TATA

Notice

Notice is hereby given that Thirty Eighth (38th) Annual General Meeting of Tata Housing Development Company Limited will be held on **Thursday**, **28th day of September 2017**, at **10:30 a.m.** at **Committee Room No. 2 (Opposite lift), 4th Floor, Bombay House, Homi Mody Street, Fort, Mumbai 400 001**, to transact the following business:

ORDINARY BUSINESS

Adoption of the Financial Statements

1. To receive, consider and adopt

    (a) The Audited Standalone Financial Statements for the financial year ended on March 31, 2017, together with the Report of the Board of Directors and the Auditors thereon; and

    (b) The Audited Consolidated Financial Statements for the financial year ended on March 31, 2017, together with the Report of the Auditors thereon.

Re-Appointment of a Director

2. To appoint a Director in place of Mr. Sanjay Ubale (DIN 02040738), who retires by rotation and, being eligible, offers himself for reappointment.

Appointment of Statutory Auditors

3. To consider and, if thought fit, to pass with or without modification the following resolution as an **Ordinary Resolution:**

"RESOLVED THAT pursuant to provision of Section 139 of the Companies Act 2013 ("Act") , read with the Companies (Audit and Auditors) Rules 2014, as amended from time to time, M/s. B S R & Co. LLP, Chartered Accountants (ICAI registration number 101248W/W-100022) be and are hereby appointed as the Statutory Auditors of the Company for a period of 5 years in place of M/s Deloitte Haskins & sells LLP (ICAI registration number No 117366W/W-100018) the retiring Auditors of the Company to hold office commencing from conclusion of this Annual General Meeting ("AGM") till the conclusion of the Forty-Third AGM to be held during calendar year 2022, subject to ratification by Shareholders at every AGM, if so required under the Act , on such remuneration as may be agreed upon between the Board of Directors and the Auditors.**"**

TATA HOUSING DEVELOPMENT COMPANY LTD.
CIN U45300MH1942PLC003573
Regd. Office: Times Tower, 12th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013
Tel : 91 22 6661 444 Fax : 91 22 6661 4457
Corporate Office : Trade World, B - Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013
Tel. 91 22 6607 0707 Fax : 91 22 6607 0708
E-mail : info@tatahousing.com Website : www.tatahousing.in

SPECIAL BUSINESS

4. **Ratification of Remuneration of the Cost Auditor**

To consider and if thought fit, to pass, with or without modification(s), the following resolution as an **Ordinary Resolution:**

"Resolved that pursuant to Section 148(3) and other applicable provisions, if any, of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014, as amended from time to time, the Company do hereby ratify the remuneration not exceeding Rs.2,25,000 per annum plus applicable tax and out-of-pocket expenses that may be incurred in connection with the audit payable to Vinod C. Subramaniam & Co, Cost Accountant (bearing ICAI registration No.: 102395), Cost Accountants, appointed as Cost Auditors by the Board of Directors to audit the cost records of the Company for the Financial Year 2017–18;

RESOLVED FURTHER THAT the Board of Directors or the Key Managerial Personnel of the Company be and are hereby severally authorized to do all acts and take all such steps as may be necessary, proper or expedient to give effect to this resolution."

Re-appointment Mr. Brotin Banerjee as Managing Director and ratification of his remuneration for the financial Year 2016-17

5. To consider and if thought fit, to pass, with or without modification(s), the following resolution as a **Special resolution:**

"**RESOLVED THAT** subject to the provisions of Section 196, 197 and 203 read with Schedule V and other applicable provisions, if any, of the Companies Act, 2013 ("the Act"), The Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, as amended from time to time and other applicable laws and regulations, consent of the Shareholders is be and hereby accorded to the re-appointment of Mr. Brotin Banerjee (DIN 01522816) as the Managing Director of the Company, designated as 'Managing Director & Chief Executive Officer' for a further period of 5 years w. e. f. 1st April, 2017 ("Term") upon the terms and conditions and remuneration as set out in the Explanatory Statement annexed to the Notice convening this meeting (including the remuneration to be paid in the event of loss or inadequacy of profits in any financial year during the tenure of his appointment), with liberty to the Board of Directors to alter and vary the terms and conditions of the said appointment in such manner as may be agreed to between the Board of Directors and Mr. Banerjee;

RESOLVED FURTHER THAT the Company do hereby execute an Agreement with Mr. Brotin Banerjee (the "Agreement") incorporating the terms and conditions of the re-appointment and any of the

Directors/ Company Secretary, be and is hereby severally authorized to sign and execute agreement/s in accordance with the provisions of the Articles of Association of the Company, if necessary;

RESOLVED THAT that in accordance with Section 197 Companies Act, 2013 and limits prescribed under the Act, the consent of the shareholders is be and hereby accorded for ratification of managerial remuneration for Mr Banerjee as fixed remuneration of 1.95 crore and a performance linked incentive of Rs.2.75 Crores for the FY 2016-17;

RESOLVED FURTHER THAT the Board of Directors of the Company (which term shall be deemed to include any Committee of the Board constituted to exercise its power, including the powers conferred by this Resolution), be and is hereby authorised to take all such steps as may be necessary, proper and expedient to give effect to this Resolution."

Approval of offer or invitation to subscribe to Non-Convertible Debentures on private placement

6. To consider and if thought fit, to pass, with or without modification(s), the following resolution as a **Special Resolution:**

"RESOLVED THAT pursuant to the provisions of Sections 42, 71 and all other applicable provisions of the Companies Act,2013 (including any statutory modification or re-enactment thereof for the time being in force) and the Companies (Prospectus and Allotment of Securities) Rules, 2014, as amended form time to time, and subject to the approval/consent of such appropriate authorities, as may be required, under any statute for time being in force, the approval of the members be and is hereby accorded to the Board of Directors of the Company (hereinafter referred to as the 'Board', which term shall be deemed to include any Committee of the Board constituted to exercise its powers, including the powers conferred by this Resolution) to make offer(s) or invitation(s) to subscribe to redeemable non-convertible debentures on private placement, for an amount of Rs 550 crores, aggregating to Rs. Rs.1,700 Crores (Rupees Seventeen Hundred Crores), whether listed/unlisted, secured / unsecured or otherwise, in one or more series / tranches to financial institution(s)/bank(s)/mutual fund(s)/body corporate(s)/company(ies)/any other entities/persons and on such terms and conditions as the Board of Directors of the Company may, from time to time, determine and consider proper and most beneficial to the Company including timing/s of the issue of the said Debentures be issued, the consideration for the issue, coupon /interest, utilization of the issue proceeds and all matters connected with or incidental thereto and that such borrowing at any time, does not exceed the limit, for the time being, on the borrowing powers of the Company."

RESOLVED FURTHER THAT for the purpose of giving effect to this Resolution the Board be and are hereby authorized to do all such acts, deeds and things as may be necessary, proper and expedient to give effect to this Resolution and to approve the execution of all such documents, instruments and writings as may be necessary in connection with the foregoing and to delegate all or any of its powers hereby conferred to a Committee constituted by the Board from time to time."

TATA HOUSING DEVELOPMENT COMPANY LTD.
CIN U45300MH1942PLC003573
Regd. Office: Times Tower, 12th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013
Tel : 91 22 6661 444 Fax : 91 22 6661 4457
Corporate Office : Trade World, B - Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013
Tel. 91 22 6607 0707 Fax : 91 22 6607 0708
E-mail : info@tatahousing.com Website : www.tatahousing.in

To increase the Authorised Share Capital of the Company to Rs.1000 crore

7. To consider and if thought fit, to pass, with or without modification(s), the following resolution as a **Special Resolution:**

"RESOLVED THAT pursuant to Section 61 of the Companies Act, 2013 or other applicable provisions made thereunder, the Authorized Share Capital of the Company be and is hereby increased from Rs.325 Crores (Rupees Three Hundred and Twenty Five Crores Only) divided into 32.50 crore Equity Shares of Face Value of Rs.10 each to Rs.1000 Crore (Rupees One Thousand Crore Only) divided into 100 crore Equity Shares of Face Value of Rs.10 each.

RESOLVED FURTHER THAT pursuant to Section 13 of the Companies Act 2013 or other applicable provisions made thereunder, the Clause V of the Memorandum of Association of the Company be substituted by the words and figures as follows:

Clause V. The Authorized Share Capital of the Company is Rs.1000 crore (Rupees One Thousand Crore Only) divided into 100 crore Equity Shares of Rs.10 each.

RESOLVED FURTHER THAT any Director of the Company, Chief Financial Officer and Company Secretary of the Company be and are hereby severally authorized to do all such acts, deeds, matter and things as may be necessary and incidental to give effect to the above matter.**"**

By order of the Board
For Tata Housing Development Company Limited

Sd/-
Yashesh Bhatt
Company Secretary

Place: Mumbai
Date: September 4, 2017

TATA HOUSING DEVELOPMENT COMPANY LTD.
CIN U45300MH1942PLC003573
Regd. Office: Times Tower, 12th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013
Tel : 91 22 6661 444 Fax : 91 22 6661 4452
Corporate Office : Trade World, B - Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013
Tel. 91 22 6607 0707 Fax : 91 22 6607 0708
E-mail : info@tatahousing.com Website : www.tatahousing.in

Notes:

1. **A MEMBER ENTITLED TO ATTEND AND VOTE IS ENTITLED TO APPOINT ONE OR MORE PROXIES TO ATTEND AND VOTE INSTEAD OF HIMSELF AND A PROXY NEED NOT BE A MEMBER OF THE COMPANY.**

2. **In pursuant to Pursuant to section 105(6) of the Companies Act, 2013 and rule 19(3) of the Companies (Management and Administration) Rules, 2014, Proxies in Form MGT-11, in order to be valid and effective, should be duly stamped, completed, signed and deposited at the Registered Office of the Company not less than 48 hours before the date of the meeting.** Proxies submitted on behalf of limited companies, must be supported by appropriate resolutions or authority, as applicable. A person can act as a proxy on behalf of Members not exceeding 50 and holding in the aggregate not more than 10% of the total share capital of the Company carrying voting rights. In case a proxy is proposed to be appointed by a member holding more than 10% of the total share capital of the Company carrying voting rights, then such proxy shall not act as a proxy for any other person or Member.

3. Members may avail the facility of nomination in terms of Section 72 of the Companies Act, 2013 read with Rule 19(1) of the Companies (Share Capital and Debentures) Rules 2014, by nominating in the Form-SH-13, any person to whom his/their shares in the Company shall vest in the event of death of the shareholder(s). Form-SH-13 is to be submitted in duplicate to the Company.

4. The requisite document(s) as may be available for inspection by the Shareholders, shall be made available for inspection to the members of the Company at the registered office of the Company between 11:00 a. m. and 1:00 p. m. on any working day of the Company from the date of this notice till the conclusion of this AGM.

5. The Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 in respect of the Item Nos. 2 to 7 of the Notice is annexed hereto. The details of the directors seeking appointment/reappointment as per Item Nos. 2 and 5, as required under Secretarial Standard on General Meetings are also included in the said Explanatory Statement.

6. Corporate Members are requested to send at the Registered Office of the Company a certified copy of the Board Resolution passed pursuant to Section 113 of the Companies Act, 2013, authorizing their representative to attend and vote at the Meeting.

7. The Shareholders may choose to hold the Ordinary Shares of the Company in the demat mode. The ISIN as allotted by NSDL is INE582L01016. In case of any query, you may please get in touch with the Company or the Registrar & Transfer Agent i.e. Link Intime India Pvt. Ltd. Add: C-101, 247 Park, L. B. S. Marg, Vikhroli (W), Mumbai 400 083 Phone: +91 22 4918 6270.

8. The Company had filed a Petition with the Honorable High Court at Bombay in the matter of the Scheme of Re-construction. The High Court approved the same vide order dated February 15, 1980. Subsequently, Annual general Meeting was held on October 22, 1980 which is numbered as the first annual general meeting post reconstruction as mentioned above. Thereafter, the Annual General Meeting(s) of the Company are chronologically numbered.

By order of the Board
For Tata Housing Development Company Limited

Sd/-
Yashesh Bhatt
Company Secretary

Place: Mumbai
Date: September 4, 2017

TATA HOUSING DEVELOPMENT COMPANY LTD.
CIN U45300MH1942PLC003573
Regd. Office: Times Tower, 12th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013
Tel : 91 22 6661 444 Fax : 91 22 6661 4452
Corporate Office : Trade World, B - Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013
Tel. 91 22 6607 0707 Fax : 91 22 6607 0708
E-mail : info@tatahousing.com Website : www.tatahousing.in

Explanatory Statement pursuant to Section 102 of the Companies Act, 2013

The following Explanatory Statement, pursuant to Section 102 of the Companies Act, 2013 ("Act"), sets out all material facts relating to the businesses mentioned at Item Nos. 3 to 7 of the accompanying Notice dated September 4, 2017, along with the details of the directors seeking appointment/reappointment as per at Item Nos. 2 and 5 of the Notice, as required under Secretarial Standard on General Meetings.

Item 2

This explanatory statement is provided though not mandatory under Section 102 of the Act.

Brief Profile of Mr. Sanjay Ubale

Mr. Sanjay G. Ubale a distinguished IAS Officer with more than twenty years of experience is the Managing Director & Chief Executive Officer of Tata Realty and Infrastructure Limited. Mr. Ubale is a B.Sc. (Physics, Mathematics & Statistics) graduate from Mumbai University and also holds Masters in Marketing Management from Jamnalal Bajaj Institute of Management, Bombay University and Development Studies from the University of Bath, UK. He was the Managing Director of a public sector undertaking called Maharashtra State Seeds Corporation, where he was appraised for a dramatic turnaround. Mr. Ubale was also the Collector and District Magistrate in Sangli district of Maharashtra. He was also the Project Director of the World Bank and Water Supply and Environmental Sanitation Projects. His last assignment before joining TRIL as MD&CEO was as Secretary, Special Projects, the Government of Maharashtra.

The details as required under Secretarial Standard 2 are as under:

Age	55 years
Qualification	B.Sc. (Physics, Mathematics & Statistics) & Masters in Marketing Management
Experience	20 years
Terms of appointment	Terms of appointment is as per the provisions of Companies Act, 2013
Remuneration sought to be paid	Currently, the non-executive non independent directors are paid sitting fees of Rs. 20,000/- per meeting as recommended by the Nomination & Remuneration Committee and approved by the Board of Directors of the Company.
Remuneration last drawn	None from the Company (excludes sitting fees paid during FY 2016-17. The same is mentioned in the Board's Report for the FY 2016-17)
Date of first appointment	September 30, 2008

Shareholding in the Company	Nil
Relationship with other Directors, key managerial personnel inter se	Mr. Ubale is not a relative of any Director or key managerial personnel(s) of the Company.
No. of meeting attended during the year	3 (includes only Board Meeting attended during FY 2016-17)
Other Directorship, membership/chairmanship of committees of the other Boards	<table><tr><th>Sr. No.</th><th>CIN/LLPIN</th><th>Name of the Company/ LLP</th><th>Current designation</th></tr><tr><td>1</td><td>U45400MH2007PTC174567</td><td>TRIL ROADS PRIVATE LIMITED</td><td>Director</td></tr><tr><td>2</td><td>U70102MH2007PLC168300</td><td>TATA REALTY AND INFRASTRUCTURE LIMITED</td><td>MD</td></tr><tr><td>3</td><td>U45200TN2008PLC066931</td><td>TRIL INFOPARK LIMITED</td><td>Director</td></tr><tr><td>4</td><td>U45200MH2008NPL188263</td><td>INSTITUTE FOR LEAN CONSTRUCTION EXCELLENCE</td><td>Member</td></tr><tr><td>5</td><td>U45202MH2008PTC188845</td><td>TRIL LOGISTICS PRIVATE LIMITED</td><td>Director</td></tr><tr><td>6</td><td>U55101MH1968PLC013960</td><td>PIEM HOTELS LIMITED</td><td>Director</td></tr><tr><td>7</td><td>U45201MH2007PLC171985</td><td>TRIL CONSTRUCTIONS LIMITED</td><td>Director</td></tr></table>

The Board commends the Ordinary Resolution set out at Item No.2 of the Notice for approval by the Members.

None of the Directors & Key Managerial Personnel of the Company / their relatives except Mr. Sanjay Ubale, being proposed appointee, are concerned or interested (financial or otherwise) in the resolution set out at Item No. 2 of the Notice.

Item No. 3

This explanatory statement is provided though not mandatory under Section 102 of the Act.

M/s Deloitte Haskins & sells LLP, chartered Accountants (ICAI registration number No 117366W/W-100018) were appointed as the Statutory Auditors of the Company till the conclusion of the 38th AGM of the Company to be held in the calendar year 2017.

Section 139(2) of the Act *inter alia* prescribes that no unlisted public companies having paid up share capital of rupees ten crores or more; shall appoint or re-appoint an audit firm as Auditor for more than two terms of five consecutive years and any audit firm which has completed its term as above shall not be eligible for re- appointment as Auditor in the same company for five years from the completion of such term. Section 139 of the Act has also provided a period of three years from the date of commencement of the Act to comply with this requirement.

In line with above requirement of the Act, M/s Deloitte Haskins & sells LLP, chartered Accountants have completed their tenure of two terms of five consecutive years and will, therefore, not be eligible to seek re-appointment as the Statutory Auditors of the Company at the AGM.

The Audit Committee and the Board of Directors of the Company have approved the proposal for appointment of M/s. B S R & Co. LLP, Chartered Accountants (ICAI registration number 101248W/W-100022), as the Statutory Auditors of the to hold office for a period of five years from the conclusion of the forthcoming 38th AGM till the conclusion of the 43rd AGM of the Company to be held in the calendar year 2022, subject to ratification by the Members at each AGM, if so required under the Act.

M/s. B S R & Co. LLP, Chartered Accountants are in compliance with the provisions of Section 139(1) and Section 141 of the Act, read with the Companies (Audit & Auditors) Rules, 2014 and given their written consent along with a certificate that their appointment, is in accordance with the limits, conditions and criteria as specified in Section 141 of the Act.

The Board commends the Resolution at Item No. 3 for approval by the Members.

None of the Directors or Key Managerial Personnel or their respective relatives are in anyway concerned or interested in the Resolution at Item No. 3 of the accompanying Notice.

Item 4

The Board of Directors of the Company at its meeting held on June 6, 2017 and upon on the recommendation of the Audit Committee, approved the appointment of M/s. Vinod C. Subramaniam & Co, Cost Accountant (bearing ICAI registration No.: 102395) Mr. Vinod C Subramaniam, Sole Proprietor (bearing Membership no: 30769), as Cost Auditors for auditing the cost records of the Company for the financial year ending March 31, 2018 at a remuneration not exceeding Rs.2,25,000 /- plus taxes, out-of-pocket, travelling and living expenses etc.

TATA HOUSING DEVELOPMENT COMPANY LTD.
CIN U45300MH1942PLC003573
Regd. Office: Times Tower, 12th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013
Tel : 91 22 6661 444 Fax : 91 22 6661 4457
Corporate Office : Trade World, B - Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013
Tel. 91 22 6607 0707 Fax : 91 22 6607 0708
E-mail : info@tatahousing.com Website : www.tatahousing.in

In accordance with the provisions of Section 148 of the Act read with the Companies (Audit and Auditors) Rules, 2014, ratification for the remuneration payable to the Cost Auditors for the Financial Year 2017-18 by way of an Ordinary Resolution is being sought from the members as set out at Item No.4 of the Notice.

The Board commends the Ordinary Resolution set out at Item No.4 of the Notice for approval by the Members.

None of the Directors and the key managerial personnel(s) and/or relatives of the Directors and key managerial personnel(s) are concerned or interested (financial or otherwise) in the proposed resolution in Item No. 4

Item No. 5

The Board of Directors at its meeting held on March 1, 2017 had approved the re-appointment of Mr. Brotin Banerjee as Managing Director, designated as MD & CEO, for a further period of 5 years with effect from April 1, 2017, subject to the shareholders' approval. The details of Mr. Banerjee, as required to be given pursuant to the Secretarial Standards/applicable rules, are provided hereunder

Profile of Mr. Brotin Banerjee

Mr. Banerjee spearheads Tata Housing's venture into environment friendly construction and has been constantly recognized for its eco-sensitive construction. The Company has taken up the cause of the environment by committing to develop certified green buildings, thus, saving energy for the country. The group company was conferred with the prestigious CII-ITC Sustainability Award 2016 which recognizes the group's efforts in adopting the internationally acclaimed approach of Triple Bottom-line in integrating people, planet and profit.

Under his leadership, the Company has laid a strong emphasis on the Corporate Social Responsibility by the virtue of being part of group that believes in giving back to the society they serve. Keeping in line with the Tata Group philosophy, the Company supports and strengthens key communities around its project sites by contributing resources in the areas of infrastructure development, health, education, etc. and organizing health camps, giving donations, forming trusts and giving a helping hand towards the needy.

His penchant for setting higher benchmarks for the industry and experience, expertise and commitment in the field of Health Safety and Environment has earned him the prestigious seat as a board member with National Safety council of India to further strengthen the promotion of HSE at the national level. He was also elected as FRICS at The Royal Institution of Chartered Surveyors and is also an active member of CII & FICCI's real estate committees.

Information pursuant to the Secretarial Standards/Schedule V in respect of Appointment/ Re-appointment of Directors

Age	45 years
Qualification	B.A & M.A in International Studies, TAS officer
Experience	20 years
Terms of appointment	Terms of appointment is as per the provisions of Companies Act, 2013
Remuneration sought to be paid	The is to be proposed by NRC Committee meeting and to be approved by the Board of Directors
Remuneration last drawn	Last drawn remuneration is given in the Corporate Governance Section of the Annual Report. The remuneration details for proposed appointment is given in the text of the resolution.
Date of first appointment	April 17, 2008
Shareholding in the Company	Nil
Relationship with KMP/Director	Mr. Brotin Banerjee is not a relative of any Director or key managerial personnel(s) of the Company.
No. of meeting attended	4 (includes only Board Meeting attended during FY 2016-17)
Other Directorship, membership/chairmanship of committees of the other Boards	<table><tr><th>Sr. No.</th><th>CIN/LLPIN</th><th>Name of the Company/ LLP</th><th>Current designation</th></tr><tr><td>1</td><td>U45400MH2007PTC174567</td><td>TATA VALUE HOMES LIMITED</td><td>MD & CEO Committees: 1. CSR Committee</td></tr><tr><td>2</td><td>U70102MH2007PLC168300</td><td>TATA REALTY &INFRASTRUCTURE LIMITED</td><td>DIRECTOR</td></tr></table>
Reasons of loss or inadequate profit	Slowdown in real estate industry and Demonetization has resulted in low velocity of sales across the projects which has impacted the revenue of the Company and resulted in net loss for FY 17.
Steps taken or proposed to be taken for improvement along with expected increase	Various proposals have been implemented/in process of implementation • To monetize the Hailey Road project which shall positively impact the cash flow of the Company by around 250-300 crores • To monetize various projects as plotted land which are difficult to sell during the sluggish market like Sohna City project located at Gurgaon and Chennai project

of profit in measurable terms	• Various steps has been taken for reduction of overheads and wasteful cost • The Company has proposed to commence a new project at Rajarhat, Kolkata with ICVT which is expected to generate a surplus of Rs.66 Crore and ROI and IRR being 18% and 46% respectively during a span of 3-4 years. • The Company has received an approval from Ministry of Defense after which the Company shall launch the Alipore project which is expected to generate IRR of 18% to 20% • The Company is in process of replacement of high interest debt with lower interest bearing instruments like non-convertible Debentures to reduce interest burden. • During FY 18, various projects are in handover stage and are likely to generate cash flow which shall be utilize to repay the existing debts.

The agreements proposed to be entered into with Mr. Brotin Banerjee for his re-appointment as Managing Director is available for inspection at the Registered Office of the Company during business hours on all working days (Monday to Friday), except public holidays, up to the date of the AGM. The Board believes that the Company will benefit from their professional expertise and rich experience.

The Nomination & Remuneration Committee, consists of Mr S Santhanakrishnan (Chairman), Mr Dilip Choksi and Mrs Sucheta Shah, at its meeting held on June 6, 2017 has approved the remuneration and performance link incentive to be paid to Managing Director & CEO for the FY 2016-17.

Further the shareholders are required to note that Mr Banerjee is neither having any interest in the capital of the Company or its holding company or any of its subsidiaries directly or indirectly or through any other statutory Structures nor related, directly or indirectly, to the directors or promoters of the Company or its holding company or any of its subsidiaries at any time during the last two years before or on or after the dale of appointment.

Further comparative compensation analysis of real estate industry is attached herewith for information of the Members.

TATA HOUSING DEVELOPMENT COMPANY LTD.
CIN U45300MH1942PLC003573
Regd. Office: Times Tower, 12th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013
Tel : 91 22 6661 444 Fax : 91 22 6661 4452
Corporate Office : Trade World, B - Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013
Tel. 91 22 6607 0707 Fax : 91 22 6607 0708
E-mail : info@tatahousing.com Website : www.tatahousing.in

Company	Name of Executive	Designation	Turnover (Rs. Crores)	Rs. in Lakhs		
				FY16-17		
				Total	Variable	Fixed Pay
Sobha Developers	Mr Ravi Menon	Co-Chairman	1,900	760	380	380
Sobha Developers	Mr. J C Sharma	VC & MD	1,900	482	380	102
Peninsula Land	Mrs. Urvi Piramal	Chairperson	673	826	400	426
Peninsula Land	Mr. Mahesh Gupta	Group MD	673	597	300	297
Peninsula Land	Mr. Rajeev Piramal	VC	673	529	300	229
DLF	Mr. T C Goyal	MD	9,629	909	190	719
Tata Housing	Mr. Brotin Banerjee	MD & CEO	1,098	470	275	195
Godrej Properties	Mr. K.T. Jithendran	ED		437	32	405

In compliance with the provisions of Sections 196, 197 and other applicable provisions of the Act, read with Schedule V to the Act, the terms of appointment and remuneration of Mr. Banerjee as specified above are now being placed before the Members for their approval.

None of the Directors & Key Managerial Personnel of the Company or their respective relatives, except Mr. Brotin Banerjee, being proposed appointee, is concerned or interested (financial or otherwise) in the Resolution set out at Item No. 5 of the Notice.

Item No. 6

In view to leverage the fund requirements of the Company, the Company has from time to time raised Non-Convertible Debentures listed/unlisted, secured/unsecured or otherwise, in one or more series / tranches on private placement, issuable / redeemable at par in accordance with the provisions of the Act.

Section 42 of the Act, read with the Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 (“Rules”) specifies that a company making a private placement of its securities is required to obtain the approval of the Members by way of a Special Resolution for each offer or invitation. However, 2nd proviso to Rule 14(2) of the Rules states that in case of an offer or invitation to subscribe for non-convertible debentures on private placement, it shall be sufficient if the company passes special resolution only once in a year for all the offers or invitations for such debentures during the year.

In order to augment long term resources for financing, *inter alia*, the ongoing working capital requirement and for general corporate purposes, the Company, in accordance with its fund requirement, may require offering or inviting subscription for redeemable non-convertible debentures listed/unlisted, secured/unsecured or otherwise, in one or more series / tranches on private placement, issuable / redeemable at par.

Accordingly, consent of the Members is sought for passing a Special Resolution as set out at Item No. 6 of the Notice. This resolution enables the Board of Directors of the Company to offer or invite subscription for non-convertible debentures, as may be required by the Company, from time to time and is valid for a year from the conclusion of this Annual General Meeting.

The Shareholders are further requested to note brief on NCD issued/to be issued as follows:

Particular	Amount in crores
NCD issued up to 31st March, 2017	1300
Proposed issue during FY 2018 (Rs 400 Crore shall be utilized to replace the existing debts)	550
To be redeemed during FY 2018	150
Aggregate limit of NCD at any point of time	1700

The Board commends the Special Resolution set out at Item No. 6 of the Notice for approval by the shareholders.

None of the Directors / Key Managerial Personnel of the Company or their respective relatives is in any way, concerned or interested, financially or otherwise, in the Resolution set out at Item No. 6 of the Notice.

Item No. 7

The Authorised Share Capital of the Company as reflected in the MOA & AOA as on date is Rs.325 Crores (Rupees Three Hundred Twenty Five Crores Only) divided into 32.50 Crores Equity shares of Rs.10/- each The Board of Directors of the Company at their meeting held on June 6, 2017 had, subject to requisite approvals and consents, resolved to increase the authorized Equity Share capital of the Company to the tune of Rs.1000 Crores divided into 100 Crores Equity Shares of Rs.10/- each. Consequent to the increase of Authorized Share Capital, the Authorised Share Capital Clause contained in Clause V of the MOA of the Company is required to be altered as indicated in Item No. 7 in the Notice convening the Annual General Meeting.

None of the directors, key managerial personnel or their respective relatives is, in any way, concerned or interested in this resolution except to the extent of their shareholding in the Company.

The Board of directors recommends the Resolution set out at Item No 7 for the approval of the Members of the Company as a Special Resolution.

By order of the Board
For Tata Housing Development Company Limited

Sd/-
Yashesh Bhatt
Company Secretary

Place: Mumbai
Date: September 4, 2017

Form No. MGT-11
Proxy form
[Pursuant to section 105(6) of the Companies Act, 2013 and rule 19(3) of the Companies (Management and Administration) Rules, 2014*]*

TATA HOUSING DEVELOPMENT COMPANY LIMITED
CIN: U45300MH1942PLC003573
Regd. Office: Times Tower, 12th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai 400 013

Name of the member (s):	
Registered address:	
E-mail Id:	
Folio No/ Client Id:	
DP ID:	

I/We, being the member (s) of ………… shares of the above named company, hereby appoint:

1. Name:	
Address:	
E-mail Id:	
Signature:	, or failing him

2. Name:	
Address:	
E-mail Id:	
Signature:	, or failing him

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the Annual General Meeting of the Company, to be held on the Thursday the 28th September, 2017, at 10:30 a.m. at Committee Room No. 2 (Opposite lift), 4th Floor, Bombay House, Homi Mody Street, Fort, Mumbai 400 001 and at any adjournment thereof in respect of such resolutions as are indicated below:

Sr. No.	Notice
	ORDINARY BUSINESS
1.	To receive, consider and adopt a) Adoption of Audited Standalone Financial Statements (including both IND-AS and IGAAP) for the financial year ended on March 31, 2017 b) Adoption of Audited Consolidated Financial Statements (including both IND-AS and IGAAP) for the financial year ended on March 31, 2017
2.	Re-Appointment of a Director liable to retire by rotation (Mr Sanjay Ubale)
3.	Appointment of Statutory Auditors for FY 2017-18 to FY 2021-22
	SPECIAL BUSINESS

4.	Ratification of Remuneration of the Cost Auditor for the Financial Year 2016-17
5.	Re-appointment Mr. Brotin Banerjee as Managing Director, designated as MD and CEO, of the Company for 5 years commencing from April 1, 2017 and ratification of remuneration paid to MD & CEO for the FY 2016-17
6.	Approval of offer or invitation to subscribe to Non-Convertible Debentures on private placement
7.	Increase in Authorized Share Capital

Signed this ____th Day of September, 2017

Affix Revenue Stamp

Signature of shareholder:

Signature of proxy holder:

Note: This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.

TATA HOUSING DEVELOPMENT COMPANY LIMITED
CIN: U45300MH1942PLC003573
Regd. Office: Times Tower, 12th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai 400 013

ATTENDANCE SLIP

(Please complete this attendance slip and hand it over at the entrance of the Venue)

I hereby record my presence at the Thirty Eighth (38th) Annual General Meeting of Tata Housing Development Company Limited will be held on Thursday the 28th September, 2017, at 10:30 a.m. at Committee Room No. 2 (Opposite lift), 4th Floor, Bombay House, Homi Mody Street, Fort, Mumbai 400001

Folio No./DP ID-Client Id: ....

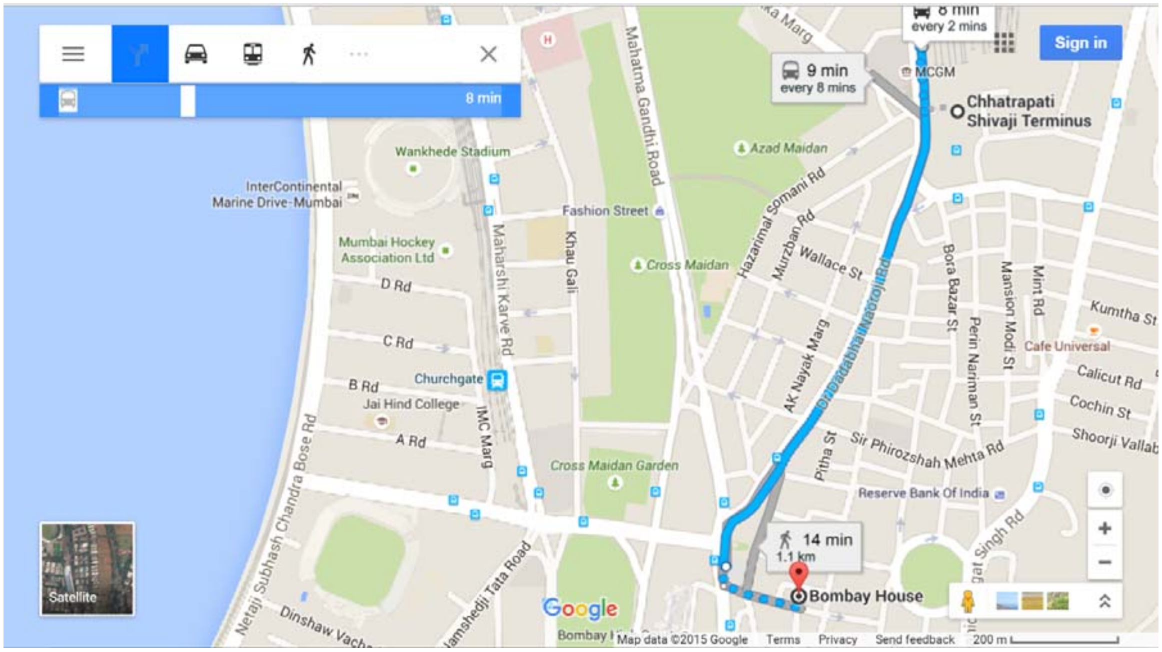
Full Name of the Shareholder in Block Letters: ....

