at all times. The credit policy inter alia provides indicative guidelines specifying the measures to be taken for improving the credit delivery and customer satisfaction and to strengthen the risk management systems for appropriate pricing of credit risks and ensure close monitoring of the credit portfolio. The credit policy of our Company also prescribes measures to prevent fresh slippages into NPAs along with various functionalities to innovate and evolve competitive products based on market requirements and also to suit our Company's risk appetite.

The Credit and Risk team's focuses on identification, measuring, monitoring and managing the assumed risks which inter alia includes a documented loan policy /product program(s), robust approval mechanism, effective loan administration in order to ensure overdue management and bad asset detection and remediation, loan review mechanism and portfolio management tool to manage portfolio level risks. Our Company also relies upon formal and conventional risk assessment viz. the capacity and willingness of borrowers to repay and dependence primarily on cash flows for repayment with security taken to provide a secondary source of repayment, depending on respective product programs.

Any new product or variant of an existing product or review of any existing product is presented to the product approval committee in the form of a product program note, which is as per the format stipulated from time to time. The product program inter alia covers the following areas/subjects – product objective, product/program limit, target category of customers, target market which covers business models prevalent in the target market/customers, specific characteristics of the target market/target customers, specific characteristics of the target markets/customers which have a bearing on risk assessment, defined geographies, borrower profiles, etc. and product features along with methodology for assessment of limits/loan amounts with approval matrix and deviation approval matrix with security and monitoring/MIS/overdue/reporting of irregularities with portfolio controls and diversification/delinquency rates and portfolio triggers and risk containment measures.

### Credit Policy and Control: Mortgage Loans

All mortgage loan proposals are evaluated on the various prescribed parameters defined in our credit policy such as credit & financial background check, eligibility computation, existing and past loan track record performance, performing various checks on the documents provided by the borrower to assess genuineness by independent Fraud Control Unit. Conducting in-person meetings with borrowers by our credit team at their business premises or residence. Conducting technical evaluation of the offered security by independent in-house technical team and/or empaneled professionally qualified valuation agencies, which provides independent technical appraisal report of the underlying security. Legal verification of the offered security is carried by empaneled professionally qualified legal vendors, who are supervised by our professionally qualified and independent legal teams.

### Credit Policy and Control: Construction Finance

All construction finance applications are checked for various parameters including the completeness of the application form, relevant KYC documents, etc. A legal and technical assessment by reputed external vendors is initiated to verify the authenticity of the documents, the legal title to the collateral property and its market value. Our credit team also conduct and in-person meeting with the prospective customer to gain understanding of their business, revenue streams, expenses and cash management. The credit team then prepares a credit appraisal note which is sent to our sanctioning authority for final approval.

We follow a robust credit appraisal methodology which majorly includes developers' past and ongoing project details, financial and banking details, debt history and other outstanding loans etc. Project assessment/overview wherein, in case of a developed/partially developed project, we check the location, total saleable area, number of units available for sale and the market conditions in the geographic region for assessing demand etc; and in case of a new/under construction project, we check the committed commencement and completion dates, percentage of work done, total cost incurred and projections for the planned duration of the project. Financial performance appraisal, which involves an in-depth assessment of the

financial statements and health of the developer using ratio analysis, sensitivity analysis, credit worthiness assessments and total project cost and expected sales assessments. Assessment of the external valuation report along with various approvals received by the developer for the project, and the title search report. Cash flows of the project are analyzed on the rationale of sales, construction, approvals, contingencies and debt cost assumptions. A sensitivity check is performed to ascertain the project level debt service coverage ratio.

All our construction finance loan application proposals are screened by the senior management and a multi-level committee depending on the loan amount. We seek to mitigate the risk of default by including specific covenants in the loan documentation in addition to our general terms and conditions, on a case-to-case basis.

All our financed projects are monitored strictly which includes a quarterly site visit to evaluate progress of the project, monitoring of fund transfers, NOC issuances and sales, audit of escrow account, and annual asset quality review. Performance of the portfolio is also regularly reviewed at senior management level and suitable actions are taken either by change in credit policy or by other requisite actions.

### **Risk Management**

The Risk team of our Company ensures that the loan portfolio in our Company is strictly in line with this credit policy and is always in compliance with all internal policies and regulatory guidelines with on-going improvement of the credit processes. It also identifies, controls and mitigates various types of risks involved in the business, defines methodology to measure / quantify the risks. It also tracks relevant sectors/industry and assess key industry risks on an on-going basis along with carrying detailed credit analysis and providing independent opinion to sanctioning committees which ensure that all risks are clearly identified and steps to mitigate are set out and adhered to. Our Company also does portfolio monitoring and portfolio “stress-testing” which is presented to the Risk Management Committee of the Board on a half-yearly interval.

**\*Note: Consider the Asset Liability Management (ALM) Disclosures as on March 2022 as the company is in the process of finalizing the data pertaining to March 2023.**

**For, Tata Capital Housing Finance Limited.**

Authorised Signatories

Date: 10<sup>th</sup> April 2023



## Appendix 1

Details of borrowings of the company (Debt Security & CP), as on the latest quarter end 31st March 2023

### Details of CPs Outstanding as on 31-03-2023

Series Name	ISIN No	Tenor	Coupon rate	Total Consideration-Rs. In Crores	Allotment Date	Maturity Date	Secured /unsecured	Security	Others Details VIZ. Details of IPA, Details of CRA
TCHFL CP-05/22-23/01	INE033L14MC4	344	6.55%	120.00	11-07-2022	20-06-2023	Unsecured	N.A.	IPA: HDFC Bank Ltd CRA: CRISIL A1+, ICRA A1+
TCHFL CP-05/22-23/02	INE033L14MC4	344	6.55%	80.00	11-07-2022	20-06-2023			
TCHFL CP-10/22-23/01	INE033L14MH3	365	8.10%	200.00	08-03-2023	07-03-2024			
TCHFL CP-10/22-23/02	INE033L14MH3	365	8.10%	100.00	08-03-2023	07-03-2024			
TCHFL CP-10/22-23/03	INE033L14MH3	365	8.10%	75.00	08-03-2023	07-03-2024			
TCHFL CP-11/22-23/01	INE033L14MI1	365	8.10%	150.00	13-03-2023	12-03-2024			
TCHFL CP-11/22-23/02	INE033L14MI1	365	8.10%	100.00	13-03-2023	12-03-2024			
TCHFL CP-11/22-23/03	INE033L14MI1	365	8.10%	11.00	13-03-2023	12-03-2024			
TCHFL CP-11/22-23/04	INE033L14MI1	365	8.10%	14.00	13-03-2023	12-03-2024			
<b>Total</b>				<b>850.00</b>					

Secured NCD Summary as on 31-03-2023

Series Name	ISIN	Tenor	Coupon rate	Total Consideration	Allotment Date	Maturity Date	Credit Rating	Secured /unsecured	Security	Others Details VIZ. Details of IPA, Details of CRA
TCHFL NCD R FY 2014-15	INE033L07AU5	3653	9.2200%	2,00,00,00,000	09-12-2014	09-12-2024	CRISIL AAA/Stable, ICRA AAA/Stable	Secured	First pari -Passu charge on the Company's movable and Immovable Property	CRISIL Limited, ICRA Limited
TCHFL NCD V FY 2014-15	INE033L07AZ4	3653	9.0500%	1,50,00,00,000	23-01-2015	23-01-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "O" FY 2015-16	INE033L07CW7	3653	8.8500%	20,00,00,000	16-06-2015	16-06-2025	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "AE" FY 2015-16	INE033L07DU9	3651	8.8700%	20,00,00,000	31-08-2015	29-08-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "AG" FY 2015-16	INE033L07DW5	3653	8.7000%	7,50,00,000	08-10-2015	08-10-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "AM" FY 2015-16 - Option I	INE033L07EC5	3653	8.6000%	35,00,00,000	06-11-2015	06-11-2025	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "AP" FY 2015-16 - Option II	INE033L07EH4	2922	8.7000%	15,00,00,000	12-01-2016	12-01-2024	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "AU" FY 2015-16 Option I	INE033L07EM4	3652	8.7800%	15,00,00,000	30-03-2016	30-03-2026	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "E" FY 2016-17	INE033L07ES1	2556	8.6300%	20,00,00,000	04-05-2016	04-05-2023	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "J" FY 2016-17	INE033L07EY9	3652	8.7000%	10,00,00,000	30-06-2016	30-06-2026	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "F" FY 2019-20	INE033L07GJ5	3651	8.3500%	10,00,00,00,000	18-11-2019	16-11-2029	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "A" FY 2020-21	INE033L07GV0	1186	7.7800%	5,00,00,00,000	12-05-2020	11-08-2023	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "B" FY 2020-21	INE033L07GW8	1095	7.5275%	4,50,00,00,000	26-05-2020	26-05-2023	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "C" FY 2020-21	INE033L07GX6	1095	6.0500%	2,50,00,00,000	27-07-2020	27-07-2023	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "D" Series FY 2020-21	INE033L07GY4	1184	ZCB	2,00,00,00,000	27-10-2020	24-01-2024	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "E" Series FY 2020-21-Option-II	INE033L07HA2	1093	5.6000%	3,00,00,00,000	03-12-2020	01-12-2023	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "F" Series FY 2020-21	INE033L07HB0	1064	5.3500%	3,00,00,00,000	31-12-2020	30-11-2023	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "G" Series FY 2020-21	INE033L07HC8	1826	6.2500%	85,00,00,000	19-01-2021	19-01-2026	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "H" Series FY 2020-21	INE033L07HD6	1096	6.2500%	2,50,00,00,000	25-03-2021	25-03-2024	CRISIL AAA/Stable	Secured	Specified class of assets of the Company i.e. receivables and book debts	CRISIL Limited
TCHFL NCD "A" Series FY 2021-22	INE033L07HE4	1095	5.8200%	2,60,00,00,000	18-05-2021	17-05-2024	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "B" Series FY 2021-22	INE033L07HF1	1826	6.5000%	1,70,00,00,000	15-06-2021	15-06-2026	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "C" Series FY 2021-22	INE033L07HG9	1188	ZCB	1,35,00,00,000	23-06-2021	23-09-2024	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "D" Series FY 2021-22	INE033L07HH7	1095	(Benchmark 3 month T-bill Rate) + Spread % p.a.	1,85,00,00,000	20-07-2021	19-07-2024	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "C" Series FY 2021-22 Reissue No. 1	INE033L07HG9	1111	ZCB	2,00,00,00,000	08-09-2021	23-09-2024	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "E" Series FY 2021-22	INE033L07HI5	1094	5.7000%	5,00,00,00,000	15-09-2021	13-09-2024	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "G" Series FY 2021-22	INE033L07HK1	3650	7.3000%	3,03,00,00,000	09-11-2021	07-11-2031	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "H" Series FY 2021-22	INE033L07HL9	730	ZCB	1,75,00,00,000	23-11-2021	23-11-2023	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "I" Series FY 2021-22	INE033L07HM7	1096	ZCB	1,50,00,00,000	17-12-2021	17-12-2024	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "J" Series FY 2021-22	INE033L07HN5	729	ZCB	2,00,00,00,000	01-02-2022	31-01-2024	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "K" Series FY 2021-22	INE033L07HO3	3652	7.5000%	5,00,00,00,000	16-02-2022	16-02-2032	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "L" Series FY 2021-22	INE033L07HP0	730	5.8600%	5,50,00,00,000	23-02-2022	23-02-2024	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "A" Series FY 2022-23	INE033L07HQ8	1826	7.7500%	1,78,00,00,000	18-05-2022	18-05-2027	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "B" Series FY 2022-23	INE033L07HR6	3651	8.0500%	81,10,00,000	27-06-2022	25-06-2032	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "C" Series FY 2022-23	INE033L07HS4	730	7.31% XIRR	1,60,00,00,000	06-07-2022	05-07-2024	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "A" Series FY 2022-23 - Reissue No. 1	INE033L07HQ8	1770	7.7500%	4,00,00,00,000	13-07-2022	18-05-2027	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "B" Series FY 2022-23 - Reissue No. 1	INE033L07HR6	3635	8.0500%	26,50,00,000	13-07-2022	25-06-2032	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "D" Series FY 2022-23 - Option - I	INE033L07HT2	1096	7.5500%	2,92,00,00,000	05-08-2022	05-08-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "D" Series FY 2022-23 - Option - II	INE033L07HU0	1826	7.8000%	2,00,00,00,000	05-08-2022	05-08-2027	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "B" Series FY 2022-23 - Reissue No. 2	INE033L07HR6	3591	8.0500%	40,00,00,000	26-08-2022	25-06-2032	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "E" Series FY 2022-23	INE033L07HW6	3653	7.8500%	7,22,00,00,000	13-09-2022	13-09-2032	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "F" Series FY 2022-23	INE033L07HX4	3285	8.1500%	10,00,00,00,000	19-10-2022	17-10-2031	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "G" Series FY 2022-23 - Option - I	INE033L07HV8	1096	7.9700%	8,00,00,00,000	03-11-2022	03-11-2025	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "G" Series FY 2022-23 - Option - II	INE033L07HY2	1826	8.0000%	2,70,00,00,000	03-11-2022	03-11-2027	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited

TCHFL NCD "G" Series FY 2022-23 - Option - II - Reissue No. 1	INE033L07HY2	1813	8.0000%	4,30,00,00,000	16-11-2022	03-11-2027	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "B" Series FY 2021-22 - Reissue No. 1	INE033L07HF1	1238	6.5000%	8,00,00,00,000	24-01-2023	15-06-2026	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "H" Series FY 2022-23	INE033L07HZ9	1185	7.9613%	3,00,00,00,000	08-02-2023	08-05-2026	CRISIL AAA/Stable	Secured		CRISIL Limited
TCHFL NCD "B" Series FY 2021-22 - Reissue No. 2	INE033L07HF1	1211	6.5000%	1,50,00,00,000	20-02-2023	15-06-2026	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
TCHFL NCD "F" Series FY 2022-23 - Reissue No. 1	INE033L07HX4	3124	8.1500%	5,00,00,00,000	29-03-2023	17-10-2031	CRISIL AAA/Stable	Secured		CRISIL Limited
				<b>1,35,05,10,00,000</b>						

#### Unlisted Secured NCD Summary as on 31-03-2023

Series Name	ISIN	Tenor	Coupon rate	Total Consideration	Allotment Date	Maturity Date	Credit Rating	Secured /unsecured	Security	Others Details VIZ. Details of IPA, Details of CRA
TCHFL NCD UNLISTED "A" Series FY 2022-23	INE033L07IA0	1826	7.5800%	11,25,00,00,000	27-12-2022	27-12-2027	CRISIL AAA/Stable	Secured	Receivables	CRISIL Limited
				<b>11,25,00,00,000</b>						

#### Sub-Debt NCD Summary as on 31-03-2023

Series Name	ISIN	Tenor	Coupon rate	Total Consideration	Allotment Date	Maturity Date	Credit Rating	Secured /unsecured	Security	Others Details VIZ. Details of IPA, Details of CRA
TCHFL Tier II Bonds A FY-2013-14	INE033L08122	3652	9.7000%	25,00,00,000	15-04-2013	15-04-2023	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier II Bonds B FY-2013-14	INE033L08130	3652	9.7000%	2,10,00,000	23-04-2013	23-04-2023	CRISIL AAA/Stable	Unsecured	Not Applicable	CRISIL Limited
TCHFL Tier II Bond C Series FY 2013-14	INE033L08148	3651	9.3000%	1,00,00,000	20-05-2013	19-05-2023	CRISIL AAA/Stable	Unsecured	Not Applicable	CRISIL Limited
TCHFL Tier II Bond D Series FY 2013-14	INE033L08155	3652	10.0000%	7,70,00,000	10-01-2014	10-01-2024	CRISIL AAA/Stable	Unsecured	Not Applicable	CRISIL Limited
TCHFL Tier II Bond E Series FY 2013-14	INE033L08163	3653	10.0000%	40,00,000	18-03-2014	18-03-2024	CRISIL AAA/Stable	Unsecured	Not Applicable	CRISIL Limited
TCHFL Tier II Bond A Series FY 2014-15	INE033L08171	3653	10.1500%	48,00,00,000	26-09-2014	26-09-2024	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL TIER-II BOND A SERIES FY 2015-16	INE033L08189	3653	9.2500%	40,00,00,000	28-04-2015	28-04-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier II Bond B Series FY 2015-16	INE033L08197	3653	9.2500%	35,00,00,000	22-07-2015	22-07-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier II Bond C Series FY 2015-16	INE033L08205	3653	9.2000%	10,00,00,000	16-09-2015	16-09-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier II Bond D Series FY 2015-16	INE033L08213	3651	9.2000%	15,00,00,000	21-09-2015	19-09-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier II Bond E Series FY 2015-16	INE033L08221	3653	8.9900%	30,00,00,000	04-11-2015	04-11-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier II Bond F Series FY 2015-16	INE033L08239	3653	9.0000%	25,00,00,000	15-12-2015	15-12-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier II Bond G Series FY 2015-16	INE033L08247	3653	9.0000%	25,00,00,000	17-12-2015	17-12-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier II Bond H Series FY 2015-16	INE033L08254	3650	9.0000%	20,00,00,000	15-03-2016	13-03-2026	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier II Bond A Series FY 2016-17	INE033L08262	3652	8.9200%	2,00,00,00,000	04-08-2016	04-08-2026	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier II Bond A Series FY 2020-21	INE033L08288	3651	7.3300%	50,00,00,000	11-01-2021	10-01-2031	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier II Bond A Series FY 2021-22	INE033L08296	3651	7.5000%	1,50,00,00,000	19-04-2021	18-04-2031	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier-II Bond "B" Series FY 2021-22	INE033L08304	3651	7.5000%	25,00,00,000	14-03-2022	12-03-2032	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier-II Bond "B" Series FY 2021-22 Reissue No.1	INE033L08304	3636	7.5000%	1,46,00,00,000	29-03-2022	12-03-2032	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
TCHFL Tier-II Bond "A" Series FY 2022-23	INE033L08312	3653	8.1500%	1,29,00,00,000	19-08-2022	19-08-2032	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
				<b>9,84,20,00,000</b>						

#### Public NCDs - Secured Summary as on 31-03-2023

Series Name	ISIN	Tenor	Coupon rate	Total Consideration	Allotment Date	Maturity Date	Credit Rating	Secured /unsecured	Security	Others Details VIZ. Details of IPA, Details of CRA
Secured Rated Listed Redeemable Non-Convertible Debentures. Series II	INE033L07GN7	1827	7.92%	5,18,92,000	14-01-2020	14-01-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Secured	First pari -Passu charge on the Company 's movable and Immovable Property	CRISIL Limited, ICRA Limited
Secured Rated Listed Redeemable Non-Convertible Debentures. Series II	INE033L07GO5	1827	8.01%	54,14,71,000	14-01-2020	14-01-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
Secured Rated Listed Redeemable Non-Convertible Debentures. Series III	INE033L07GP2	1827	8.20%	33,59,25,000	14-01-2020	14-01-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
Secured Rated Listed Redeemable Non-Convertible Debentures. Series III	INE033L07GQ0	1827	8.30%	2,34,80,32,000	14-01-2020	14-01-2025	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
Secured Rated Listed Redeemable Non-Convertible Debentures. Series IV	INE033L07GR8	2922	8.01%	1,20,25,000	14-01-2020	14-01-2028	CRISIL AAA/Stable, ICRA AAA/Stable	Secured	First pari -Passu	CRISIL Limited, ICRA Limited

Secured Rated Listed Redeemable Non-Convertible Debentures. Series IV	INE033L07GS6	2922	8.10%	38,27,76,000	14-01-2020	14-01-2028	CRISIL AAA/Stable, ICRA AAA/Stable	Secured	Charge on the Company's movable and Immovable Property	CRISIL Limited, ICRA Limited
Secured Rated Listed Redeemable Non-Convertible Debentures. Series V	INE033L07GT4	2922	8.30%	11,79,00,000	14-01-2020	14-01-2028	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
Secured Rated Listed Redeemable Non-Convertible Debentures. Series V	INE033L07GU2	2922	8.40%	90,56,97,000	14-01-2020	14-01-2028	CRISIL AAA/Stable, ICRA AAA/Stable	Secured		CRISIL Limited, ICRA Limited
				<b>4,69,57,18,000</b>						

Public NCDs - Sub-Debt Summary as on 31-03-2023

Series Name	ISIN	Tenor	Coupon rate	Total Consideration	Allotment Date	Maturity Date	Credit Rating	Secured /unsecured	Security	Others Details VIZ. Details of IPA, Details of CRA
8.55% Unsecured Subordinated Rated Listed Redeemable Non-Convertible Debentures. Series VI	INE033L08270	3653	8.55%	78,04,02,000	14-01-2020	14-01-2030	CRISIL AAA/Stable, ICRA AAA/Stable	Unsecured	Not Applicable	CRISIL Limited, ICRA Limited
				<b>78,04,02,000</b>						