No. of Shares held: ....

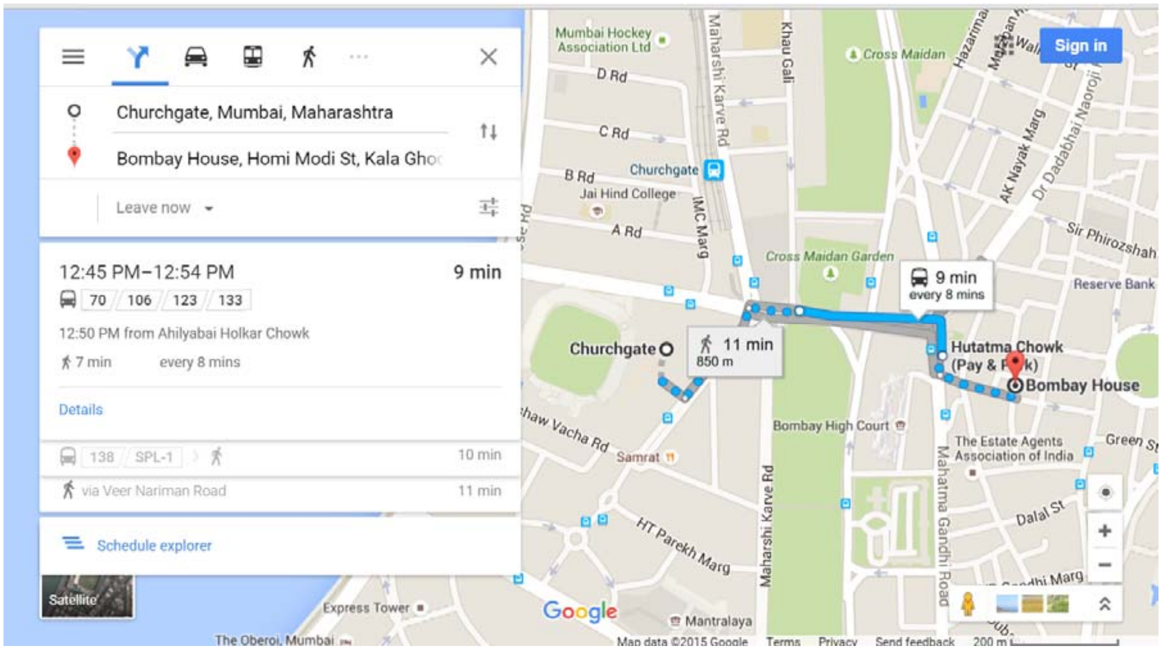
Name of Proxy (if any) in Block Letters: ....

Signature of the Shareholder/Proxy/Representative

Route Map of the venue from Chhatrapati Shivaji Maharaj Terminus:



Route Map of the venue from Churchgate:



BOARDS' REPORT

TO THE MEMBERS OF
TATA HOUSING DEVELOPMENT COMPANY LIMITED

We are privileged to place before you the Thirty Eighth Annual Report on the business and operations of the Company together with the audited financial results for the year ended 31st March 2017.

FINANCIAL HIGHLIGHTS (Consolidated) (as per IND AS) Rs. in Crs

Particulars	Current Year	Previous Year
Net Sales and Other Income	827.87	886.83
Total Expenses	927.21	837.54
(Loss)/Profit before Tax	(97.97)	51.63
Tax expense	(16.51)	23.90
(Net Loss)/Net Profit after Tax	(81.46)	27.73
Add/(Less): Share of (loss)/profit attributable to non-controlling interest	(1.81)	2.0
(Loss)/Profit for the year attributable to the shareholders of the Company	(79.65)	25.73

FINANCIAL HIGHLIGHTS (Standalone) (as per IND AS) Rs. in Crs

Particulars	Current Year	Previous Year
Net Sales and Other Income	623.53	729.60
Total Expenses	688.93	628.43
Exceptional Items	-	4.50
(Loss)/Profit before Tax	(65.40)	96.67
Tax Expense	(20.94)	34.04
(Loss)/Net Profit after Tax	(44.46)	62.63

CONSOLIDATED FINANCIAL STATEMENT

In accordance with Section 129 (3) read with the rules made thereunder, the Company has prepared consolidated financial statements for the financial year ended March 31, 2017.

DIVIDEND

In view of the loss incurred during the year under review and with a view to conserve available resources for the growth of the Company's operations in the future, the Directors do not recommend any dividend for the year 2016-17.

TRANSFER TO RESERVES

Owing to the loss in the Company, it is not proposed to transfer any amount to reserves out of the profits earned during FY2016-17.

OPERATIONS

During the year under review, the total consolidated income was Rs.827.87 Crores as against Rs.886.83 Crores in the previous year. The consolidated loss before tax is Rs.97.97 as against the profit of Rs.51.63 Crores in the previous year. Further, Consolidated loss for the year attributable to the shareholders of the Company stood at Rs.79.65 as against the profit attributable to the shareholders of the Company Rs.25.73 Crores in the previous year.

The Standalone total revenue for the year ended on March 31, 2017 stood at Rs. 623.53 Crores as against Rs.729.60 Crores for the previous year. The Standalone Loss before tax for the year stood at Rs. 65.40 Crores as against the profit of Rs.96.67 Crores in the previous year.

AWARDS AND ACCREDITATIONS

Our innovative efforts through various process improvement and initiatives at strategic and organizational level, during the period under review, have enabled us to excel in various segments of our business and that has been recognized by the industry and industry-bodies. The details of awards and recognitions won by the Company are as under:

Sr. No.	Name of the Award	Awarded by
1	Iconic Brand of the Year	Economic Times
2	Real Estate brand of the year	Realty Plus
3	Real Estate Company of the year	ABP Maza Real Estate Awards
4	Fastest growing Real Estate Company of the year	Brands Academy
5	CEO & MD of the year	Construction Times
6	Best project of the year - Myst	Construction Times

*Includes awards received by the subsidiary(ies)/Projects in SPVs of the Company.

FUTURE PROSPECTS AND INDUSTRY OUTLOOK

The real estate sector is one of the most globally recognized sectors. In India, real estate is the second largest employer after agriculture and is slated to grow at 30 per cent over the next decade. The Indian real estate market is expected to touch US$ 180 billion by 2020. The housing sector alone contributes 5-6 per cent to the country's Gross Domestic Product (GDP). Keeping in mind the factors like rising income level of people, people of all age group interested in Real Estate as an investment, predicted growth in the manufacturing and the service sectors, affordable housing taking pace etc., we at Tata Housing believe that the year of 2017-2018 will revive the lost confidence and have a positive impact on the business environment of Real Estate. With the lowering down of the rentals and the increased foreign investments in India, we are already witnessing a hike in the demand for residential space. With the government taking initiatives to re-build the trust in the consumers mind and ensuring that their investments are not misused, the Real Estate (Regulation & Development) Act will ensure that the developers avoid delays in the completion of the projects and may focus on the completion of the on-going projects before launching new ones.

The Company also expect to see a shift in the Real Estate sector on the backdrop of technological advancement. Technology is pushing change in space use, locations and demand levels at an accelerated pace. But it is now the norm to anticipate, strategize, and respond to new technologies before they are in mainstream. We proudly say that your company is ahead of the curve in embracing new technology.

However, with a new regulation becoming effective for the Real Estate Industry, the industry is expected to witness a consolidation phase and slowdown in the near term. Inventory overhang would continue to cast its shadow over the industry performance and would increase the cash flow pressure. While external environment may continue to be sticky, your Company has taken steps to enhance focus on optimization of resources and strengthen internal capabilities to tide over this crisis and is committed to meet and exceed the expectations of its stakeholders.

Your Company has taken a leadership role and had presented policy level intervention and support required from Government's side to promote private participation in affordable housing industry. In this connection, several presentations were made before the Ministry of Housing and Urban Development and Poverty Alleviation and at the Prime Minister's office. The Ministry had appreciated the efforts of the Company and has also shown interest in signing the deal under the 'Pradhan Mantri Awas Yojna'.

SHARE CAPITAL AND OTHER SECURITIES

As on March 31, 2017, the authorised share capital of the Company aggregates to Rs. 3,250,000,000 (Rupees Three Hundred Twenty Five Crores) divided into 325,000,000 ordinary shares of Rs.10/- each. During the year under review, the Company has not undertaken any further issuance of its ordinary shares. The issued, subscribed and paid-up capital of the Company aggregating to Rs. 2,863,332,640 comprising of 286,333,264 ordinary Shares of Rs. 10/- each.

During the FY 2016-17, the Company has issued Secured, Rated, Unlisted, Redeemable Non-Convertible Debentures aggregating to Rs. 1000 Crores (Rupees One Thousand Crores only) on a private placement basis in four tranches. The details are as follows:

Sr. No.	Type of Instrument	ISIN	Date of Allotment
1	Issue of Rated, Unlisted, Secured, Redeemable, Non-Cumulative & Taxable Non-Convertible Debentures of a face value of Rs.10,00,000/- (Rupees Ten Lacs) each aggregating up to Rs. 200,00,00,000/- (Rupees Two Hundred Crore Only)	INE582L07096	October 10, 2016
2	Issue of Rated, Unlisted, Secured, Redeemable, Non-Cumulative & Taxable Non-Convertible Debentures of a face value of Rs. 10,00,000/- (Rupees Ten lakhs) each aggregating up to Rs. 200,00,00,000 (Rupees Two Hundred Crores)	INE582L07104	November 18, 2016
3	Issue of Rated, Unlisted, Secured, Redeemable, Non-Cumulative & Taxable Non-Convertible Debentures of a face value of Rs. 10,00,000/- (Rupees Ten lakhs) each aggregating upto Rs. 200,00,00,000/- (Rupees Two Hundred Crores)	INE582L07120 & INE582L07112	December 23, 2016

4	Issue of Rated, Unlisted, Secured, Redeemable, Non-Cumulative & Taxable Non-Convertible Debentures of a face value of Rs. 10,00,000/- (Rupees Ten lakhs) each aggregating upto Rs. 400,00,00,000/- (Rupees Four Hundred Crores)	INE582L07138	January 24, 2017

During the year, the Company had redeemed its secured, rated, unlisted, redeemable, non-convertible debentures of face value of Rs. 10,00,000 (Rupees Ten Lakhs) each (the "Debentures"), aggregating up to Rs. 400,00,00,000 (Rupees Four Hundred Crores). Further, the Company had also issued Commercial papers to the tune of Rs.850 Crores

SUBSIDIARY COMPANIES

As on March 31, 2017, the Company had 21 subsidiaries (direct and indirect) namely, Tata Value Homes Limited, Concept Developers & Leasing Limited, Apex Realty Private Limited (Maldives), Kriday Realty Private Limited, Promont Hillside Private Limited, Promont Hilltop Private Limited, Ardent Properties Private Limited, THDC Management Services Limited, Sector 113 Gatevida Developers Private Limited, World-One Development Pte. Ltd. (Singapore), World-One (Sri Lanka) Projects Pte. Ltd., (Singapore), One-Colombo Project (Private) Limited (Sri Lanka), Smart Value Homes (Peenya Project) Private Limited, Smart Value Homes (Boisar) Private Limited, Smart Value Homes (New Project) LLP, Kolkata-One Excelton Private Limited, HLT Residency Private Limited, HL Promoters Private Limited, North Bombay Real Estate Private Limited, Synergizers Sustainable Foundation (Section 8 company) and One Bangalore Luxury Projects LLP.

During the year under review, the Company had 4 Associates namely Princeton Infrastructure Private Limited, Technopolis Knowledge Park Limited, Sohna City LLP and Arvind and Smart Value Homes LLP.

The Company shall provide a copy of the annual accounts of the subsidiary companies to the members of the Company and also to the members of the subsidiary companies on their request. The annual accounts of the subsidiary companies will also be kept open for inspection by any member at the registered office of the Company and also at the registered office of its respective subsidiary companies during business hours.

PERFORMANCE AND FINANCIAL POSITION OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE COMPANIES:

The consolidated financial statements of the Company have been prepared in accordance with the applicable accounting standards and IND AS forms part of the Annual report. A statement containing the salient features of the Financial Statements of the subsidiaries and joint ventures of the Company in Form AOC-1 as prescribed in Rule 5 of The Companies (Accounts) Rules, 2014 forms part of the financial statements as **Annexure I**.

DEPOSITORY SYSTEM

Your Company's ordinary Shares are available for dematerialization through National Securities Depository Limited. The Shareholders may choose to hold the Ordinary Shares of the Company in the demat mode. The ISIN as allotted by NSDL is INE582L01016. In case of any query, you may please get in touch with the Company or the Registrar & Transfer Agent i.e. Link Intime India Pvt. Ltd. Add: C-101, 247 Park, L. B. S. Marg, Vikhroli (W), Mumbai 400 083 Phone: +91 22 4918 6270. As on March 31, 2017, 99.90% of the Ordinary Shares of your Company were held in dematerialized form.

EXTRACT OF THE ANNUAL RETURN

The extract of the Annual Return as provided under Section 93 of the Companies Act, 2013 read with The Companies (Management and Administration) Rules, 2014 is appended as **Annexure II** to this Report.

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the provisions of Section 134(3)(c) and Section 134(5) of the Companies Act, 2013, the Board of Directors, to the best of their knowledge and ability, confirm that:

i. in the preparation of the annual accounts, the applicable accounting standard gave been followed and there are no material departures;

ii. they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the loss of the Company for that period;

iii. they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

iv. they have prepared the annual accounts on a going concern basis;

v. they have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

DIRECTORS AND KEY MANAGERIAL PERSONNEL

Director retiring by rotation:

Pursuant to the provisions of Section 152 of the Companies Act, 2013, Mr. Sanjay Ubale retires by rotation at the forthcoming Annual General Meeting and, being eligible for re-appointment, shall offer himself for re-appointment. The Board recommends his re-appointment. A brief profile of Mr. Sanjay Ubale is provided in Corporate Governance Report which is annexed to this Directors Report.

Directors:

During the year under review, Mr. Eruch Noshir Kapadia was appointed as the Non- Executive Director w.e.f June 20, 2016.

Further, Mr. Brotin Banerjee was re-appointed as Managing Director and Chief Executive Officer of the Company for a period of 5 years commencing from April 1, 2017 to March 31, 2022.

The non-executive directors of the Company had no pecuniary relationship or transactions with the Company, other than the sitting fees, commission and reimbursement of expenses incurred by them for the purpose of attending meetings of the Company.

The terms and conditions of appointment of Independent Directors are as per Schedule IV of the Act. The brief terms and conditions of appointment of independent directors are available at the website of the Company at www.tatahousing.in. They have submitted a declaration that each of them meets the criteria of independence as provided in Section 149(6) of the Act and there has been no change in the circumstances which may affect their status as independent director during the year.

Key Managerial Personnel:

Mr. Yashesh Bhatt was appointed as the Company Secretary of the Company with effect from September 1, 2016.

Pursuant to the provisions of section 203 of the Act, the key managerial personnel of the Company are Mr. Brotin Banerjee, Managing Director and Chief Executive Officer, Mr. Vivek Kumar Goyal, Chief Financial Officer and Mr. Yashesh Bhatt, Company Secretary of the Company.

FIXED DEPOSITS

The Company has not accepted any deposits from public and therefore, no amount on account of principal or interest on deposits from public was outstanding as on the date of the balance sheet.

NUMBER OF MEETINGS OF THE BOARD

Four meetings of the Board were held during the year. For details of the meetings of the Board, please refer to the Corporate Governance Report attached as **Annexure III** to this report.

BOARD EVALUATION

The Board of Directors has carried out an annual evaluation of its own performance, board committees and individual directors pursuant to the provisions of the Act and the Governance Guidelines adopted by the Company.

The performance of all the directors including the members of the committees was evaluated subsequent to the obtaining of feedback from individual directors on the basis of various criteria such as board/committee composition and structure, effectiveness of meetings, information provided to the members, etc.

The performance was reviewed and discussed by the Nomination and Remuneration Committee at their meeting held on June 6, 2017 and the same was also briefed and discussed in the Board meeting that followed the meeting of the Nomination and Remuneration Committee.

The Independent Directors had a separate meeting on June 6, 2017 wherein they had evaluated the performance of the non-independent directors and performance of the board as a whole.

POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION AND OTHER DETAILS

The Company's policy on directors' appointment and remuneration and other matters provided in Section 178(3) of the Companies Act, 2013 has been recommended by the Nomination & Remuneration Committee and approved by the Board of Directors at their meeting held on May 21, 2015.

AUDIT COMMITTEE

The details pertaining to composition of Audit Committee are included in the Corporate Governance Report, which forms part of this report.

INTERNAL FINANCIAL CONTROLS

Based on the framework of internal financial controls and compliance systems established and maintained by the Company, work performed by the internal, statutory and secretarial auditors and external consultants and the reviews performed by management and the relevant Board Committees, including the Audit Committee, the Board is of the opinion that the Company's internal financial controls were adequate and effective during the financial year 2016-17.

The Company has in place adequate internal financial controls with reference to financial statements. During the year, such controls were tested and no reportable material weakness in the design or operation was observed. In the opinion of the Auditors of the Company there is adequate internal control procedure commensurate with the size of the Company as mentioned in Annexure A of the Auditor's Report for the financial year ended on March 31, 2017.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186

Your Company is engaged in the business of providing infrastructural facilities (Housing) as specified under Schedule VI of the Companies Act, 2013 (Act), accordingly the provision of Section 186 of the Companies Act, 2013 with respect to loan, guarantee or security provided is not applicable to the Company. Also, as per Rule 11 of the Companies (Meetings of Board and its Powers) Rules, 2014 provides that where a loan or guarantee is given or where a security has been provided by a company to its wholly owned subsidiary company or a joint venture company, or acquisition is made by a holding company, by way of subscription, purchase or otherwise of, the securities of its wholly owned subsidiary company, the requirement of sub-section (3) of section 186 shall not apply. However, the details of the loan made by the Company and particulars of investment made under Section 186 of the Act are provided in the financial statement.

AUDITORS

The Board was informed that the existing Statutory Auditors, M/s. Deloitte Haskins & Sells LLP were required to be retired in accordance with Section 139 of the Companies Act 2013.

Further, M/s. B S R & Co. LLP, Chartered Accountants (Firm registration number 101248W/W-100022) were appointed as the Statutory Auditors of the Company by the Board for a term of 5 years commencing from FY 2017-18 subject to ratification by Shareholders at every Annual General Meeting.

M/s. B S R & Co. LLP, Chartered Accountants (Firm registration number 101248W/W-100022) had provided their consent and confirmed their eligibility for appointment as auditors of the Company. The Board recommends the said appointment and the same is forming part of the notice convening the ensuing annual general meeting of the Company. The Shareholders are requested to consider the same.

AUDITORS' REPORT AND SECRETARIAL AUDITORS' REPORT

The Auditors' report on Standalone financial Statements for the FY 2016-17 and secretarial auditors' report for the FY 2016-17 does not contain any qualifications, reservations or adverse remarks. Report of the secretarial auditor is given as an annexure which forms part of this report.

Pursuant to the provisions of Section 204 of the Companies Act, 2013 and The Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Company has appointed M/s. Aashish K Bhatt & Associates, a practicing company secretary to undertake the Secretarial Audit of the Company for the financial year 2016-17. The Report of the Secretarial Audit Report is annexed herewith as **Annexure IV** and forms part of this report.

RISK MANAGEMENT

The Company is governed by the Risk Management Charter and Policy Documents. As per the said Policy, a Risk Management Steering Committee ('RMSC') comprising of MD & CEO and Functional Heads has been formed. The charter and policies provide the overall framework for Risk Management process which includes risk identification, assessment, evolution, treatment and other related process. The RMSC is the apex committee in the RM Organization structure comprising of key decision makers within the organization. It is responsible for adopting and implementing the RM Framework across the organization. They are charged with the responsibility of taking decisions to manage the risks and also report about various initiatives to the Board / Audit Committee and other stake holders on a regular basis. The Risk management is also certified under ISO 31000:2009

Enterprise Risk Management (ERM) has been implemented by the Company. Based on this ERM framework, the risks identified by the Company are reviewed by the executive team comprising of employees of the Company including the top management. The mitigation plans of all these risks are identified and action plan is finalized. All the risks are voted individually by the team on the count of occurrence and impact before the mitigation plans and after the mitigation plans. Based on the voting results, high risk areas are identified and presented to the Audit Committee. These risks are reviewed on periodic basis for the action plan implementation and effectiveness of action plans.

CORPORATE SOCIAL RESPONSIBILITY

The Company being committed to the well-being and betterment of the communities in which it operates has from time to time undertaken various CSR initiatives/program. The annual report on the CSR activities in the prescribed format is at **Annexure V** to this Report. The Company has spent more than the mandated amount as per the Act during the FY 2016-17. Your Company has undertaken and is committed to undertake activities for the betterment of the society in which it operates.

TRANSACTIONS WITH RELATED PARTIES

All contracts / arrangements / transactions entered into by the Company during the financial year with related parties were in the ordinary course of business and on an arm's length basis and did not attract the provisions of Section 188 (1) of the Companies Act, 2013 (Act). These contracts were reviewed/approved by the Audit Committee from time to time.

Further, during the current financial year, the Board and the Audit Committee have framed a Policy on Related Party Transactions (Policy), to ensure due and proper compliance with the applicable provisions of the Act. The said policy also provides guidance for entering into transactions with related parties to ensure that a proper procedure is defined and followed for approval / ratification and reporting of transactions as applicable, between the Company and its Related Parties.

During the year, the Company had not entered into any contract / arrangement / transaction with related parties which could be considered material. In absence of any prescribed limit for determination of the materiality of a transaction, a contract / arrangement / transaction, which meet the respective threshold limit of an amount exceeding 10% of the net worth of the Company (as per the Related Party Policy adopted by the Audit Committee at their meeting held on May 21, 2015), shall be considered material. In view of the same, the requirement of giving particulars of contracts / arrangements made with related parties, in Form AOC-2 are not applicable for the year under review. Nevertheless, the Company has made disclosures of all related party transactions as per Note No. 39of the Standalone audited financial statements for the FY 2016-17.

THE CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO

The particulars relating to the Conservation of Energy, Technology Absorption and Foreign Exchange Earnings and Outgo as per Section 134(3)(m) of the Companies Act, 2013 read with the Rule 8(3) of the Companies (Accounts) Rules, 2014 are given in the **Annexure VI** to this report.

DISCLOSURE UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013 (ACT)

The Company has zero tolerance for sexual harassment at workplace and has adopted a Policy on prevention, prohibition and redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder for prevention and redressal of complaints of sexual harassment at workplace.

During the year FY 16-17, the Internal Complaints Committee had not received any complaints. The Company reports the status of the issues/concerned raised under the Act and Tata Code of Conduct to the Audit Committee on a periodic basis.

VIGIL MECHANISM

As required under the 179 (3), the following vigil mechanism are in place to provide for adequate safeguards against victimization of persons who use such mechanism and make provision for direct access to the chairperson of the Audit Committee in appropriate or exceptional cases:

a. Reporting of concerns under Tata Code of Conduct
b. Whistle Blower Policy
c. Internal Complaint Committee for prevention of sexual harassment at the work place.

SIGNIFICANT AND MATERIAL ORDERS

Except the Delhi High Court on April 12, 2017 set aside the environmental clearances and permissions granted for the project proposed to be set up by the Company at Kansal village of Mohali district in Punjab stating that the project falls within the catchment area of the Sukhna Lake there were no significant and material orders passed by the regulators or courts or tribunals under the Act impacting the going concern status and company's operations in future during financial year ended on March 31, 2017.

MATERIAL CHANGES AND COMMITMENTS

There are no material changes and commitments except as disclosed in the Financial Statements affecting the financial position of the Company which have occurred between the ends of the financial year of the Company to which the financial statements relate and the date of this report.

CREDIT RATINGS

Your Company has been offering itself to be rated by rating agencies as per following:

Instrument	Rating Agency	Rating	Amount	Remarks
Commercial Paper (Short term)	Credit Analysis & Research Limited	CARE A1+	Rs. 1000 Crores	Reaffirmed
Non-Convertible Debenture	ICRA Limited	ICRA AA	Rs. 1300 Crores	Re-affirmed

CORPORATE GOVERNANCE

The Company had set itself the objective of expanding its capacities and becoming more profitable in its business. As a part of its growth strategy, the Company believes in adopting the 'best practices' that are followed in the area of Corporate Governance across various geographies and benchmarking practices leading to continual improvement. The Company lays emphasis transparency and accountability in all its transactions, in order to protect the interests of its stakeholders. The Board considers itself as a trustee of its Shareholders and acknowledges its responsibilities towards them for creation and safeguarding their wealth.

Being part of the Tata group, the Company has implemented the Tata Business Excellence Model and the Tata Code of Conduct, which are two primary pillars for Corporate Governance in the Company. These initiatives have further strengthened the Company's Corporate Governance initiatives.

The Board at their meeting held on February 12, 2015 had adopted the Governance Guidelines as also adopted by the Board of Tata Sons Limited, holding company ("Tata Sons Board"). The Governance Guidelines aims to comprehensively revise and update all previous Board related guidelines relating to Tata companies.

In line with the best practices, the Company has annexed voluntary Corporate Governance Report (except of the information relating to the number of Board meetings, Directors attendance thereto and details of the Audit Committee) for the benefit of the members of the Company, which is annexed herewith as per **Annexure III**.

PARTICULARS OF EMPLOYEES

Being unlisted company, provisions of Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not applicable to your Company.

ACKNOWLEDGEMENTS

The Directors wish to place on record their sincere appreciation to the employees at all levels for their contributions, dedication and commitment. The enthusiasm and unstinting efforts of the employees have enabled the Company to remain at the forefront of the industry.

The Company continues to receive the appreciation of its stakeholders including other Tata companies. The Directors would like to express their sincere gratitude for the assistance and co-operation received by the Company from the vendors and stakeholders who have extended their valuable sustained support and encouragement during the year under review.

On Behalf of the Board of Directors

Santhanakrishnan S	**Brotin Banerjee**
DIN: 00032049	**DIN: 01522816**

Tata Housing Development Company Limited
Form AOC-I
(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

SALIENT FEATURES OF FINANCIAL STATEMENTS OF SUBSIDIARY / ASSOCIATES / JOINT VENTURES AS PER COMPANIES ACT , 2013
PART "A" : SUBSIDIARIES

(Rs. in crores)

Sl. No.	Name of Subsidiary Company	The date since when subsidiary was acquired	Reporting Currency	Share Capital	Reserves & Surplus	Total Assets	Total Liabilities	Investments	Revenue from Operations	Profit/ (Loss) Before Taxation	Provision for Taxation	Profit/ (Loss) After Taxation	Proposed Dividend	% of Share-holding	Country
1	Promont Hillside Private Limited	10-Mar-12	INR	0.01	(41.41)	403.34	444.74	-	-	(39.34)	-	(39.34)	-	100	India
2	Tata Value Homes Limited	8-Sep-09	INR	100.00	11.12	1,055.21	944.09	109.76	93.67	4.48	1.81	2.66	-	100	India
3	Smart Value Homes (Boisar) Private Limited	24-Aug-12	INR	0.01	(3.73)	74.30	78.02	-	60.50	0.58	0.23	0.35	-	100	India
4	HLT Residency Private Limited	3-Jul-13	INR	0.01	3.83	126.12	122.28	4.08	1.16	1.23	0.41	0.82	-	100	India
5	THDC Management Services Limited (formerly known as THDC Facility Management Limited)	14-Sep-00	INR	0.05	1.80	34.91	33.07	-	5.66	0.15	0.06	0.09	-	100	India
6	North Bombay Real Estate Private Limited	5-Mar-14	INR	0.01	(0.01)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	100	India
7	Concept Developers & Leasing Limited (formerly known as Concept Marketing and Advertising Limited)	6-Sep-69	INR	0.05	2.52	4.42	1.86	0.05	0.61	0.52	0.06	0.46	-	100	India
8	Kriday Realty Private Limited	18-Nov-11	INR	0.01	9.73	337.13	327.39	-	95.21	3.53	1.15	2.38	-	100	India
9	Synergizers Sustainable Foundation	15-May-12	INR	0.00	1.52	1.59	0.07	-	1.17	0.05	-	0.05	-	100	India
10	Ardent Properties Private Limited	29-Mar-12	INR	0.10	6.20	391.05	384.75	-	0.04	(7.39)	(3.05)	(4.33)	-	100	India
11	Technopolis Knowledge Park Limited	25-Sep-97	INR	3.62	(3.60)	0.03	0.01	-	*	*	*	*	-	50	India
12	Apex Realty Private Limited	25-Nov-10	MVR	0.04	(1.04)	208.46	209.46	-	55.16	(4.77)	0.27	(5.05)	-	65	Maldives
13	World-One Development Company Pte. Ltd.	18-Dec-12	SGD	11.48	2.87	75.31	60.96	0.05	-	0.96	(0.01)	0.97	-	100	Singapore
14	World-One (Srilanka) Projects Pte. Ltd.	25-Jul-13	SGD	0.05	(4.01)	70.91	74.87	0.04	-	1.73	(0.20)	1.93	-	100	Singapore
15	One Colombo Project (Pvt) Ltd	30-Oct-13	LKR	0.04	(2.54)	173.66	176.15	-	-	(0.79)	-	(0.79)	-	100	Srilanka

Notes:

1 Share Capital Issued - No. of shares: 286,333,264. Tata Sons holds 286,048,279 shares (99.90%) and Tata Industries Limited, a subsidiary of Tata Sons Limited holds 284,338 shares.
2 Names of subsidiaries which are yet to commence operations: None
3 Names of subsidiaries which have been liquidated or sold during the year: None
4 All the subsidiaries have financial year ended - 31st March, 2017
5 The Foreign Currency figures have been converted into Indian Rupees on the basis of appropriate exchange rates. The Exchange rates as on 31st March, 2017 are :
(a) Average rate : 1 Maldivian Rufiyaa (MVR) = 4.38; 1 Singapore Dollar (SGD) = 48.39; 1 Srilankan Rupee (LKR) = 0.45
(b) Closing rate : 1 Maldivian Rufiyaa (MVR) = 4.12; 1 Singapore Dollar (SGD) = 46.40; 1 Srilankan Rupee (LKR) = 0.42
5 Figures below Rs. 50,000 are denoted by '*'

For and on behalf of the Board of Directors

Director

Managing Director & CEO

Chief Financial Officer

Company Secretary

Tata Housing Development Company Limited
Form AOC-I (contd..)
(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

PART "B": ASSOCIATES AND JOINT VENTURES
Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

(Rs. in crores)

S. No.	Name of Associate / Joint Venture	Date on which the Associate or Joint Venture was associated or acquired	Latest audited Balance Sheet Date	Shares of Associate/Joint Ventures held by the company on the year end			Networth attributable to Shareholding as per latest audited Balance Sheet (Rs. in crores)	Profit/Loss for the year		Description of how there is significant influence	Reason why the associate/ joint venture is not consolidated
				Number of shares (Nos.)	Gross Amount of Investment in Associates/ Joint Venture (Rs. in crores)	Extend of Holding (%)		Considered in Consolidation (Rs. in crores)	Not Considered in Consolidation (Rs. in crores)		
1	Princeton Infrastructure Private Limited	3-May-05	31.03.2017	1,273,775	21.22	50	11.07	1.32	1.32	Joint venture - By virtue of shareholding interest and legal agreement	NA
2	HL Promoters Private Limited	3-Jul-13	31.03.2017	4,080,000	4.08	51	(3.48)	(4.10)	(3.94)		NA
3	Kolkata-One Excelton Private Limited	8-Nov-13	31.03.2017	5,100	0.01	51	(0.15)	(0.03)	(0.02)		NA
4	Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)	30-Dec-11	31.03.2017	12,750	0.01	51	30.61	(3.23)	(3.10)		NA
5	Smart Value Homes (Peenya Project) Private Limited	19-Mar-13	31.03.2017	1,275,000	18.00	51	44.46	3.00	2.88		NA
6	Promont Hilltop Private Limited	24-Sep-12	31.03.2017	3,330,000	44.44	74	136.11	4.66	1.64		NA
7	Smart Value Homes (New Project) LLP	22-Mar-15	31.03.2017	NA	0.01	51	14.64	(0.01)	(0.01)		NA
8	One Bangalore Luxury Project LLP	9-Oct-15	31.03.2017	NA	132.58	51	67.61	-	(0.01)		NA
9	Sohna City LLP	22-Nov-12	31.03.2017	NA	84.90	50	81.49	0.12	0.12		NA
10	Arvind and Smart Value Homes LLP	25-Apr-11	31.03.2017	NA	63.85	50	63.91	(0.40)	(0.40)		NA

Notes:
1 Figures below Rs. 50,000 are denoted by '*'
2 Casa Décor Private Limited has ceased to be Joint Venture w.e.f. 30 March, 2016

For and on behalf of the Board of Directors

Director **Managing Director & CEO**

Chief Financial Officer **Company Secretary**

Annexure II

FORM NO. MGT.9
EXTRACT OF ANNUAL RETURN
As on the financial year ended on March 31, 2017
[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

I. REGISTRATION AND OTHER DETAILS

i.	Corporate Identification Number	:	U45300MH1942PLC003573
ii.	Registration Date	:	March 19, 1942
iii.	Name of the Company	:	TATA HOUSING DEVELOPMENT COMPANY LIMITED
iv.	Category / Sub-Category of the Company	:	Company limited by Share/Indian Non-Government Company
v.	Address of the Registered office and contact details	:	12th Floor, Times Tower, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel – West, Mumbai - 400013
vi.	Whether listed company	:	No
vii.	Name, Address and Contact details of Registrar and Transfer Agent, if any	:	Link Intime India Private Limited C-101, 247 Park, LBS Marg, Vikhroli (West), Mumbai - 400 083 Telephone No : (022) 4918 6270 Fax No : (022) 4918 6060

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10 % or more of the total turnover of the company shall be stated:

Sl. No.	Name and Description of main products/ services	NIC Code of the Product/ Service*	% to total turnover of the company
1	Construction of buildings and other related services	4100	100%

*Note: As per National industry Classification, 2008

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

Sr. No	Name and address of the company		CIN / GLN / LLPIN	Holding / Subsidiary / Associate	% of shares held/ partnership interest held*	Applicable section
	Name	Address				
1	Tata Sons Limited	Bombay House, 24 Homy Modi Street, Fort, Mumbai 400 001	U99999MH1917PLC000478	Holding Company	99.90 %	2(46)
2	Tata Value Homes Limited	Times Tower, 12th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	U45400MH2009PLC195605	Subsidiary	100.00%	2(87)

3	Concept Developers & Leasing Limited	Eruchshaw Building, 4th Floor, 249 Dr. D.N. Road, Fort, Mumbai 400001	U45400MH1969PLC014375	Subsidiary	100.00%	2(87)
4	Apex Realty Private Limited (Maldives)	135, Gaakoshi, Ameene Magu, K. Male' 200135, Republic of Maldives	NA	Subsidiary	65.00 %	2(87)
5	Kriday Realty Private Limited	Trade World, B Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	U45400MH2011PTC224084	Subsidiary	100.00%	2(87)
6	Promont Hillside Private Limited	Trade World, B Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	U45400MH2012PTC227897	Subsidiary	100.00%	2(87)
7	Promont Hilltop Private Limited	Trade World, B Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	U45209MH2012PTC236134	Subsidiary	74.00 %	2(87)
8	Ardent Properties Private Limited	Times Tower, 12th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	U45200MH2007PTC262414	Subsidiary	100.00%	2(87)
9	THDC Management Services Limited	Eruchshaw Building, 4th Floor, 249 Dr. D.N. Road, Fort, Mumbai 400001	U74999MH2000PLC128720	Subsidiary	100.00%*	2(87)
10	Sector 113 Gatevida Developers Private Limited	Flat No. GF- 3, Naurang House, plot No. 5, Block-134, 21 Kasturba Gandhi Marg, New Delhi- 110 001	U45202DL2011PTC277182	Subsidiary	51.00 %	2(87)
11	World-One Development Pte. Ltd. (Singapore)	80 Robinson Road, #02-00, Singapore 068898	NA	Subsidiary	100.00%	2(87)
12	World-One (Sri Lanka) Projects Pte. Ltd., (Singapore)	80 Robinson Road, #02-00, Singapore 068898.	NA	Subsidiary	100.00%*	2(87)
13	One-Colombo Project (Private) Limited (Sri Lanka)	21, Castle Avenue, Colombo 08, Sri Lanka	NA	Subsidiary	100.00%*	2(87)
14	Smart Value Homes (Peenya Project) Private Limited	Trade World, B Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	U45400MH2013PTC241108	Subsidiary	51.00 %*	2(87)
15	Smart Value Homes (Boisar) Private Limited	Trade World, B Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	U45209MH2012PTC234893	Subsidiary	100.00%*	2(87)
16	Smart Value Homes (New Project) LLP **	Trade World, B Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat	AAD-5942	Subsidiary	51.00 %*	2(87)

		Marg, Lower Parel (West), Mumbai 400 013				
17	Kolkata-One Excelton Private Limited	Times Tower, 12th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	U45400MH2013PTC249956	Subsidiary	51.00 %*	2(87)
18	HLT Residency Private Limited	Flat No. GF- 3, Naurang House, Plot No. 5, Block-134, 21 Kasturba Gandhi Marg, New Delhi- 110 001	U45400DL2013PTC254807	Subsidiary	100.00%*	2(87)
19	HL Promoters Private Limited	Flat No. GF- 3, Naurang House, Plot No. 5, Block-134, 21 Kasturba Gandhi Marg, New Delhi- 110 001	U45200DL2013PTC254832	Subsidiary	51.00 %*	2(87)
20	North Bombay Real Estate Private Limited	Trade World, B Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	U45209MH2014PTC253864	Subsidiary	100.00%	2(87)
21	Synergizers Sustainable Foundation (Section 8 company)	Times Tower, 12th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	U85191MH2012NPL231069	Subsidiary	100.00%*	2(87)
22	Technopolis Knowledge Park Limited	Eruchshaw Building, 4th Floor, 249 Dr. D.N. Road, Fort, Mumbai 400001	U70101MH1997PLC110915	Associate (Joint Venture)	50.00 %	2(6)
23	Princeton Infrastructure Private Limited	Flat No. GF- 3, Naurang House, Plot No. 5, Block-134, 21 Kasturba Gandhi Marg, New Delhi- 110 001	U45201DL2005PTC135768	Associate (Joint Venture)	50.00 %	2(6)
24	Arvind and Smart Value Homes LLP**	Trade World, B Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	AAA-4587	Associate (Joint Venture)	50.00 %	2(6)
25	Sohna City LLP**	Trade World, B Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	AAB-2208	Associate (Joint Venture)	50.00 %	2(6)
26	One Bangalore Luxury Projects LLP**	Trade World, B Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013	AAE-8922	Subsidiary	51.00 %*	2(87)

Note: *The above details includes % stake held directly and indirectly by the Company.
**Partnership Interest in case of LLP.