## Appendix 2

**Details of secured/ unsecured facilities as on 31st March 2023**

Lender's Name/Name of the Bank	Nature of facility/ Instrument	Amount Sanctioned (In Crs)	Principal amount outstanding (In Crs)	Rate	Date of Drawing	Repayment Date	Amount (In Crs)	Security Margin (if any)	Type	Credit rating, if applicable	Asset Classification
Bank of Baroda	WCDL	400.00	200.00	7.72	31-01-2023	BULLET REPAYMENTS AND MATURING ON APRIL 28, 2023	200.00	NA	Unsecured	CRISIL AAA/Stable	Standard
Bank of Baroda	WCDL	400.00	200.00	8.28	28-03-2023	BULLET REPAYMENT AND MATURING ON JUNE 26, 2023	200.00	NA	Unsecured	CRISIL AAA/Stable	Standard
Industrial and Commercial Bank	WCDL	70.00	70.00	6.15	12-05-2022	BULLET REPAYMENT AND MATURING ON 12-05-2023	70.00	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
UCO Bank	WCDL	300.00	100.00	8.15	24-03-2023	BULLET REPAYMENT AND MATURING ON JUNE 22, 2023	100.00		Secured	CRISIL AAA/Stable	Standard
Bank of Maharashtra	WCDL	200.00	100.00	8.20	27-03-2023	BULLET REPAYMENT AND MATURING ON JUNE 23, 2023	100.00		Secured	CRISIL AAA/Stable	Standard
Bank of India	WCDL	100.00	50.00	8.00	28-03-2023	BULLET REPAYMENT AND MATURING ON JUNE 26, 2023	50.00		Secured	CRISIL AAA/Stable	Standard
UCO Bank	WCDL	300.00	100.00	8.15	29-03-2023	BULLET REPAYMENT AND MATURING ON JUNE 27, 2023	100.00		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	1.31	1.31	8.50	25-03-2014	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2024	1.31	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	0.55	0.55	8.25	08-05-2014	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2026	0.55		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	2.00	2.00	8.50	08-05-2014	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JUNE 30, 2025	2.00		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	2.35	2.35	7.50	19-03-2013	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2027	2.35	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	3.13	3.13	7.50	29-04-2013	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2027	3.13		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	7.75	7.75	7.50	20-02-2014	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2025	7.75		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	4.60	4.60	7.50	26-03-2014	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JANUARY 1, 2029	4.60		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	14.45	14.45	7.50	15-09-2014	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2026	14.45	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	5.59	5.59	7.50	15-09-2014	EQUAL QUARTERLY INSTALMENTS AND MATURING ON DECEMBER 31, 2026	5.59		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	9.36	9.36	7.50	30-09-2014	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2027	9.36		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	13.32	13.32	7.50	26-12-2014	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2027	13.32		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	13.74	13.74	7.50	21-01-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2027	13.74	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	3.12	3.12	7.50	21-01-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2025	3.12		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	14.21	14.21	7.50	13-02-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2027	14.21		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	9.55	9.55	7.50	13-02-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JUNE 30, 2027	9.55		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	5.36	5.36	7.35	20-03-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON DECEMBER 31, 2024	5.36	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	12.40	12.40	7.35	20-03-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON DECEMBER 31, 2024	12.40		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	71.93	71.93	7.50	08-05-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2027	71.93		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	9.04	9.04	6.87	26-06-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2025	9.04	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	6.73	6.73	6.87	31-07-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JUNE 30, 2025	6.73		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	18.22	18.22	7.70	24-09-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2028	18.22		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	28.46	28.46	7.80	24-09-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JUNE 30, 2027	28.46		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	16.51	16.51	6.87	10-11-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2025	16.51	Pari -Passu	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	9.20	9.20	6.87	18-12-2015	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2025	9.20		Secured	CRISIL AAA/Stable	Standard

National Housing Bank	Term Loan	11.00	11.00	6.12	25-01-2016	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2025	11.00	charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	9.61	9.61	6.12	08-03-2016	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2025	9.61		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	9.70	9.70	6.12	23-03-2016	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JUNE 30, 2025	9.70		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	16.00	16.00	6.12	23-03-2016	EQUAL QUARTERLY INSTALMENTS AND MATURING ON DECEMBER 31, 2025	16.00		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	30.75	30.75	6.12	23-05-2016	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2026	30.75	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	31.47	31.47	6.12	29-08-2016	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JUNE 30, 2026	31.47		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	96.17	96.17	7.65	29-08-2016	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2028	96.17		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	34.17	34.17	6.12	02-12-2016	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2026	34.17		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	143.86	143.86	7.80	31-01-2017	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2027	143.86	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	29.62	29.62	6.12	31-01-2017	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2026	29.62		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	133.48	133.48	6.40	26-04-2017	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JUNE 30, 2028	133.48		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	117.27	117.27	4.86	31-05-2017	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2026	117.27		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	116.51	116.51	7.45	07-06-2017	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2027	116.51	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	24.95	24.95	4.86	19-06-2017	EQUAL QUARTERLY INSTALMENTS AND MATURING ON DECEMBER 31, 2024	24.95		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	75.60	75.60	4.86	29-09-2017	EQUAL QUARTERLY INSTALMENTS AND MATURING ON DECEMBER 31, 2026	75.60		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	28.92	28.92	4.86	31-10-2017	EQUAL QUARTERLY INSTALMENTS AND MATURING ON DECEMBER 31, 2026	28.92		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	78.99	78.99	7.80	15-03-2018	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2027	78.99	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	24.00	24.00	4.61	27-03-2018	EQUAL QUARTERLY INSTALMENTS AND MATURING ON DECEMBER 31, 2024	24.00		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	7.41	7.41	4.61	15-05-2018	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2025	7.41		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	22.15	22.15	6.50	15-05-2018	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2027	22.15		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	93.38	93.38	7.70	29-06-2018	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JUNE 30, 2027	93.38	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	138.74	138.74	7.80	29-06-2018	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2029	138.74		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	41.39	41.39	4.61	29-06-2018	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2025	41.39		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	140.75	140.75	4.93	29-11-2018	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2025	140.75		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	149.11	149.11	7.70	29-11-2018	EQUAL QUARTERLY INSTALMENTS AND MATURING ON DECEMBER 31, 2028	149.11	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	137.17	137.17	7.80	29-11-2018	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2029	137.17		Secured	CRISIL AAA/Stable	Standard
Corporation Bank	Term Loan	125.00	125.00	8.05	27-11-2019	8 EQUAL HALF YEARLY INSTALMENTS FROM MAY 27, 2021 AND MATURING ON NOVEMBER 27, 2024	125.00		Secured	CRISIL AAA/Stable	Standard
State Bank of India	Term Loan	500.00	500.00	8.30	20-03-2020	16 EQUAL QUARTERLY INSTALMENTS FROM JUNE 19, 2021 AND MATURING ON MARCH 19, 2025	500.00		Secured	CRISIL AAA/Stable	Standard
State Bank of India	Term Loan	250.00	250.00	8.30	29-06-2020	16 EQUAL QUARTERLY INSTALMENTS FROM JUNE 19, 2021 AND MATURING ON MARCH 19, 2025	250.00	Pari -Passu charge on the	Secured	CRISIL AAA/Stable	Standard
UCO Bank	Term Loan	50.00	50.00	7.65	29-07-2020	20 EQUAL QUARTERLY INSTALMENTS FROM OCTOBER 29, 2020 AND MATURING ON JULY 29, 2025	50.00		Secured	CRISIL AAA/Stable	Standard
HDFC Bank	Term Loan	800.00	800.00	8.65	29-09-2020	EQUAL QUARTERLY INSTALMENTS FROM DECEMBER 29, 2020 AND MATURING ON SEPTEMBER 29, 2025	800.00		Secured	CRISIL AAA/Stable	Standard