IV. **SHARE HOLDING PATTERN** (Equity Share Capital Breakup as percentage of Total Equity)

i) Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoters									
(1) Indian									
a) Individual/ HUF	-	-	-	-	-	-	-	-	-
b) Central Govt	-	-	-	-	-	-	-	-	-
c) State Govt (s)	-	-	-	-	-	-	-	-	-
d) Bodies Corp.	286,048,181	284,436	286,332,617	100	286,048,181	284,436	286,332,617	100	0.00
e) Banks/FI	-	-	-	-	-	-	-	-	-
f) Any Other	-	-	-	-	-	-	-	-	-
Sub-total (A) (1):-	286,048,181	284,436	286,332,617	100	286,048,181	284,436	286,332,617	100	0.00
(2) Foreign									
a) NRIs - Individuals	-	-	-	-	-	-	-	-	-
b) Other - Individuals	-	-	-	-	-	-	-	-	-
c) Bodies Corp.	-	-	-	-	-	-	-	-	-
d) Banks / FI	-	-	-	-	-	-	-	-	-
e) Any Other	-	-	-	-	-	-	-	-	-
Sub-total (A) (2):-	-	-	-	-	-	-	-	-	-
Total shareholding of Promoter (A) = (A)(1)+(A)(2)	**286,048,181**	**284,436**	**286,332,617**	**100**	**286,048,181**	**284,436**	**286,332,617**	**100**	**0.00**
B. Public Shareholding									
1. Institutions									
a) Mutual Funds	-	-	-	-	-	-	-	-	-
b) Banks/FI	-	-	-	-	-	-	-	-	-
c) Central Govt	-	-	-	-	-	-	-	-	-
d) State Govt(s)	-	-	-	-	-	-	-	-	-

e) Venture Capital Funds	-	-	-	-	-	-	-	-	-
f) Insurance Companies	-	-	-	-	-	-	-	-	-
g) FIIs	-	-	-	-	-	-	-	-	-
h) Foreign Venture Capital Funds	-	-	-	-	-	-	-	-	-
i) Others (specify)	-	-	-	-	-	-	-	-	-
Sub-total (B)(1):-	-	-	-	-	-	-	-	-	-
2. Non-Institutions									
a) Bodies Corp.	-	-	-	-	-	-	-	-	-
i) Indian	-	-	-	-	-	-	-	-	-
ii) Overseas	-	-	-	-	-	-	-	-	-
b) Individuals	359	288	647	0.00	359	288	647	0.00	-
i) Individual shareholders holding nominal share capital upto Rs. 1 lakh	-	-	-	-	-	-	-	-	-
ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	-	-	-	-	-	-	-	-	-
c) Others (specify)	-	-	-	-	-	-	-	-	-
Sub-total (B)(2):-	**359**	**288**	**647**	**0.00**	**359**	**288**	**647**	**0.00**	-
Total Public Shareholding (B) = (B)(1) + (B)(2)	**359**	**288**	**647**	**0.00**	**359**	**288**	**647**	**0.00**	-
C. Shares held by Custodian for GDRs & ADRs	-	-	-	-	-	-	-	-	-
Grand Total (A+B+C)	**286,048,540**	**284,724**	**286,333,264**	**100**	**286,048,540**	**284,724**	**286,333,264**	**100**	-

(ii) Shareholding of Promoters

Sl No.	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in share-holding during the year
		No. of Shares	% of total Shares of the company	%of Shares Pledged/ encumbered to total shares	No. of Shares	% of total Shares of the company	%of Shares Pledged/ encumbered to total shares	
1	Tata Sons Limited	286,048,181	99.90	-	286,048,181	99.90	-	-
2	Tata Sons Limited jointly with nominees	98	0.00	-	98	0.00	-	-
3	Tata Industries Limited	284,338	0.10	-	284,338	0.10	-	-
	Total	**286,332,617**	**100**	-	**286,332,617**	**100**	-	

(iii) Change in Promoters' Shareholding (please specify, if there is no change)

Sl. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	At the beginning of the year	286,332,617	100	286,332,617	100
2	Date wise Increase/ Decrease in Promoters Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/ sweat equity etc):	Nil	Nil	Nil	Nil
3	At the End of the year	**286,332,617**	**100**	**286,332,617**	**100**

(iv)Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs):

Sl. No.	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	At the beginning of the year	647	0.00	647	0.00
2	Date wise Increase/Decrease in Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/	No change	No change	No change	No change

Sl. No.	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	transfer/ bonus/sweat equity etc):				
3	At the End of the year (or on the date of separation, if separated during the year)	647	0.00	647	0.00

(v) Shareholding of Directors and Key Managerial Personnel:

Sl. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
1	For Each of the Directors and KMP	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
2	At the beginning of the year	Nil	Nil	Nil	Nil
3	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for i ncrease / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	NA	NA	NA	NA
4	At the End of the year	Nil	Nil	Nil	Nil

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment

(Rs. In Crores)

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount	1303.32	1448.33	-	2751.65
ii) Interest due but not paid	-	-	-	
iii) Interest accrued but not due	-	81.60	-	81.60
Total (i+ii+iii)				
Change in Indebtedness during the financial year				
* Addition	378.65	-	-	378.65
* Reduction	-	(121.97)	-	(121.97)
Net Change				256.68
Indebtedness at the end of the financial				
i) Principal Amount	1681.97	1326.36	-	3008.33
ii) Interest due but not paid	-	-	-	
iii) Interest accrued but not due	-	35.41	-	35.41
Total (i+ii+iii)	**1681.97**	**1361.77**		**3043.74**

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

(Rs. In Crores)

Sl. no.	Particulars of Remuneration	Mr. Brotin Banerjee, Managing Director*
1.	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	1,83,48,522 2,50,00,000
2.	Stock Option	NIL
3.	Sweat Equity	NIL
4.	Commission - as % of profit - others, specify	NIL
	Total (A)	
	Ceiling as per the Act (5% of profits calculated under section 198 of the Companies Act, 2013)	Rs.4,33,48,522

*The remuneration details mentioned above are as per the Income Tax Act, 1961 and include performance incentive paid by the Company during FY 2016-17 pertaining to FY 2015-16. The Nomination & Remuneration Committee has recommended performance incentive of Rs.2.75 Crores for the FY 2016-17 for which the Company has made provision in financial statements of the Company for the FY 2016-17.

B. Remuneration to other directors:

(Amount in Rs.)

Sl. no.	Particulars of Remuneration*	Name of Directors	Total Amount*
1	Independent Directors	**Mr. Santhanakrishnan S**	
	• Fee for attending board & committee meetings • Commission • Others, please specify	Rs.4,93,450 33,00,000	Rs.37,93,450
	Independent Directors	**Mr. Dileep Choksi**	
	• Fee for attending board & committee meetings • Commission • Others, please specify	Rs.4,58,950 14,00,000	Rs.18,58,950
	Independent Directors	**Ms. Sucheta Shah**	
	• Fee for attending board & committee meetings • Commission • Others, please specify	Rs.4,58,950 18,00,000	Rs.22,58,950
	Total (1)	Rs.79,11,350	Rs.79,11,350
2	Other Non-Executive Directors	**Mr. Sanjay Ubale**	
	• Fee for attending board committee meetings • Commission • Others, please specify	Rs.65,900 - -	Rs.65,900 - -
	Other Non-Executive Directors	**Mr. K. Venkataramanan**	

Sl. no.	Particulars of Remuneration*	Name of Directors	Total Amount*
	• Fee for attending board committee meetings • Commission • Others, please specify	Rs.88,900 - -	Rs.88,900 - -
	Other Non-Executive Directors	**Mr. Eruch Kapadia**	
	• Fee for attending board committee meetings • Commission • Others, please specify	Rs.1,12,000 - -	Rs.1,12,000 - -
	Total (2)	Rs.2,66,800	Rs.2,66,800
	Total (B) = (1 + 2)	Rs.81,78,150	Rs.81,78,150
3	Total Managerial Remuneration	Nil	Nil
4	Overall Ceiling as per the Act (1% of profits calculated under section 198 of the Companies Act, 2013)	Nil	Nil

*Note: Above amounts are without service tax.
Commission to Independent Directors had been paid for the FY 2015-16 as decided by the NRC Committee on September 1, 2016

C. Remuneration to Key Managerial Personnel other than MD/Manager/WTD

(Rs. In Crores)

Sr. no.	Particulars of Remuneration	Key Managerial Personnel		
		Mr. Vivek Kumar Goyal (Chief Financial Officer)	Mr. Yashesh Bhatt# (Company Secretary)	Total
1.	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	168,35,289 44,77,808	19,98,522	1,97,45,790 44,77,808
2.	Stock Option	-	-	-
3.	Sweat Equity	-	-	-
4.	Commission - as % of profit - others, specify	-	-	-
	Total	**2,13,13,097**	**19,98,522**	**2,42,23,598**

Mr. Yashesh Bhatt was appointed as the Company Secretary of the Company with effect from September 1, 2016
Note: a. Remuneration details to the MD & CEO are mentioned in Point VI.A above.
b. The remuneration details mentioned above are as per the Income Tax Act, 1961 and include performance incentive paid by the Company during FY 2016-17 pertaining to FY 2015-16

Ignore

Sl. no.	Particulars of Remuneration*	Name of Directors	Total Amount*
	• Fee for attending board committee meetings • Commission • Others, please specify	Rs.88,900 - -	Rs.88,900 - -
	Other Non-Executive Directors	**Mr. Eruch Kapadia**	
	• Fee for attending board committee meetings • Commission • Others, please specify	Rs.1,12,000 - -	Rs.1,12,000 - -
	Total (2)	Rs.2,66,800	Rs.2,66,800
	Total (B) = (1 + 2)	Rs.81,78,150	Rs.81,78,150
3	Total Managerial Remuneration	Nil	Nil
4	Overall Ceiling as per the Act (1% of profits calculated under section 198 of the Companies Act, 2013)	Nil	Nil

*Note: Above amounts are without service tax.
Commission to Independent Directors had been paid for the FY 2015-16 as decided by the NRC Committee on September 1, 2016

C. Remuneration to Key Managerial Personnel other than MD/Manager/WTD

(Rs. In Crores)

Sr. no.	Particulars of Remuneration	Key Managerial Personnel		
		Mr. Vivek Kumar Goyal (Chief Financial Officer)	**Mr. Yashesh Bhatt# (Company Secretary)**	**Total**
1.	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	168,35,289 44,77,808	19,98,522	1,97,45,790 44,77,808
2.	Stock Option	-	-	-
3.	Sweat Equity	-	-	-
4.	Commission - as % of profit - others, specify	-	-	-
	Total	**2,13,13,097**	**29,10,501**	**2,42,23,598**

Mr. Yashesh Bhatt was appointed as the Company Secretary of the Company with effect from September 1, 2016

Note: a. Remuneration details to the MD & CEO are mentioned in Point VI.A above.

b. The remuneration details mentioned above are as per the Income Tax Act, 1961 and include performance incentive paid by the Company during FY 2016-17 pertaining to FY 2015-16

VII. PENALTIES/PUNISHMENT/COMPOUNDING OF OFFENCES UNDER THE ACT:

Type	Section of the Companies Act	Brief Description	Details of Penalty/ Punishment/ Compounding fees imposed	Authority [RD/NCLT/COURT]	Appeal made, if any (give Details)
A. COMPANY					
Penalty	Nil	Nil	Nil	Nil	Nil
Punishment	Nil	Nil	Nil	Nil	Nil
Compounding	Nil	Nil	Nil	Nil	Nil
B. DIRECTORS					
Penalty	Nil	Nil	Nil	Nil	Nil
Punishment	Nil	Nil	Nil	Nil	Nil
Compounding	Nil	Nil	Nil	Nil	Nil
C. OTHER OFFICERS IN DEFAULT					
Penalty	Nil	Nil	Nil	Nil	Nil
Punishment	Nil	Nil	Nil	Nil	Nil
Compounding	Nil	Nil	Nil	Nil	Nil

******

On Behalf of the Board of Directors

Santhanakrishnan S
DIN: 00032049

Brotin Banerjee
DIN: 01522816

ANNEXURE III

CORPORATE GOVERNANCE REPORT

1. TATA HOUSING'S STRENGTH:

Tata Housing has dedicatedly focused in operational excellence, customer centricity and employee engagement and has undertaken various initiatives in order to drive the organization towards a common goal with zeal and enthusiasm. The Company will continue to maintain its quality, transparency in dealings and in understating the needs of various customer segments better, so that it can offer innovative products. The following key initiative will further strengthen the Company's Corporate Governance initiative.

I. Nature and Role of Board of Directors:

The Company's Board comprises of competent individuals with considerable experience and expertise in various sections of business which includes overall management, business strategy, finance accounting and compliances. The Board consists of individual with international business experience.

II. Tata Housing's Mission:

To delight our customers by providing quality life spaces through continuous innovations.

III. Tata Housing's Vision:

Vision for Tata Housing: To be the most preferred Brand in the premium housing segment.

IV. Tata Housing's Values:

Values are the guiding principles of the business and articulate the organisation's culture. As part of the TATA companies, the Company is committed to protect the heritage of Leadership with Trust in every interaction we have. The six core values underpinning the way we do business are: Customer focus, Innovation, Agility, Sustainability, Leadership and Integrity.

V. Financial reporting:

The Company has proper internal audit process which is undertaken by third party firms of Chartered Accountants, answerable directly to the Audit Committee. (Please also refer paragraph on Internal Systems in Directors Report)

VI. Disclosure of Information to Investors:

Tata Housing ensures the timely disclosure of all material information in compliance with applicable laws to all its investors.

VII. Investors Services:

Performance measures have been established in respect of all investor related services. Results are monitored regularly and improvements made were required. The Company has also introduced to take survey of Directors/Partners for identifying improvement opportunities.

VIII. Performance Management:

Tata Housing places considerable importance on the performance of its management for the purpose for attainment of its Mission, Vision and Values. The process includes review of overall goals sheet of individual. Employee's remuneration is directly correlated not only to individual performance but also the performance of the Company.

2. BOARD OF DIRECTORS

I. Composition and Category of Directors:

The present composition of the Board is in due compliance with Section 149 of the Companies Act, 2013 and has the optimum mix of skills, independence, knowledge, age, gender and experience commensurate with the size of the Company.

The composition of the Board and category of Directors, as on March 31, 2017 is as follows:

Category	Name of Directors
Non -Executive Independent Directors	Mr S. Santhanakrishnan
	Mr. Dileep Choksi
Non -Executive Women Independent Director	Ms. Sucheta Shah
Non -Executive Directors	Mr. Sanjay Ubale
	Mr. K. Venkataramanan
	Mr. Eruch Kapadia
Managing Director & Chief Executive Officer	Mr. Brotin Banerjee

Categorized composition of Directors as on March 31, 2017:

Category	No. of Directors	Percentage of Total Number of Directors
Non -Executive Independent Directors	3	42.85%
Non – Executive Directors	3	42.85%
Managing / Whole-time Director	1	14.28%
Total	7	100%

In pursuant to Section 149 of the Companies Act, 2013, (a) Mr. Santhanakrishnan S (b) Mr. Dileep Choksi and (c) Ms. Sucheta Shah were the Independent Directors of the Company.

During the year under review, Mr. Eruch Kapadia was appointed as Non-Executive Director of the Company w.e.f June 20, 2016.

II. Board Meeting & Attendance of Directors:

A total of four Meetings of the Board, where the business was transacted were held during the year 2016-2017 on May 21, 2016, September 1, 2016, December 1, 2016 and March 1, 2017:

Name of Director	Number of meeting held during the year and their tenure	Number of meeting attended	% of total meeting attended
Mr S. Santhanakrishnan	4	4	100%
Mr. Sanjay Ubale		3	75%
Mr. K. Venkataramanan		4	100%
Mr. Brotin Banerjee		4	100%
Mr. Dileep Choksi		4	100%
Ms. Sucheta Shah		4	100%
Mr. Eruch Kapadia	3	3	75

III. Code of Conduct and Ethics:
In Pursuant to Section 177 (9) of the Companies Act, 2013 read with Rule 7 of the Companies (Meetings of Board and Its Powers) Rules, 2014 (Rules), the Company is required to establish a vigil mechanism for their directors and employees to report their genuine concerns or grievances.

In accordance with Rule 7 of the Companies (Meetings of Board and its Powers) Rules, 2014 the vigil mechanism provides for adequate safeguards against victimization of employees and directors who avail of the vigil mechanism and also provide for direct access to the Chairperson of the Audit Committee and in case of repeated frivolous complaints being filed by a director or an employee, the Audit Committee may take suitable action against the concerned director or employee including reprimand/a disciplinary action.

Being a Tata Group Company, the Company follows Tata Code of Conduct (Code) which is a standard Code of Conduct followed by all the Tata Companies and Whistle Blower Policy under the TCOC which is in line with the vigil mechanism as enunciated in the Act read with the Rules. Further, all the concerns received under TCOC are being periodically reported to the Audit Committee.

Your Company has also constituted Internal Complaints Committee the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (Act).

The members of the Board and senior management hereby affirms compliance with the Code for the financial year 2015-2016 on behalf of themselves and, to the extent that they are aware on behalf of all the employees reporting to them, as the case may be.

V. Directors Seeking Appointment/Reappointment:
The brief profile of each Director proposed to be appointed/re-appointed is summarized below:

(a) Mr. Sanjay Ubale:

Mr. Sanjay G. Ubale a distinguished IAS Officer with more than twenty years of experience is the Managing Director & Chief Executive Officer of Tata Realty and Infrastructure Limited. Mr. Ubale is a B.Sc. (Physics, Mathematics & Statistics) graduate from Mumbai University and also holds Masters in Marketing Management from Jamnalal Bajaj Institute of Management, Bombay University and Development Studies from the University of Bath, UK. He was the Managing Director of a public sector undertaking called Maharashtra State Seeds Corporation, where he was appraised for a dramatic turnaround. Mr. Ubale was also the Collector and District Magistrate in Sangli district of Maharashtra. He was also the Project Director of the World Bank and Water Supply and Environmental Sanitation Projects. His last assignment before joining TRIL as MD&CEO was as Secretary, Special Projects, Government of Maharashtra.

VI. Disclosure of Directors Interest in transaction:
None of the Non -Executive Directors had any pecuniary relationship or transaction with the Company except to the extent of the representation of the holding company on the Board.

3. EXECUTIVE COMMITTEE OF DIRECTORS

I. Terms of Reference:
The Executive Committee of Directors (Exec Com, or 'COD') has been constituted by the Board of Directors in view to bring operational efficiency in the day to day matters of the Company. The Exec Com considers and approves the development of the proposed projects, deployment of temporary

surplus funds of the Company, terms and conditions of borrowings from banks/financial institutions, etc. and also decides, approves and confirms such other matters of operational nature. The decisions taken by the Exec Com are presented at the immediate ensuing meeting of the Board for their noting. The Board reviews, approves and sanctions various parameters for evaluation of various authority(s) delegated to the Exec Com from time to time.

II. Composition:
The Exec Com comprises of three Directors from among the members of the Board of Directors of the Company, namely, Mr. S. Santhanakrishnan (Chairman of COD), Mr. Sanjay Ubale and Mr. Brotin Banerjee.

III. Meetings and Attendance of Directors of Exec Com:
A total of one meeting of Exec Com were held during the financial year 2016-2017 on the following date 23-Jan-2017:

Name of Directors	Number of meetings held during the year and their tenure*	Number of meetings attended	% of total meetings attended
Mr. S. Santhanakrishnan	1	1	100%
Mr. Sanjay Ubale		0	-
Mr. Brotin Banerjee		1	100%

4. AUDIT COMMITTEE

Pursuant to the provisions of section 177 of the Companies Act, 2013 read with the Companies (Meetings of Board and its Powers) Rules, 2014 and in terms of the Governance Guidelines adopted by the Board (collectively referred to as "the Applicable Provisions"), the Board has re-constituted the Audit Committee of the Board on September 1, 2016 by inducting Mr. Eruch Kapadia as the member.

I. Terms of Reference:
The terms of reference of the Audit Committee inter alia includes as specified in Section 177(4) of the Companies Act, 2013 and it also reviews with management and Statutory and Internal Auditors all aspects of financial results, effectiveness of internal audit processes, taxation matters, compliances, key litigations, concerns under code of conduct, key incidents and the company's risk management strategy.

II. Composition:
The Audit Committee comprises of three Directors from among the members of the Board of Directors of the Company, namely, Mr. S. Santhanakrishnan (Chairman of the Audit Committee), Mr. Dileep Choksi, Ms. Sucheta Shah and Mr. Eruch Kapadia.

III. Audit Committee Meetings and Attendance of Directors:
A total of three Audit Committee meetings were held during the financial year 2016-2017 on the following dates 21-May-2016, 1-Dec-2016 and 1-Mar-2017

Name of Directors	Number of meetings held during the year	Number of meetings attended	% of total meetings attended

Mr S. Santhanakrishnan	3	3	100%
Mr. Dileep Choksi		3	100%
Ms. Sucheta Shah		3	100%
Mr. Eruch Kapadia	2	2	100%

5. NOMINATION AND REMUNERATION COMMITTEE

Pursuant to the provisions of Section 178 of the Companies Act, 2013 read with the Companies (Meetings of Board and its Powers) Rules, 2014, and in terms of the Governance Guidelines adopted by the Board (collectively referred to as "the Applicable Provisions"), the Board has constituted the Nomination & Remuneration Committee (NR Committee or NRC) of the Board on March 31, 2015.

I. Terms of Reference:

The terms of reference of the NRC is as prescribed under the Companies Act, 2013 and the Governance Guidelines adopted by the Board which *inter alia* includes: to identify persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down; to recommend to the Board their appointment and removal; to carry out evaluation of every director's performance; to formulate the criteria for determining qualifications, positive attributes and independence of a director and to recommend to the Board a policy, relating to the remuneration for the directors, key managerial personnel and other employees (Policy).

With reference to the Governance Guidelines adopted by the Board, terms of reference for the NRC *inter alia* includes, to recommend to the Board the setup and composition of the Board and its committees; to recommend to the Board the appointment or reappointment of directors; to devise a policy on Board diversity; reviewing appointments of MD, ED and Key Managerial Personnel; to support the Board and IDs in evaluation of the performance of the Board, its committees and individual directors; to recommend to the Board the remuneration policy for directors, executive team/ KMP as well as the rest of the employees. Also oversee the process of performance review of the KMP and the executive team of the Company; on an annual basis, recommend to the Board the remuneration payable to directors; to provide authorization for remuneration of executive team/ KMP of the company other than directors including MD/ED; to oversee familiarization programmes for directors and oversee HR practices including those for rewards and recognition, talent management, etc. (specifically for Board, MD, ED, CFO); to optionally consider the remuneration of directors on material subsidiaries and voting at any such shareholders resolution/s (however this shall not be applicable on subsidiaries where NRC is already constituted or where no remuneration is paid to directors); performing such other duties and responsibilities as may be consistent as stated herein above.

II. Composition:

The NRC comprises of three Directors from among the members of the Board of Directors of the Company, namely, Mr. S. Santhanakrishnan (Chairman of the Nomination & Remuneration Committee), Mr. Dileep Choksi and Ms. Sucheta Shah

III. NR Committee Meetings and Attendance of Directors:

A total of four NR Committee meetings were held during the financial year 2016-2017 on the following dates 21-May-2016, 1-Sep-2016, 1-Dec-2016 and 1-Mar-2017

Name of Directors	Number of meetings held during the year	Number of meetings attended	% of total meetings attended
Mr S. Santhanakrishnan		4	100%

Mr. Dileep Choksi	4	4	100%
Ms. Sucheta Shah		4	100%

6. CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

The Corporate Social Responsibility Committee (CSR Committee) has been constituted by the Board in pursuant to Section 135 of the Companies Act, 2013

I. Terms of Reference:
The terms of reference of the CSR Committee is in accordance with Section 135(3) of the Companies Act, 2013 and the rules made thereunder, which *inter alia* includes to formulate and recommend to the Board, a Corporate Social Responsibility Policy which shall indicate the activities to be undertaken by the Company as specified in Schedule VII of the Act and/or as prescribed under the rules made thereunder, as and when notified; to recommend the amount of expenditure to be incurred on the corporate social activities; and to monitor the Corporate Social Responsibility Policy of the Company from time to time

II. Composition:
The CSR Committee comprises of three Directors from among the members of the Board of Directors of the Company, namely, Mrs. Sucheta Shah, Mr. K. Venkataramanan and Mr. Brotin Banerjee

III. CSR Committee Meetings and Attendance of Directors:
During the FY 2016-17, two meeting of the CSR Committee were held on 21- May-2016 and 1-Dec-2016 with all the members present at the said meeting.

Name of Directors	Number of meetings held during the year	Number of meetings attended	% of total meetings attended
Mr Brotin Banerjee	2	2	100%
Mr. K Venkatramanan		1	50%
Mrs. Sucheta Shah		2	100%

REMUNERATION POLICY:
(a) Managing/Executive Directors:
The Nomination and Remuneration Committee has adopted remuneration policy for Directors including MD/ED and Non-Executive Directors. The remuneration paid to the Directors are within the limits specified under section 197 and other applicable provisions of the Companies Act, 2013. The performance of the MD/ED's is assessed and evaluated based on overall performance including financial results and his personal contribution linked to the remuneration. The Company affirms remuneration is as per the remuneration policy of the Company.

(b) Non-executive, Independent Directors:
There are no remunerations given to Non- Executive Directors except sitting fees payable to the Non – Executive Directors for the meeting(s) attended.

6. GENERAL BODY MEETINGS:
I. Annual General Meeting (AGM) Details:

Financial Year	Location	Date	Number of shareholders attended	% of Shareholding	Resolutions Passed	
					Ordinary	Special
2015-16	Committee Room No. 2 (Opposite Lift), 4th Floor, Bombay House, Homi Mody Street, Fort, Mumbai 400001	28-Sep-2016	5	99.99	5	1
2014-15	Committee Room No. 2 (Opposite Lift), 4th Floor, Bombay House, Homi Mody Street, Fort, Mumbai 400001	28-Sep-2015	5	99.99	8	2
2013-14	TFS Conference Room, 1st Floor, Bombay House, Homi Mody Street, Fort, Mumbai 400001	12-Sep-2014	5	99.99	4	2
2012-13	Registered Office	19-Sep-2013	5	99.99	5	2
2011-12	Registered Office	21-Sep-2012	5	99.99	10	2

II. Resolutions:

The details of ordinary and special resolutions passed in the previous four AGM's are shown in the last column of the above table.

III. Postal Ballot:

The requirement of postal ballot is not applicable to the Company.

7. DISCLOSURES:

I. Compliance with Regulations:

There have been no instance of major non-compliance by the Company on any matters related to Real Estate Markets nor has any penalty or stricture been imposed on the Company by any statutory authority.

II. Accounting Standards:

The Company has meticulously followed the Accounting Standards laid down by the Companies (Accounting Standards) Rules, 2006

8. COMMUNICATION APPROACH:

As the Company is not listed, there is access to all the audited financials of the Company to its Shareholders and with regard to Debenture holders, the information and the report are provided to the Debenture Trustee in accordance with the Information Memorandum and Debenture Trust Deed.

9. GENERAL SHAREHOLDERS INFORMATION

I. 38th Annual General Meeting (AGM):

AGM will be held at Bombay House, Homi Mody Street, Fort, Mumbai 400001 as per the notice.

III. Dividend Payment:

For the FY 2016-17, no dividend has been declared.

IV. Unclaimed Dividends:

As on the date of this report, there is no unclaimed/unpaid dividend. Further, no amount is due to be transferred to Investors Education and Protection Fund administered by Central Government.

10. OTHER GOVERNANCE DISCLOSURES:

I. Maintenance of the Chairman's Office:

The Company does not maintain an office for the non-executive Chairman and no expenses are being reimbursed in this regard.

II. Audit Qualifications

The Auditor's Report does not contain any qualifications to the accounts.

III. Board Performance:

The Board recognizes the importance of reviewing and improving upon its performance and meets regularly to discuss the effectiveness of its functioning and to agree ways in which performance can be further improved. The Board also provides strategic direction to the management of the Company and reviews its implementation.

IV. Tenure of Independent Directors:

According to the policies adopted by the Board of the Company, the retirement age of Non-Independent NEDs would be 70 years. The retirement age for IDs would be 75 years, unless a lower retirement age is specified under the laws applicable to the Company and for Executive Directors would be 65 years.

V. Term of Independent Directors.

The Independent Directors have been appointed for a period of three years commencing from March 31, 2015 in accordance with the Governance Guidelines adopted by the Board.

On Behalf of the Board of Directors

Santhanakrishnan S	**Brotin Banerjee**
DIN: 00032049	**DIN: 01522816**

Form no. MR -3

SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2017

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

To,
The Members,
Tata Housing Development Company Limited

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

Based on our verification of the Company's books, papers, minutes books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the financial year ended 31st March, 2017, complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

1. we have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company, for the financial year ended on 31st March, 2017, according to the provisions of:

   i. The Companies Act, 2013 (the Act) and the rules made thereunder;

   ii. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder - Not Applicable;

ANNEXURE V

REPORT ON CSR ACTIVITIES IN ACCORDANCE WITH SECTION 135 OF THE COMPANIES ACT, 2013 READ WITH THE COMPANIES (CORPORATE SOCIAL RESPONSIBILITY POLICY) RULES, 2014

1. **A brief outline of the company's CSR policy, including overview of projects or programs proposed to be undertaken and a reference to the web-link to the CSR policy and projects or programs.**

The Company believes that the primary purpose of the business is to improve the quality of life of people in the community it serves. The Company's triple-bottom-line (social, economic and environmental) perspective to business places people, planet and profit at the core of its business strategy. The Company believes in integrating its corporate values and business needs to meet the expectations of its customers, employees, partners, investors, communities and public at large.