HDFC Bank	Term Loan	300.00	300.00	8.15	26-02-2021	EQUAL QUARTERLY INSTALMENTS FROM MAY 26, 2021 AND MATURING ON FEBRUARY 26, 2026	300.00	Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	61.92	61.92	7.80	30-03-2021	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2030	61.92		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	184.68	184.68	7.70	30-03-2021	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JUNE 30, 2030	184.68		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	22.49	22.49	3.00	31-05-2021	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2028	22.49	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	26.83	26.83	2.94	31-05-2021	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2028	26.83		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	159.60	159.60	2.94	31-05-2021	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2028	159.60		Secured	CRISIL AAA/Stable	Standard
HDFC Bank	Term Loan	130.00	130.00	8.00	11-06-2021	EQUAL QUARTERLY INSTALMENTS FROM SEPTEMBER 11, 2021 AND MATURING ON JUNE 11, 2026	130.00		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	93.27	93.27	7.65	31-08-2021	EQUAL QUARTERLY INSTALMENTS AND MATURING ON DECEMBER 31, 2030	93.27	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	18.54	18.54	7.55	31-08-2021	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JUNE 30, 2031	18.54		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	8.23	8.23	7.07	16-09-2021	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2025	8.23		Secured	CRISIL AAA/Stable	Standard
UCO Bank	Term Loan	70.00	70.00	7.95	20-09-2021	20 EQUAL QUARTERLY INSTALMENTS FROM DECEMBER 31, 2021 AND MATURING ON SEPTEMBER 30, 2026	70.00		Secured	CRISIL AAA/Stable	Standard
ICICI Bank Limited	Term Loan	400.00	400.00	8.45	28-09-2021	10 EQUAL QUARTERLY INSTALMENTS FROM DECEMBER 28, 2022 AND MATURING ON MARCH 28, 2025	400.00	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
Punjab National Bank	Term Loan	500.00	500.00	8.15	29-09-2021	6 EQUAL HALF YEARLY INSTALMENTS FROM MARCH 29, 2024 AND MATURING ON SEPTEMBER 29, 2026	500.00		Secured	CRISIL AAA/Stable	Standard
HDFC Bank	Term Loan	175.00	175.00	8.10	30-09-2021	EQUAL QUARTERLY INSTALMENTS FROM DECEMBER 30, 2021 AND MATURING ON SEPTEMBER 30, 2026	175.00		Secured	CRISIL AAA/Stable	Standard
HDFC Bank	Term Loan	187.50	187.50	8.10	28-10-2021	EQUAL QUARTERLY INSTALMENTS FROM JANUARY 28, 2022 AND MATURING ON OCTOBER 28, 2026	187.50		Secured	CRISIL AAA/Stable	Standard
ICICI Bank Limited	Term Loan	200.00	200.00	8.45	28-10-2021	10 EQUAL QUARTERLY INSTALMENTS FROM DECEMBER 28, 2022 AND MATURING ON MARCH 28, 2025	200.00	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	66.39	66.39	2.94	12-11-2021	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2028	66.39		Secured	CRISIL AAA/Stable	Standard
Bank of India	Term Loan	131.25	131.25	8.00	29-11-2021	8 EQUAL QUARTERLY INSTALMENT FROM FEBRUARY 28, 2023 AND MATURING ON NOVEMBER 29, 2024	131.25		Secured	CRISIL AAA/Stable	Standard
KARNATAKA BANK LIMITED	Term Loan	100.00	100.00	8.16	29-11-2021	2 EQUAL ANNUAL INSTALMENTS FROM NOVEMBER 30, 2021 AND MATURING ON SEPTEMBER 26, 2024	100.00		Secured	CRISIL AAA/Stable	Standard
Punjab National Bank	Term Loan	250.00	250.00	8.15	28-12-2021	6 EQUAL HALF YEARLY INSTALMENTS FROM JUNE 28, 2024 AND MATURING ON DECEMBER 28, 2026	250.00	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
Bank of India	Term Loan	131.25	131.25	8.00	28-12-2021	8 EQUAL QUARTERLY INSTALMENT FROM MARCH 28, 2023 AND MATURING ON DECEMBER 27, 2024	131.25		Secured	CRISIL AAA/Stable	Standard
KARNATAKA BANK LIMITED	Term Loan	100.00	100.00	8.16	28-12-2021	2 EQUAL ANNUAL INSTALMENTS FROM NOVEMBER 30, 2021 AND MATURING ON SEPTEMBER 26, 2024	100.00		Secured	CRISIL AAA/Stable	Standard
Canara Bank	Term Loan	250.00	250.00	8.00	19-01-2022	16 EQUAL QUARTERLY INSTALMENTS FROM APRIL 19, 2023 AND MATURING ON JANUARY 19, 2027	250.00		Secured	CRISIL AAA/Stable	Standard
Punjab National Bank	Term Loan	250.00	250.00	8.15	24-01-2022	6 EQUAL HALF YEARLY INSTALMENTS FROM JULY 24, 2024 AND MATURING ON JANUARY 24, 2027	250.00	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
Canara Bank	Term Loan	250.00	250.00	8.00	22-02-2022	16 EQUAL QUARTERLY INSTALMENTS FROM MAY 22, 2023 AND MATURING ON FEBRUARY 22, 2027	250.00		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	27.63	27.63	7.80	15-03-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JANUARY 1, 2029	27.63		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	1.49	1.49	7.07	15-03-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON OCTOBER 1, 2025	1.49		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	74.24	74.24	2.94	15-03-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JANUARY 1, 2029	74.24	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	25.10	25.10	2.94	15-03-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JANUARY 1, 2029	25.10		Secured	CRISIL AAA/Stable	Standard
Punjab National Bank	Term Loan	200.00	200.00	8.25	30-03-2022	5 EQUAL YEARLY INSTALMENTS FROM MARCH 30, 2023 AND MATURING ON MARCH 30, 2027	200.00		Secured	CRISIL AAA/Stable	Standard
Bank of India	Term Loan	375.00	375.00	8.20	30-03-2022	8 EQUAL HALF YEARLY INSTALMENT FROM SEPTEMBER 30, 2022 AND MATURING ON MARCH 30, 2026	375.00		Secured	CRISIL AAA/Stable	Standard

HDFC Bank	Term Loan	400.00	400.00	6.60	30-03-2022	EQUAL QUARTERLY INSTALMENTS FROM JUNE 30, 2022 AND MATURING ON MARCH 30, 2027	400.00	Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	28.92	28.92	7.80	29-03-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON DECEMBER 31, 2028	28.92		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	1.36	1.36	7.07	29-03-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON SEPTEMBER 30, 2025	1.36	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
HDFC Bank	Term Loan	425.00	425.00	6.85	27-04-2022	EQUAL QUARTERLY INSTALMENTS FROM JULY 27, 2022 AND MATURING ON APRIL 27, 2027	425.00		Secured	CRISIL AAA/Stable	Standard
Bank of India	Term Loan	187.50	187.50	8.20	30-05-2022	8 EQUAL HALF YEARLY INSTALMENT FROM NOVEMBER 30, 2022 AND MATURING ON MAY 29, 2026	187.50		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	5.44	5.44	2.94	30-05-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2029	5.44		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	154.79	154.79	2.80	30-05-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2029	154.79	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	53.88	53.88	2.80	30-05-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2029	53.88		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	136.59	136.59	7.15	30-05-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2029	136.59		Secured	CRISIL AAA/Stable	Standard
THE KARUR VYSYA BANK LIMITED	Term Loan	200.00	200.00	8.50	06-06-2022	12 QUARTERLY INSTALMENTS FROM AUGUST 31, 2023 AND MATURING ON MAY 31, 2026	200.00		Secured	CRISIL AAA/Stable	Standard
Punjab National Bank	Term Loan	250.00	250.00	8.25	27-06-2022	5 EQUAL YEARLY INSTALMENTS FROM JUNE 27, 2023 AND MATURING ON JUNE 25, 2027	250.00	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	258.04	258.04	7.80	28-06-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON MARCH 31, 2029	258.04		Secured	CRISIL AAA/Stable	Standard
Indian Bank (eAllahabad Bank)	Term Loan	270.00	270.00	7.75	30-06-2022	10 EQUAL QUARTERLY INSTALMENTS FROM MARCH 30, 2023 AND MATURING ON JUNE 30, 2025	270.00		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	10.67	10.67	3.90	29-07-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JULY 01, 2029	10.67		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	13.29	13.29	2.80	29-07-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JULY 01, 2029	13.29	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	365.75	365.75	7.55	12-08-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JULY 01, 2029	365.75		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	78.86	78.86	3.90	12-08-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JULY 01, 2029	78.86		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	89.05	89.05	7.80	28-09-2022	EQUAL QUARTERLY INSTALMENTS AND MATURING ON JULY 01, 2029	89.05	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
Indian Bank (eAllahabad Bank)	Term Loan	190.00	190.00	8.20	29-12-2022	20 EQUAL QUARTERLY INSTALMENTS FROM MARCH 29, 2023 AND MATURING ON DECEMBER 29, 2027	190.00		Secured	CRISIL AAA/Stable	Standard
UCO Bank	Term Loan	400.00	400.00	7.80	29-12-2022	9 EQUAL HALF YEARLY INSTALMENTS FROM DECEMBER 31, 2023 AND MATURING ON DECEMBER 31, 2027	400.00		Secured	CRISIL AAA/Stable	Standard
State Bank of India	Term Loan	350.00	350.00	8.15	29-12-2022	9 EQUAL HALF YEARLY INSTALMENTS FROM JUNE 29, 2024 AND MATURING ON DECEMBER 29, 2027	350.00		Secured	CRISIL AAA/Stable	Standard
State Bank of India	Term Loan	650.00	650.00	8.05	11-01-2023	8 EQUAL HALF YEARLY INSTALMENTS FROM JULY 11, 2024 AND MATURING ON JANUARY 10, 2028	650.00	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	500.00	500.00	7.80	19-01-2023	EQUAL QUARTERLY INSTALMENTS FROM APRIL 1, 2023 AND MATURING ON JANUARY 1, 2030	500.00		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	237.00	237.00	5.25	17-02-2023	EQUAL QUARTERLY INSTALMENT FROM JULY 1, 2023 AND MATURING ON JANUARY 1, 2030	237.00		Secured	CRISIL AAA/Stable	Standard
Jammu & Kashmir Bank Ltd.	Term Loan	50.00	50.00	8.00	28-02-2023	20 EQUAL QUARTERLY INSTALMENT FROM MAY 28, 2025 AND MATURING ON FEBRUARY 28, 2030	50.00		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	462.00	462.00	7.80	20-03-2023	EQUAL QUARTERLY INSTALMENT FROM JULY 01, 2023 AND MATURING ON JANUARY 01, 2030	462.00	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
Jammu & Kashmir Bank Ltd.	Term Loan	350.00	350.00	8.00	24-03-2023	20 EQUAL QUARTERLY INSTALMENT FROM MAY 31, 2025 AND MATURING ON FEBRUARY 28, 2030	350.00		Secured	CRISIL AAA/Stable	Standard
Union Bank Of India	Term Loan	250.00	250.00	7.90	29-03-2023	16 EQUAL QUARTERLY INSTALMENT FROM JUNE 29, 2023 AND MATURING ON MARCH 29, 2027	250.00		Secured	CRISIL AAA/Stable	Standard
State Bank of India	Term Loan	200.00	200.00	8.15	29-03-2023	8 EQUAL HALF YEARLY INSTALMENT FROM SEPTEMBER 29, 2024 AND MATURING ON MARCH 29, 2028	200.00		Secured	CRISIL AAA/Stable	Standard
National Housing Bank	Term Loan	150.00	150.00	5.11	29-03-2023	EQUAL QUARTERLY INSTALMENT FROM JULY 01, 2023 AND MATURING ON JANUARY 01, 2030	150.00	Pari -Passu charge on the Company's movable and Immovable Property	Secured	CRISIL AAA/Stable	Standard
HDFC Bank	Term Loan	300.00	300.00	8.49	31-03-2023	EQUAL QUARTERLY INSTALMENT FROM JUNE 30, 2023 AND MATURING ON MARCH 31, 2028	300.00		Secured	CRISIL AAA/Stable	Standard



ECB as on 31st March 2023 :-

Lender's Name	Nature of Facility instrument	Availed Date	Repayment Date	Days	Eff. Rate	Principal Amount Outstanding	Security Margin (if any)	Credit Rating if applicable	Asset Classification
The Hong Kong and Shanghai Banking Corporation Limited and Punjab National Bank DIFC Dubai Branch	ECB	24-05-2022	23-05-2025	1,095	7.2150 % (linked to 3 months MIOIS + Spread of 0.805 %) (Reset Quarterly)	5,82,00,00,000	First pari-passu charge on the Company's movable and immovable property	N.A	Standard
CTBC	ECB	12-12-2022	12-12-2025	1,096	7.9380%	2,06,08,75,000			