In this regard, the Company will volunteer its resources to the extent it can reasonably afford, but not less than the regulatory requirements, so as to sustain the environment and to improve the quality of life of the people of the communities in which it operates.

The Company will continually endeavor to prevent pollution, ensure optimum use of resources and minimize harmful impacts on society and environment during construction processes and materials movement and its delivery throughout our supply chain. It will encourage its partners and service providers to adopt responsible business policies, business ethics and abide by its code of conduct.

In line with the above social responsibility and commitment towards the community as a whole, the Company shall contribute actively through TAAP for the development of SC & ST, and support & undertake activity(ies) for promotion of education and employability enhancement of people other than SC & STs, environmental sustainability, community infrastructure development, construction of toilets for individual families, Children health and managing of developmental disorders in children, Promoting gender equality and empowering women, combating disease and hygiene and sanitation initiatives etc. as outlined in Schedule VII to the Companies Act, 2013.

The Company has branded its CSR activities under the following area(s) of focus:

•**TAAP** (Tata Affirmative Action Programme) – Employability, Employment, Education and Entrepreneurship development of SC/STs

•**SAMARTH** - Skill Development including of economically backward

•**SRIJAN** - Educational Development including of economically backward

•**BIG (Beautiful is Green)** - Environmental Sustainability

•**SPARSH and SWACHH** - Community Infrastructure Development including providing basic utilities like construction of toilets, etc.

•**SYNERGIZERS** - Employee Volunteering Programme

The CSR Policy of the Company is available on the website of the Company at the following link: http://www.tatahousing.in/csr/csr_policy.php

2. **The Composition of the Corporate Social Responsibility Committee**

Name of the Director	Position in the Committee	Category
Ms. Sucheta shah	Member	Independent Director
Mr. K Venkataramanan	Member	Non-Executive Director
Mr. Brotin Banerjee	Member	MD & CEO

3. **Average net profit of the Company for last three financial years: Rs.89.50 Crores**

4. **Prescribed CSR Expenditure (two per cent. of the amount as in item 3 above). Rs.1.79 Crores**

5. **Details of CSR spent during the financial year:**

Sr. no.	Particulars	Amount
(a)	Total amount spent for the financial year	Rs.1.82Crores
(b)	Amount unspent, if any	Nil

(c) **Manner in which the amount spent during the financial year is detailed below. (Rs. In Crores)**

S.No	CSR project or activity identified.	Sector in which the project is covered	Projects or programs (1)Local area or other (2)Specify the State and district where projects or Programs was undertaken	Amount outlay (budget) project or programs wise	Amount spent on the projects or programs Subheads: (1) Direct expenditure on projects or programs. (2) Overheads	Amount spent: Direct or through implementing agency
1	Scholarship for ST & SC youths	Promoting Education	Across India	0.014	0.014	FAEA

2	Support to Biodiversity conservation and spring shed conservation	Ensuring environmental sustainability, ecological balance	Sikkim	0.250	0.250	World Wide Fund for Nature-India
3	Construction Skill Development & Entrepreneur development training for ST & SC youths	Promoting education including special education and employment enhancing skills	Igatpuri, District Nashik, Maharashtra	0.230	0.226	Udyogwardhini Shikshan Sanstha
4	Skill development training of construction workers	Promoting education including special education and employment	Across India	0.450	0.457	Labour Net
5	Remedial coaching and holistic development of Street Children, mostly from socio-economically backward category	Promoting education	Mumbai, Maharashtra	0.030	0.027	Hamara Foundation
6	Supporting construction of low cost house for poor socio economic background	measures for reducing inequalities faced by socially and	Palgarh, Mumbai	0.007	0.007	Habitat for Humanity
7	Rural infrastructure development in school and village road	Rural development projects	Amantra	0.180	0.187	Direct
8	Development of drainage system in Fazilpur village	Rural development projects	Primanti	0.035	0.033	Direct
9	Rural development projects, Development of community center at Rajarhat Village	Rural Development Projects	Avenida	0.230	0.231	Direct
10	Educational support to the children from poor socio economic	Promoting Education	Mulund	0.025	0.025	Sparsha Charitable Trust.
11	Rural village road development at Boisar	Rural Development projects	Boisar	0.089	0.089	Direct
12	Park/Garden Maintenance, Maintaining trees	Ensuring environmental sustainability, ecological balance	Mulund, Mumbai, Maharashtra	0.024	0.024	Rotary Club
13	Tata Housing Scholarships for Meritorious Girls students	Promoting education	Across India	0.19	0.186	Direct

14	Volunteering and initiatives in tree plantation, education, old age home support	Promoting education, environment protection, old age	Across India	0.060	0.057	Direct
	Total				1.81	

6. The Company being committed towards the society in which it operates has during the financial year 2016-17 spent an amount of Rs.1.81 Crores as against the mandated amount of Rs.1.79 Crores. The Company shall continue to undertake CSR activities in accordance with its policy and in accordance with the Act.

7. Through this report, Tata Housing Development Company Limited seeks to communicate its commitment towards Corporate Social Responsibility to all its stakeholders.

The CSR Committee confirms the implementation and monitoring of CSR Policy is in compliance with CSR objectives and Policy of the Company.

Brotin Banerjee
DIN: 01522816
Managing Director & Chief Executive Officer

Ms Sucheta Shah
DIN:00322403
Independent Director

Annexure VI

THE CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO

The particulars relating to the Conservation of Energy, Technology Absorption and Foreign Exchange Earnings and Outgo as per Section 134(3)(m) of the Companies Act, 2013 read with the Rule 8(3) of the Companies (Accounts) Rules, 2014 are as under:

A. Conservation of Energy

Considering the nature of activities undertaken by the Company, during the year under review the Company has taken certain feasible initiatives/steps towards sustainability which include initiatives which has impact on energy conservation.

Steps taken or Impact on Conservation of Energy

As a responsible Corporate Citizen, the Company has been taking several measures aimed at conservation of energy; these measures include:

- Use of Energy Efficient Luminaries & installation of energy efficient lifts
- Use of star rated appliances (AC, Computers)
- Level controllers in water tanks,
- Minimum 60 percent efficiency for pumps and 75 percent efficiency for motors,
- Use of BEE rated appliances
- Use of CFL/LED/T5 in lieu of normal tube lights,
- Use of solar lamps at project sites
- Light of policy during lunch time & after 7.30 pm
- AC's temperature set at 24deg C (1% electricity saving per degree decreased)
- Optimizing use of DG set etc.

The above initiatives are not only energy conservative but also marching towards becoming Carbon Neutral.

Steps taken by the Company for utilizing alternate sources of Energy

The Company has been using solar street lights in the projects in place of normal grid powered lightings and Solar water heaters are also been used in project sites.

B. Technology Absorption

(i) The efforts made towards technology absorption;

(a) Construction of load bearing shear wall using High Strength Reinforced Hollow Concrete blocks technology (RCB technology)
(b) Using System Formwork for monolithic construction like Mivan in various projects
(c) Used 'left in place shuttering' known as Plass-wall which also doubles up as plaster for constructing villas

(d) Using precast shear wall slab system
(e) Using bio-enzyme for construction of internal road which is eco-friendly way to reduce the cost of road and improve its performance.
(f) Using alternative retaining walls like Graviloft walls which makes use of patented structural lofts for reducing the reinforcement in retaining wall
(g) Using gabion walls, which is economical and environment friendly alternative to conventional retaining wall

(ii) The benefits derived like product improvement, cost reduction, product development or import substitution;

a) Significant cost and time saving compared to the conventional construction in all new technology use for building construction like precast, plasswall , and RCB
b) Significant cost saving and use of masons trained in conventional technology in case of RCB construction
c) Significant cost saving in case of Gabion and graviloft retaining walls
d) Saving of 15-20% in construction and reduction in maintenance cost, saving in case of terrazyme road.

(iii) Information regarding important technology (imported during the last three years reckoned from the beginning of the financial year): The Company has not imported any technology

(iv) The expenditure incurred on Research and Development: NA

C. Foreign Exchange Earnings and outgo

During the year under review, the total foreign exchange outgo aggregated to Rs. 2.47 Crores on March 31, 2017. The earnings in foreign currency aggregated to Rs. 7.92 Crores as on March 31, 2017. Please also refer to Note no. 48 & 49 of the standalone financial statements for the details of total foreign exchange outgo and earnings.

On Behalf of the Board of Directors

Santhanakrishnan S	**Brotin Banerjee**
DIN: 00032049	**DIN: 01522816**

Deloitte
Haskins & Sells LLP

Chartered Accountants
Indiabulls Finance Centre,
Tower 3, 27th-32nd Floor,
Senapati Bapat Marg,
Elphinstone Road (West),
Mumbai - 400 013,
Maharashtra, India

Tel: +91 22 6185 4000
Fax: +91 22 6185 4101

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF TATA HOUSING DEVELOPMENT COMPANY LIMITED

Report on the Consolidated Ind AS Financial Statements

We have audited the accompanying consolidated Ind AS financial statements of **TATA HOUSING DEVELOPMENT COMPANY LIMITED** (hereinafter referred to as "the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its joint ventures, comprising the Consolidated Balance Sheet as at 31 March, 2017, the Consolidated Statement of Profit and Loss including other comprehensive income, the Consolidated Cash Flow Statement, the Consolidated Statement of Changes in Equity, for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated Ind AS financial statements").

Management's Responsibility for the Consolidated Ind AS Financial Statements

The Parent's Board of Directors is responsible for the preparation of these consolidated Ind AS financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and statement of changes in equity of the Group including its joint ventures in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act. The respective Board of Directors of the companies included in the Group and of its joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and its joint ventures and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated Ind AS financial statements by the Directors of the Parent, as aforesaid.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated Ind AS financial statements based on our audit. In conducting our audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated Ind AS financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the consolidated Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Parent's preparation of the consolidated Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Parent's Board of Directors, as well as evaluating the overall presentation of the consolidated Ind AS financial statements.

We believe that the audit evidence obtained by us and the audit evidence obtained by other auditors in terms of their reports referred to in sub-paragraph (a) of the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated Ind AS financial statements.

Opinion

In our opinion, to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements of the subsidiaries and joint ventures referred to below in the Other Matters paragraph, the aforesaid consolidated Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group and its joint ventures as at 31 March, 2017, and their consolidated loss, consolidated total comprehensive loss, their consolidated cash flows and consolidated statement of changes in equity for the year ended on that date.

Other Matters

(a) We did not audit the financial statements of 15 subsidiaries, whose financial statements reflect total assets of ₹ 2,956.45 crores as at 31 March, 2017, total revenues of ₹ 359.16 crores and net cash inflows amounting to ₹ 95.78 crores for the year ended on that date, as considered in the consolidated Ind AS financial statements. The consolidated Ind AS financial statements also include the Group's share of net loss of ₹ 4.51 crores for the year ended 31 March, 2017, as considered in the consolidated Ind AS financial statements, in respect of 5 joint ventures, whose financial statements have not been audited by us. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated Ind AS financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries and joint ventures, is based solely on the reports of the other auditors.

(b) The consolidated Ind AS financial statements include the Group's share of net profit of ₹ 0.12 crore for the year ended 31 March, 2017, as considered in the consolidated Ind AS financial statements, in respect of 1 joint venture, whose financial statements have not been audited by us. These financial statements are unaudited and have been furnished to us by the Management and our opinion on the consolidated Ind AS financial statements, in so far as it relates to the amounts and disclosures included in respect of the joint venture, is based solely on such unaudited financial statements. In our opinion and according to the information and explanations given to us by the Management, the financial statements are not material to the Group.

(c) The comparative financial information for the year ended 31 March, 2016 and the transition date opening balance sheet as at 1 April, 2015 in respect of 15 subsidiaries and 5 joint ventures included in this consolidated Ind AS financial statements prepared in accordance with the Ind AS have been audited by other auditors and have been relied upon by us.

Our opinion on the consolidated Ind AS financial statements above, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements certified by the Management.

Report on Other Legal and Regulatory Requirements

As required by Section 143(3) of the Act, based on our audit and on the consideration of the report of other auditors on separate financial statements of subsidiaries and joint venture companies incorporated in India, referred in the Other Matters paragraph above we report, to the extent applicable, that:

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated Ind AS financial statements.

(b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated Ind AS financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.

(c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Cash Flow Statement and Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated Ind AS financial statements.

(d) In our opinion, the aforesaid consolidated Ind AS financial statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act.

(e) On the basis of the written representations received from the directors of the Parent as on 31 March, 2017 taken on record by the Board of Directors of the Parent and the reports of the statutory auditors of its subsidiary companies and joint venture companies incorporated in India, none of the directors of the Group companies and its joint venture companies incorporated in India is disqualified as on 31 March 2017 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) With respect to the adequacy of the internal financial controls over financial reporting and the operating effectiveness of such controls, refer to our separate Report in "**Annexure A**", which is based on the auditors' reports of the Parent company, subsidiary companies and joint venture companies incorporated in India. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Parent's, subsidiary company's and joint venture company's incorporated in India internal financial controls over financial reporting.

(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:

Deloitte Haskins & Sells LLP

i. The consolidated Ind AS financial statements disclose the impact of pending litigations on the consolidated financial position of the Group and its joint ventures in accordance with the generally accepted accounting practice – also refer Note 38 (i) of the consolidated Ind AS financial statements.

ii. The Group and its joint ventures did not have any material foreseeable losses on long-term contracts including derivative contracts.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Parent and its subsidiary companies and joint venture companies incorporated in India.

iv. The Parent has provided requisite disclosures in the consolidated Ind AS financial statements as regards the holding and dealings in Specified Bank Notes as defined in the Notification S.O. 3407(E) dated the 8 November, 2016 of the Ministry of Finance, during the period from 8 November, 2016 to 30 December, 2016 of the Group entities as applicable. Based on audit procedures performed and the representations provided to us by the management, we report that the disclosures are in accordance with the relevant books of accounts maintained by those entities for the purpose of preparation of the consolidated Ind AS financial statements and as produced to us and other auditors by the Management of the respective Group entities – also refer Note 30 to the consolidated Ind AS financial statements.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
Firm Registration No. 117366W/ W-100018

Ketan Vora
Partner
Membership No. 100459

Place: Mumbai
Date: 6 June, 2017

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT
(Referred to in paragraph (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

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

In conjunction with our audit of the consolidated Ind AS financial statements of the Company as of and for the year ended 31 March, 2017, we have audited the internal financial controls over financial reporting of **TATA HOUSING DEVELOPMENT COMPANY LIMITED** (hereinafter referred to as "Parent"), its subsidiary companies and joint venture companies, which are companies incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Parent, its subsidiary companies and joint venture companies, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective Companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Parent, its subsidiary companies and its joint venture companies, which are companies incorporated in India, based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing, prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence obtained by us and the audit evidence obtained by other auditors of the subsidiary companies and joint venture companies, which are companies incorporated in India, in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting of the Parent, its subsidiary companies and its joint venture companies, which are companies incorporated in India.

Deloitte
Haskins & Sells LLP

Meaning of Internal Financial Controls Over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors referred to in the Other Matters paragraph below, the Parent Company, its subsidiary companies and its joint venture companies, which are companies incorporated in India, have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March, 2017, based the internal control over financial reporting criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

Other Matters

Our aforesaid report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting insofar as it relates to 10 subsidiary companies and 2 joint venture companies, which are companies incorporated in India, is based solely on the corresponding reports of the auditors of such companies incorporated in India.

Deloitte
Haskins & Sells LLP

Our opinion is not modified in respect of the above matters.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
Firm Registration No. 117366W/ W-100018

Ketan Vora
Partner
Membership No. 100459

Place: Mumbai
Date: 6 June, 2017

Tata Housing Development Company Limited

Consolidated Balance Sheet as at 31 March, 2017

(₹ in crores)

Particulars	Note No	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
ASSETS				
Non-Current Assets				
Property, plant and equipment	3	12.18	12.02	11.37
Capital work-in-progress		2.03	0.01	0.42
Goodwill on consolidation		18.87	18.87	18.87
Intangible assets	4	1.47	3.13	3.70
Financial assets				
i. Investments	5(a)	491.98	489.87	375.76
ii. Loans	5(b)	265.74	273.43	222.63
iii. Other financial assets	5(c)	27.12	132.82	82.34
Deferred tax assets (net)	7	40.52	42.74	26.94
Other non-current assets	6	130.66	188.53	136.88
Income tax asset(net)		52.77	29.43	29.17
Total Non-Current Assets		**1,043.34**	**1,190.85**	**908.08**
Current Assets				
Inventories	8	4,189.53	3,790.92	3,111.45
Financial assets				
i. Investments	9(a)	0.24	0.24	0.24
ii. Trade receivables	9(b)	162.65	209.62	186.77
iii. Cash and cash equivalents	9(c)	115.67	17.98	20.19
iv. Bank balances other than (iii) above	9(d)	31.86	30.55	70.16
v. Loans	9(e)	122.08	141.53	80.69
vi. Other financial assets	9(f)	544.33	501.90	381.69
Other current assets	10	278.91	227.47	251.31
Total Current Assets		**5,445.27**	**4,920.21**	**4,102.50**
Total Assets		**6,488.61**	**6,111.06**	**5,010.58**
EQUITY AND LIABILITIES				
Equity				
Equity share capital	11(a)	286.33	286.33	286.33
Other equity	11(b)	907.77	988.37	960.58
Equity attributable to Owners of the Parent		**1,194.10**	**1,274.70**	**1,246.91**
Non Controlling Interests		(0.40)	1.37	(0.70)
Total Equity		**1,193.70**	**1,276.07**	**1,246.21**
LIABILITIES				
Non-Current Liabilities				
Financial liabilities				
i. Borrowings	12(a)	1,775.92	850.21	916.07
ii. Trade payables	12(b)	26.56	24.16	27.89
iii. Other financial liabilities	12(c)	-	-	29.28
Provisions	13	13.92	9.30	8.62
Deferred tax liabilities (net)	7	101.28	121.55	105.96
Other non-current liabilities	14	3.77	-	-
Total Non-Current Liabilities		**1,921.45**	**1,005.22**	**1,087.82**
Current Liabilities				
Financial liabilities				
i. Borrowings	15(a)	2,046.26	2,260.76	1,358.40
ii. Trade payables	15(b)	391.28	489.38	405.66
iii. Other financial liabilities	15(c)	479.78	684.34	623.33
Provisions	16	16.24	14.26	8.85
Current tax liabilities (net)		4.32	8.02	14.54
Other current liabilities	17	435.58	373.01	265.77
Total Current Liabilities		**3,373.46**	**3,829.77**	**2,676.55**
Total Liabilities		**5,294.91**	**4,834.99**	**3,764.37**
Total Equity and Liabilities		**6,488.61**	**6,111.06**	**5,010.58**

The accompanying notes 1 to 51 are an integral part of the consolidated financial statements

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

Ketan Vora
Partner

Place: Mumbai
Date: 6 June, 2017

For and on behalf of the Board of Directors

Director **Managing Director & CEO**

Chief Financial Officer **Company Secretary**

Tata Housing Development Company Limited

Consolidated Statement of Profit and Loss for the year ended 31 March, 2017

(₹ in crores)

Particulars	Note No	Year Ended 31 March, 2017	Year Ended 31 March, 2016
Revenue from Operations	18	727.23	789.90
Other Income	19	100.64	96.93
Total income		**827.87**	**886.83**
EXPENSES			
Cost of Sales	20	557.09	564.09
Employee Benefits Expense	21	79.59	66.34
Finance Costs	22	157.11	92.01
Depreciation and Amortisation Expense	23	4.92	4.96
Other Expenses	24	128.50	110.14
Total Expenses		**927.21**	**837.54**
Share of profit of joint ventures		1.37	2.34
(Loss)/Profit before tax		**(97.97)**	**51.63**
Tax expense	7		
Current tax		1.22	6.47
Deferred tax (credit)/expense		(17.73)	17.43
		(16.51)	**23.90**
(Loss)/Profit for the year		**(81.46)**	**27.73**
Other Comprehensive Income/(Loss):			
Items that will be reclassified to profit or loss:			
Exchange differences in translating the financial statement of foreign operations		(0.23)	0.40
Items that will not be reclassified to profit or loss:			
Remeasurements of post-employment benefit obligations		(1.00)	1.36
Share of Other Comprehensive Income in joint ventures		(0.03)	0.05
Income tax relating to these items		0.35	(0.48)
Other Comprehensive Income/(Loss) for the year, net of tax		**(0.91)**	**1.33**
Total Comprehensive Income/(Loss) for the year		**(82.37)**	**29.06**
(Loss)/Profit for the year attributable to:			
Owners of the Parent		(79.65)	25.73
Non-controlling interests		(1.81)	2.00
		(81.46)	**27.73**
Other Comprehensive Income/(Loss) for the year attributable to:			
Owners of the Parent		(0.95)	1.26
Non-controlling interests		0.04	0.07
		(0.91)	**1.33**
Total Comprehensive Income/(Loss) for the year attributable to:			
Owners of the Parent		(80.60)	26.99
Non-controlling interests		(1.77)	2.07
		(82.37)	**29.06**
Earnings per Ordinary share:			
Basic and diluted earnings per share (of ₹ 10/- each) (In ₹)	34	(2.78)	0.90

The accompanying notes 1 to 51 are an integral part of the consolidated financial statements

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

Ketan Vora
Partner

Place: Mumbai
Date: 6 June, 2017

For and on behalf of the Board of Directors

Director | **Managing Director & CEO**

Chief Financial Officer | **Company Secretary**

Tata Housing Development Company Limited

Consolidated statement of changes in equity for the year ended 31 March, 2017

A) Equity Share Capital

(₹ in crores)

	Note No	Amounts
As at 1 April, 2015		286.33
Changes in equity share capital during the year	11(a)	-
As at 31 March, 2016		286.33
Changes in equity share capital during the year	11(a)	-
As at 31 March, 2017		286.33

B) Other Equity

(₹ in crores)

Particulars	Note No	Attributable to owners of the Parent								Non Controlling Interests	Total
		Reserves and surplus						Items of Other Comprehensive Income	Total attributable to Owners of the Parent		
		Securities premium account	Debenture redemption reserve	General reserve	Retained earnings	Capital Redemption Reserve	Corpus Fund	Foreign Currency Translation Reserve on consolidation			
Balance as at 1 April, 2015		425.79	129.31	23.41	381.39	0.02	0.66	-	960.58	(0.70)	959.88
Profit for the year	11(b)	-	-	-	25.73	-		-	25.73	2.00	27.73
Other comprehensive income for the year, net of income tax		-	-	-	0.93	-	-	0.33	1.26	0.07	1.33
Total comprehensive income for the year		-	-	-	26.66	-	-	0.33	26.99	2.07	29.06
Addition to corpus		-	-	-	-	-	0.80	-	0.80	-	0.80
Transfer from Retained earnings		-	21.72	-	(21.72)	-	-	-	-	-	-
Balance as at 31 March, 2016		425.79	151.03	23.41	386.33	0.02	1.46	0.33	988.37	1.37	989.74
Loss for the year		-	-	-	(79.65)	-	-	-	(79.65)	(1.81)	(81.46)
Other comprehensive income/(loss) for the year, net of income tax		-	-	-	(0.68)	-	-	(0.27)	(0.95)	0.04	(0.91)
Total comprehensive income/(loss) for the year		-	-	-	(80.33)	-	-	(0.27)	(80.60)	(1.77)	(82.37)
Transfer to Retained earnings		-	(1.97)	-	1.97	-	-	-	-	-	-
Balance as at 31 March, 2017		425.79	149.06	23.41	307.97	0.02	1.46	0.06	907.77	(0.40)	907.37

The accompanying notes 1 to 51 are an integral part of the consolidated financial statements

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

Ketan Vora
Partner

Place: Mumbai
Date: 6 June, 2017

For and on behalf of the Board of Directors

Director

Managing Director & CEO

Chief Financial Officer

Company Secretary

Tata Housing Development Company Limited

Consolidated Cash Flow Statement for the year ended 31 March, 2017

(₹ in crores)

Particulars		Year Ended 31 March, 2017	Year Ended 31 March, 2016
A. Cash flow from Operating Activities			
(Loss)/Profit before tax		(97.97)	51.63
Adjustments for:-			
Share of profit of joint ventures		(1.37)	(2.34)
Depreciation and amortisation expense		4.92	4.96
Net Gain on sale of Property, plant and equipment		(0.02)	(0.02)
Impairment of advances and receivables		13.66	6.72
Other financial assets written off		6.03	-
Interest Income		(70.85)	(75.36)
Dividend Income from investments measured at fair value through profit and loss		*	(0.01)
Gain on sale of current investments		-	(2.35)
Provision for Employee Benefits		3.96	1.35
Provision for Customer Compensation		1.64	6.10
Finance Costs		368.15	333.92
Operating Profit before Working Capital Changes		**228.15**	**324.60**
Adjustments for changes in working capital:-			
Decrease/(Increase) in trade receivables (including unbilled revenue)		138.73	(53.43)
Increase in Inventories		(398.61)	(679.47)
Decrease/(Increase) in loans and advances and other assets		22.56	(71.49)
(Decrease)/Increase in trade payables, other liabilities and provisions		(82.23)	88.08
Foreign Currency Translation Reserve on consolidation		(0.24)	0.33
Transfer to corpus fund		-	0.80
Cash used in Operations		**(91.64)**	**(390.58)**
Direct Taxes Paid (net)		(28.23)	(31.37)
Net Cash used in Operating Activities	A	**(119.87)**	**(421.95)**
B. Cash flow from Investing Activities			
Purchase of Property, plant and equipment (including Capital work-in-progress)		(5.48)	(4.78)
Proceeds from sale of Property, plant and equipment		0.06	0.17
Purchase of trade investments		(0.74)	(111.77)
Purchase of current investments		-	(347.00)
Proceeds on Sale of current investments		-	349.35
Loans granted		(153.88)	(146.03)
Repayment of Loans		191.37	68.08
(Purchase)/Sale of Fixed Deposit		(1.25)	40.66
Interest received		60.42	41.76
Dividend received		-	0.01
Net Cash from/(used in) Investing Activities	B	**90.50**	**(109.55)**
C. Cash Flow from Financing Activities			
Proceeds from borrowings		4,668.14	2,640.54
Repayment of borrowings		(3,785.93)	(2,344.28)
(Decrease)/Increase in working capital borrowings		(287.91)	503.07
Inter Corporate Deposits accepted		545.00	502.00
Inter Corporate Deposits repaid		(595.00)	(501.00)
Finance Costs paid		(417.21)	(271.09)
Net Cash from Financing Activities	C	**127.09**	**529.24**
Net increase/(decrease) in Cash and Cash Equivalents (A) + (B) + (C)		**97.72**	**(2.26)**
Cash and Cash Equivalents at the beginning of the year		17.98	20.19
Add: Effect of exchange differences on restatement of foreign currency cash and bank balances		(0.03)	0.05
Cash and Cash Equivalents at the end of the year		115.67	17.98

The accompanying notes 1 to 51 are an integral part of the consolidated financial statements

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

Ketan Vora
Partner

Place: Mumbai
Date: 6 June, 2017

For and on behalf of the Board of Directors

Director **Managing Director & CEO**

Chief Financial Officer **Company Secretary**

H11

Background

Tata Housing Development Company Limited ("the Parent"), its subsidiaries and joint ventures has main interest in development of real estate. The Group is one of the first corporate players in India in the real estate sector. Since 1984, it has constructed various prestigious residential buildings/complexes, luxury residences, commercial complexes and integrated townships. The Group develops real estate and key activities of the Group include identification of land, project conceptualising and designing, development, management and marketing.

1. **Significant accounting policies**

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

a. Basis of Preparation

i. Statement of Compliance with Ind AS

The consolidated financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act) [Companies (Indian Accounting Standards) Rules, 2015] and other relevant provisions of the Act.

The consolidated financial statements up to year ended 31 March 2016 were prepared in accordance with the accounting standards notified under Companies (Accounting Standard) Rules, 2006 (as amended) and other relevant provisions of the Act.

These are the Group's first consolidated Ind AS financial statements. The date of transition is 1 April, 2015. Refer note 45 for details of first-time adoption exemptions availed by the Group and for an explanation of how the transition from previous GAAP to Ind AS has affected the Group's financial position, financial performance and cash flows.

ii. Historical cost convention

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

b. Principles of consolidation and equity accounting

i. Subsidiaries

The consolidated financial statements incorporate the financial statements of the Parent and entities (including structured entities) controlled by the Parent and its subsidiaries. Control is achieved when the Parent:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Parent reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

When the Parent has less than a majority of the voting rights of an investee, it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. The Parent considers all relevant facts and circumstances in assessing whether or not the Parent's voting rights in an investee are sufficient to give it power, including:

- the size of the Parent's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;

DELOITTE HASKINS & SELLS LLP

- potential voting rights held by the Parent, other vote holders or other parties;
- rights arising from other contractual arrangements; and
- any additional facts and circumstances that indicate that the Parent has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

Consolidation of a subsidiary begins when the Parent obtains control over the subsidiary and ceases when the Parent loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the Consolidated Statement of Profit and Loss from the date the Parent gains control until the date when the Parent ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Parent and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Parent and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance. The Group presents the non-controlling interest in the Consolidated Balance Sheet within equity, separately from the equity of the Group as owners. The excess of the Group's share in the net worth of the subsidiary on the date of control acquired is treated as goodwill while a deficit is considered as a capital reserve on the consolidated financial statement.

On disposal of the subsidiary, attributable amount on goodwill is included in the determination of the profit or loss and recognised in the Consolidated Statement of Profit and Loss.

Impairment loss, if any, to the extent the carrying amount exceeds the recoverable amount is charged off to the Consolidated Statement of Profit and Loss as it arises and is not reversed. For impairment testing, goodwill is allocated to Cash Generating Unit (CGU).

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

ii. Investments in joint ventures

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decision about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of joint ventures are incorporated in these consolidated financial statement using equity method of accounting. Under the equity method of accounting, the investment in a joint venture is initially recognised in the Consolidated Balance Sheet at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses and other comprehensive income of the joint venture. Dividends received or receivable from a joint venture reduces the carrying amount of the investment. When the Group's share of a joint venture exceeds Group's interest in the joint venture(which includes any long term interest that, in substance, form part of the Group's net investment in the joint venture), the Group discontinues recognizing its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligation or made payments on behalf of the joint venture.

The Group discontinues the use of equity method from the date when the investment ceases to be a joint venture.

When a Group entity transact with a joint venture of the Group, profits and losses resulting from the transactions with the joint venture are recognised in the consolidated financial statements only to the extent of interest in the joint venture that are not related to the Group.

c. Segment Reporting

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

d. Foreign Currency Transactions

i. Functional and presentation currency

Items included in financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The consolidated financial statements are presented in Indian Rupee (INR), which is the functional and presentation currency of the Parent.

ii. Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in Consolidated Statement of Profit and Loss. A monetary item for which settlement is neither planned nor likely to occur in the foreseeable future is considered as a part of the entity's net investment in that foreign operation.

For the preparation of the consolidated financial statements:

a) Assets and liabilities of foreign operations, together with goodwill and fair value adjustments assumed on acquisition thereof, are translated at exchange rates prevailing at the reporting period end;
b) Income and expense items are translated at the average exchange rates prevailing during the period; when exchange rates fluctuate significantly the rates prevailing on the transaction date are used instead.

Differences arising on such translation are accumulated in foreign currency translation reserve and attributed to non-controlling interests proportionately.

On the disposal of a foreign operation, all of the exchange differences accumulated in equity in respect of that operation attributable to the owners of the Group is reclassified to the Consolidated Statement of Profit and Loss. In relation to a partial disposal, that does not result in losing control over the subsidiary, the proportionate exchange differences accumulated in equity is reclassified to the Consolidated Statement of Profit and Loss.

e. Revenue Recognition

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

i. Revenue from real estate development projects

Revenue from real estate developmental projects is recognised when the Group has transferred to the buyer significant risks and rewards of ownership, the amount of revenue can be measured reliably, and it is probable that the economic benefits associated with the transaction will flow to the Group.

However, if at the time of transfer, substantial acts are yet to be performed under the contract, revenue from real estate development project is recognised based on 'Percentage Completion Method'. The Percentage Completion Method is applied when the stage of completion of the project reaches a reasonable level of development. Revenue is recognised, in relation to the project area sold.

HN

For computation of revenue, the stage of completion is arrived at with reference to the costs incurred for the entire project including cost of land / cost of development rights, construction and development cost, overheads related to project under construction and borrowing costs as compared to the estimated total costs of the project. The percentage completion method is applied on a cumulative basis in each reporting period and the estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined.

The threshold for 'reasonable level of development' is considered to have been met when the criteria specified in the Guidance Note on Accounting for Real Estate Transactions (Ind AS compliant companies) issued by the Institute of Chartered Accountants of India are satisfied, i.e., when:

1. All critical approvals necessary for commencement of the project have been obtained.

2. The expenditure incurred on construction and development costs is not less than 25% of the construction and development costs.

3. At least 25% of the saleable project area is secured by contracts or agreements with buyers.

4. At least 10% of the total revenue as per the agreements of sale or any other legally enforceable documents are realised at the reporting date in respect of each of the contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

ii. Sale of completed property / development rights

Revenue from sale of completed property (residential and commercial) and development rights is recognised when:

1. The Group has transferred to the buyer significant risks and rewards of ownership of the completed property/development rights;
2. The Group retains neither continuing managerial involvement to the degree usually associated with the ownership nor effective control over the completed property/development rights sold;
3. The amount of revenue can be measured reliably;
4. It is probable that the economic benefits associated with the transaction will flow to the Group; and
5. Costs incurred or to be incurred in respect of the transaction can be measured reliably.

iii. Project Management/Marketing fees

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

f. Dividend and interest income

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

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

g. Cost of sales

Project Cost including cost of land and cost of development rights, construction and development costs and borrowing costs incurred, are charged as cost of sales in proportion to the project area sold. Costs incurred for projects which have not achieved reasonable level of development is carried over as construction work-in-progress. Any expected loss on real estate projects is recognised as an expense when it is certain that the cost will exceed the revenue.