### Appendix 3

#### CP issued for the period of last 15 months (January 2022 to March 2023)

Deal Date	Issue Reference	ISIN No	Name of Investor	Date of Issue	Date of Maturity	Face Value (in Cr)
04-01-2022	TCHFL CP-14/21-22/01	INE033L14LP8	Aditya Birla Sun Life Trustee Pvt. Ltd A/C - Aditya Birla Sun Life Money Manager Fund	06-01-2022	28-06-2022	250.00
04-01-2022	TCHFL CP-14/21-22/02	INE033L14LP8	Axis Mutual Fund Trustee Ltd. A/c Axis Mutual Fund A/c Axis Money Market Fund	06-01-2022	28-06-2022	125.00
04-01-2022	TCHFL CP-14/21-22/03	INE033L14LP8	Axis Mutual Fund Trustee Ltd. A/c Axis Mutual Fund A/c Axis Ultrashort Term Fund	06-01-2022	28-06-2022	125.00
27-01-2022	TCHFL CP-15/21-22/01	INE033L14LW4	HDFC Trustee Company Ltd. A/C HDFC Liquid Fund	28-01-2022	29-04-2022	400.00
14-03-2022	TCHFL CP-16/21-22/01	INE033L14LX2	Nippon Life India Trustee Ltd A/C Nippon India Money Market Fund	15-03-2022	12-09-2022	50.00
09-05-2022	TCHFL CP-01/22-23/01	INE033L14LY0	Axis Mutual Fund Trustee Ltd. A/c Axis Mutual Fund A/c Axis Liquid Fund	10-05-2022	08-08-2022	250.00
09-05-2022	TCHFL CP-01/22-23/02	INE033L14LY0	INVESCO INDIA LIQUID FUND	10-05-2022	08-08-2022	50.00
18-05-2022	TCHFL CP-02/22-23/01	INE033L14LZ7	DSP LIQUIDITY FUND	19-05-2022	28-07-2022	200.00
18-05-2022	TCHFL CP-02/22-23/02	INE033L14LZ7	UTI - LIQUID CASH PLAN	19-05-2022	28-07-2022	200.00
18-05-2022	TCHFL CP-02/22-23/03	INE033L14LZ7	Kotak Mahindra Trustee Company Ltd A/C Kotak Liquid Fund	19-05-2022	28-07-2022	100.00
15-06-2022	TCHFL CP-03/22-23/01	INE033L14MA8	HDFC TRUSTEE COMPANY LTD. A/C HDFC LIQUID FUND	21-06-2022	20-09-2022	100.00
15-06-2022	TCHFL CP-03/22-23/02	INE033L14MA8	BARODA BNP PARIBAS LIQUID FUND	21-06-2022	20-09-2022	200.00
23-06-2022	TCHFL CP-04/22-23/01	INE033L14MB6	ICICI PRUDENTIAL LIQUID FUND	27-06-2022	26-09-2022	200.00
07-07-2022	TCHFL CP-05/22-23/01	INE033L14MC4	HDFC TRUSTEE COMPANY LTD. A/C HDFC MONEY MARKET FUND	11-07-2022	20-06-2023	120.00
07-07-2022	TCHFL CP-05/22-23/02	INE033L14MC4	HDFC TRUSTEE COMPANY LTD. A/C HDFC ULTRA SHORT TERM FUND	11-07-2022	20-06-2023	80.00
25-07-2022	TCHFL CP-06/22-23/01	INE033L14MD2	LIC MF Liquid Fund	28-07-2022	27-10-2022	250.00
25-07-2022	TCHFL CP-06/22-23/02	INE033L14MD2	DSP Liquidity Fund	28-07-2022	27-10-2022	200.00
02-08-2022	TCHFL CP-07/22-23/01	INE033L14ME0	SBI Mutual Fund - SBI Liquid Fund	05-08-2022	04-11-2022	500.00
25-10-2022	TCHFL CP-08/22-23/01	INE033L14MF7	SBI Mutual Fund - SBI Liquid Fund	28-10-2022	14-12-2022	500.00
29-11-2022	TCHFL CP-09/22-23/01	INE033L14MG5	SBI MUTUAL FUND - SBI LIQUID FUND	01-12-2022	02-03-2023	500.00
06-03-2023	TCHFL CP-10/22-23/01	INE033L14MH3	HDFC TRUSTEE COMPANY LTD. A/C HDFC MONEY MARKET FUND	08-03-2023	07-03-2024	200.00
06-03-2023	TCHFL CP-10/22-23/02	INE033L14MH3	HDFC TRUSTEE CO.LTD. A/C HDFC ULTRA SHORT TERM FUND	08-03-2023	07-03-2024	100.00
06-03-2023	TCHFL CP-10/22-23/03	INE033L14MH3	DSP SAVINGS FUND	08-03-2023	07-03-2024	75.00
06-03-2023	TCHFL CP-11/22-23/01	INE033L14MI1	UTI - MONEY MARKET FUND	13-03-2023	12-03-2024	150.00
10-03-2023	TCHFL CP-11/22-23/02	INE033L14MI1	KOTAK MAHINDRA TRUSTEE COMPANY LTD A/C KOTAK MONEY MARKET FUND	13-03-2023	12-03-2024	100.00
06-03-2023	TCHFL CP-11/22-23/03	INE033L14MI1	PGIM INDIA TRUSTEE PRIVATE LIMITED A/C - PGIM INDIA MONEY MARKET FUND	13-03-2023	12-03-2024	11.00
06-03-2023	TCHFL CP-11/22-23/04	INE033L14MI1	PGIM INDIA TRUSTEE PRIVATE LIMITED A/C - PGIM INDIA BALANCED ADVANTAGE FUND	13-03-2023	12-03-2024	14.00
			<b>Total</b>			<b>5,050.00</b>



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT MEETING OF THE BOARD  
OF DIRECTORS OF THE COMPANY HELD ON APRIL 19, 2021**

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**MODIFICATION OF THE RESOLUTION GRANTING AUTHORITY TO BORROW FUNDS  
ON BEHALF OF THE COMPANY**

**“RESOLVED** that, in supersession of the Resolution passed in this regard by the Board of Directors at its meeting held on June 25, 2020, duly minuted at Item No. 12 of the Minutes thereof and pursuant to the provisions of Sections 179 and 180(1)(c) of the Companies Act, 2013 (“Act”), the Rules made there under and the approval of the Members of the Company granted at the Extraordinary General Meeting of the Company held on March 27, 2019, the consent of the Board be and is hereby accorded for the Company, to borrow funds not exceeding an outstanding amount of Rs. 40,000 crore, in the aggregate, inter alia, by way of Cash Credit, Working Capital Loans, Term Loans, Foreign Currency Non-Resident Loans, etc. from the banks, term lenders, financial institutions, non-banking financial companies, corporates, etc., Short Term instruments such as Commercial Papers, MIBOR linked instruments, etc., Term debt, whether Secured or Unsecured, Refinance from the National Housing Bank, Debenture/Bonds (including debentures issued on a private placement basis or to the public), whether Secured or Unsecured, subordinated debt/ perpetual debt and any other short term debentures on a fixed or floating rate basis, in the form of Inter Corporate Deposits (Indian Rupee (“INR”) or foreign currency), rupee denominated bonds, Loans (Re/Foreign Currency) and External Commercial Borrowings with tenor to be decided on a case to case basis or in such other mode or manner as may be deemed fit by the Board of Directors.”

**“RESOLVED FURTHER** that the consent of the Board be and is hereby accorded pursuant to the provisions of Sections 179 and 180(1)(a) of the Act and the Rules made thereunder and the approval of the Members of the Company granted at the Extraordinary General Meeting of the Company held on March 27, 2019, to create such mortgages, charges and hypothecations as may be necessary on such of the assets of the Company, both present and future, in such manner as the Board/ Committee may direct, to or in favour of the financial institutions, investment institutions and their subsidiaries, banks, mutual funds, trusts and other bodies corporate (hereinafter referred to as the “Lending Agencies”) and Trustees for the holders of debentures/bonds and/or other instruments which may be issued on private placement basis or otherwise, to secure rupee term loans/foreign currency loans, debentures, bonds and other instruments such that the outstanding amount of debt at any point of time does not exceed Rs. 40,000 crore together with interest thereon at the agreed rates, further interest, liquidated damages, premium on pre-payment or on redemption, costs, charges, expenses and all other monies payable by the Company to the Trustees under the Trust Deed and to the Lending Agencies under their respective Agreements / Loan Agreements / Debenture Trust Deeds to be entered into by the Company in respect of the borrowings.”

**“RESOLVED FURTHER** that the Board does hereby authorize:

- a) the Managing Director jointly with any one of the following employees viz. the Chief Financial Officer, the Company Secretary and Mr. Sandip G. Joshi, Deputy Vice President – Treasury; or

**TATA CAPITAL HOUSING FINANCE LIMITED**

Corporate Identity Number U67190MH2008PLC187552

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



b) in case of absence of the Managing Director, any two of the following employees viz. the Chief Financial Officer, the Company Secretary and Mr. Sandip G. Joshi, jointly,

to approve all individual borrowings, structured instruments, finalize the terms of the credit facilities as also all non-fund based limits and do all such acts, deeds and things as may be necessary and incidental thereto, within the overall outstanding borrowing limit of Rs. 40,000 crore at any point of time, in the best interest of the Company.”

**“RESOLVED FURTHER** that within the overall borrowing limit of Rs. 40,000 crore, the Commercial Paper outstanding shall not exceed the limit set by the Rating Agency.”

**“RESOLVED FURTHER** that necessary bank accounts be opened with the issuing and paying banks for the purpose of receiving the proceeds of Commercial Papers and redeeming the same.”

**“RESOLVED FURTHER** that the consent of the Board be and is hereby accorded for availing of service facilities such as Cash Management, PDC Management, Cash Picking Facility, etc.”

**“RESOLVED FURTHER** that the consent of the Board be and is hereby accorded for availing of non-fund based limits in the form of Bank Guarantees/ Letters of Credit (“LC”) not exceeding Rs. 1,000 crore.”

**“RESOLVED FURTHER** that any two of the following persons acting jointly viz. Mr. Rajiv Sabharwal, Chairman, the Managing Director, the Chief Financial Officer, the Company Secretary, Mr. Ajai Kumar Shukla, Chief Credit Officer and Technical Valuation - Retail Housing Finance, Mr. Amitabh Talwar, Head – Product and Customer Service, Mr. Pramod Nair, Business Chief Information Officer, Mr. Nitesh Minocha, Head – Operations, Mr. Kareemulla Shaik, National Credit Manager, Mr. Balu Nagarajan, Regional Sales Manager – Construction Finance, Mr. Chittaranjan Parida, Regional Manager - Construction Finance (North), Mr. Mahesh Adhikari, National Credit Manager, Mr. Manish Bansal, Regional Credit Manager, Mr. Awdhesh Choubey, Zonal Credit Manager, Mr. Rakesh Bhatia, Chief Financial Officer, Tata Capital Limited (“TCL”), Ms. Sarita Kamath, Head – Legal and Compliance and Company Secretary, TCL, Mr. Kiran Joshi, Head – Treasury, TCL, Mr. Amol Dalvi, Senior Vice President – Controllorship, Tata Capital Financial Services Limited (“TCFSL”), Mr. Mandar Joshi, Vice President - Treasury, TCFSL, Mr. Sandip G. Joshi - Deputy Vice President – Treasury, Mr. Rajesh Bhakade, Deputy Vice President – Treasury, TCFSL, Mr. Sarvesh Laturia, Associate Vice President – Treasury, TCFSL, Mr. Ankit Chotai, Senior Manager – Treasury, TCFSL, Mr. Dhiraj Dubey, Senior Manager – Treasury, TCFSL and Mr. Akshay Darade, Assistant Manager – Treasury, TCFSL, be and are hereby authorized to execute all documents in connection with the borrowing facilities of Company.”