H11

h. Income tax

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

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

Deferred tax:
Deferred tax is recognised on temporary differences between the carrying amounts of the assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profits. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

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

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

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

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

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

i. Leases – as a lessee

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

j. Impairment of tangible and intangible assets

The carrying amounts of tangible and intangible assets or Cash Generating Unit (CGU) are reviewed at each balance sheet date to determine whether there is any indication that those assets / CGU have suffered an impairment loss. If any such indications exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any.

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

k. Cash and cash equivalents

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

l. Unbilled revenue

Unbilled revenue represents excess of revenue recognised on 'Percentage of Completion Method' over actual bills raised. Unbilled revenue is recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

m. Inventories

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

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

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

n. Financial Assets

Recognition: Financial assets include Investments, trade receivables, advances, security deposits, loans and cash and cash equivalents. Such assets are initially recognised at transaction price when the Group becomes party to contractual obligations. The transaction price includes transaction costs unless the asset is being fair valued through the Consolidated Statement of Profit and Loss.

Classification: Management determines the classification of an asset at initial recognition depending on the purpose for which the assets were acquired. The subsequent measurement of financial assets depends on such classification.

Financial assets are classified as those measured at:

(a) Amortised cost, where the financial assets are held solely for collection of cash flows arising from payments of principal and/ or interest.

(b) Fair value through other comprehensive income (FVTOCI), where the financial assets are held not only for collection of cash flows arising from payments of principal and interest but also from the sale of such assets. Such assets are subsequently measured at fair value, with unrealised gains and losses arising from changes in the fair value being recognised in other comprehensive income.

(c) Fair value through profit or loss (FVTPL), where the assets are managed in accordance with an approved investment strategy that triggers purchase and sale decisions based on the fair value of such assets. Such assets are subsequently measured at fair value, with unrealised gains and losses arising from changes in the fair value being recognised in the Consolidated Statement of Profit and Loss in the period in which they arise.

Trade receivables, advances, security deposits, loans, cash and cash equivalents etc. are classified for measurement at amortised cost while investments may fall under any of the aforesaid classes.

Investment in Associates and Joint Ventures: Investment in associates and joint ventures is accounted for using the 'equity method' less accumulated impairment, if any.

Impairment: Group assesses at each reporting date whether a financial asset (or a group of financial assets) such as investments, trade receivables, advances and security deposits held at amortised cost and financial assets that are measured at fair value through other comprehensive income are tested for impairment based on evidence or information that is available without undue cost or effort.

Reclassification: When and only when the business model is changed, the Group shall reclassify all affected financial assets prospectively from the reclassification date as subsequently measured at amortised cost, fair value through other comprehensive income, fair value through profit or loss without restating the previously recognised gains, losses or interest and in terms of the reclassification principles laid down in the Ind AS relating to Financial Instruments.

De-recognition: Financial assets are de-recognised when the right to receive cash flows from the assets has expired, or has been transferred, and the Group has transferred substantially all of the risks and rewards of ownership. Concomitantly, if the asset is one that is measured at:

(a) Amortised cost, the gain or loss is recognised in the Consolidated Statement of Profit and Loss;

(b) Fair value through other comprehensive income, the cumulative fair value adjustments previously taken to reserves are reclassified to the Consolidated Statement of Profit and Loss unless the asset represents an equity investment in which case the cumulative fair value adjustments previously taken to reserves is reclassified within equity.

o. Financial liabilities and equity instruments

Financial Liabilities
Borrowings, trade payables and other financial liabilities are initially recognised at the value of the respective contractual obligations. They are subsequently measured at amortised cost. Any discount or premium on redemption / settlement is recognised in the Consolidated Statement of Profit and Loss as finance cost over the life of the liability using the effective interest method and adjusted to the liability figure disclosed in the Consolidated Balance Sheet. Financial liabilities are de-recognised when the liability is extinguished, that is, when the contractual obligation is discharged, cancelled and on expiry.

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

Offsetting Financial Instruments
Financial assets and liabilities are offset and the net amount is included in the Consolidated Balance Sheet where there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

p. Property, plant and equipment

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

q. Depreciation methods, estimated useful lives and residual value

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

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

Leasehold improvements are amortised over the period of lease.

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

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

Transition to Ind AS
On transition to Ind AS, the Group has elected to continue with the carrying value of its property, plant and equipment recognised as at 1 April, 2015 measured as per the previous GAAP and use that carrying value as the deemed cost of the property, plant and equipment.

r. Intangible assets

Computer software purchased is stated at cost less accumulated amortisation and accumulated impairment losses, if any.

Amortisation methods and periods
The Group amortises cost of software over a period of 3 years on a straight-line basis.

Transition to Ind AS
On transition to Ind AS, the Group has elected to continue with the carrying value of intangible assets recognised as at 1 April, 2015 measured as per the previous GAAP and use that carrying value as the deemed cost of intangible assets.

s. Borrowing costs

Borrowing costs include interest, other costs incurred and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Borrowing costs, allocated to and utilised for qualifying construction project / assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying construction project / assets up to the date of substantial completion of project / capitalisation of such asset are added to the cost of construction project / assets. Capitalisation of borrowing costs is suspended and charged to the Consolidated Statement of Profit and Loss during extended periods when active development activity on the qualifying construction project / assets is interrupted. A qualifying construction project / asset is an asset that necessarily takes 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Group.

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

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

t. Provisions and Contingencies

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

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

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

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not require an outflow of resources embodying economic benefits or the amount of such obligation cannot be measured reliably. When there is a possible obligation or a present obligation in respect of which likelihood of outflow of resources embodying economic benefits is remote, no provision or disclosure is made.

u. Employee benefits

i. Post-employment obligations

The Group operates the following post-employment schemes:

(a) Defined benefit plan

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

(b) Defined contribution plan

The Group's contributions to Provident fund, Superannuation Fund and employee's state insurance scheme are considered as defined contribution plans. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

ii. Other Long-term employee benefit obligations

The Group's obligation towards other long term employee benefits in the form of compensated absences and long service awards are measured at the present value of the expected future payments to be made by the Group in respect of services provided by employee up to the reporting date.

iii. Short-term obligations

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

v. Dividends to equity shareholders

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

w. Operating cycle

All assets and liabilities have been classified as current or non-current based on operating cycle determined in accordance with the guidance as set out in the Schedule III of the Companies Act, 2013 and Ind AS 1 – Presentation of Financial Statements.

H11

2. **A) Critical estimates and judgements**

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

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

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

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

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

(c) Consolidation decisions and classification of joint ventures

i. Consolidation of entities as subsidiaries with 50% voting rights

The management has concluded that the Group controls Technopolis Knowledge Park Limited (TKPL), even though it holds only 50% of the voting rights of this subsidiary.
This is because the Group has control of composition of the Board of Directors of TKPL. The Shareholder's agreement grants the right of casting vote to the chairman of Board, appointed by the Parent. This gives the Group the ability to direct relevant activities of TKPL proving that the Group has control over TKPL.

ii. Classification of joint ventures

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

Accordingly, these entities are classified as joint ventures of the Group.

1. Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)
2. Promont Hilltop Private Limited
3. Smart Value Homes (Peenya project) Private Limited
4. Kolkata-one Excelton Private Limited
5. HL Promoters Private Limited
6. Smart Value Homes (New Project) LLP
7. One Bangalore Luxury Projects LLP

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

Key sources of estimation uncertainty

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

(a) Use of percentage completion method to recognise revenue and cost of sales
The Group uses the percentage of completion method to recognise revenue and cost of sales in respect of real estate development projects. Use of percentage completion method requires management to estimate the cost of completion of real estate development projects at each reporting period end. Any change in the estimated cost of completion of real estate development projects will impact the percentage of completion which in turn will impact the amount of revenue and cost of sales recognised in the period of such change.

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

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

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

B) **New Accounting Standards, Amendments to Existing Standards, Annual Improvements and Interpretations Effective Subsequent to March 31, 2017**

Revenue form Contracts with Customers

Ind AS 115 (Revenue from Contracts with Customers) was issued in February 2015 and establishes a new five-step model that will apply to revenue arising from contracts with customers.

The standard outlines a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers and supersedes most current revenue recognition guidance, including industry-specific guidance. The core principle of the new standard is for companies to recognise revenue to depict the transfer of goods or services to customers in amounts that reflect the consideration (that is, payment) to which the company expects to be entitled in exchange for those goods or services.

The new standard, where applicable, will result in enhanced disclosures about revenue, provide guidance for transactions that were not previously addressed comprehensively (for example, service revenue and contract modifications) and improve guidance for multiple element arrangements. The Group does not expect the adoption of these new and amended standards, annual improvements and interpretations to have a significant impact on its consolidated financial statements.

Statement of Cash Flows
Ind AS 7 (Statement of Cash Flows) was issued in February 2015. MCA on 17th March, 2017 notified the Companies (Indian Accounting Standards) (Amendment) Rules, 2017, amending Ind AS 7. The amendments made to Ind AS 7 requires an entity to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financial activities, including both changes arising from cash flows and non-cash changes.

The amendments are to be applied prospectively for annual periods beginning on or after 1 April, 2017. Earlier application is not permitted. When the amendments are first applied, entities are not required to present comparative information for earlier periods. The Group does not expect the adoption of these new and amended standards, annual improvements and interpretations to have a significant on its financial statements.

Notes forming part of the consolidated financial statements

Note 3: Property, plant and equipment

(₹ in crores)

Particulars	Buildings (refer footnotes ii & iii)	Leasehold Improvements	Motor Vehicles	Office Equipment	Office Furniture	Information Technology Hardware	Electrical Fittings	Total
Year ended 31 March, 2017								
Gross carrying amount								
Balance as at 1 April, 2016	6.09	0.01	1.31	2.30	2.07	2.88	0.43	15.09
Additions	-	0.46	1.09	0.28	0.19	1.36	-	3.38
Disposals	-	-	0.01	0.13	0.11	0.12	0.03	0.40
Balance as at 31 March, 2017 [A]	**6.09**	**0.47**	**2.39**	**2.45**	**2.15**	**4.12**	**0.40**	**18.07**
Accumulated depreciation								
Balance as at 1 April, 2016	0.19	-	0.24	0.94	0.49	1.15	0.06	3.07
Depreciation expenses during the year	0.20	0.10	0.52	0.60	0.43	1.24	0.09	3.18
Disposals	-	-	-	0.13	0.09	0.11	0.03	0.36
Balance as at 31 March, 2017 [B]	**0.39**	**0.10**	**0.76**	**1.41**	**0.83**	**2.28**	**0.12**	**5.89**
Net carrying amount as at 31 March, 2017 [A-B]	**5.70**	**0.37**	**1.63**	**1.04**	**1.32**	**1.84**	**0.28**	**12.18**
Year ended 31 March, 2016								
Gross carrying amount								
Deemed cost as at 1 April, 2015 (refer footnote iii)	5.89	0.01	0.48	1.64	1.54	1.58	0.23	11.37
Additions	0.20	-	0.86	0.70	0.58	1.31	0.22	3.87
Disposals	-	-	0.03	0.04	0.05	0.01	0.02	0.15
Balance as at 31 March, 2016 [C]	**6.09**	**0.01**	**1.31**	**2.30**	**2.07**	**2.88**	**0.43**	**15.09**
Accumulated depreciation and impairment								
Balance as at 1 April, 2015 (refer footnote iii)	-	-	-	-	-	-	-	-
Depreciation expenses during the year	0.19	-	0.24	0.94	0.49	1.15	0.06	3.07
Balance as at 31 March, 2016 [D]	**0.19**	**-**	**0.24**	**0.94**	**0.49**	**1.15**	**0.06**	**3.07**
Net carrying amount as at 31 March 2016 [C-D]	5.90	0.01	1.07	1.36	1.58	1.73	0.37	12.02

Notes:

(i) Property, plant and equipment pledged as security

Refer Note 46 for information on property, plant and equipment pledged as security by the group.

(ii) Buildings include cost of 10 shares of ₹ 50 each in a Co-operative Housing Society ₹ 500/- (As at 31 March, 2016, ₹ 500/-, As at 1 April, 2015 ₹ 500/-) and the cost of 400 shares of ₹ 10 each in Prabhadevi Properties and Trading Co Ltd. ₹ 4,000/- (As at 31 March, 2016 ₹ 4,000/-, As at 1 April, 2015 ₹ 4,000/-).

(iii) Buildings include 2338 sq. ft. super built up area [Deemed Cost ₹ 1.30 crores (As at 31 March, 2016 ₹ 1.30 crores, As at 1 April, 2015 ₹ 1.30 crores)] on the 4th floor in the building known as Eruchshaw Building, Mumbai by virtue of Agreement dated 23 November 1999 duly executed between the Owner and the Parent. The conveyance deed is yet to be executed in the name of the Parent, however, the Parent is in possession of this area and is paying the requisite maintenance charges to the Parent.

(iv) Refer note 45 (A) (iii), under exemptions and exceptions availed.

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

Note 4: Intangible assets

(₹ in crores)

Particulars	Computer software
Year ended 31 March 2017	
Gross carrying amount	
Balance as at 1 April, 2016	5.02
Additions	0.08
Balance as at 31 March, 2017 [A]	**5.10**
Accumulated amortisation	
Balance as at 1 April, 2016	1.89
Amortisation expenses during the year	1.74
Balance as at 31 March, 2017 [B]	**3.63**
Net carrying amount as at 31 March, 2017 [A-B]	**1.47**
Year ended 31 March 2016	
Gross carrying amount	
Deemed cost as at 1 April, 2015 (refer footnote)	3.70
Additions	1.32
Balance as at 31 March, 2016 [C]	**5.02**
Accumulated amortisation and impairment	
Balance as at 1 April, 2015 (refer footnote)	-
Amortisation expenses during the year	1.89
Balance as at 31 March, 2016 [D]	**1.89**
Net carrying amount as at 31 March 2016 [C-D]	**3.13**

Note:

Refer note 45 (A) (iii), under exemptions and exceptions availed.

H11

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Note 5(a): Investments - Non-current			
(A) Investment in equity instruments			
(i) In joint ventures measured (carrying amount determined using the equity method of accounting)			
Princeton Infrastructure Private Limited 1,273,775 (As at 31 March, 2016: 1,273,775, As at 1 April, 2015: 1,273,775) Equity Shares of ₹ 10/- each	21.95	22.15	22.00
Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited) 12,750 (As at 31 March, 2016: 12,750, As at 1 April, 2015: 12,750) Equity Shares of ₹ 10/- each	1.44	13.36	23.03
Promont Hilltop Private Limited 3,330,000 (As at 31 March, 2016: 3,330,000, As at 1 April, 2015: 3,330,000) Equity Shares of ₹ 10/- each	122.70	121.25	119.96
Smart Value Homes (Peenya project) Private Limited 1,275,000 (As at 31st March 2016: 1,275,000, As at 1st April, 2015: 1,275,000) Equity shares of ₹ 10 each fully paid-up	37.58	38.06	35.80
Kolkata-One Excelton Private Limited 5,100 (As at 31 March, 2016: 5,100, As at 1 April, 2015: 5,100) Equity Shares of ₹ 10/- each	-	-	-
HL Promoters Private Limited 4,080,000 (As at 31st March 2016: 4,080,000, As at 1st April, 2015: 4,080,000) Equity Shares of ₹10 each	-	-	4.04
Casa Décor Private Limited # N.A. (As at 31 March, 2016: N.A., As at 1 April, 2015: 18,668,883) Equity Shares of ₹ 10/- each in Casa Décor Private Limited	-	-	-
Sohna City LLP	84.21	81.12	82.74
Arvind and Smart Value Homes LLP	63.66	71.57	72.29
Smart Value Homes New Project LLP	27.82	27.29	15.85
One Bangalore Luxury Projects LLP	132.57	115.02	-
(ii) In others - at Fair Value through Profit and loss			
Casa Décor Private Limited # 373,378 (As at 31 March, 2016: 373,378, As at 1 April, 2015: N.A.) Equity Shares of ₹ 10/- each	-	-	-
	491.93	489.82	375.71

H11

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
(B) In Preference Shares (partly paid-up) - at amortised cost			
Ornate Housing Private Limited			
200,000 (As at 31st March, 2016: 200,000, As at 1st April, 2015: 200,000) 11% Redeemable, Cumulative, Non-participating, Non-convertible Preference Shares of ₹ 10/- each, ₹ 2.50/- each paid-up	0.05	0.05	0.05
	491.98	**489.87**	**375.76**
Aggregate amount of quoted investments and market value thereof	-	-	-
Aggregate amount of unquoted investments	491.98	489.87	375.76
Aggregate amount of impairment	-	-	-
Notes:			
Figures below ₹ 50,000 are denoted by '*'.			
# It was a joint venture with 50% shareholding as on 1 April, 2015. During the year ended 31 March, 2016, 49% stake was sold off and it became an equity investment carried at Fair value through profit and loss.			
Note 5(b): Loans - Non-current			
(Unsecured considered good)			
Loans and Inter-Corporate Deposits to related parties (refer note 40)	265.74	273.43	222.63
	265.74	**273.43**	**222.63**
Note 5(c): Other financial assets - Non-current			
Unbilled Revenue	21.66	128.19	72.22
Security Deposits	5.46	4.57	9.01
Balances with Banks in fixed deposit, with maturity beyond 12 months	-	0.06	1.11
	27.12	**132.82**	**82.34**
Note 6: Other non-current assets			
Deposit with Government Authorities	9.22	9.22	9.31
Advance for projects	119.05	174.50	111.17
Mobilisation Advance	2.39	4.81	16.40
	130.66	**188.53**	**136.88**

H11

Tata Housing Development Company Limited
Notes forming part of the consolidated financial statements

Note 7: Income tax

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016
(a) Income tax expense		
Current tax		
Current tax on profits for the year	1.43	5.18
Adjustments for current tax of prior periods	(0.21)	1.29
Total current tax expense	**1.22**	**6.47**
Deferred Tax		
Decrease / (Increase) in deferred tax assets	18.11	(16.51)
(Decrease) / Increase in deferred tax liabilities	(35.84)	33.94
Total deferred tax expense	**(17.73)**	**17.43**
Income tax expense	**(16.51)**	**23.90**
(b) The reconciliation of estimated income tax expense at indian statutory income tax rate to income tax expense reported in statement of profit and loss is as follows:		
(Loss)/Profit before tax	(97.97)	51.63
Statutory income tax rate	34.61%	34.61%
Expected income tax expense	(33.91)	17.87
Differences due to:		
Tax effect on Share of net profit of joint ventures accounted for using equity method	(0.47)	(0.81)
Expenses not deductible for tax purposes (CSR Expenses)	0.69	0.91
Deferred tax assets not recognised in subsidiaries	13.61	1.58
Foreign entities with no tax	0.29	0.34
Tax on income at different rates	3.07	1.88
Deferred tax not created on consolidation eliminations	0.45	2.56
Others	(0.24)	(0.43)
Total income tax expense	**(16.51)**	**23.90**

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
(c) Deferred Tax Assets (net)			
The balance comprises temporary differences attributable to:			
Deferred income tax assets			
MAT credit entitlement	13.38	12.30	12.31
Difference between book balance and tax balance of fixed assets	0.28	0.26	0.23
Carry forward business losses and depreciation	102.59	95.64	84.48
Provision for employee benefits expenses	1.00	0.67	0.53
Provisions	1.69	1.32	0.32
Total deferred tax assets	**118.94**	**110.19**	**97.87**
Deferred income tax liabilities			
Difference in method of computation of profit between books and tax	13.22	14.88	28.50
Interest included in Inventories	65.20	52.57	42.43
Total deferred tax liabilities	**78.42**	**67.45**	**70.93**
Deferred tax Assets (net)	**40.52**	**42.74**	**26.94**

H11

Tata Housing Development Company Limited
Notes forming part of the consolidated financial statements

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
(d) Deferred Tax liabilities (net)			
The balance comprises temporary differences attributable to:			
Deferred income tax assets			
MAT credit entitlement	171.79	172.89	154.77
Difference between book balance and tax balance of fixed assets	2.24	2.04	1.94
Carry forward business losses and depreciation	22.06	61.16	60.74
Provision for employee benefits expenses	4.09	3.43	3.22
Provisions	15.78	2.98	-
Total deferred tax assets	**215.96**	**242.50**	**220.67**
Deferred income tax liabilities			
Difference in method of computation of profit between books and tax	253.55	320.94	292.27
Interest included in Inventories	63.69	43.11	34.36
Total deferred tax liabilities	**317.24**	**364.05**	**326.63**
Deferred tax liabilities (net)	**(101.28)**	**(121.55)**	**(105.96)**

(e) Movements in deferred tax liabilities	**Difference in method of computation of profit between books and tax**	**Interest included in Inventories**	**Total**
At 1 April 2015	**320.78**	**76.78**	**397.56**
Charged/(credited)			
- to profit or loss	15.05	18.89	33.94
At 31 March 2016	**335.83**	**95.67**	**431.50**
Charged/(credited)			
- to profit or loss	(69.06)	33.22	(35.84)
At 31 March 2017	**266.77**	**128.89**	**395.66**

(f) Movements in deferred tax assets	**Property, plant and equipment**	**Tax losses**	**Defined benefit obligation**	**Provisions**	**Total**
At 1 April 2015	2.17	145.54	3.75	-	151.46
(Charged)/credited					-
- to profit or loss	0.13	11.27	0.82	4.29	16.51
- to other comprehensive income	-	-	(0.47)	-	(0.47)
At 31 March 2016	**2.30**	**156.81**	**4.10**	**4.29**	**167.50**
(Charged)/credited					-
- to profit or loss	0.22	(32.16)	0.65	13.18	(18.11)
- to other comprehensive income	-	-	0.34	-	0.34
At 31 March 2017	**2.52**	**124.65**	**5.09**	**17.47**	**149.73**

H11

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Note 8: Inventories (refer notes 8.1, 8.2, 8.3 and 46)			
(Valued at lower of cost and net realisable value)			
Construction Materials	58.84	72.73	67.81
Finished Goods	253.26	189.46	63.01
Construction work-in-progress	3,877.43	3,528.73	2,980.63
	4,189.53	**3,790.92**	**3,111.45**

Notes:

8.1 Disclosure with respect to inventories which are expected to be recovered after more than twelve months are not provided as it is practically not feasible to disclose the same considering the nature of the industry in which the Group operates.

8.2 Construction work-in-progress represents materials at site and unbilled costs on the projects. Based on projections and estimates by the management of the Group of the expected revenues and costs to completion, there are no provision for losses to completion and/ or write off of costs carried to inventories. In the opinion of the management, the net realisable value of the construction work-in-progress will not be lower than the costs so included therein.

8.3 The cost of inventories recognised as an expense during the year in respect of continuing operations was ₹ 557.09 crores (for the year ended 31 March, 2016: ₹ 564.09 crores)

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Note 9(a): Investments - current			
Investments in Mutual Funds -unquoted - at Fair Value Through Profit and Loss			
204,042.259 Units (As at 31 March, 2016: 204,042.259 Units, As at 1 April, 2015: 204,042.259 Units) of Birla Sun Life - Short Term Fund - Monthly Dividend - Regular Plan -Payout of ₹ 10 each (refer note 36)	0.24	0.24	0.24
	0.24	**0.24**	**0.24**
Note 9(b): Trade receivables			
Trade receivables - unsecured [refer note 31(c)]	162.65	209.62	186.77
	162.65	**209.62**	**186.77**
Note: Average credit period is 30 days.			
Note 9(c): Cash and cash equivalents			
Balances with Banks - in Current Accounts	28.17	17.29	17.44
Cheques on Hand	0.99	0.19	1.21
Cash on Hand	0.02	0.02	0.01
Deposits with original maturity of less than 3 months	86.49	0.48	1.53
	115.67	**17.98**	**20.19**
Note 9(d): Bank balances other than cash and cash equivalents			
Deposits with original maturity between 3 to 12 months	1.96	9.25	45.20
Earmarked Current Accounts (refer note 27)	11.63	4.96	6.09
Earmarked Deposit Accounts (refer note 27)	18.27	16.34	18.87
	31.86	**30.55**	**70.16**
Note 9(e) : Loans - current			
Loans and Inter-Corporate Deposits to related parties (refer note 40)	101.55	122.59	67.73
Loans and Inter-Corporate Deposits with others	20.47	18.80	12.91
Loans to employees	0.06	0.14	0.05
	122.08	**141.53**	**80.69**
Note 9 (f): Other financial assets - current			
Contractually reimbursable expenses	10.31	27.00	-
Less: Provision for doubtful receivables	(10.31)	-	-
	-	27.00	-
Advance recoverable from related parties (refer note 40)	0.65	9.88	0.29
Unbilled Revenue*	538.56	459.50	380.60
Deposit with others	5.12	5.52	0.80
	544.33	**501.90**	**381.69**
* Unbilled Revenue includes receivable from Managing Director & CEO (refer note 28 & 40)			
Note 10: Other Current Assets			
Advance for projects	184.74	134.29	148.17
Less: Provision for doubtful loans and advances	(10.07)	(6.72)	-
	174.67	127.57	148.17
Deposit with Government Authorities	0.17	0.19	0.08
Mobilisation Advance	59.40	58.64	63.59
Prepaid expenses	3.36	4.23	3.32
Balances with government authorities (Service Tax)	41.31	36.84	36.15
	278.91	**227.47**	**251.31**

Note 11: Equity share capital and other equity

11(a) Equity share capital

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Authorised 325,000,000 (As at 31 March, 2016 : 325,000,000, As at 1 April, 2015 : 325,000,000) Ordinary Shares of ₹ 10/- each	325.00	325.00	325.00
Issued, Subscribed and fully Paid-up 286,333,264 (As at 31 March, 2016 : 286,333,264, As at 1 April, 2015 : 286,333,264) Ordinary Shares of ₹ 10/- each	286.33	286.33	286.33
	286.33	**286.33**	**286.33**

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

Particulars	As at 31 March, 2017		As at 31 March, 2016	
	Number Of Shares	₹ in crores	Number Of Shares	₹ in crores
At the Beginning of the Year	286,333,264	286.33	286,333,264	286.33
Issued during the Year	-	-	-	-
Outstanding at the End of the Year	**286,333,264**	**286.33**	**286,333,264**	**286.33**

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

11.3 Shares held by Parent and its subsidiary:

286,048,279 (As at 31 March, 2016 : 286,048,279, As at 1 April, 2015 : 286,048,279) [including 98 shares held jointly] Ordinary shares are held by the Parent, Tata Sons Limited.
284,338 (As at 31 March, 2016 : 284,338, As at 1 April, 2015 : 284,338) Ordinary Shares are held by Tata Industries Limited, a Subsidiary of Tata Sons Limited.

11.4 Details of Ordinary Shares held by Shareholders holding more than 5% of Ordinary Shares in the Parent:

Particulars	As at 31 March, 2017		As at 31 March, 2016		As at 1 April, 2015	
	Number Of Shares	% Holding	Number Of Shares	% Holding	Number Of Shares	% Holding
Tata Sons Limited (Ordinary Shares of ₹ 10 each)	286,048,279	99.90%	286,048,279	99.90%	286,048,279	99.90%

11(b) Other equity

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Securities Premium Account	425.79	425.79	425.79
Debenture Redemption Reserve	149.06	151.03	129.31
General Reserve	23.41	23.41	23.41
Retained earnings	307.97	386.33	381.39
Capital Redemption Reserve	0.02	0.02	0.02
Foreign Currency Translation Reserve	0.06	0.33	-
Corpus Fund	1.46	1.46	0.66
	907.77	**988.37**	**960.58**

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016
Securities Premium Account	425.79	425.79
Debenture Redemption Reserve		
Opening balance	151.03	129.31
(Less)/Add: Transfer (to)/from Retained earnings (net)	(1.97)	21.72
Closing Balance	149.06	151.03
General Reserve	23.41	23.41
Capital Redemption Reserve	0.02	0.02
Retained earnings		
Opening balance	386.33	381.39
(Less)/Add: (Loss)/Profit for the year	(79.65)	25.73
Add/(Less): Other comprehensive income/(loss) for the year	(0.68)	0.93
Add/(Less): Transfer (from)/to Debenture Redemption Reserve (net)	1.97	(21.72)
Closing Balance	307.97	386.33
Foreign Currency Translation Reserve on consolidation		
As per last Balance Sheet	0.33	-
(Less)/Add: Effect of foreign exchange rate variations during the year	(0.27)	0.33
Closing Balance	0.06	0.33
Corpus Fund	1.46	1.46
	907.77	**988.37**

Nature and purpose of reserves

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

(ii) Debenture redemption reserve (DRR)
The Parent is required to create DRR out of the profits which is available for payments of dividend for the purpose of redemption of debentures until such debentures are redeemed.

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

(iv) Foreign Currency Translation Reserve
Exchange difference arising on translation of the foreign operation are recognised in other comprehensive income and accumulated in a separate reserve for equity. The cumulative amount is reclassified to profit or loss when the investment is disposed off.

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

Note 12(a): Borrowings

(₹ in crores)

Particulars	As at 31 March, 2017		As at 31 March, 2016		As at 1 April, 2015	
	Long-term	Current maturities of long-term debts	Long-term	Current maturities of long-term debts	Long-term	Current maturities of long-term debts
Secured - at amortised cost:						
(a) Debentures	1,150.00	150.00	300.00	400.00	550.00	150.00
(b) Term Loan from Banks	200.36	0.12	150.21	110.05	160.00	200.00
Unsecured - at amortised cost:						
(a) Debentures	400.00	200.00	400.00	-	200.00	200.00
(b) Term Loan from Banks	25.56	-	-	6.38	6.07	-
	1,775.92	**350.12**	**850.21**	**516.43**	**916.07**	**550.00**

12.1 Security and terms of repayment in respect of the above borrowings are detailed in note 43 to the consolidated financial statements

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Note 12(b): Trade Payables - Non-current			
Trade payables other than acceptances	0.25	0.30	4.40
Retention money payable	23.46	19.92	18.55
Security and other deposits payable	2.85	3.94	4.94
	26.56	**24.16**	**27.89**
Note 12(c): Other financial liabilites - Non-current			
Interest accrued	-	-	29.23
Earnest money deposits	-	-	0.05
	-	**-**	**29.28**
Note 13: Non-current Provisions			
Provision for Employee Benefits (refer note 39)			
- Compensated absences	11.89	7.86	6.96
- Long service award	1.48	0.98	1.08
- Pension obligation	0.15	0.15	0.15
- Post retirement medical benefits	0.40	0.31	0.43
	13.92	**9.30**	**8.62**
Note 14: Other non-current liabilities			
Advance from customer	3.77	-	-
	3.77	**-**	**-**

HM

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Note 15(a): Current borrowings			
Secured - at amortised cost			
Loans repayable on demand from banks (includes cash credits, working capital demand loans and short-term loans) (refer notes 15.2 & 15.3)	550.70	681.94	499.11
[Note: Security diclosure in respect of the secured borrowings are detailed in note 42 to the consolidated financial statements]			
Unsecured - at amortised cost			
Loans repayable on demand from banks	304.90	461.57	141.33
Short term loans from others	125.00	350.00	250.00
Inter Corporate Deposits from related parties (refer note 40)	50.00	50.00	79.00
Inter Corporate Deposits from others	75.50	125.50	95.50
Commercial papers (refer note 15.4)	940.16	591.75	293.46
	2,046.26	**2,260.76**	**1,358.40**

Notes:

15.1 The interest rate for current borrowings is ranging from 6.05% p.a. to 11.05% p.a. (for the years ended 31 March, 2016: 7.75% p.a. to 11.70% p.a.; 1 April, 2015: 8.55% p.a. to 12.25% p.a.)

15.2 ₹ 181.11 crores (As at 31 March, 2016 ₹ 360.40 crores, As at 1 April, 2015 ₹ 205.39 crores) are secured by pari passu hypothecation of construction materials, book debts, current assets and money receivables, both present and future. Further, there is negative lien on the Premises admeasuring about 2,338 sq. ft. situated at Eruchshaw building, Mumbai for cash credit from a bank of ₹ 3.34 crores (As at 31 March, 2016 ₹ 149.38 crores; As at 1 April, 2015 ₹ 21.40 crores).

15.3 ₹ Nil (As at 31 March, 2016 ₹ 42.66 crores, As at 1 April, 2015 ₹ 44.88 crores) are secured by pari passu hypothecation of movable plant and machinery, inventories, book debts and money receivables, both present and future, of the project situated at Kalyan.

15.4 The Group has outstanding Commercial Papers aggregating face value of ₹ 950.00 crores (net proceeds ₹ 933.25 crores and interest accrued thereon ₹ 6.91 crores) [As at 31 March, 2016 ₹ 600.00 crores (net proceeds ₹ 586.82 crores and interest accrued thereon ₹ 4.93 crores)] [As at 1 April, 2015 ₹ 300.00 crores (net proceeds ₹ 291.13 crores and interest accrued thereon ₹ 2.33 crores)]. The Commercial Papers carry interest ranging from 6.05% p.a. to 10.40% p.a. and are repayable within a period ranging from 60 days to 271 days from the date of allotment.