**“RESOLVED FURTHER** that in respect of all fund based, non-fund based and services facilities to be availed by the Company, any two of the following persons acting jointly viz. Mr. Rajiv Sabharwal, Chairman, the Managing Director, the Chief Financial Officer, the Company Secretary, Mr. Ajai Kumar Shukla, Chief Credit Officer and Technical Valuation - Retail Housing Finance, Mr. Amitabh Talwar, Head – Product and Customer Service, Mr. Pramod Nair, Business Chief Information Officer, Mr. Nitesh Minocha, Head – Operations, Mr. Kareemulla Shaik, National Credit Manager, Mr. Balu Nagarajan, Regional Sales Manager

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– Construction Finance, Mr. Chittaranjan Parida, Regional Manager - Construction Finance (North), Mr. Mahesh Adhikari, National Credit Manager, Mr. Manish Bansal, Regional Credit Manager, Mr. Awdhesh Choubey, Zonal Credit Manager, Mr. Rakesh Bhatia, Chief Financial Officer, TCL, Ms. Sarita Kamath, Head – Legal and Compliance and Company Secretary, TCL, Mr. Kiran Joshi, Head – Treasury, TCL, Mr. Amol Dalvi, Senior Vice President – Controllershship, TCFSL, Mr. Mandar Joshi, Vice President - Treasury, TCFSL, Mr. Sandip G. Joshi - Deputy Vice President – Treasury, Mr. Rajesh Bhakade, Deputy Vice President – Treasury, TCFSL, Mr. Sarvesh Laturia, Associate Vice President – Treasury, TCFSL, Mr. Ankit Chotai, Senior Manager – Treasury, TCFSL, Mr. Dhiraj Dubey, Senior Manager – Treasury, TCFSL and Mr. Akshay Darade, Assistant Manager – Treasury, TCFSL, be and are hereby authorized to:

- Induct/remove any bank from the Company's banking arrangements and to re-distribute the limits amongst the existing bank/allocate any cash credit limits amongst the Bankers;
- Sign/execute necessary documents including but not restricted to loan agreements, Consortium/multiple banking agreements, Deed of Hypothecation, Mortgage of movables / immovables, Bankers Inter Se Agreement, documents for creation of security, Demand Promissory Notes, Letter of Continuity, Debenture Trust Deed, Letter of Credit Program Agreements including those for customers and such other documents, as may be required;
- Avail services of arrangers, merchant bankers, rating agency, depository, custodian, trusteeship services, legal counsel, security trustees/agents for creation of security for lenders, etc. as may be required for the aforesaid borrowings;
- Appoint issuing and paying agents, registrar and transfer agents for the purpose of issuance of Commercial Papers, Debentures;
- Undertake any derivative contracts for the purpose of hedging any foreign currency exposures and/or for hedging interest rate exposures or to reduce cost of borrowings;
- Open and close Current / Cash Credit / Fixed Deposit / Escrow / Demat Accounts, and
- Execute any document pertaining to opening of Letter of Credit/Bank Guarantees including Counter Guarantees and do any such acts, deeds and things as may be necessary and incidental for the aforesaid purpose."

**"RESOLVED FURTHER** that the Directors of the Company, the Managing Director, the Chief Financial Officer, the Company Secretary, Mr. Rakesh Bhatia, Chief Financial Officer, TCL, Mr. Kiran Joshi, Head – Treasury, TCL, Ms. Sarita Kamath, Head – Legal and Compliance and Company Secretary, TCL and Mr. Sandip G. Joshi, Deputy Vice President – Treasury, be and are hereby severally authorized to certify any document as true for the purpose of submission of necessary documents to the Bank."

**"RESOLVED FURTHER** that the Common Seal of the Company be affixed to the Loan Agreements, Consortium / Multiple Banking agreements, Deed of Hypothecation, Mortgage of movables / immovable, Bankers Inter Se Agreement, documents for creation of security, Demand Promissory Notes, Letter of Continuity, Debenture Trust Deed, Letter of Credit Program Agreements, etc. and to such other documents as may be required to be executed under the Common Seal of the Company, in the presence of any of the aforementioned persons who shall sign the same in token thereof, in accordance with the Articles of Association of the Company and that for this purpose, any of the aforementioned persons may

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carry the Common Seal out of the Registered Office of the Company and bring it back to the Registered Office of the Company.”

**For Tata Capital Housing Finance Limited**

JINESH  
PRAKASH  
MEGHANI

Digitally signed by  
JINESH PRAKASH  
MEGHANI  
Date: 2021.05.10  
12:24:11 +05'30'

**Jinesh Meghani**  
**Company Secretary**  
**Membership No: A22953**

**Address:** 203/1, Jawahar Nagar, Dutta Villa,  
Road No. 13, Goregaon West,  
Mumbai - 400062

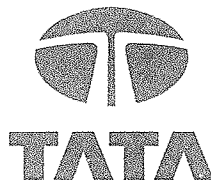
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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT MEETING OF THE BOARD  
OF DIRECTORS OF THE COMPANY HELD ON JANUARY 21, 2022**

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**MODIFICATION OF THE RESOLUTION GRANTING AUTHORITY TO BORROW FUNDS  
ON BEHALF OF THE COMPANY**

**“RESOLVED** that, in supersession of the Resolution passed in this regard by the Board of Directors at its meeting held on April 19, 2021, duly minuted at Item No. 17 of the Minutes thereof and pursuant to the provisions of Sections 179 and 180(1)(c) of the Companies Act, 2013 (“Act”), the Rules made there under and the approval of the Members of the Company granted at the Extraordinary General Meeting of the Company held on March 27, 2019, the consent of the Board be and is hereby accorded for the Company, to borrow funds not exceeding an outstanding amount of Rs. 40,000 crore, in the aggregate, inter alia, by way of Cash Credit, Working Capital Loans, Term Loans, Foreign Currency Non-Resident Loans, etc. from the banks, term lenders, financial institutions, non-banking financial companies, corporates, etc., Short Term instruments such as Commercial Papers, MIBOR linked instruments, etc., Term debt, whether Secured or Unsecured, Refinance from the National Housing Bank, Debenture/Bonds (including debentures issued on a private placement basis or to the public), whether Secured or Unsecured, subordinated debt/ perpetual debt and any other short term debentures on a fixed or floating rate basis, in the form of Inter Corporate Deposits (Indian Rupee (“INR”) or foreign currency), rupee denominated bonds, Loans (Re/Foreign Currency) and External Commercial Borrowings with tenor to be decided on a case to case basis or in such other mode or manner as may be deemed fit by the Board of Directors.”

**“RESOLVED FURTHER** that the consent of the Board be and is hereby accorded pursuant to the provisions of Sections 179 and 180(1)(a) of the Act and the Rules made thereunder and the approval of the Members of the Company granted at the Extraordinary General Meeting of the Company held on March 27, 2019, to create such mortgages, charges and hypothecations as may be necessary on such of the assets of the Company, both present and future, in such manner as the Board/ Committee may direct, to or in favour of the financial institutions, investment institutions and their subsidiaries, banks, mutual funds, trusts and other bodies corporate (hereinafter referred to as the “Lending Agencies”) and Trustees for the holders of debentures/bonds and/or other instruments which may be issued on private placement basis or otherwise, to secure rupee term loans/foreign currency loans, debentures, bonds and other instruments such that the outstanding amount of debt at any point of time does not exceed Rs. 40,000 crore together with interest thereon at the agreed rates, further interest, liquidated damages, premium on pre-payment or on redemption, costs, charges, expenses and all other monies payable by the Company to the Trustees under the Trust Deed and to the Lending Agencies under their respective Agreements / Loan Agreements / Debenture Trust Deeds to be entered into by the Company in respect of the borrowings.”

**“RESOLVED FURTHER** that the Board does hereby authorize:

- a) the Managing Director jointly with any one of the following employees viz the Chief Financial Officer, the Company Secretary and Mr. Sandip G. Joshi, Vice President – Treasury; or
- b) in case of absence of the Managing Director, any two of the following employees viz. the Chief Financial Officer, the Company Secretary and Mr. Sandip G. Joshi, jointly,

**TATA CAPITAL HOUSING FINANCE LIMITED**

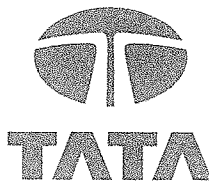
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to approve all individual borrowings, structured instruments, finalize the terms of the credit facilities as also all non-fund based limits and do all such acts, deeds and things as may be necessary and incidental thereto, within the overall outstanding borrowing limit of Rs. 40,000 crore at any point of time, in the best interest of the Company."

**"RESOLVED FURTHER** that within the overall borrowing limit of Rs. 40,000 crore, the Commercial Paper outstanding shall not exceed the limit set by the Rating Agency."

**"RESOLVED FURTHER** that necessary bank accounts be opened with the issuing and paying banks for the purpose of receiving the proceeds of Commercial Papers and redeeming the same."

**"RESOLVED FURTHER** that the consent of the Board be and is hereby accorded for availing of service facilities such as Cash Management, PDC Management, Cash Picking Facility, etc."

**"RESOLVED FURTHER** that any two of the following persons acting jointly viz. Mr. Rajiv Sabharwal, Chairman, the Managing Director, the Chief Financial Officer, the Company Secretary, Mr. Ajai Kumar Shukla, Chief Business Officer - Retail Finance, Mr. Nitesh Minocha, Head - Operations, Mr. Kareemulla Shaik, Head - Credit and Technical Valuation, Retail Finance, Mr. Balu Nagarajan, Regional Manager - Construction Finance, Mr. Chittaranjan Parida, Regional Manager - Construction Finance (North), Mr. Manish Bansal, Regional Manager - Asset Disposal, Mr. Awdhesh Choubey, National Credit Manager - North & East, Mr. Rakesh Bhatia, Chief Financial Officer, Tata Capital Limited ("TCL"), Ms. Sarita Kamath, Head - Legal & Compliance and Company Secretary, TCL, Mr. Kiran Joshi, Head - Treasury, TCL, Mr. Amol Dalvi, Financial Controller, Tata Capital Financial Services Limited ("TCFSL"), Mr. Pramod Nair, Technology Head - Digital & Customer Engagement, TCFSL, Mr. Mandar Joshi, Vice President - Treasury, TCFSL, Mr. Sandip G. Joshi, Vice President - Treasury, Mr. Rajesh Bhakade, Vice President - Treasury, TCFSL, Mr. Sarvesh Laturia, Deputy Vice President - Treasury, TCFSL, Ms. Farzana Songgadan, Deputy Vice President - Finance, TCFSL, Mr. Purna Chandra Panigrahy, Senior Manager - Treasury, TCFSL, Mr. Ankit Chotai, Assistant Vice President - Treasury, TCFSL, and Mr. Akshay Darade, Assistant Manager - Treasury, TCFSL, be and are hereby authorized to execute all documents in connection with the borrowing facilities of Company."

**"RESOLVED FURTHER** that in respect of all fund based, non-fund based and services facilities to be availed by the Company, any two of the following persons acting jointly viz. Mr. Rajiv Sabharwal, Chairman, the Managing Director, the Chief Financial Officer, the Company Secretary, Mr. Ajai Kumar Shukla, Chief Business Officer - Retail Finance, Mr. Nitesh Minocha, Head - Operations, Mr. Kareemulla Shaik, Head - Credit and Technical Valuation, Retail Finance, Mr. Balu Nagarajan, Regional Manager - Construction Finance, Mr. Chittaranjan Parida, Regional Manager - Construction Finance (North), Mr. Manish Bansal, Regional Manager - Asset Disposal, Mr. Awdhesh Choubey, National Credit Manager - North & East, Mr. Rakesh Bhatia, Chief Financial Officer, Tata Capital Limited ("TCL"), Ms. Sarita Kamath, Head - Legal & Compliance and Company Secretary, TCL, Mr. Kiran Joshi, Head - Treasury, TCL, Mr. Amol Dalvi, Financial Controller, Tata Capital Financial Services Limited ("TCFSL"), Mr. Pramod Nair, Technology Head - Digital & Customer Engagement, TCFSL, Mr. Mandar Joshi, Vice President - Treasury, TCFSL, Mr. Sandip G. Joshi, Vice President - Treasury, Mr. Rajesh Bhakade, Vice President - Treasury, TCFSL, Mr. Sarvesh Laturia, Deputy Vice President - Treasury, TCFSL, Ms. Farzana Songgadan, Deputy Vice President - Finance, TCFSL, Mr. Purna Chandra

**TATA CAPITAL HOUSING FINANCE LIMITED**

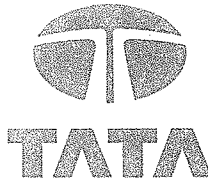
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Panigrahy, Senior Manager – Treasury, TCFSL, Mr. Ankit Chotai, Assistant Vice President - Treasury, TCFSL, and Mr. Akshay Darade, Assistant Manager – Treasury, TCFSL, be and are hereby authorized to:

- Induct/remove any bank from the Company's banking arrangements and to re-distribute the limits amongst the existing bank/allocate any cash credit limits amongst the Bankers;
- Sign/execute necessary documents including but not restricted to loan agreements, Consortium/multiple banking agreements, Deed of Hypothecation, Mortgage of movables / immovables, Bankers Inter Se Agreement, documents for creation of security, Demand Promissory Notes, Letter of Continuity, Debenture Trust Deed, Letter of Credit Program Agreements including those for customers and such other documents, as may be required;
- Avail services of arrangers, merchant bankers, rating agency, depository, custodian, trusteeship services, legal counsel, security trustees/agents for creation of security for lenders, etc. as may be required for the aforesaid borrowings;
- Appoint issuing and paying agents, registrar and transfer agents for the purpose of issuance of Commercial Papers, Debentures;
- Undertake any derivative contracts for the purpose of hedging any foreign currency exposures and/or for hedging interest rate exposures or to reduce cost of borrowings;
- Open and close Current / Cash Credit / Fixed Deposit / Escrow / Demat Accounts, and
- Execute any document pertaining to opening of Letter of Credit/Bank Guarantees including Counter Guarantees and do any such acts, deeds and things as may be necessary and incidental for the aforesaid purpose."

**"RESOLVED FURTHER** that the Directors of the Company, the Managing Director, the Chief Financial Officer, the Company Secretary, Mr. Rakesh Bhatia, Chief Financial Officer, TCL, Mr. Kiran Joshi, Head – Treasury, TCL, Ms. Sarita Kamath, Head – Legal and Compliance and Company Secretary, TCL and Mr. Sandip G. Joshi, Vice President – Treasury, be and are hereby severally authorized to certify any document as true for the purpose of submission of necessary documents to the Bank."

**"RESOLVED FURTHER** that the Common Seal of the Company be affixed to the Loan Agreements, Consortium / Multiple Banking agreements, Deed of Hypothecation, Mortgage of movables / immovable, Bankers Inter Se Agreement, documents for creation of security, Demand Promissory Notes, Letter of Continuity, Debenture Trust Deed, Letter of Credit Program Agreements, etc. and to such other documents as may be required to be executed under the Common Seal of the Company, in the presence of any of the aforementioned persons who shall sign the same in token thereof, in accordance with the Articles of Association of the Company and that for this purpose, any of the aforementioned persons may carry the Common Seal out of the Registered Office of the Company and bring it back to the Registered Office of the Company."

**For Tata Capital Housing Finance Limited**

**Priya Shah**  
**Company Secretary**

**TATA CAPITAL HOUSING FINANCE LIMITED**

Corporate Identity Number U67190MH2008PLC187552

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

Tel 91 22 6606 9000 Toll Free 1800 209 6060 Web [www.tatacapital.com](http://www.tatacapital.com) [customercare@tatacapital.com](mailto:customercare@tatacapital.com)

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

# Tata Capital Housing Finance Limited

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

Corporate Identity Number: U67190MH2008PLC187552

Website: www.tatacapital.com

## STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTH ENDED DECEMBER 31, 2022

Particulars	Quarter ended			Nine months ended		Year ended
	December 31,	September 30,	December 31,	December 31,	December 31,	March 31,
	2022	2022	2021	2022	2021	2022
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1 Revenue from operations</b>						
(i) Interest Income	95,443	86,457	68,203	2,57,774	1,98,616	2,72,251
(ii) Fees and commission Income	1,658	1,523	1,322	4,802	3,470	4,712
(iii) Net gain on fair value changes	1,377	816	739	2,848	1,663	2,492
(iv) Net gain on derecognition of financial instruments measured at amortised cost	-	-	87	-	87	87
<b>2 Other income</b>	1,451	889	1,883	5,069	3,594	6,148
<b>3 Total Income (1+2)</b>	<b>99,929</b>	<b>89,685</b>	<b>72,234</b>	<b>2,70,493</b>	<b>2,07,430</b>	<b>2,85,690</b>
<b>4 Expenses</b>						
(i) Finance costs	54,903	48,799	38,589	1,46,310	1,13,527	1,53,219
(ii) Impairment on financial instruments	462	(1,397)	3,032	233	17,881	16,301
(iii) Employee benefits expenses	7,732	7,162	5,079	21,515	13,300	19,144
(iv) Depreciation, amortisation and impairment	702	618	451	1,793	1,326	1,814
(v) Other expenses	7,106	6,845	5,070	19,585	12,572	19,178
<b>Total expenses (4)</b>	<b>70,905</b>	<b>62,027</b>	<b>52,221</b>	<b>1,89,436</b>	<b>1,58,606</b>	<b>2,09,656</b>
<b>5 Profit before exceptional items and tax (3-4)</b>	<b>29,024</b>	<b>27,658</b>	<b>20,013</b>	<b>81,057</b>	<b>48,824</b>	<b>76,034</b>
<b>6 Exceptional Items</b>	-	-	-	-	-	-
<b>7 Profit before tax (5-6)</b>	<b>29,024</b>	<b>27,658</b>	<b>20,013</b>	<b>81,057</b>	<b>48,824</b>	<b>76,034</b>
<b>8 Tax expense</b>						
(1) Current tax	6,331	6,760	4,945	19,812	13,185	19,336
(2) Deferred tax	1,044	271	134	833	(746)	(155)
<b>Total tax expense</b>	<b>7,375</b>	<b>7,031</b>	<b>5,079</b>	<b>20,645</b>	<b>12,439</b>	<b>19,181</b>
<b>9 Profit for the period/year (7-8)</b>	<b>21,649</b>	<b>20,627</b>	<b>14,934</b>	<b>60,412</b>	<b>36,385</b>	<b>56,853</b>
<b>10 Other Comprehensive Income</b>						
(i) Items that will be reclassified subsequently to statement of profit or loss						
(a) The effective portion of gains and loss on hedging instruments in a cash flow hedge reserve	254	603	283	182	236	415
(b) Income tax relating to effective portion of gain and loss on hedging instrument in a cash flow hedge	(43)	(173)	(71)	(46)	(59)	(104)
(ii) Items that will not be reclassified subsequently to statement of profit or loss						
(a) Remeasurement of defined employee benefit plans	-	36	(6)	(104)	(4)	52
(b) Income tax relating to items that will not be reclassified to profit or loss	-	(9)	2	26	1	(13)
<b>Total Other Comprehensive Income (i+ii)</b>	<b>211</b>	<b>457</b>	<b>208</b>	<b>58</b>	<b>174</b>	<b>350</b>
<b>11 Total Comprehensive Income for the period/year (9+10) (Comprising Profit and Other Comprehensive Income for the period/year)</b>	<b>21,860</b>	<b>21,084</b>	<b>15,142</b>	<b>60,470</b>	<b>36,559</b>	<b>57,203</b>
<b>12 Earnings per equity share (Face value : Rs. 10 per share):</b>						
(1) Basic (Rs.)*	3.95	3.77	2.73	11.03	6.64	10.38
(2) Diluted (Rs.)*	3.95	3.77	2.73	11.03	6.64	10.38
13 Debt equity ratio (No. of Times)	7.99	7.83	7.38	7.99	7.38	7.80
14 Debt service coverage ratio	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
15 Interest service coverage ratio	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
16 Outstanding redeemable preference shares (Nos. in Lakhs)	-	-	-	-	-	-
17 Outstanding redeemable preference shares (Values)	-	-	-	-	-	-
18 Capital redemption reserve/debenture redemption reserve	-	-	-	-	-	-
19 Net worth (Note 8)	4,02,333	3,84,107	3,32,688	4,02,333	3,32,688	3,48,933
20 Current ratio	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
21 Long term debt to working capital	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
22 Bad debts to account receivable ratio	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
23 Current liability ratio	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
24 Total debts to total assets (%)	87.46	87.28	87.08	87.46	87.08	87.11
25 Debtors turnover ratio	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
26 Inventory turnover	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
27 Operating margin (%)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
28 Net profit margin (%)	21.98	23.23	21.23	22.76	17.85	20.34
29 Gross Non Performing Assets % ("GNPA")	1.75	1.57	1.98	1.75	1.98	1.60
30 Net Non Performing Assets % ("NNPA")	0.87	0.79	1.11	0.87	1.11	0.73
31 Provision Coverage Ratio % ("PCR")	50.84	50.12	44.18	50.84	44.18	54.71
32 Security Cover (No. of Times)	1.25	1.34	1.35	1.25	1.35	1.40