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Note 15(b): Trade Payables			
Trade payables other than acceptances	334.72	445.11	379.74
Retention monies payable	36.80	32.17	19.80
Security and other deposits payable	19.76	12.10	6.12
	391.28	**489.38**	**405.66**
Note: The average credit period on purchase of goods and services are within 60 days. The trade payables are non-interest bearing.			
Note 15(c): Other financial liabilities			
Current maturities of long-term debts (refer notes 12(a) and 43)	350.12	516.43	550.00
Payable to joint venture companies	10.03	3.80	-
Interest accrued	87.98	137.64	48.18
Earnest money deposits	0.51	0.52	0.50
Payable to societies	31.14	25.95	24.65
	479.78	**684.34**	**623.33**
Note 16: Provisions			
Provision for Employee Benefits (refer note 39)			
Gratuity	2.79	1.01	2.06
Compensated absences	2.33	3.78	3.42
Pension obligation	0.02	0.02	0.02
Post retirement medical benefits	0.02	0.01	0.01
Provision for customer compensation (refer note 48)	11.08	9.44	3.34
	16.24	**14.26**	**8.85**
Note 17: Other Current Liabilities			
Revenue received in advance (Unearned revenue)	413.27	352.75	248.46
Advances received pending allotment of flats	1.02	0.07	0.04
Statutory remittances (PF and ESIC, Withholding tax, Service Tax and VAT, etc.)	21.29	20.19	17.27
	435.58	**373.01**	**265.77**

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

(₹ in crores)

Particulars	For the Year Ended 31 March 2017	For the Year Ended 31 March, 2016
Note 18: Revenue from Operations		
Sale of properties	668.81	729.44
Sale of development rights	0.20	0.68
Sale of services		
- Project & society management and marketing charges	29.41	36.01
Other operating revenues		
- Professional Fees	2.14	2.33
- Other income from customers	26.67	21.44
	727.23	**789.90**
Note 19: Other Income		
(a) Interest Income		
Interest income on financial assets at amortised cost	66.67	71.32
Interest on delayed payment	4.18	4.04
Interest income on deferred revenue	18.94	17.81
	89.79	**93.17**
(b) Dividend Income from investments measured at fair value through profit and loss	*	0.01
(c) Other non-operating income		
Penal interest	10.63	-
Interest on Income-tax refund	1.23	0.01
Scrap Sales	1.44	0.57
Miscellaneous Income	0.70	1.03
	14.00	**1.61**
(d) Other gains/(losses)		
Gain on sale of current investments	-	2.35
Net Gain on sale of Property, plant and equipment	0.02	0.02
Net Loss on Foreign Currency Transactions and Translations	(3.17)	(0.23)
	(3.15)	**2.14**
	100.64	**96.93**
Note 20: Cost of Sales		
Cost of Sales	557.09	564.09
	557.09	**564.09**
Note 21: Employee Benefits Expense (refer notes 29, 37 and 39)		
Salaries	74.35	61.47
Contribution to Provident and Other Funds	3.51	3.34
Staff Welfare Expenses	1.73	1.53
	79.59	**66.34**

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

(₹ in crores)

Particulars	For the Year Ended 31 March 2017	For the Year Ended 31 March, 2016
Note 22: Finance Cost		
Interest and finance charges on financial liabilities not classified as Fair Value Through Profit or Loss(FVTPL)	368.15	333.92
Less: Apportionment to construction work in progress	211.04	241.91
	157.11	**92.01**
Note: The capitalisation rate used to determine the amount of borrowing costs to be capitalised is the weighted average interest rate applicable to the Group's general borrowings which is 9.27% p.a., (for the year ended 31 March, 2016: 10.25% p.a.)		
Note 23: Depreciation and Amortisation Expense		
Depreciation on property, plant and equipment	3.18	3.07
Amortisation of Intangible Assets	1.74	1.89
	4.92	**4.96**
Note 24: Other Expenses		
Professional Fees (refer note 29)	13.09	12.06
Travelling Expenses (refer note 29)	3.05	2.77
Rent (refer notes 29 and 38(ii)d)	10.35	11.03
Repairs and Maintenance (refer note 29)		
- Others	9.13	6.94
Electricity Expenses (refer note 29)	1.59	1.12
Advertisement	0.38	1.11
Insurance (refer note 29)	4.61	4.48
Rates and Taxes (refer note 29)	0.61	0.06
Directors' Sitting Fees	0.28	0.30
Commission to Directors	-	0.97
Payable to Statutory Auditors		
As Auditor		
- Audit Fees	0.35	0.30
In Other Capacity		
- Certification Fees	0.01	0.01
- In Other Capacity (refer note 24.1)	0.10	0.05
- Reimbursement of Expenses	0.02	0.01
Payable to Auditors of Subsidiaries	0.46	0.34
Payable to Cost Auditors	0.02	0.01
Impairment of advances and receivables	13.66	6.72
Other financial assets written off	6.03	-
Donations	-	0.17
Expenditure on Corporate Social Responsibility	2.00	2.64
Customer Compensation (refer note 48)	6.09	9.41
Administrative and Other Expenses	10.88	14.27
Selling Expenses (refer note 26)	45.79	35.37
	128.50	**110.14**
24.1 Payable to Auditors in other capacity excludes ₹ 0.02 crores (for the year ended 31 March, 2016 ₹ 0.01) which is transferred to projects.		

Note 25: Disclosure as per Guidance Note on Accounting for Real Estate Transactions:

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016	1 April, 2015
Project revenue recognised as revenue for the year ended 31 March	668.81	729.44	NA
Methods used to determine the project revenue	Percentage of completion method		
Method used to determine the stage of completion of the project	Physical completion substantiated by cost incurred		
In respect of all projects in progress as at 31 March:			
Aggregate amount of costs incurred and profits recognised to date	11,500.45	10,361.63	NA
Advances received	413.27	352.75	248.46
Amount of work in progress	3,877.43	3,528.73	2,980.63
Amount of construction materials	58.84	72.73	67.81
Unbilled revenue	560.22	587.69	452.82

Note 26: Selling Expenses include ₹ 5.59 crores (for the year ended 31 March, 2016 ₹ 2.83 crores) towards Brokerage for sale of residential/commercial properties.

Note 27: Balances with Banks in Earmarked Current Accounts include ₹ 11.63 crores (As at 31 March, 2016 ₹ 4.96 crores, As at 1 April, 2015 ₹ 6.09 crores) and Earmarked Deposit Accounts ₹ 18.27 crores (As at 31 March, 2016 ₹ 16.34 crores, As at 1 April, 2015 ₹ 18.87 crores), held on behalf of the proposed premises' societies to be formed.

Note 28: Unbilled Revenue include ₹ Nil (As at 31 March, 2016 ₹ 0.02 crores, As at 1 April, 2015 ₹ 0.02 crores) receivable from Managing Director & CEO as future instalment against sales.

Note 29: **Construction Work-in-progress includes:**

(₹ in crores)

Particulars	For the year ended 31 March, 2017	For the year ended 31 March, 2016
Salaries	55.35	55.51
Contribution to Provident and Other Funds	2.88	2.71
Staff Welfare Expenses	1.45	1.71
Rent	1.70	2.64
Repairs and Maintenance - Others	0.23	0.58
Rates and taxes	0.41	6.41
Professional Fees	22.03	22.13
Electricity expenses	3.00	2.06
Travelling expenses	1.14	0.81
Insurance	0.58	-
	88.77	**94.56**

Note 30: Details of Specified Bank Notes (SBN) held and transacted during the period from 8 November, 2016 to 30 December, 2016

(In ₹)

	SBNs	Other Denomination Notes *	Total
Closing Cash in hand as on 8 November, 2016	136,500	46,234	182,734
Add: Permitted Receipts	500	1,054,152	1,054,652
Less: Permitted Payments	-	(962,053)	(962,053)
Less: Amount Deposited in Bank	(137,000)	(1,000)	(138,000)
Closing Cash in hand as on 30 December, 2016	-	**137,333**	**137,333**

* includes cash withdrawn from bank

Note 31: Financial risk management

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

The Risk Management Committee of the Group is supported by the Finance department that provides assurance that the Group's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Group's policies and risk objectives. The Finance department activities are designed to:
- protect the Group's financial results and position from financial risks
- maintain market risks within acceptable parameters, while optimising returns; and
- protect the Group's financial investments, while maximising returns.

A) Management of liquidity risk

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

Maturities of financial liabilities

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

(₹ in crores)

As at 31 March, 2017	Less than 1 year	1-3 Years	3-5 Years	Total
Borrowings	2,046.26	1,075.92	700.00	3,822.18
Trade payables	391.28	26.56	-	417.84
Other liabilities	479.78	-	-	479.78

(₹ in crores)

As at 31 March, 2016	Less than 1 year	1-3 Years	3-5 Years	Total
Borrowings	2,260.76	850.21	-	3,110.97
Trade payables	489.38	24.16	-	513.54
Other liabilities	684.34	-	-	684.34

(₹ in crores)

As at 1 April, 2015	Less than 1 year	1-3 Years	3-5 Years	Total
Borrowings	1,358.40	716.07	200.00	2,274.47
Trade payables	405.66	27.89	-	433.55
Other liabilities	623.33	29.28	-	652.61

B) Management of market risk

The Group's size and operations result in it being exposed to the following market risks that arise from its use of financial instruments:
• interest rate risk
• currency risk

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

POTENTIAL IMPACT OF RISK	MANAGEMENT POLICY	SENSITIVITY TO RISK
(i) Interest rate risk		
Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group is mainly exposed to interest rate risk due to its variable interest rate borrowings. The interest rate risk arises due to uncertainties about the future market interest rate of these investments. The Group's fixed rate borrowings are carried at amortised cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates. As at March 31, 2017, the exposure to interest rate risk due to borrowings amounted to ₹ 605.13 crores (as at 31 March, 2016: ₹ 785.49 crores).	The Group's strategy is to mitigate interest rate risk by ensuring a proper mix of borrowings at fixed and variable interest rates. The Group's interest rate risk is monitored by the management and treasury team on a monthly basis. Management analyses the Group's interest rate exposure on a dynamic basis. Various scenarios are simulated, taking into consideration refinancing, renewal of existing positions and alternative financing sources. Based on these scenarios, the Group calculates the impact on profit and loss of a defined interest rate shift. The scenarios are run only for liabilities that represent the major interest-bearing positions. The simulation is done on a monthly basis to verify that the maximum potential loss is within the limits set by management.	As an estimation of the approximate impact of the interest rate risk, with respect to financial instruments, the Group has calculated the impact of a 0.25% change in interest rates. 0.25% p.a. decrease in interest on aforesaid loans would reduce interest expense by ₹ 1.51 crores for financial year ended 31 March, 2017 0.25% p.a. decrease in interest on aforesaid loans would reduce interest expense by ₹ 1.96 crores for financial year ended 31 March, 2016 A 0.25% increase in interest rates would have led to an equal but opposite effect.

POTENTIAL IMPACT OF RISK	MANAGEMENT POLICY	SENSITIVITY TO RISK
(ii) Currency risk		
The Group undertakes transactions denominated in foreign currencies consequently, exposures to exchange rate fluctuations arise	The Group has not hedged any of its assets or liabilities repayable in a foreign currency	As an estimation of the approximate impact of the currency risk, with respect to financial instruments, the Group has calculated the impact of a 5% change in currencies

The carrying amounts of the Group's foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period are as follows:

(₹ in crores)

Foreign Currency (FC)	Liabilities			Assets		
	As at 31 March, 2017	As at 31 March, 2016	As at 31 March, 2015	As at 31 March, 2017	As at 31 March, 2016	As at 31 March, 2015
MVR	24.15	126.74	25.80	125.55	124.14	27.12
USD	88.70	-	-	-	-	-
LKR	96.98	34.85	1.06	0.27	0.13	0.62

MVR = Maldivian Rufiyaa, LKR = Sri Lankan Rupee

Sensitivity Analysis

The Group is mainly exposed to the currency of MVR.

Below is the Group's sensitivity to a 5% increase and decrease in ₹ against the relevant foreign currencies.

(₹ in crores)

Particulars	For the year ended 31 March, 2017	For the year ended 31 March, 2016
Holding all other variable constant, impact on profit before tax	5.07	(0.13)

C) Management of credit risk

Credit risk is the risk of financial loss to the Group if a customer or counter-party fails to meet its contractual obligations.

The group is exposed to credit risk from Loans and Inter corporate deposits, deposits with banks and financial institutions, as well as credit exposure to customers with deferred payment terms.

Trade receivables

Credit risks related to receivables resulting from the sale of inventory property is managed by requiring customers to pay the dues before handover of flat, therefore, substantially eliminating the Group's credit risk in this respect.

Concentration of credit risk with respect to trade receivables are limited, due to the Group's customer base being large and diverse. All trade receivables are reviewed and assessed for default on a regular basis.

Other financial assets

Credit risk from balances with banks and financial institutions is managed in accordance with the Group's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparties. Counterparty credit limits are reviewed by the Group's management on an annual basis, and may be updated throughout the year subject to approval of the Group's top management. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through potential counterparty failure.

The Group has adopted a policy of only dealing with counterparties (including joint venture partners) that have sufficiently good credit rating. The Group's exposure and credit ratings of its counterparties (including joint venture partners) are continuously monitored and the aggregate value of transactions is reasonably spread amongst the counterparties.

Loans and Inter-corporate deposits are reviewed based on its business operations, operating results and macro economic conditions and accordingly infusion of funds are monitored.

The Group's maximum exposure to credit risk as at 31 March, 2017, 2016 and 2015 is the carrying value of each class of financial assets as disclosed in notes 5(b), 5(c) and 9(a) to 9(f).

Note 32: Capital Management

Risk management

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

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

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

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

(₹ in crores)

	31 March, 2017	31 March, 2016	1 April, 2015
Net debt (net off cash and bank balances)	4,024.77	3,578.89	2,734.12
Total Equity	1,193.70	1276.07	1246.21
Net debt to equity ratio (No. of times)	3.37	2.80	2.19

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

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

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

Note 33: Fair value measurements

Financial instruments by category

(₹ in crores)

	31 March, 2017			31 March, 2016			1 April, 2015		
	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
Financial assets									
i. Investments - Preference Shares	-	-	0.05	-	-	0.05	-	-	0.05
- Mutual funds	0.24	-	-	0.24	-	-	0.24	-	-
ii. Trade receivables	-	-	162.65	-	-	209.62	-	-	186.77
iii. Loans	-	-	387.82	-	-	414.96	-	-	303.32
iii. Cash and cash equivalents	-	-	115.67	-	-	17.98	-	-	20.19
iv. Bank balances other than cash and cash equivalents	-	-	31.86	-	-	30.55	-	-	70.16
v. Other financial assets	-	-	571.45	-	-	634.72	-	-	464.03
Total financial assets	**0.24**	**-**	**1,269.50**	**0.24**	**-**	**1,307.88**	**0.24**	**-**	**1,044.52**
Financial liabilities									
i. Borrowings	-	-	3,822.18	-	-	3,110.97	-	-	2,274.47
ii. Trade payables	-	-	417.84	-	-	513.54	-	-	433.55
iii. Other financial liabilites	-	-	479.78	-	-	684.34	-	-	652.61
Total financial liabilities	**-**	**-**	**4,719.80**	**-**	**-**	**4,308.85**	**-**	**-**	**3,360.63**

Fair value hierarchy

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

Financial assets and liabilities measured at fair value - recurring fair value measurements	31 March, 2017	31 March, 2016	01 April, 2015
Mutual funds - Level 2	0.24	0.24	0.24
Total financial assets	**0.24**	**0.24**	**0.24**

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

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

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

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

Note 34: Earnings Per Share

Particulars	For the Year Ended 31 March, 2017	For the Year Ended 31 March, 2016
(Loss)/Profit for the year attributable to owners of the Parent - (₹ in crores)	(79.65)	25.73
Number of Ordinary shares	286,333,264	286,333,264
Weighted average number of Ordinary shares outstanding during the year	286,333,264	286,333,264
Weighted average number of Ordinary shares for diluted EPS	286,333,264	286,333,264
Total basic earnings per share attributable to the ordinary shareholders of the Parent of ₹ 10 each - (₹)	(2.78)	0.90
Total diluted earnings per share attributable to the ordinary shareholders of the Parent of ₹ 10 each - (₹)	(2.78)	0.90
Face Value Per Share - (₹)	10	10

Note 35: Segment information

The strategic steering committee, consisting of the Managing Director & CEO is the Parent's chief operating decision-maker. Management has determined the operating segments based on the information reviewed by the strategic steering committee for the purposes of allocating resources and assessing performance.

Presentaly, the Group is engaged in only one segment viz 'Real estate and allied activities' and as such there is no separate reportable segment as per Ind AS 108 'Operating Segments'.

The Group has operations within India as well as outside India.The Geographical Segment is considered as secondary format for reporting and is identified by taking into account the location of customers, size and risks prevailing in the market, internal organisational structure and the internal management reporting system.

(₹ in crores)

	Revenue from External Customers		**Non-current assets***		
Particulars	**For the year ended 31 March, 2017**	**For the year ended 31 March, 2016**	**As at 31 March, 2017**	**As at 31 March, 2016**	**As at 1 April, 2015**
India	672.07	691.76	217.55	251.58	200.12
Outside India	55.16	98.14	0.43	0.41	0.29
Total	727.23	789.90	217.98	251.99	200.41

* Non-current assets other than financial assets and deferred tax assets

Information about major customers
No single customer contributed 10% or more to the Group's revenue for the year ended 31 March, 2017 and 31 March, 2016.

Note 36: During the year 1999-2000, the Parent had contributed an amount of ₹ 0.62 crores towards development of premises occupied earlier, which were destroyed by fire. The said amount has been invested in mutual funds in terms of an agreement with co-owner of the building in which the said premises are located. The amount being utilised for development, pending which, this amount is deployed in Investment in units of Mutual Funds: ₹ 0.24 crores (As at 31 March, 2016 ₹ 0.24 crores; As at 1 April, 2015 ₹ 0.24 crores).

Note 37: For the year ended 31 March, 2017, remuneration of ₹ 4.70 crores has been paid/provided to Managing Director & CEO of the Parent, which is subject to approval of the members at the general meeting.

Note 38: Contingent liabilities and commitments

(i) Contingent liabilities

(a) Claims against the Group not acknowledged as debts in respect of suits filed by owners and customers of certain properties constructed/developed by the Group amounting to ₹ 17.17 crores (As at 31 March, 2016 ₹ 10.33 crores, As at 1 April, 2015 ₹ 2.38 crores) (inclusive of interest) against which the Group has made counter claims of ₹ Nil (As at 31 March, 2016 ₹ 0.02 crores, As at 1 April, 2015 ₹ 0.09 crores). The Group based on past experience does not anticipate any material liability to devolve on it as a result thereof.

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

(b) The Group had imported cement in one of its subsidiary Companies situated in Sri Lanka. Since the subsidiary Company's project is a project identified as 'Strategic Development Project' under Strategic Development Project Act. NO. 14 of 2008, the Group is of the opinion that all inputs to the project are exempt from charge of Value Added Tax under the Value Added Tax Act no. 14 of 2002. However pursuant to the demand of VAT by Customs department received during the year ended 31 March, 2017, pending settlement of the claim, the subsidiary Company has issued to the customs a bank guarantee of LKR 0.46 crores (equivalent to ₹ 0.19 crores) at a value equivalent to 110% of the amount demanded by customs, i.e. LKR 0.42 crores (equivalent to ₹ 0.18 crores) to get the goods released from customs. On the strength of the above facts, the Management is of the view that no provision for VAT Expense is required as at 31 March, 2017.

(c) The Group is party to the following litigations:

i) In respect of one of the projects, the Group has carrying amount of assets of ₹ 139.43 crores (As at 31 March, 2016 ₹ 139.33 crores, As at 1 April, 2015 ₹ 134.41 crores). The subject matter of dispute is relating to environment issues. The Hon'ble High Court of Delhi by its decision dated 12 April, 2017 has set aside the permissions granted by the Nagar Panchayat Naya Gaon and environment clearance granted by SEIAA Punjab. It has also stated that the project is within the catchment area of Sukhna Lake. Based on legal advice received, the Group believes that it has good grounds of appeal and accordingly will try to get favourable order from the Supreme Court.

ii) With regard to another project, the Group has disputed the demand for property tax amounting to ₹ 1.82 crores (As at 31 March, 2016 ₹ 1.82 crores, As at 1 April, 2015 ₹ 7.54 crores). The matter is pending before the Hon'ble High Court of Bombay.

iii) During the year ended 31 March, 2017, in respect of one of the subsidiary company, in view of non compliance by a contractor, a sum of ₹ 11.28 crore due from him (net of security deposit and retention money) is pending in arbitration. The subsidiary company has made claim against the said contractor of a sum of ₹ 31 crore and pending resolution the said claim, amount due is considered as good and recoverable.

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

(ii) Commitments

(a) Estimated amount of contracts remaining to be executed on capital account and not provided for :Tangible assets - ₹ 0.62 crores (As at 31 March, 2016 ₹ Nil, As at 1 April, 2015 ₹ 0.08 crores) and for Intangible assets - ₹ 0.85 crores (As at 31 March, 2016 ₹ 0.01 crores, As at 1 April, 2015 ₹ 0.09 crores).

(b) Commitment towards uncalled portion on partly paid 11% Redeemable, Cumulative, Non-participating, Non-convertible Preference Shares of Ornate Housing Private Ltd ("Ornate") amounting to ₹ 0.15 crores (As at 31 March, 2016 ₹ 0.15 crores, As at 1 April, 2015 ₹ 0.15 crores). The Group is committed to this amount only in the event of Ornate winning the bid for a project.

(c) During the year ended 31 March, 2016, the Parent has entered into an Option Agreement as an Obligor with Facility Agent of Lender in respect of Loan granted by Lender for ₹ 200 crores given to Joint Developer Partner of the Parent. The Parent may be liable to pay the loan amount as per Option Agreement in case of Non Default Call Option (i.e. after 24 months of disbursement viz. 27 May, 2015) or Accelerated Call Option as may be exercised by Facility Agent of the Lender as per Option agreement.

(d) Operating leases

The Group has entered into operating leases in respect of office/commercial/residential premises and guest house accommodation. The terms of the said leases include terms for renewal, increase in rents in future periods for premises and terms of cancellation. The total lease payments recognized in the Consolidated Statement of Profit and Loss or debited to the project costs for the year amount to ₹ 12.05 crores (for the year ended 31 March, 2016 ₹ 13.67 crores). Total of future Minimum Lease Payments under non-cancellable leases in case of the premises on lease are as follows:

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Not later than one year	3.48	2.24	7.29
Later than one year and not later than five years	5.33	0.23	1.11
Later than five years	-	-	-

H11

Note: 39: Employee Benefits

A Defined benefit plans:
(i) Gratuity (funded)

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

(ii) Post-retirement medical benefits (PRMB) (Unfunded)

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

(iii) Pension (unfunded)

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

Balance sheet amount (₹ in crores)

Particulars	Gratuity			PRMB (unfunded)
	Present value of obligation	Fair value of plan assets	Net amount	
1 April, 2015	9.17	(7.11)	2.06	0.44
Current service cost	1.61	-	1.61	0.04
Interest expense/(income)	0.74	(0.57)	0.17	0.04
Total amount recognised in profit and loss	**2.35**	**(0.57)**	**1.78**	**0.08**
Remeasurements				
Return on plan assets, excluding amount included in interest expense/(income)	-	0.02	0.02	-
(Gain) / Loss from change in financial assumptions	0.10	-	0.10	(0.15)
Experience (gains)|losses	(1.25)	-	(1.25)	(0.05)
Total amount recognised in other comprehensive income	**(1.15)**	**0.02**	**(1.13)**	**(0.20)**
Employer contributions	-	(1.70)	(1.70)	-
Benefit payments	(1.06)	1.06	-	-
31 March, 2016	**9.31**	**(8.30)**	**1.01**	**0.32**

(₹ in crores)

Particulars	Gratuity			PRMB (unfunded)
	Present value of obligation	Fair value of plan assets	Net amount	
1 April, 2016	9.31	(8.30)	**1.01**	0.32
Current service cost	1.74	-	1.74	0.03
Interest expense|(income)	0.72	(0.65)	0.07	0.04
Total amount recognised in profit and loss	**2.46**	**(0.65)**	**1.81**	**0.07**
Remeasurements	-	-		
amount included in interest	-	0.04	0.04	-
(Gain) / Loss from change in financial assumptions	0.60	-	0.60	0.05
Experience (gains)/losses	0.33	-	0.33	(0.02)
Total amount recognised in other comprehensive income	**0.93**	**0.04**	**0.97**	**0.03**
Employer contributions	-	(1.00)	(1.00)	
Benefit payments	(1.47)	1.47	-	-
31 March, 2017	**11.23**	**(8.44)**	**2.79**	**0.42**

The net liability disclosed above relates to funded and unfunded plans are as follows: (₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Present value of funded obligations	11.23	9.31	9.17
Fair value of plan assets	(8.44)	(8.30)	(7.11)
Deficit of Gratuity plan	**2.79**	**1.01**	**2.06**
Present value of unfunded obligations	0.42	0.32	0.44
Fair value of plan assets	-	-	-
Deficit of PRMB	**0.42**	**0.32**	**0.44**

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

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

Insurer Managed Fund Detailed Pattern	% Invested	
	As at 31 March, 2017	As at 31 March, 2016
I. TATA AIA MANAGED FUND		
Government Securities	44.06%	45.23%
Corporate Bonds	15.50%	16.77%
Infrastructure Bonds	35.93%	34.70%
Reverse Repos'	4.51%	3.30%
	100.00%	**100.00%**
II. KOTAK GRATUITY GROUP PLAN (few subsidiaries of the Group)		
Group Bond Fund	**100.00%**	**100.00%**

Risk exposure

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

Asset volatility

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

Changes in bond yields

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

Life expectancy

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

Salary Risk

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

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

Defined benefit Liability and employer contribution

Expected contribution to post employment benefit plans for the year ending March 31, 2018 are ₹ 2.84 crores.
The weighted average duration of the defined benefit obligation is 7 years (2016 – 7 years)

(₹ in crores)

	Gratuity		PRMB	
Maturity analysis of Projected benefit obligation: from the fund:	**31 March, 2017**	**31 March, 2016**	**31 March, 2017**	**31 March, 2016**
1st following year	1.24	0.98	-	-
2nd following year	1.22	1.07	-	0.01
3rd following year	1.32	1.07	0.01	0.01
4th following year	1.46	1.14	0.01	0.01
5th following year	1.18	1.34	0.01	0.01
Sum of years 6 to 10	4.94	4.28	0.06	0.06

B **Defined contribution plans:**

(₹ in crores)

Benefit (Contribution to)	For the Year Ended 31 March, 2017	For the Year Ended 31 March, 2016
Provident Fund	3.26	2.69
Superannuation Fund	0.83	0.85
Total	**4.09**	**3.54**

(i) **Provident fund and superannuation fund**

The Parent also has certain defined contribution plans. Contributions are made to Tata Housing provident fund trust for employees at the rate of 12% of basic salary as per regulations. The obligation of the group is limited to the amount contributed and it has no further contractual nor any constructive obligation.

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

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

C **Compensated absences**

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

Significant estimates: Actuarial assumptions and sensitivity

The significant actuarial assumptions for were as follows:

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Gratuity			
Discount rate	6.81%	7.84%	8.04%
Rate of return on plan assets	6.81%	7.84%	8.04%
Salary growth rate	7.00%	7.00%	7.00%
Retirement age	60 years	60 years	60 years
Mortality Rate During employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)
Mortality Rate After employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)
Maximum gratuity payable per person	Unlimited	Unlimited	Unlimited
Compensated absences			
Discounting Rate	7.00%	7.84%	8.04%
Retirement Age	60 years	60 years	60 years
Future Salary Rise	7.00%	7.00%	7.00%
Mortality Table	Mortality (2006-08) Ultimate	Mortality (2006-08) Ultimate	Mortality (2006-08) Ultimate
Withdrawal Rates	related on graduated scale	related on graduated scale	related on graduated scale
Post Retirement Medical Benefits and Pension Liability :			
Expected Return on plan assets	N.A.	N.A.	N.A.
Rate of discounting	6.81%	7.84%	8.01%
Medical cost inflation	7.00%	7.00%	7.00%
Rate of emploayee turnover	13.00%	13.00%	13.00%
Mortality Rate During employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)
Mortality Rate After employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)

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

	Gratuity		PRMB	
Particulars	**31 March, 2017**	**31 March, 2016**	**31 March, 2017**	**31 March, 2016**
Projected benefit obligation on current assumptions	11.23	9.31	0.42	0.32
Delta effect of +1% change in rate of discounting	(0.16)	(0.47)	(0.09)	(0.06)
Delta effect of -1% change in rate of discounting	0.65	0.52	0.12	0.07
Delta effect of +1% change in rate of salary increase	0.64	0.52	(0.05)	0.03
Delta effect of -1% change in rate of salary increase	(0.59)	(0.44)	0.06	(0.02)
Delta effect of +1% change in rate of employee turnover	(0.06)	(0.03)	0.11	0.09
Delta effect of -1% change in rate of employee turnover	0.06	0.03	(0.09)	(0.07)

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

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements for the year ended 31 March, 2017

Note 40: Related Party Transactions

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

40.1 List of Related Parties and Relationships

Sr. No.	Related Party
	Holding Company
1	Tata Sons Limited
	Joint Ventures (including step down Joint Ventures)
2	Casa Décor Private Limited (ceased w.e.f. 30.03.2016)
3	Princeton Infrastructure Private Limited
4	Arvind and Smart Value Homes LLP
5	Sohna City LLP
6	Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)
7	Promont Hilltop Private Limited
8	One Bangalore Luxury Projects LLP (w.e.f 09.10.2015)
9	Kolkata-One Excelton Private Limited
10	Smart Value Homes (Peenya Project) Private Limited
11	Smart Value Homes (New Project) LLP
12	HL Promoters Private Limited
	Fellow Subsidiaries with whom transactions are entered
13	Infiniti Retail Limited
14	Tata AIG General Insurance Company Limited
15	Tata AIA Life Insurance Company Limited
16	Tata Capital Financial Services Limited
17	Tata Investment Corporation Limited
18	Tata Consultancy Services Limited
19	TCS E-serve International Limited
20	Tata Business Support Services Limited
21	Tata Securities Limited
22	Tata Capital Forex Limited
23	Ecofirst Services Limited
24	Tata Sky Limited
25	Tata Teleservices Limited (ceased to be an associate and is a subsidiary w.e.f. 02.02.2017)
26	Tata Teleservices (Maharashtra) Limited (w.e.f. 02.02.2017)
	Associates of Parent with whom transactions are entered
27	Tata Communications Limited
28	Voltas Limited
29	Tata Teleservices Limited (ceased to be an associate and is a subsidiary w.e.f. 02.02.2017)
30	Tata Power Company Limited
31	The Indian Hotels Company Limited
32	Trent Limited
33	Tata Global Beverages Limited
34	Tata Steel Limited
35	Titan Company Limited (w.e.f. 23.06.2015)
	Employee Trusts where there is significant influence
36	Tata Housing Development Company Ltd - Employees Provident Fund
37	Tata Housing Development Company Ltd - Employees Group Super Annuation
38	Tata Housing Development Company Ltd - Employees Comprehensive Gratuity Trust
39	Tata Value Homes Limited - Employees Gratuity Scheme
40	Tata Value Homes Limited - Employees Group Superannuation Scheme
	Key Management Personnel, with whom transactions are entered
41	Brotin Banerjee – Managing Director & CEO
42	Dileep Choksi
43	S Santhanakrishnan
44	Sucheta Shah

Ⲙ\\

40.2 Transactions and balances with related parties

1 Key Management Personnel

a. Transactions

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016
Managing Director & CEO		
Sale of properties (based on percentage completion method)	0.71	0.44
Early payment rebate	0.02	-
Short-term benefits	4.51	3.77
Post-employment benefits (PF and Superannuation)	0.19	0.17
Others		
Commission to directors	-	0.97

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

b. Outstanding Balances - Managing Director & CEO

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016	1 April, 2015
Assets			
Unbilled Revenue and instalment due	-	0.02	0.02
Liabilities			
Income received in advance (Unearned revenue)	0.47	-	-
Advance against provisional allotment of flat	-	-	0.03
Outstanding Payable - Remuneration	2.75	2.40	2.00

2 Related Parties

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

a. Transactions

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016
(I) EXPENSES		
Receiving of Services		
Holding Company	0.08	1.60
Purchase of Materials		
Fellow subsidiaries	0.03	0.09
Associates	4.57	10.23
Certification Fees		
Fellow subsidiaries	0.24	0.22
Insurance Premium paid		
Fellow subsidiaries	2.15	5.58
Repairs and Maintenance - Others		
Fellow subsidiaries	3.05	2.88
Brokerage		
Fellow subsidiaries	0.34	-
Forex Purchases		
Fellow subsidiaries	0.11	0.26
Subscription fees		
Fellow subsidiaries	0.01	-
Professional fees		
Fellow subsidiaries	0.11	0.03
Administrative and Other Expenses		
Fellow subsidiaries	0.74	1.99
Associates	1.08	1.47
Contribution to Employee Benefit Plans		
Employee Trusts	7.50	5.24

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements for the year ended 31 March, 2017

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016
(II) INCOME		
Service Income		
Holding Company	0.04	0.05
Joint ventures	15.58	35.13
Associates	0.02	-
Miscellaneous Income		
Fellow subsidiaries	0.18	-
Sale of Development Rights		
Joint ventures	0.20	0.68
Sale of Materials		
Joint ventures	-	0.25
(III) REIMBURSEMENT TRANSACTIONS		
Expenses incurred on behalf of Related Party		
Holding Company	11.93	7.82
Fellow subsidiaries	0.01	0.01
Joint ventures	8.13	4.54
Expenses incurred by Related Party on our behalf		
Joint ventures	1.19	-
(IV) OTHER INCOME		
Interest Income on Loan and Inter Corporate Deposits		
Joint ventures	64.88	59.73
(V) FINANCE COSTS		
Interest Expense on Inter Corporate Deposits		
Fellow subsidiaries	-	1.48
Associates	3.65	5.85
(VI) INVESTMENTS		
Investment made		
Joint ventures	21.25	127.93
Investment Repaid		
Joint ventures	-	5.52
Receipt against repayment of current capital		
Joint ventures	7.45	-

H'1

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

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016	1 April, 2015
(A) ASSETS			
Outstanding Receivables			
Holding Company	24.69	12.76	4.94
Joint ventures	90.23	61.92	34.84
Advances			
Fellow subsidiaries	0.25	0.36	-
Joint ventures	0.40	9.52	0.29
(B) PAYABLES			
Interest Accrued but not due			
Fellow subsidiaries	-	-	0.76
Outstanding Payable			
Holding Company	15.42	61.34	77.55
Fellow subsidiaries	1.10	0.68	2.29
Joint ventures	1.13	0.27	-
Associates	1.29	1.72	1.21
Employee Trusts	2.27	1.10	1.60

3 Loans to/from related party

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016
Loans to Joint ventures		
Beginning of the year	**396.02**	**290.36**
Loan advanced	152.31	141.33
Loan repayment received	(191.37)	(68.08)
Interest charged (net of TDS)	53.31	47.94
Interest received	(42.97)	(15.53)
End of the year	**367.29**	**396.02**

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016
Loans from Fellow subsidiaries		
Beginning of the year	-	**20.00**
Loan received	-	20.00
Loan repayments made	-	(40.00)
End of the year	-	-

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016
Loans from Associates		
Beginning of the year	**50.00**	**59.00**
Loan received	75.00	50.00
Loan repayments made	(75.00)	(59.00)
End of the year	**50.00**	**50.00**

Note 41: During the previous year ended 31 March, 2016, in terms of the Composite Scheme of Arrangement ("the Scheme") under Sections 391 and 394 and other applicable provisions of the Companies Act, 1956 read with Section 52 of the Companies Act, 2013 filed by the Parent for merger of its subsidiary companies Gurgaon Infrastructure Private Limited ("GIPL") and Landscape Structures Private Limited ("LSPL"), and transfer and vesting of Gurgaon Undertaking of Ardent Properties Private Limited ("APPL Gurgaon Undertaking") (referred to as 'Transferor Companies'), with the Parent (Transferee Parent) has been approved by the Hon'ble High Court of Bombay on 29 April, 2016 and has filed certified copy of the High Court Order with the Registrar of Companies, Mumbai ("ROC") on 12 May, 2016 and certified copy of the scheme with other documents with ROC on 3 June, 2016. LSPL, GIPL and Ardent Properties Private Limited have filed certified copy of the High Court Order along with the scheme and other documents with ROC on 3 June, 2016. Accordingly, the scheme has been given effect to in the books with effect from 1 April, 2014, being the Appointed Date as approved by Hon'ble High Court of Bombay on the following basis:

A) In case of transfer and vesting of APPL Gurgaon Undertaking of Ardent Properties Private Limited :

1. The Company has recorded the assets and liabilities of the APPL Gurgaon Undertaking at the respective book values appearing in the books of Ardent Properties Private Limited at the close of business on the day immediately preceding the Appointed Date.