\* (Not annualised for quarter ended December 31, 2022, September 30, 2022, and Decemebr 31, 2021)

\* (Not annualised for nine months ended December 31, 2022 and December 31, 2021)



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Notes:-

- 1 The above results have been reviewed by the Audit Committee and have been approved and taken on record by the Board of Directors at their respective meetings held on January 20, 2023. The financial results for the quarter and nine months ended December 31, 2022 have been subjected to a limited review by the joint statutory auditors of the Company. The report thereon is unmodified.
- 2 These financial results together with the results for the comparative reporting periods have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 - Interim Financial Reporting as prescribed under Section 133 of the Companies Act, 2013 (the "Act") read with Companies (Indian Accounting Standards), Rules 2015, amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended.
- 3 The Company is regulated by the Reserve Bank of India ("RBI") and supervised by the National Housing Bank ("NHB"). The RBI / NHB periodically issues/amends directions, regulations and/or guidelines (collectively "Regulatory Framework") covering various aspects of the operation of the Company, including those relating to accounting for certain types of transactions. The Regulatory Framework contains specific instructions that need to be followed by the Company in preparing its financial statements. The financial results for the current and previous periods may need to undergo changes in measurement and / or presentation upon receipt of clarifications on the Regulatory Framework or changes thereto.
- 4 The impact of COVID-19 on the Company's performance will depend on the ongoing as well as future developments, including, among other things, any new information concerning the COVID-19 pandemic and any measure to contain its spread or mitigate its impact, whether mandated by the Government or adopted by us.
- 5 The Company is engaged in the business of Housing Finance and hence there is only one "business segment".
- 6 The Board of Directors vide a resolution passed by circulation on September 16, 2022 and December 13, 2022 have declared and approved an interim equity dividend of Rs. 0.30 and Rs. 0.29 per equity share respectively and the dividend has been paid to the shareholders in the same period.
- 7 During the nine months period ended December 31, 2022, the Company has transferred Rs. 10,936 lakh (for the year ended March 31, 2022 Rs 11,371 lakh) to Special Reserve as prescribed by Section 29C of the National Housing Act, 1987, being 20% of the profit after taxes.
- 8 Net worth includes equity share capital plus other equity less deferred revenue expenditure.
- 9 Details of loans transferred / acquired during the quarter ended December 31, 2022 under the RBI Master Direction on Transfer of Loan Exposures dated September 24, 2021 are given below:
  - (i) The Company has not transferred any non-performing assets (NPAs).
  - (ii) The Company has not transferred any Special Mention Account (SMA) and loan not in default.
  - (iii) The Company has not acquired loans not in default through assignment.
  - (iv) The Company has not acquired any stressed loan.
- 10 The Indian Parliament has published the Code on Social Security, 2020 which may impact the contributions by the Company towards Provident Fund and Gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 and has invited suggestions from stakeholders which are under consideration. The Company will determine the impact once the subject rules are finally notified and will give appropriate impact in its financial results in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.
- 11 The figures for the quarter ended December 31, 2022 and December 31, 2021 are the balancing figures between reviewed figures in respect of the nine months ended December 31, 2022 and December 31, 2021 and the reviewed figures for the half year ended September 30, 2022 and September 30, 2021 respectively.
- 12 Figures in the previous period have been regrouped and correspondingly ratios are changed wherever necessary, in order to make them comparable.
- 13 Information as required pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Formulae for Computation of Ratios are as follows:

- (i) Debt equity ratio = (Debt Securities + Borrowings (other than debt securities) + Subordinated Debts - Unamortised Issue Expenses) / (Equity Share Capital + Other Equity - Deferred Revenue Expenditure).
- (ii) Total debts to total assets (%) = (Debt Securities + Borrowings (other than debt securities) + Subordinated Debts) / Total Assets.
- (iii) Net profit margin (%) = Profit after Tax / Revenue from Operations.
- (iv) Gross Non Performing Assets ("GNPA") (%) = Gross Stage III Loans / Gross Loans.
- (v) Net Non Performing Assets ("NNPA") (%) = (Gross Stage III Loans - Impairment loss allowance for Stage III) / (Gross Loans - Impairment loss allowance for Stage III)
- (vi) Provision Coverage Ratio ("PCR") (%) = Impairment loss allowance for Stage III / Gross Stage III Loans.



Mumbai  
20 January 2023



For Tata Capital Housing Finance Limited

Anil Kaul  
Managing Director  
(DIN No. : 00644761)

## Annexure 1

### Additional Information

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

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

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

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



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## Annexure 2

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

Name of the issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Tata Capital Housing Finance Limited	INE033L07HQ8	Private Placement	Non-Convertible Debentures	18-May-22	17,800	17,800	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HR6	Private Placement	Non-Convertible Debentures	27-Jun-22	8,110	8,110	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HS4	Private Placement	Non-Convertible Debentures-ZCB	06-Jul-22	16,000	16,000	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HQ8	Private Placement	Non-Convertible Debentures	13-Jul-22	40,000	40,000	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HR6	Private Placement	Non-Convertible Debentures	13-Jul-22	2,650	2,650	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HT2	Private Placement	Non-Convertible Debentures	05-Aug-22	29,200	29,200	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HU0	Private Placement	Non-Convertible Debentures	05-Aug-22	20,000	20,000	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L08312	Private Placement	Non-Convertible Debentures	19-Aug-22	12,900	12,900	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HR6	Private Placement	Non-Convertible Debentures	26-Aug-22	4,000	4,000	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HW6	Private Placement	Non-Convertible Debentures	13-Sep-22	72,200	72,200	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HX4	Private Placement	Non-Convertible Debentures	19-Oct-22	1,00,000	1,00,000	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HV8	Private Placement	Non-Convertible Debentures	03-Nov-22	80,000	80,000	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HY2	Private Placement	Non-Convertible Debentures	03-Nov-22	27,000	27,000	No	Not Applicable	Not Applicable
Tata Capital Housing Finance Limited	INE033L07HY2	Private Placement	Non-Convertible Debentures	16-Nov-22	43,000	43,000	No	Not Applicable	Not Applicable



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**Note:**

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

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

Particulars	Remarks					
Name of listed entity	Tata Capital Housing Finance Limited					
Mode of fund raising	Private placement					
Type of instrument	Non-convertible Securities					
Date of raising funds	As per Annexure 2(A)					
Amount raised	As per Annexure 2(A) totalling to Rs. 4,728.60 crore					
Report filed for quarter ended	December 31, 2022					
Is there a deviation/ variation in use of funds raised?	No					
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No					
If yes, details of the approval so required?	Not Applicable					
Date of approval	Not Applicable					
Explanation for the deviation/ variation	Not Applicable					
Comments of the audit committee after review	Not Applicable					
Comments of the auditors, if any	Not Applicable					
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:						
Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilised	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
Not Applicable						
Deviation could mean:						
a. Deviation in the objects or purposes for which the funds have been raised.						
b. Deviation in the amount of funds actually utilized as against what was originally disclosed.						
Name of signatory: Anil Kaul						
Designation: Managing Director						
Date: 20 January 2023						



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**Annexure 3**  
Security Cover Certificate as on December 31, 2022

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Column I Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)				Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets [viii]	Carrying /book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (=K+L+M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value							Relating to Column F	
<b>ASSETS</b>														
Property, Plant and Equipment	Buildings (Note 1)			Yes	24	-	3,722		3,746			103		103
Capital Work-in-Progress							873		873					-
Right of Use Assets							5,434		5,434					-
Goodwill							-		-					-
Intangible Assets							624		624					-
Intangible Assets under Development							64		64					-
Investments	Mutual Funds			Yes	50,013		72,620		1,22,633				50,013	50,013
Loans (Note 2)	Receivables under financing activities (Note 2)		4,89,960	Yes	16,69,281	12,17,052	30,017		34,06,310		4,89,960		28,86,333	33,76,293
Inventories							-		-					-
Trade Receivables							502		502					-
Cash and Cash Equivalents	Balances with bank in deposit accounts, current accounts and cheques on hand			Yes	86,753		-		86,753				86,753	86,753
Bank Balances other than Cash and Cash Equivalents							22,609		22,609					-
Others							22,302		22,302					-
<b>Total</b>		-	4,89,960		18,06,071	12,17,052	1,58,767		36,71,850	-	4,89,960	103	30,23,099	35,13,162
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains				Yes	14,39,842		(1,815)		14,38,027					
Other debt sharing pari-passu charge with above debt (Note 3)							1,12,617		1,12,617					
Other Debt							68,850		68,850					
Subordinated debt							1,12,540		1,12,540					
Borrowings			4,24,112			10,15,868	39,339		14,79,319					
Bank							-		-					
Debt Securities							-		-					
Others							-		-					
Trade payables							11,873		11,873					
Lease Liabilities							5,952		5,952					
Provisions							3,399		3,399					
Others							25,147		25,147					
<b>Total</b>			4,24,112		14,39,842	11,28,485	2,65,285		32,57,724					
Cover on Book Value														
Cover on Market Value														
	Exclusive Security Cover Ratio			1.16	Pari-Passu Security Cover Ratio	1.25	1.08							

**Notes:**

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



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Tel.: 022-49669000

**Independent Auditor's Review Report for the quarter and nine months ended December 31, 2022, on the Unaudited Financial Results of Tata Capital Housing Finance Limited ('Company') pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).**

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

1. We have reviewed the accompanying statement of unaudited financial results of Tata Capital Housing Finance Limited ("the Company") for the quarter and nine months ended December 31, 2022 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors of the Company, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard ("Ind AS") 34 "Interim Financial Reporting" specified in section 133 of the Companies Act, 2013, the circulars, guidelines and directions issued by Reserve Bank of India ("RBI") from time to time ("RBI guidelines") and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

**Scope of Review**

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





## Conclusion

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

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



Suresh Agaskar  
Partner

Membership No. 110321  
**UDIN:** 23110321BGRAU03013  
**Place:** Mumbai  
**Date:** January 20, 2023



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



Vikas Kumar  
Partner

Membership No. 075363  
**UDIN:** 23075363BGYIDGI312  
**Place:** Mumbai  
**Date:** January 20, 2023