2. The excess remaining after recording the aforesaid entries and after giving effect to the costs in relation to vesting of assets pertaining to APPL Gurgaon Undertaking with the Company and other entries in accordance with the Scheme is credited to Capital Reserve.

3. To the extent there are inter-corporate loans or balances between the Company in respect of the loans given to Ardent Properties Private Limited pertaining to the APPL Gurgaon Undertaking, the obligations in respect thereof has come to an end and corresponding effect has been given in the books of accounts and records of the Company for the reduction of any assets or liabilities, as the case may be, and no accrual is made of interest or any other charges in respect of such inter-company loans, deposits or balances, with effect from the Appointed Date.

B) In case of merger of Gurgaon Infrastructure Private Limited and Landscape Structures Private Limited:

1. The amalgamation has been accounted under the "Pooling of interest" Method as prescribed by the Accounting Standard (AS) 14 on "Accounting for Amalgamations".

2. The assets and liabilities of the GIPL and LSPL have been recorded in the books of the Company at their existing carrying amount and in the same form.

3. The equity shares held by the Company in GIPL and LSPL stands cancelled.

4. The inter-corporate deposits / loans and advances / balance outstanding between GIPL, LSPL and the Company stands cancelled.

5. The difference between the share capital of the GIPL and LSPL and investment by the Company in GIPL and LSPL has been adjusted in the books of Tata Housing Development Company Limited as under:

a. First out of the amount available in the Capital Reserve Account.

b. Secondly, out of the amount available in the security premium account of the Company (including securities premium pursuant to the Scheme).

Details of assets and liabilities acquired under the Scheme and treatment of the difference between the net assets acquired and cost of investment by the Transferee Company in the Transferor Companies as on 1 April, 2014:

₹ in crores

Particulars	APPL Gurgaon Undertaking	GIPL	LSPL	Total
Non-Current Assets				
Non-Current Investments	-	0.01	-	0.01
Long-term Loans and Advances	0.23	0.85	0.69	1.77
Current Assets				
Inventories	8.31	78.14	87.94	174.39
Trade Receivables	0.25	1.56	1.85	3.66
Cash and cash equivalents	0.81	-	0.04	0.85
Short-term Loans and Advances	-	46.00	61.25	107.25
Other Current Assets	0.01	-	-	0.01
Less:				
Non - Current Liabilities				
Long-term borrowings	-	46.11	61.50	107.61
Current Liabilities				
Trade Payables	0.01	0.01	0.16	0.18
Other Current Liabilities	-	23.53	18.76	42.29
Reserves and Surplus				
Securities Premium Account	-	49.26	60.32	109.58
Surplus in the Statement of Profit and Loss	-	7.58	10.96	18.54
Net Assets Taken over	**9.60**	**0.07**	**0.07**	**9.74**

(A) Capital Reserve on demerger	9.60	-	-	9.60
(B) Net Assets Taken over	-	0.07	0.07	0.14
(C) Investments	-	(268.84)	(268.86)	(537.70)
Net reduction in Securities Premium				**(527.96)**

As at 31 March, 2016, pursuant to the Scheme, the title deeds for the properties pertaining to Transferor Companies were pending conveyance in the name of the Company. Further, the Company was in the process of name change formalities to transfer the title in respect of the contracts and agreements, etc.

During the year ended 31 March, 2017 the title deeds for the properties are transferred in the name of the Company.

Note 42: Details of current borrowings:

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Secured:			
Loans repayable on demand from banks			
STL 1	181.11	360.40	205.39
STL 2	-	42.66	44.88
S - STL 3	20.59	132.55	87.47
S - STL 4	88.43	33.82	45.64
S - STL 5	111.05	112.51	111.96
S - STL 6	65.72	-	-
S - STL 7	39.31	-	-
S - STL 8	44.49	-	-
S - STL 9	-	-	3.77
	550.70	681.94	499.11

1 Loan (STL 1) availed by the Parent are secured by pari passu hypothecation of construction materials, book debts, current assets and money receivables of the Parent Company, both present and future. Further, there is negative lien on the Premises admeasuring about 2,338 sq. ft. situated at Eruchshaw building, Mumbai for ₹ 149.38 crores (As at 31 March, 2016 ₹ 149.38 crores, As at 1 April, 2015 ₹ 21.40 crores)

2 Loans repayable on demand from a bank availed by the Parent (STL 2) were secured by pari passu hypothecation of movable plant and machinery, inventories, book debts and money receivables, both present and future, of the project situated at Kalyan of the Parent.

3 Loans repayable on demand from banks availed by a Subsidiary (S-STL 3) are secured by 1st pari passu charge on entire current assets and movable fixed assets of the Subsidiary (both present and future).

4 Loans repayable on demand from a bank availed by a Subsidiary (S-STL 4) are secured by mortgage of leasehold rights of Land, equitable mortgage of Building and other structures constructed on Land and hypothecation of stocks and receivables of the Subsidiary

5 Loans repayable on demand from a bank availed by a Subsidiary (S-STL 5) are secured by Subsidiary's mortgage of Land, Building (both present & future) situated at Kuthambakkam, Taluka Poonamallee and District Thiruvallur and at Kezhakottiayur Village, Tal Chengapattu, Dist - Kancheepuram in the State of Tamil Nadu. Hypothecation charge on Subsidiary's construction work-in-progress, construction materials, book debts, Current assets, both present and future and money receivable of Project at Kuthambakkam and Mambakkam in the State of Tamil Nadu.

6 Loans repayable on demand from a bank availed by a Subsidiary (S-STL 6) are secured by equitable mortgage of Land bearing S. No. 280/2B2, 281/2A/1A, 288/2D/1B, building / Society name Serein, Pokharan Road No. 2, Majiwade, Thane and hypothecation of stocks and receivable of the subsidiary.

7 Loans repayable on demand from a bank availed by a Subsidiary (S-STL 7) are secured against equitable mortgage of Land bearing S. No. 333,334/1, Village Panchali, Tal & District Palghar, Maharashtra and hypothecation of Stocks and receivables of the subsidiary.

8 This term Loan facility agreement (S-STL 8) has been entered into with IndusInd Bank and a foreign subsidiary of the Parent for the amount of USD 13,680,000 (MVR 210,945,600) in Tranche (Tranche -A USD 4,500,000, Tranche B - USD 7,500,000 and derivative USD 1,680,000) in order to reimburse project costs incurred by promoters and to finance the housing projects namely Naadhee and Odeon. The interest agreed for the loan is 2.4% p.a + 6-months LIBOR. The principal should be repaid in for Tranche - A, starting from 39 months from the date of drawdown and for Tranche - B, starting from the end of one year from the date of draw down. During the year the Tranche - B loan was draw down up to a value sum of USD 7,000,000.

9 Short term loan was availed by a foreign subsidiary (S-STL 9) - A short term deposit was pledged in respect of this loan.

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

Note 43: Details of Long-term borrowings: (₹ in crores)

Particulars	As at 31 March, 2017		As at 31 March, 2016		As at 1 April, 2015	
	Long-term	Current maturities of long-term debts	Long-term	Current maturities of long-term debts	Long-term	Current maturities of long-term debts
Secured:						
Debentures - Non-Convertible Redeemable [refer foot note (i)]						
(1) 4000, 8.19% - Debentures of ₹ 1,000,000 each (Due for redemption on 23 April, 2020 i.e. at the end of three years four months from the date of issue)	400.00	-	-	-	-	-
(2) 2000, 8.19% - Debentures of ₹ 1,000,000 each (Due for redemption: ₹ 100 crores on 23 April, 2020 i.e. at the end of three years four months from the date of issue and ₹ 100 crores on 23rd December , 2019 i.e. at the end of three years from the date of issue)	200.00	-	-	-	-	-
(3) 2000, 8.50% - Debentures of ₹ 1,000,000 each (Due for redemption on 20 April, 2020 i.e. at the end of three and half years from the date of issue)	200.00	-	-	-	-	-
(4) 2000, 8.25% - Debentures of ₹ 1,000,000 each (Due for redemption on 27 February, 2020 i.e. at the end of three years three months from the date of issue)	200.00	-	-	-	-	-
(5) 1500, 9.55% - Debentures of ₹ 1,000,000 each (Due for redemption: ₹ 100 crores on 25 January, 2019 i.e. at the end of three years from the date of issue and ₹ 50 crores on 26 April, 2019 i.e. at the end of three years three months from the date of issue)	150.00	-	150.00	-	-	-
(6) 1500, 10.20% - Debentures of ₹ 1,000,000 each (Due for redemption on 26 November, 2017 i.e. at the end of five years from the date of issue)	-	150.00	150.00	-	150.00	-
(7) 2000, Zero Coupon - Debentures of ₹ 1,000,000 each (Due for redemption on 18 November, 2016 i.e. at the end of three years from the date of issue at a premium providing overall yield to maturity of 10.69% p.a.)	-	-	-	200.00	200.00	-
(8) 2000, 10.75% - Debentures of ₹ 1,000,000 each (Due for redemption on 11 October, 2016 i.e. at the end of three years from the date of issue)	-	-	-	200.00	200.00	-
(9) 1500, 10.30% - Debentures of ₹ 1,000,000 each (Due for redemption on 23 November, 2015 i.e. at the end of three years from the date of issue)	-	-	-	-	-	150.00
	1,150.00	**150.00**	**300.00**	**400.00**	**550.00**	**150.00**
Term Loan from Banks:						
State Bank of Bikaner and Jaipur [refer foot note (ii)]	199.98	-	149.82	50.00	100.00	160.00
Standard Chartered Bank [refer foot note (iii)]	-	-	-	60.00	60.00	40.00
Vehicle Loans from HDFC Bank Limited [refer foot note (iv)]	0.38	0.12	0.39	0.05	-	-
Unsecured:						
Debentures - Non-Convertible Redeemable						
2,000, 8.80% Debentures of ₹ 1,000,000 each (Due for redemption on 27 September, 2019 i.e. at the end of three years from the date of issue)	200.00	-	-	-	-	-
2,000, 9.75% Debentures of ₹ 1,000,000 each (Due for redemption on 30 April, 2018 i.e. at the end of three years and three months from the date of allotment)	200.00	-	200.00	-	200.00	-
2000, Zero Coupon - Debentures of ₹ 1,000,000 each (Due for redemption on 28th June 2017 i.e. at the end of eighteen months from the date of issue at a premium providing overall yield to maturity of 9.85% p.a.)	-	200.00	200.00	-	-	-
2000, Zero Coupon - Debentures of ₹ 1,000,000 each (Due for redemption on 28th December 2015 i.e. at the end of eighteen months from the date of issue at a premium providing overall yield to maturity of 10.50% p.a.)	-	-	-	-	-	200.00
Loan from Banks:						
Hongkong and Shanghai Banking Corporation [refer foot note (v)]	-	-	-	6.38	6.07	-
Hongkong and Shanghai Banking Corporation [refer foot note (vi)]	25.56	-	-	-	-	-
	1,775.92	**350.12**	**850.21**	**516.43**	**916.07**	**550.00**

H11

(i) Details of security provided in respect of the Secured Debentures of the Group

1 Security for Item Nos. 1 to 9:
Secured by way of token security by first charge on retail units in the complex known as Shubh Griha, being constructed on the property bearing Gut Nos. 110, 107/5 situated at Village Betgaon, Taluka Palghar, District Thane

For Debentures disclosed at	Block No.	Retail Unit No. on Ground Floor	Carpet Area (in sq. ft.)	Saleable Area (in sq. ft.)
Item No. 1	1A	1A-8	464	559
Item No. 2	1C	1C-3	464	559
Item No. 3	1B	1B-2	422	511
Item No. 4	1B	1B-3	422	511
Item No. 5	M 24	1A-1	441	537
Item No. 6	M 26	1C-2	464	559
Item No. 7	1B	1B-2	422	511
Item No. 8	1B	1B-3	422	511
Item No. 9	M 24	1A-1	441	537

1 **Security for Item Nos. 1 & 2:**
First Charge of 1.25 times at book value on loans and advances including loans and advances to subsidiaries, Non-Current Investments, Interest accrued on Loans with related parties (excluding those charged in favour of banks)

2 **Security for Item Nos. 3, 4, 6, 8 & 9:**
First Charge of 1.25 times at book value of the current and future assets of the Parent comprising of loans and advances (excluding those charged in favour of Banks) and loans and advances to Subsidiaries/SPVs.

3 **Security for Item No. 5:**
First Charge of loans and advances including loans and advances to Subsidiaries (excluding those charged in favour of Banks).

(ii) (a) Secured by FSI available for Free Sale Component admeasuring 144,052.89 sq.mtrs. in the project situated on land bearing CTS No. 1320 A (Part) of Village Mulund (E), Taluka Kurla, District Mumbai Suburban and secured by exclusive charge on stock and receivables of Mulund project.

(b) Term Loan of ₹ 160 crores (repaid as at 31 March, 2016): The term loan was due for repayment in the month of January, 2016. The rate of interest is linked to Bank Base Rate plus 0.75%.
Term Loan of ₹ 200 crores (pre-paid in January 2017): The term loan was due for repayment in 5 quarterly installments starting December 2016 - 2 installments of ₹ 25 crores each and balance 3 installments of ₹ 50 crores. The rate of interest is linked to Bank Base Rate plus 0.50%. The rate of interest was 10.15% p.a.
Term Loan of ₹ 199.98 crores (outstanding as at 31 March, 2017): The term loan is due for repayment in 8 quarterly installments starting June 2018 of ₹ 50 crores each. The rate of interest is 9.05% p.a.

(iii) Security - First pari-passu charge on the current assets of a subsidiary company with other working capital lenders. Interest rate - 10.5% p.a. Repayment terms - Facility shall be repaid in eight quarterly installments after moratorium of 12 months, 10% in each quarter in second year and 15% in each quarter in third year.

(iv) (a) Secured by first and exclusive charge of the Vehicles acquired under said loans.

(b) Loan is to be repaid in Equated Monthly Installments (EMI) between 54 months to 60 months. The rate of interest 9.46% p.a.

(v) Long Term Borrowing from a Bank by a foreign subsidiary company: (i) The interest agreed for the loan is 2.5% +3-month Maldivian treasury bill rate and the principal should be repaid in 6 equal monthly installments of Maldives Rufiyaa 12,850,000/- with a grace period of 18 months from date of drawdown.
(ii) The interest agreed for the loan is 6.5% +3-month LIBOR rate and the principal should be repaid in 6 equal monthly installments of USD 1,000,000/- with a grace period of 18 months from date of drawdown.
(iii) The interest agreed for the loan is 6.5% +3-month LIBOR rate and the principal should be repaid in 6 equal monthly installments of Maldives Rufiyaa 12,850,000/- with a grace period of 18 months from date of drawdown.

(vi) Secured term loan from bank by a foreign subsidiary Company,the interest agreed for the loan is 6 months LIBOR + 2.75% p.a. and the principal should be repaid in 4 instalments of USD 12,500,000 payable every 6 months, from the 42nd month from the date of sanction.

411

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

Note 44: For Disclosures mandated by Schedule III of Companies Act, 2013, by way of additional information, refer below:
a) As at and for the year ended 31 March, 2017

	Name of the entity	As at 31 March, 2017 Net assets		For the year ended 31 March, 2017 Share in Profit / (loss)		For the year ended 31 March, 2017 Share in Other Comprehensive income / (loss)		For the year ended 31 March, 2017 Share in total Comprehensive income/ (loss)	
		As % of consolidated net assets	Amount (₹ in crores)	As % of consolidated profit or loss	Amount (₹ in crores)	As % of Other Comprehensive income	Amount (₹ in crores)	As % of total comprehensive income/ (loss)	Amount (₹ in crores)
	Parent	92.13	1,150.33	52.77	(44.46)	73.87	(0.65)	52.98	(45.11)
	Subsidiaries								
	Indian								
	Tata Value Homes Limited	8.90	111.12	(3.16)	2.66	3.41	(0.03)	(3.09)	2.63
	Concept Developers & Leasing Limited (formerly known as Concept Marketing and Advertising Limited)	0.21	2.57	(0.55)	0.46	-	-	(0.54)	0.46
	Kriday Realty Private Limited	0.78	9.74	(2.82)	2.38	-	*	(2.80)	2.38
	Promont Hillside Private Limited	(3.32)	(41.40)	46.69	(39.34)	-	-	46.21	(39.34)
	Ardent Properties Private Limited	0.50	6.30	5.14	(4.33)	2.27	(0.02)	5.11	(4.35)
	THDC Management Services Limited (formerly known as THDC Facility Management Limited)	0.15	1.85	(0.11)	0.09	(5.68)	0.05	(0.16)	0.14
	Smart Value Homes (Boisar) Private Limited	(0.30)	(3.72)	(0.42)	0.35	(2.27)	0.02	(0.43)	0.37
	HLT Residency Private Limited	0.31	3.84	(0.97)	0.82	-	-	(0.96)	0.82
	North Bombay Real Estate Private Limited	-	*	-	*	-	-	-	*
	Synergizers Sustainable Foundation	0.12	1.52	(0.06)	0.05	-	-	(0.06)	0.05
	Technopolis Knowledge Park Limited	-	0.02	-	*	-	*	-	*
	Foreign								
	Apex Realty Private Limited	(0.08)	(1.01)	5.99	(5.05)	(13.65)	0.12	5.79	(4.93)
	World-One Development Company Pte. Limited	1.11	13.89	(1.15)	0.97	47.73	(0.42)	(0.65)	0.55
	World-One (Srilanka) Projects Pte. Limited	(0.31)	(3.88)	(2.29)	1.93	(9.09)	0.08	(2.36)	2.01
	One Colombo Project (Private) Limited	(0.20)	(2.49)	0.94	(0.79)	3.41	(0.03)	0.96	(0.82)
	TOTAL	**100.00**	**1,248.68**	**100.00**	**(84.26)**	**100.00**	**(0.88)**	**100.00**	**(85.14)**
a)	**Adjustments arising out of consolidation**		(536.48)		3.23		(0.05)		3.18
b)	**Minority Interest**								
	Foreign Subsidiary								
	Apex Realty Private Limited		(0.40)		(1.81)		0.04		(1.77)
c)	**Joint Ventures (as per equity method)**								
	Indian								
	Princeton Infrastructure Private Limited		21.95		1.32		-		1.32
	Arvind and Smart Value Homes LLP		63.66		(0.34)		(0.03)		(0.37)
	Sohna City LLP		84.21		0.12		-		0.12
	One Bangalore Luxury Projects LLP		132.57		(*)		-		-
	HL Promoters Private Limited		(8.79)		(4.10)		-		(4.10)
	Smart Value Homes (New Project) LLP		27.82		(0.01)		-		(0.01)
	Kolkata-One Excelton Private Limited		(1.24)		(0.02)		-		(0.02)
	Promont Hilltop Private Limited		122.70		4.66		-		4.66
	Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)		1.44		(3.25)		0.01		(3.24)
	Smart Value Homes (Peenya Project) Private Limited		37.58		3.00		-		3.00
	TOTAL		1,193.70		(81.46)		(0.91)		(82.37)

Note 44: For Disclosures mandated by Schedule III of Companies Act, 2013, by way of additional information, refer below:

b) As at and for the year ended 31 March, 2016

Name of the entity	As at 31 March, 2016 Net assets		For the year ended 31 March, 2016 Share in Profit / (loss)		For the year ended 31 March, 2016 Share in Other Comprehensive income / (loss)		For the year ended 31 March, 2016 Share in total Comprehensive income/ (loss)	
	As % of consolidated net assets	Amount (₹ in crores)	As % of consolidated profit or loss	Amount (₹ In crores)	As % of Other Comprehensive income	Amount (₹ In crores)	As % of total comprehensive income/ (loss)	Amount (₹ In crores)
Parent	90.67	1,195.44	135.49	62.63	66.16	0.88	133.53	63.51
Subsidiaries								
Indian								
Tata Value Homes Limited	8.23	108.49	(27.99)	(12.94)	1.50	0.02	(27.16)	(12.92)
Concept Developers & Leasing Limited (formerly known as Concept Marketing and Advertising Limited)	0.16	2.10	0.74	0.34	-	-	0.71	0.34
Kriday Realty Private Limited	0.56	7.36	8.39	3.88	-	-	8.16	3.88
Promont Hillside Private Limited	(0.16)	(2.06)	(0.35)	(0.16)	-	-	(0.34)	(0.16)
Ardent Properties Private Limited	(0.33)	(4.34)	(9.54)	(4.41)	-	*	(9.27)	(4.41)
THDC Management Services Limited (formerly known as THDC Facility Management Limited)	0.13	1.71	0.30	0.14	(0.75)	(0.01)	0.27	0.13
Smart Value Homes (Boisar) Private Limited	(0.31)	(4.08)	(6.92)	(3.20)	(0.75)	(0.01)	(6.75)	(3.21)
HLT Residency Private Limited	0.23	3.01	6.29	2.91	-	-	6.12	2.91
North Bombay Real Estate Private Limited	-	0.01	-	*	-	*	-	*
Synergizers Sustainable Foundation	0.11	1.47	0.02	0.01	-	-	0.02	0.01
Technopolis Knowledge Park Limited	-	0.02	-	*	-	*	-	*
Foreign								
Apex Realty Private Limited	0.30	3.92	12.39	5.73	15.04	0.20	12.47	5.93
World-One Development Company Pte. Limited	0.98	12.92	1.62	0.75	(5.26)	(0.07)	1.43	0.68
World-One (Srilanka) Projects Pte. Limited	(0.44)	(5.82)	(18.06)	(8.35)	24.06	0.32	(16.88)	(8.03)
One Colombo Project (Private) Limited	(0.13)	(1.77)	(2.38)	(1.10)	-	-	(2.31)	(1.10)
TOTAL	**100.00**	**1,318.38**	**100.00**	**46.23**	**100.00**	**1.33**	**100.00**	**47.56**
a) **Adjustments arising out of consolidation**		(529.70)		(22.84)		(0.11)		(22.95)
b) **Minority Interest**								
Foreign Subsidiary								
Apex Realty Private Limited		1.37		2.00		0.07		2.07
c) **Joint Ventures (as per equity method)**								
Indian								
Princeton Infrastructure Private Limited		22.15		1.18		-		1.18
Arvind and Smart Value Homes LLP		71.57		(0.82)		0.01		(0.81)
Sohna City LLP		81.12		2.85		-		2.85
One Bangalore Luxury Projects LLP		115.02		-		-		-
HL Promoters Private Limited		(3.68)		(3.42)		-		(3.42)
Smart Value Homes (New Project) LLP		27.29		(0.04)		-		(0.04)
Kolkata-One Excelton Private Limited		(0.12)		(0.12)		-		(0.12)
Promont Hilltop Private Limited		121.25		3.58		-		3.58
Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)		13.36		(4.31)		-		(4.31)
Smart Value Homes (Peenya Project) Private Limited		38.06		3.44		0.03		3.47
TOTAL		**1,276.07**		**27.73**		**1.33**		**29.06**

DELOITTE HASKINS & SELLS

H11

Note 45: First-time adoption of Ind AS

These are the Group's first consolidated financial statements prepared in accordance with Ind AS.

The accounting policies set out in note 1 have been applied in preparing the consolidated financial statements for the year ended 31 March, 2017, the comparative information presented in these consolidated financial statements for the year ended 31 March, 2016 and in the preparation of an opening Ind AS balance sheet at 1 April, 2015 (the Group's date of transition). In preparing its opening Ind AS balance sheet, the Group has adjusted the amounts reported previously in financial statements prepared in accordance with the accounting standards notified under Companies (Accounting Standards) Rules, 2006 (as amended) and other relevant provisions of the Act (Previous GAAP). An explanation of how the transition from previous GAAP to Ind AS has affected the Group's financial position, financial performance and cash flows is set out in the following tables and notes.

A) Exemptions and exceptions availed

In preparing these Ind AS Consolidated Financial Statements, the Group has availed certain optional exemptions and applied mandatory exceptions in accordance with Ind AS 101 First-time Adoption of Indian Accounting Standards, as explained below.

The resulting difference between the carrying values of the assets and liabilities in the Financial Statements as at the transition date under Ind AS and previous GAAP have been recognised directly in equity (retained earnings or another appropriate category of equity). This note explains the adjustments made by the Group in restating its previous GAAP Consolidated Financial Statements, including the Balance Sheet as at 1 April, 2015 and the Consolidated Financial Statements as at and for the year ended 31 March, 2016.

Set out below are the applicable Ind AS 101 optional exemptions and mandatory exceptions applied in the transition from previous GAAP to Ind AS.

Ind AS optional exemptions

(i) **Business combinations**

The Group has elected to apply Ind AS 103 prospectively to business combinations occurring after its transition date. Business combinations occurring prior to the transition date have not been restated.

(ii) **Investments in joint ventures**

Ind AS 101 provides an exemption for changing from proportionate consolidation to the equity method. As per the exemption, when changing from proportionate consolidation to the equity method, an entity should recognise its investment in joint ventures at transition date to Ind AS. That initial investment should be measured as the aggregate of carrying amount of the assets and liabilities that the entity had previously proportionately consolidated, including any goodwill arising from acquisition. The balance of the investment in joint venture at the date of transition to Ind AS, determined in accordance with the above is regarded as deemed cost of the investment at initial recognition.

(iii) **Deemed cost for property, plant and equipment and intangible assets**

The Group has elected to measure all of its property, plant and equipment and intangible assets at their Previous GAAP carrying value and use the same as deemed cost in the opening Ind AS Balance Sheet.

(iv) **Cumulative translation differences**

Ind AS 101 permits cumulative translation gains and losses to be reset to zero at the transition date. This provides relief from determining cumulative currency translation differences in accordance with Ind AS 21 from the date a subsidiary or equity method investee was formed or acquired.
The group elected to reset all cumulative translation gains and losses to zero by transferring it to opening retained earnings at its transition date.

B) Reconciliations between previous GAAP and Ind AS

Ind AS 101 requires an entity to reconcile equity, total comprehensive income and cash flows for prior periods. The following reconciliations provide the explanations and quantification of the differences arising from the transition from Previous GAAP to Ind AS in accordance with Ind AS 101:

1. Reconciliation of Total Equity as at 01 April, 2015 and 31 March, 2016,
2. Reconciliation of Consolidated Statement of Profit and Loss for the year ended 31 March, 2016, and
3. The impact on cash flows from operating, investing and financing activities for the year 31 March, 2016.

H11

(a) **Reconciliation of total equity as at 31 March, 2016 and 1 April, 2015**

(₹ in crores)

	Notes to first time adoption	31 March, 2016	1 April, 2015
Total equity as per previous GAAP attributable to:			
Tata Housing Development Company Limited		1,214.78	1,590.03
Non-controlling interests		126.18	126.02
Equity under previous GAAP		**1,340.96**	**1,716.05**
Composite Scheme of Arrangement (refer note 46)		-	(371.90)
Adjusted equity as per previous GAAP		**1,340.96**	**1,344.15**
Adjustments:			
Discounting of unbilled revenue	2	(43.44)	(28.07)
Interest on financial assets at amortised cost	2	17.81	-
Ind AS adjustment of joint venture	4	(67.48)	(91.95)
Fair valuation of mutual funds	5	0.05	0.05
Effect of consolidation of Synergizers Sustainable Foundation	8	1.46	0.66
Tax effects of adjustments	6	24.46	21.37
Total adjustments		**(67.14)**	**(97.94)**
Total equity as per Ind AS		**1,273.82**	**1,246.21**
Attributable to:			
Tata Housing Development Company Limited		**1,272.45**	**1,246.91**
Non-controlling interests		**1.37**	**(0.70)**

(b) **Reconciliation of total comprehensive income for the year ended 31 March, 2016**

(₹ in crores)

	Notes to first time adoption	31 March, 2016
Loss after tax as per previous GAAP attributable to:		
Tata Housing Development Company Limited		(4.53)
Non-controlling interests		0.78
Loss after tax as per previous GAAP		**(3.75)**
Adjustments:		
Remeasurements of post-employment benefit obligations	1	1.36
Discounting of unbilled revenue	2	(15.37)
Interest on financial assets at amortised cost	2	17.81
Effect due to equity method of accounting for Joint ventures under Ind AS	4	24.59
Tax effects of adjustments	6	3.09
Total adjustments		**31.48**
Profit after tax as per Ind AS		**27.73**
Other comprehensive income	7	**1.33**
Total comprehensive income as per Ind AS		**29.06**

(c) **Impact of Ind AS adoption on the statement of cash flows for the year ended 31 March, 2016** (₹ in crores)

	Notes to first time adoption	Regrouped previous GAAP	Ind AS adjustments	Ind AS
Net cash flow from operating activities	4	(546.48)	124.53	(421.95)
Net cash flow from investing activities	4	50.36	(159.91)	(109.55)
Net cash flow from financing activities	4	496.70	32.54	529.24
Net increase/ (decrease) in cash and cash equivalents		**0.58**	**(2.84)**	**(2.26)**
Cash and cash equivalents as at 1 April, 2015	4	28.55	(8.31)	20.24
Cash and cash equivalents as at 31 March, 2016	4	29.13	(11.15)	17.98

Analysis of changes in cash and cash equivalents for the purpose of statement of cash flow under Ind AS

There are no reconciliation items between cash and cash equivalents as per previous GAAP and as per Ind AS

C) **Notes to the Reconciliations**

Note 1: Remeasurements of post-employment benefit obligations
Under Ind AS, remeasurements i.e. actuarial gains and losses and the return on plan assets, excluding amounts included in the net interest expense on the net defined benefit liability are recognised in other comprehensive income instead of profit or loss. Under the previous GAAP, these remeasurements were forming part of the profit or loss for the year. There is no impact on the total equity as at 31 March, 2016.

Note 2: Fair valuation of revenue on deferred payment terms - Unbilled revenue
Under the previous GAAP, revenue is recognised at nominal value of consideration receivable. Under Ind AS, revenue is measured at the fair value of the consideration received or receivable. Accordingly, the Group has fair valued the unbilled revenue arising due to deferred payment terms. The difference between nominal value and fair value is treated as a reduction in both revenue and unbilled revenue. Upon unwinding, interest income is recognised in subsequent period.

Note 3: Selling expenses
In the financial statements prepared under Previous GAAP, sales promotional expenses were shown as a part of other expenses. However, under Ind AS, such sales promontional expenses for the ended 31 March, 2016, are reduced from revenue from sale of properties.There is no impact on the total equity as at 31 March, 2016.

Note 4: Jointly controlled entities - accounted under equity method
The group holds 50% - 74% interest in various entities mentioned in the table below and exercises joint control over these entities. Under previous GAAP, the group had proportionately consolidated its interests in these entities in the consolidated financial statements. On transition to Ind AS, the group has assessed and determined that these entities are its joint ventures under Ind AS 111 Joint Arrangements. Therefore, they need to be accounted for using the equity method as against proportionate consolidation. Under the equity method, the initial investment is measured as the aggregate of Ind AS amount of assets and liabilities that the group had previously proportionately consolidated including any goodwill arising on acquisition. On application of equity method the net investment stands increased by ₹ 375.71 crores on 1 April, 2015 and by ₹ 486.02 crores on 31 March, 2016 for all entities. De-recognition of previously proportionately consolidated entities has resulted in change in Consolidated Balance Sheet, Consolidated Statement of Profit and Loss and Consolidated Cash Flow Statement. For its impact on the consolidated financial statement refer note 47.

Name of Entity	% of Holding
Casa Décor Private Limited (ceased w.e.f. 30.03.2016)	NA
Princeton Infrastructure Private Limited	50%
Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)	51%
Promont Hilltop Private Limited	74%
Smart Value Homes (Peenya project) Private Limited	51%
Kolkata-one Excelton Private Limited	51%
HL Promoters Private Limited	51%
Sohna City LLP	50%
Arvind and Smart Value Homes LLP	50%
Smart Value Homes (New Project) LLP	51%
One Bangalore Luxury Projects LLP	51%

Note 5: Fair valuation of current investments
Under the previous GAAP, current investments were carried at lower of cost and fair value. Under Ind AS, these investments are required to be measured at fair value. The resulting fair value changes of the current investments (mutual funds) have been recognised in retained earnings as at the date of transition and subsequently in the Consolidated Statement of Profit and Loss for the year ended 31 March, 2016.

Note 6: Tax adjustments
Under previous GAAP, in the consolidated financial statements, the tax expense of the parent and group companies were added line-by-line and no adjustments were made / additional deferred taxes recognised or reversed on consolidation. Under Ind AS, deferred taxes are computed for temporary differences between the carrying amount of an asset or liability in the Balance sheet and corresponding tax base. Tax adjustments are also made for deferred tax impact on account of differences between previous GAAP and Ind AS.

Note 7: Other comprehensive income
Under Ind AS, all items of income and expense recognised in a period should be included in profit or loss for the period, unless a standard requires or permits otherwise. Items of income and expense that are not recognised in profit or loss but are shown in the Consolidated Statement of Profit and Loss as 'other comprehensive income' includes remeasurements of defined benefit plans. The concept of other comprehensive income did not exist under previous GAAP.

Note 8: Effect of consolidation of Synergizers Sustainable Foundation
Ind AS 110 - Consolidated Financial Statement defines controls and establieshes control as the main basis for consolidating the entity. An investor control an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those return through its power over the investee, in light of which Synergizers Sustainable Foundation is consolidated. Under previous GAAP, this entity was not required to be consolidated.

This has resulted in an increase in equity by ₹ 1.46 crores as on 31 March, 2016 (as on 1 April, 2015 ₹ 0.66 crores) and an increase in net profit by ₹ 0.01 crores for the year ended 31 March, 2016.

H11

Tata Housing Development Company Limited

Notes forming part of the consolidated financial statements

Note 46: Assets pledged as Security

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

(₹ in crores)

Particulars	Refer Note	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
(A) Current				
Financial assets				
First charge				
Trade receivables	9(b)	149.55	204.06	161.36
Cash and cash equivalents	9(c)	19.02	15.45	14.67
Bank balances other than above	9(d)	-	4.08	41.76
Loans	9(e)	122.08	141.53	80.69
Other financial assets	9(f)	544.33	501.90	381.69
Non-financial assets				
First charge				
Inventories	8	3,574.69	3,224.95	2,597.35
Total current assets pledged as security		**4,409.68**	**4,091.97**	**3,277.52**
(B) Non-current				
Financial assets				
First charge				
Investments	5(a)	437.48	-	-
Loans	5(b)	265.74	273.43	222.63
Other financial assets	5(c)	15.88	126.87	75.36
Non financial assets				
Property, plant and equipment	3	0.54	0.64	0.35
Total non-currents assets pledged as security		**719.64**	**400.94**	**298.34**
Total assets pledged as security		**5,129.32**	**4,492.91**	**3,575.86**

(All amounts in ₹ crores, unless otherwise stated)

Note 47: Interests in other entities

(a) Subsidiaries

The group's subsidiaries at 31 March, 2017 are set out below. Unless otherwise stated, they have share capital consisting solely of equity shares that are held directly by the group. The country of incorporation or registration is also their principal place of business.

Name of entity	Place of business/ Country of incorporation	Ownership interest held by the group			Ownership interest held by the non-controlling interest			Principal activities
		31 March, 2017	31 March, 2016	1 April, 2015	31 March, 2017	31 March, 2016	1 April, 2015	
		%	%	%	%	%	%	
Concept Developers & Leasing Limited	India	100	100	100	-	-	-	Real estate & allied activities
Tata Value Homes Limited	India	100	100	100	-	-	-	Real estate & allied activities
Apex Realty Private Limited	Maldives	65	65	65	35	35	35	Real estate & allied activities
Kriday Realty Private Limited	India	100	100	100	-	-	-	Real estate & allied activities
THDC Management Services Limited (formerly known as THDC Facility Management Limited)	India	100	100	100	-	-	-	Real estate & allied activities
Technopolis Knowledge Park Limited	India	50	50	50	50	50	50	Real estate & allied activities
Promont Hillside Private Limited	India	100	100	100	-	-	-	Real estate & allied activities
[illegible] Properties Private Limited	India	100	100	100	-	-	-	Real estate & allied activities
World-One Development Company Pte. Limited	Singapore	100	100	100	-	-	-	Investment Company
World-One (Sri Lanka) Projects Pte. Limited	Singapore	100	100	100	-	-	-	Investment Company
One Colombo Project (Private) Limited	Sri Lanka	100	100	100	-	-	-	Real estate & allied activities
Smart Value Homes (Boisar) Private Limited	India	100	100	100	-	-	-	Real estate & allied activities
HLT Residency Private Limited	India	100	100	100	-	-	-	Real estate & allied activities
North Bombay Real Estate Private Limited	India	100	100	100	-	-	-	Real estate & allied activities
Synergizers Sustainable Foundation	India	100	100	100	-	-	-	Corporate Social Responsibility activities

(b) Non-controlling interests (NCI)

Set out below is summarised financial information for each subsidiary that has non-controlling interests that are material to the group. The amounts disclosed for each subsidiary are before inter-company eliminations.

Summarised balance sheet	Apex Realty Private Limited			Technopolis Knowledge Park Limited		
	31 March, 2017	31 March, 2016	1 April, 2015	31 March, 2017	31 March, 2016	1 April, 2015
Current assets	208.01	230.39	105.12	0.02	0.02	0.02
Current liabilities	209.47	226.58	101.70	0.02	0.02	0.02
Net current assets	(1.46)	3.81	3.42	-	-	-
Non-current assets	0.45	0.08	0.65	0.02	0.02	0.02
Non-current liabilities	-	-	6.07	-	-	-
Net non-current assets	0.45	0.08	(5.42)	0.02	0.02	0.02
Net assets	(1.01)	3.89	(2.00)	0.02	0.02	0.02
Accumulated NCI	(0.41)	1.36	(0.71)	0.01	0.01	0.01

Summarised statement of Profit and Loss	Apex Realty Private Limited		Technopolis Knowledge Park Limited	
	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016
Total Income	56.20	101.74	-	-
Profit/(Loss) for the year	(5.05)	5.91	(*)	(*)
Other comprehensive income	0.12	0.20	-	-
Total comprehensive income	(4.93)	6.11	(*)	(*)
Profit/(Loss) allocated to NCI	(1.77)	2.07	(*)	(*)
Dividends paid to NCI	-	-	-	-

Summarised cash flows	Apex Realty Private Limited		Technopolis Knowledge Park Limited	
	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016
Cash flows from operating activities	134.17	(72.77)	(*)	(*)
Cash flows from investing activities	0.93	(0.07)	-	-
Cash flows from financing activities	(41.75)	67.09	-	-
Net increase/ (decrease) in cash and cash equivalents	**93.35**	**(5.75)**	**(*)**	**(*)**

(c) Transactions with Non-Controlling interest - No Transactions

(d) Interests in Joint Ventures

Set out below are the joint venture of the Group as at 31 March, 2017 which, in the opinion of the management are material to the Group.The entities listed below have share capital consisting solely of equity shares which are held directly by the Group.The country of incorporation is also their principle place of business and proportion of ownership interest is the same as the proportion of voting rights held.

Name of entity	Place of business/ country of incorporation	% of ownership interest 31 March, 2017	Relationship	Accounting method	Carrying amount (₹ in crores) 31 March, 2017	31 March, 2016	1 April, 2015
[illegible] Décor Private Limited (ceased w.e.f. 30.03.2016)	India	NA	Joint Venture	Equity	NA	NA	-
Princeton Infrastructure Private Limited	India	50.00%	Joint Venture	Equity	21.95	22.15	22.00
Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)	India	51.00%	Joint Venture	Equity	1.44	13.36	23.03
Promont Hilltop Private Limited	India	74.00%	Joint Venture	Equity	122.70	121.25	119.96
Smart Value Homes (Peenya project) Private Limited	India	51.00%	Joint Venture	Equity	37.58	38.06	35.80
Kolkata-one Excelton Private Limited [Refer note 15 (c)]	India	51.00%	Joint Venture	Equity	(1.24)	(0.12)	-
HL Promoters Private Limited [Refer note 15 (c)]	India	51.00%	Joint Venture	Equity	(8.79)	(3.68)	4.04
Sohna City LLP	India	50.00%	Joint Venture	Equity	84.21	81.12	82.74
Arvind and Smart Value Homes LLP	India	50.00%	Joint Venture	Equity	63.66	71.57	72.29
Smart Value Homes (New Project) LLP	India	51.00%	Joint Venture	Equity	27.82	27.29	15.85
One Bangalore Luxury Projects LLP	India	51.00%	Joint Venture	Equity	132.57	115.02	-
Total equity accounted investments					**481.90**	**486.02**	**375.71**

(i) Commitments and contingent liabilities in respect of joint ventures

	31 March, 2017	31 March, 2016	1 April, 2015
Commitments			
Commitments (share of the Group)	-	-	-
Contingent liabilities			
Contingent liabilities (share of the Group)	84.50	13.47	-
Total commitments and contingent liabilities	84.50	13.47	-

DELOITTE HASKINS & SELLS LLP

(All amounts in ₹ crores, unless otherwise stated)

(ii) Summarised financial information for joint ventures

The tables below provide summarised financial information for those joint ventures that are material to the group. The information disclosed reflects the amounts presented in the financial statements of the relevant joint ventures and not the Parent's share of those amounts. They have been amended to reflect adjustments made by the entity when using the equity method, including fair value adjustments made at the time of acquisition and modifications for differences in accounting policies.

Summarised balance sheet	Arvind and Smart Value Homes LLP			Smart Value Homes (New Project) LLP			HL Promoters Private Limited		
	31 March, 2017	31 March, 2016	1 April, 2015	31 March, 2017	31 March, 2016	1 April, 2015	31 March, 2017	31 March, 2016	1st April, 2015
Current assets									
Cash & cash equivalents	0.76	2.01	0.57	0.02	0.01	0.04	1.76	0.55	0.07
Other assets	133.36	153.15	155.21	35.90	32.21	18.25	223.13	185.76	128.19
Total current assets	134.12	155.16	155.78	35.92	32.22	18.29	224.89	186.31	128.26
Total non-current assets	2.37	2.19	1.54	0.01	0.01	0.07	5.64	3.57	0.06
Current liabilities									
Financial liabilities (excluding trade payables)	-	-	-	6.80	3.45	0.70	117.01	84.49	58.13
Other Liabilities	7.69	14.56	13.70	0.39	0.58	1.81	120.24	104.13	62.27
Total current liabilities	7.69	14.56	13.70	7.19	4.03	2.51	237.25	188.62	120.40
Non-current liabilities									
Financial liabilities (excluding trade payables)	-	-	-	-	-	-	-	-	-
Other Liabilities	0.99	2.84	2.05	0.03	0.02	0.02	0.10	0.04	-
Total non-current liabilities	0.99	2.84	2.05	0.03	0.02	0.02	0.10	0.04	-
Net assets	127.81	139.95	141.57	28.71	28.18	15.83	(6.82)	1.22	7.92

Reconciliation to carrying amounts	Arvind and Smart Value Homes LLP		Smart Value Homes (New Project) LLP		HL Promoters Private Limited	
	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016
Opening net assets	139.95	141.57	28.18	15.83	1.22	7.92
Profit/(Loss) for the year	(0.81)	(1.61)	(0.02)	(0.07)	(8.05)	(6.70)
Capital infused / (withdrawn) during the year	(11.39)	-	0.55	12.42	-	-
Other comprehensive income	0.07	(0.01)	-	-	0.01	-
Dividends paid	-	-	-	-	-	-
Closing net assets	127.81	139.95	28.71	28.18	(6.82)	1.22
Group's share in %	50%	50%	51%	51%	51%	51%
Group's share	63.91	69.97	14.64	14.37	(3.48)	0.62
Additional investment by the Group	-	1.75	13.18	12.92	-	-
Goodwill	-	-	-	-	-	-
Consolidation Eliminations	(0.25)	(0.15)	-	-	(5.31)	(4.30)
Carrying amount	63.66	71.57	27.82	27.29	(8.79)	(3.68)

Summarised statement of profit and loss	Arvind and Smart Value Homes LLP		Smart Value Homes (New Project) LLP		HL Promoters Private Limited	
	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016
Total Income	14.18	42.98	-	-	22.73	28.01
Interest income	-	-	-	-	0.06	-
Depreciation and amortisation	0.07	0.12	0.01	0.06	0.04	0.09
Interest expense	-	-	-	-	0.02	-
Income tax expense/(credit)	(0.31)	(0.71)	-	-	1.78	3.34
Profit/(Loss) for the year	(0.81)	(1.61)	(0.02)	(0.07)	(8.05)	(6.70)
Other comprehensive income/(Loss)	0.07	(0.01)	-	-	0.01	-
Total comprehensive income/(Loss)	(0.74)	(1.62)	(0.02)	(0.07)	(8.04)	(6.71)
Dividends received	-	-	-	-	-	-

(All amounts in ₹ crores, unless otherwise stated)

Note 47: Interests in other entities (contd..)

(iii) Summarised financial information for joint ventures

The tables below provide summarised financial information for those joint ventures that are material to the group. The information disclosed reflects the amounts presented in the financial statements of the relevant joint ventures and not the Parent's share of those amounts. They have been amended to reflect adjustments made by the entity when using the equity method, including fair value adjustments made at the time of acquisition and modifications for differences in accounting policies.

Summarised balance sheet	One Bangalore Luxury Projects LLP			Kolkata-One Excelton Private Limited			Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)		
	31 March, 2017	31 March, 2016	1 April, 2015	31 March, 2017	31 March, 2016	1 April, 2015	31 March, 2017	31 March, 2016	1 April, 2015
Current assets									
Cash & cash equivalents	0.02	0.03	-	0.02	*	0.01	1.46	1.12	4.19
Other assets	28.30	15.35	-	25.06	19.36	15.45	713.35	586.95	503.97
Total current assets	28.32	15.38	-	25.08	19.36	15.46	714.81	588.07	508.16
Total non-current assets	106.01	100.00	-	0.16	0.17	0.09	19.21	29.50	22.98
Current liabilities									
Financial liabilities (excluding trade payables)	-	-	-	24.62	18.90	13.17	238.33	204.68	155.59
Other Liabilities	1.76	0.37	-	0.91	0.83	2.35	106.59	69.97	23.91
Total current liabilities	1.76	0.37	-	25.53	19.73	15.52	344.92	274.65	179.50
Non-current liabilities									
Financial liabilities (excluding trade payables)	-	-	-	-	-	-	328.68	276.49	276.70
Other Liabilities	-	-	-	0.01	0.05	0.04	0.41	0.07	0.14
Total non-current liabilities	-	-	-	0.01	0.05	0.04	329.09	276.56	276.84
Net assets	132.57	115.01	-	(0.30)	(0.25)	(0.01)	60.01	66.36	74.80

Reconciliation to carrying amounts	One Bangalore Luxury Projects LLP		Kolkata-One Excelton Private Limited		Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)	
	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016
Opening net assets	115.01	-	(0.25)	(0.01)	66.36	74.80
Profit/(Loss) for the year	(0.01)	(0.01)	(0.05)	(0.24)	(6.35)	(8.44)
Capital infused / (withdrawn) during the year	17.57	115.02	-	-	-	-
Other comprehensive income	-	-	-	-	-	*
Dividends paid	-	-	-	-	-	-
Closing net assets	132.57	115.01	(0.30)	(0.25)	60.01	66.36
Group's share in %	51%	51%	51%	51%	51%	51%
Group's share	67.61	58.66	(0.15)	(0.12)	30.61	33.84
Additional investment by the Group	64.96	56.36	-	-	-	-
Goodwill	-	-	-	-	-	-
Consolidation Eliminations	-	-	(1.09)	-	(29.17)	(20.48)
Carrying amount	132.57	115.02	(1.24)	(0.12)	1.44	13.36

Summarised statement of profit and loss	One Bangalore Luxury Projects LLP		Kolkata-One Excelton Private Limited		Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)	
	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016
Total Income	-	-	*	*	52.42	54.96
Interest income	-	-	-	-	5.81	2.63
Depreciation and amortisation	-	-	0.02	0.04	0.07	0.07
Interest expense	-	-	*	-	*	0.01
Income tax expense/(credit)	*	*	(*)	(0.12)	(2.82)	(3.16)
Profit/(Loss) for the year	(0.01)	(0.01)	(0.05)	(0.24)	(6.35)	(8.44)
Other comprehensive income/(Loss)	-	-	-	-	(0.01)	*
Total comprehensive income/(Loss)	(0.01)	(0.01)	(0.05)	(0.24)	(6.36)	(8.45)
Dividends received	-	-	-	-	-	-

(All amounts in ₹ crores, unless otherwise stated)

Note 47: Interests in other entities (contd..)

(ii) Summarised financial information for joint ventures

The tables below provide summarised financial information for those joint ventures that are material to the group. The information disclosed reflects the amounts presented in the financial statements of the relevant joint ventures and not Parent's share of those amounts. They have been amended to reflect adjustments made by the entity when using the equity method, including fair value adjustments made at the time of acquisition and modifications for differences in accounting policies.

Summarised balance sheet	Promont Hilltop Private Limited			Smart Value Homes (Peenya Project) Private Limited			Princeton Infrastructure Private Limited			Sohna City LLP		
	31 March, 2017	31 March, 2016	1 April, 2015	31 March, 2017	31 March, 2016	1 April, 2015	31 March, 2017	31 March, 2016	1 April, 2015	31 March, 2017	31 March, 2016	1 April, 2015
Current assets												
Cash & cash equivalents	1.79	1.82	1.30	2.86	2.06	0.77	0.16	1.56	3.27	0.04	2.94	0.30
Other assets	426.38	343.36	258.24	321.69	223.97	194.55	188.29	139.05	86.11	188.58	183.74	181.29
Total current assets	428.17	345.18	259.54	324.55	226.03	195.32	188.45	140.61	89.38	188.62	186.68	181.59
Total non-current assets	2.98	3.53	11.81	3.27	2.82	0.55	1.52	4.48	8.41	2.54	0.30	0.24
Current liabilities												
Financial liabilities (excluding trade payables)	134.47	84.45	54.90	160.52	83.46	93.71	40.62	18.67	11.89	21.23	15.85	14.21
Other Liabilities	105.48	82.55	41.61	75.78	62.19	27.10	28.56	19.57	9.84	6.74	12.46	10.34
Total current liabilities	239.95	167.00	96.51	236.30	145.65	120.81	69.18	38.24	21.73	27.97	28.31	24.55
Non-current liabilities												
Financial liabilities (excluding trade payables)	1.90	1.09	0.41	-	-	-	98.47	87.20	58.83	-	0.44	2.77
Other Liabilities	5.37	2.99	1.64	4.34	1.89	0.55	0.20	0.15	0.09	0.21	0.10	0.09
Total non-current liabilities	7.27	4.08	2.05	4.34	1.89	0.55	98.67	87.35	58.92	0.21	0.54	2.86
Net assets	183.93	177.63	172.79	87.18	81.31	74.51	22.12	19.50	17.14	162.98	158.13	154.42

Reconciliation to carrying amounts	Promont Hilltop Private Limited		Smart Value Homes (Peenya Project) Private Limited		Princeton Infrastructure Private Limited		Sohna City LLP	
	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016
Opening net assets	177.63	172.79	81.31	74.51	19.50	17.14	158.13	154.42
Profit for the year	6.30	4.84	5.88	6.86	2.63	2.36	0.24	5.71
Capital infused / (withdrawn) during the year	-	-	-	-	-	-	4.62	(2.00)
Other comprehensive income	*	*	(0.01)	(0.06)	(*)	(*)	(0.01)	(*)
Dividends paid	-	-	-	-	-	-	-	-
Closing net assets	183.93	177.63	87.18	81.31	22.12	19.50	162.98	158.13
Group's share in %	74%	74%	51%	51%	50%	50%	50%	50%
Group's share	136.11	131.45	44.46	41.47	11.06	9.75	81.49	79.07
Additional investment by the Group	-	-	-	-	-	-	4.69	3.86
Goodwill	-	-	-	-	15.49	15.49		
Consolidation Eliminations	(13.41)	(10.20)	(6.88)	(3.41)	(4.60)	(3.09)	(1.97)	(1.81)
Carrying amount	122.70	121.25	37.58	38.06	21.95	22.15	84.21	81.12

Summarised statement of profit and loss	Promont Hilltop Private Limited		Smart Value Homes (Peenya Project) Private Limited		Princeton Infrastructure Private Limited		Sohna City LLP	
	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016
Total Income	44.44	98.64	60.28	105.01	17.46	18.58	6.89	29.76
Interest income	5.07	9.98	2.59	0.10	1.43	0.42	*	0.03
Depreciation and amortisation	0.03	0.03	0.02	0.03	0.03	0.04	0.03	0.06
Interest expense	0.04	0.32	0.04	0.03	0.02	0.01	0.02	0.09
Income tax expense/(credit)	3.47	14.03	3.25	3.70	1.39	1.41	0.13	1.32
Profit/(Loss) for the year	6.30	4.84	5.88	6.86	2.63	2.36	0.24	5.71
Other comprehensive income/(Loss)	*	*	(0.01)	(0.06)	(*)	(*)	(0.01)	*
Total comprehensive income/(Loss)	6.30	4.84	5.87	6.80	2.62	2.35	0.23	5.71
Dividends received	-	-	-	-	-	-	-	-

Note on significant restrictions: The joint venture entities cannot distribute their profits by way of dividends until they obtain consent from their joint venture partners.

Note 48: Provision for customer compensation

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

(₹ in crores)

Particulars	For the Year Ended 31 March, 2017	For the Year Ended 31 March, 2016
Provision outstanding as at the beginning of the year	**9.44**	**3.34**
Add: Additions to provisions	3.82	6.10
Less: Utilisation	2.18	-
Provision outstanding as at the end of the year (expected to be incurred within a year)	**11.08**	**9.44**

Note 49: No material events have occurred after the balance sheet date and upto the approval of the financial statements.

Note 50: The financial statements were approved for issue by the board of directors on 6 June, 2017.

Note 51: Figures below ₹ 50,000 are denoted by '*'

For and on behalf of the Board of Directors

Director **Managing Director & CEO**

Chief Financial Officer **Company Secretary**

Place: Mumbai
Date: 6th June, 2017

DELOITTE HASKINS & SELLS LLP

Chartered Accountants
Indiabulls Finance Centre,
Tower 3, 27th-32nd Floor,
Senapati Bapat Marg,
Elphinstone Road (West),
Mumbai - 400 013,
Maharashtra, India

Tel: +91 22 6185 4000
Fax: +91 22 6185 4101

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF TATA HOUSING DEVELOPMENT COMPANY LIMITED

Report on the Standalone Ind AS Financial Statements

We have audited the accompanying standalone Ind AS financial statements of **TATA HOUSING DEVELOPMENT COMPANY LIMITED** ("the Company"), which comprise the Balance Sheet as at 31 March, 2017, and the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone Ind AS financial statements based on our audit.

In conducting our audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the standalone Ind AS financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the standalone Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the standalone Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the standalone Ind AS financial statements.

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March, 2017, and its loss, total comprehensive loss, its cash flows and the changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act and based on our audit, we report, to the extent applicable that:

   a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.

   d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act.

   e) On the basis of the written representations received from the directors as on 31 March, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2017 from being appointed as a director in terms of Section 164(2) of the Act.

   f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure A**". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

   g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion, to the best of our information and according to the explanations given to us:

i. The Company has disclosed the impact of pending litigations on its financial position in its standalone Ind AS financial statements in accordance with the generally accepted accounting practice – also refer Note 37 (i) to the standalone Ind AS financial statements.

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

iii. There were no amounts which were required to be transferred to the Investor education and Protection Fund by the Company.

iv. The Company has provided requisite disclosures in the standalone Ind AS financial statements as regards its holding and dealings in Specified Bank Notes as defined in the Notification S.O. 3407(E) dated the 8th November, 2016 of the Ministry of Finance, during the period from 8th November 2016 to 30th December 2016. Based on audit procedures performed and the representation provided to us by the Management, we report that the disclosures are in accordance with the books of accounts maintained by the Company and as produced to us by the Management – also refer Note 31 to the standalone Ind AS financial statements.

2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in **"Annexure B"** a statement on the matters specified in paragraphs 3 and 4 of the Order.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
Firm Registration No. 117366W/ W-100018

Ketan Vora
Partner
Membership No. 100459

Place: Mumbai
Date: 6 June, 2017

Deloitte
Haskins & Sells LLP

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

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

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

We have audited the internal financial controls over financial reporting of **TATA HOUSING DEVELOPMENT COMPANY LIMITED** ("the Company") as of 31 March, 2017 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal controls over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
Firm Registration No. 117366W/ W-100018

Ketan Vora
Partner
Membership No. 100459

Place: Mumbai
Date: 6 June, 2017

ANNEXURE B TO THE INDEPENDENT AUDITOR'S REPORT
(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

(i)

a. The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.

b. The property, plant and equipment were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of all the property, plant and equipment at reasonable intervals. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

c. According to the information and explanations given to us and the records examined by us and based on the examination of the registered sale deed / transfer deed / conveyance deed / share certificate provided to us, we report that, the title deeds, comprising all the immovable properties of buildings which are freehold, are held in the name of the Company as at the balance sheet date, except the following:

Particulars of the building	Amount (Carrying amount as at the balance sheet date) (₹ in crore)	Remarks
Office space at Eruchshaw Building, Mumbai	1.26	Conveyance deed yet to be executed in the name of the Company for purchase of office space per agreement dated 23 November, 1999.

The Company has not taken any immovable properties in the nature of land and buildings on lease and disclosed as property, plant and equipment in the standalone Ind AS financial statements.

(ii) In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the procedure of physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals and no material discrepancies were noticed on such physical verification.

(iii) According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013.

(iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Section 185 and 186 of the Companies Act, 2013 in respect of grant of loans, making of investments and providing guarantees and securities, as applicable.

(v) According to the information and explanations given to us, the Company has not accepted any deposit during the year and there are no unclaimed deposits outstanding during or as at the year end. Hence, the provisions of Sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 are not applicable to the Company.

(vi) The maintenance of cost records has been specified by the Central Government under section 148(1) of the Companies Act, 2013. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended prescribed by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013, and are of the opinion that, prima facie, the prescribed cost records have been made and maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

(vii) According to the information and explanations given to us, in respect of statutory dues:

a. The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Income-tax, Sales Tax, Service Tax, Customs Duty, Value Added Tax, cess and other material statutory dues applicable to it with the appropriate authorities. Employees' State Insurance and Excise Duty is not applicable to the Company.

b. There were no undisputed amounts payable in respect of Provident Fund, Income-tax, Sales Tax, Service Tax, Customs Duty, Value Added Tax, cess and other material statutory dues in arrears as at 31 March, 2017 for a period of more than six months from the date they became payable.

c. There are no dues of Income-tax, Sales Tax, Service Tax, Customs Duty and Value Added Tax which have not been deposited as on 31 March, 2017 on account of disputes.

(viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings to financial institutions, banks and dues to debenture holders.

(ix) In our opinion and according to the information and explanations given to us, money raised by way of term loans have been applied by the Company during the year for the purposes for which they were raised. The Company has not raised any money by way of initial public offer or further public offer (including debt instruments).

Deloitte Haskins & Sells LLP

(x) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no fraud on the Company by its officers or employees has been noticed or reported during the year.

(xi) In our opinion and according to the information and explanations given to us, the Company has paid / provided managerial remuneration, subject to requisite approvals, in accordance with the provisions of Section 197 read with Schedule V to the Companies Act, 2013.

(xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

(xiii) In our opinion and according to the information and explanations given to us, the Company is in compliance with Sections 177 and 188 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.

(xiv) During the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiv) of the Order is not applicable to the Company.

(xv) In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or persons connected with them and hence provisions of section 192 of the Companies Act, 2013 are not applicable.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
Firm's Registration No. 117366W/W-100018

Ketan Vora
Partner
Membership No. 100459

Place: Mumbai
Date: 6 June, 2017

Tata Housing Development Company Limited

Balance Sheet as at 31 March, 2017

(₹ in crores)

Particulars	Note No	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
ASSETS				
Non-Current Assets				
Property, plant and equipment	3(a)	7.94	7.33	6.98
Capital work-in-progress		1.93	0.01	0.42
Intangible assets	3(b)	1.47	3.13	3.70
Financial assets				
i. Investments	4(a)	437.48	401.80	294.62
ii. Loans	4(b)	265.74	273.43	222.63
iii. Other financial assets	4(c)	12.51	126.24	74.76
Other non-current assets	5	120.06	173.31	101.00
Income-tax assets (net)		38.80	16.44	13.98
Total Non-Current Assets		**885.93**	**1,001.69**	**718.09**
Current Assets				
Inventories	7	2,276.84	2,116.58	1,711.46
Financial assets				
i. Investments	8(a)	0.24	0.24	0.24
ii. Trade receivables	8(b)	85.83	129.31	107.63
iii. Cash and cash equivalents	8(c)	13.81	11.69	9.21
iv. Bank balances other than (iii) above	8(d)	-	4.08	2.16
v. Loans	8(e)	1,075.58	1,154.71	865.23
vi. Other financial assets	8(f)	435.85	364.68	343.11
Other current assets	9	153.81	117.58	197.15
Total Current Assets		**4,041.96**	**3,898.87**	**3,236.19**
Total Assets		**4,927.89**	**4,900.56**	**3,954.28**
EQUITY AND LIABILITIES				
EQUITY				
Equity share capital	10	286.33	286.33	286.33
Other equity	11	864.00	909.11	845.60
Total Equity		**1,150.33**	**1,195.44**	**1,131.93**
LIABILITIES				
Non - Current Liabilities				
Financial liabilities				
i. Borrowings	12(a)	1,350.36	450.21	650.00
ii. Trade payables	12(b)	16.28	15.80	21.22
iii. Other financial liabilities	12(c)	-	-	29.25
Provisions	13	11.13	7.88	7.53
Deferred tax liabilities (net)	6	101.06	121.31	105.78
Other non-current liabilities	14	3.77	-	-
Total Non-Current Liabilities		**1,482.60**	**595.20**	**813.78**
Current Liabilities				
Financial liabilities				
i. Borrowings	15(a)	1,507.47	1,851.39	1,094.60
ii. Trade payables	15(b)	239.92	400.21	329.85
iii. Other financial liabilities	15(c)	185.77	532.29	335.31
Provisions	16	15.34	13.27	7.95
Current tax liabilities (net)		2.23	5.93	4.85
Other current Liabilities	17	344.23	306.83	236.01
Total Current Liabilities		**2,294.96**	**3,109.92**	**2,008.57**
Total Liabilities		**3,777.56**	**3,705.12**	**2,822.35**
Total Equity and Liabilities		**4,927.89**	**4,900.56**	**3,954.28**

The accompanying notes 1 to 53 are an integral part of the financial statements

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

For and on behalf of the Board of Directors

Ketan Vora
Partner

Director

Managing Director & CEO

Chief Financial Officer

Company Secretary

Place: Mumbai
Date: 6 June, 2017

Tata Housing Development Company Limited

Statement of Profit and Loss for the year ended 31 March, 2017

(₹ in crores)

Particulars	Note No	Year Ended 31 March, 2017	Year Ended 31 March, 2016
Revenue from Operations	18	426.80	528.96
Other Income	19	196.73	200.64
Total Income		**623.53**	**729.60**
EXPENSES			
Cost of Sales	20	309.15	334.40
Employee Benefits Expense	21	66.10	54.67
Finance Costs	22	177.65	157.15
Depreciation and Amortisation Expense	23	4.24	4.19
Other Expenses	24	131.79	78.02
Total Expenses		**688.93**	**628.43**
(Loss)/Profit before exceptional items and tax		**(65.40)**	**101.17**
Exceptional Items	25	-	4.50
(Loss)/Profit before tax		**(65.40)**	**96.67**
Tax expense:	6		
Current tax		-	0.91
Deferred tax (credit)/expense		(20.94)	33.13
		(20.94)	**34.04**
(Loss)/Profit for the year		**(44.46)**	**62.63**
Other Comprehensive Income/(Loss)			
Items that will not be reclassified to profit or loss:			
Remeasurements of post-employment benefit obligations		(0.99)	1.34
Income tax on above		0.34	(0.46)
Other Comprehensive Income/(Loss) for the year, net of tax		(0.65)	0.88
Total Comprehensive Income/(Loss) for the year		(45.11)	63.51
Earnings per Ordinary share:			
Basic and diluted earnings per share (of ₹ 10/- each) (In ₹)	35	(1.55)	2.19
The accompanying notes 1 to 53 are an integral part of the financial statements			

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

For and on behalf of the Board of Directors

Ketan Vora
Partner

Director **Managing Director & CEO**

Place: Mumbai
Date: 6 June, 2017

DELOITTE HASKINS & SELLS LLP

Chief Financial Officer **Company Secretary**

Tata Housing Development Company Limited

Statement of changes in equity for the year ended 31 March, 2017

A) Equity Share Capital

(₹ in crores)

Particulars	Note No	Amounts
Balance as at 1 April 2015		286.33
Changes in equity share capital during the year	10	-
Balance as at 31 March 2016		286.33
Changes in equity share capital during the year	10	-
Balance as at 31 March 2017		286.33

B) Other Equity

(₹ in crores)

Particulars	Note No	Reserves and surplus				Total
		Securities premium account	Debenture redemption reserve	General reserve	Retained earnings	
Balance as at 1 April, 2015		425.79	126.67	23.41	269.73	845.60
Profit for the year	11	-	-	-	62.63	62.63
Other comprehensive income for the year, net of income tax		-	-	-	0.88	0.88
Total comprehensive income for the year		-	-	-	**63.51**	**63.51**
Transfer from Retained earnings		-	15.52	-	(15.52)	-
Balance as at 31 March, 2016		**425.79**	**142.19**	**23.41**	**317.72**	**909.11**
Loss for the year		-	-	-	**(44.46)**	**(44.46)**
Other comprehensive income/(loss) for the year, net of income tax		-	-	-	**(0.65)**	**(0.65)**
Total comprehensive income/(loss) for the year		-	-	-	**(45.11)**	**(45.11)**
Transfer to Retained earnings		-	(4.25)	-	4.25	-
Balance as at 31 March, 2017		**425.79**	**137.94**	**23.41**	**276.86**	**864.00**

The accompanying notes 1 to 53 are an integral part of the financial statements

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

Ketan Vora
Partner

Place: Mumbai
Date: 6 June, 2017

For and on behalf of the Board of Directors

Director **Managing Director & CEO**

Chief Financial Officer **Company Secretary**

H11

Tata Housing Development Company Limited

Cash Flow Statement for the year ended 31 March, 2017

(₹ in crores)

Particulars		Year Ended 31 March, 2017	Year Ended 31 March, 2016
A. Cash flow from Operating Activities			
(Loss)/Profit before tax		(65.40)	96.67
Adjustments for:-			
Depreciation and amortisation expense		4.24	4.19
Net gain on sale of Property, plant and equipment		(0.02)	(0.01)
Net unrealised exchange Loss/(Gain)		3.34	(3.84)
Provision for diminution in value of long-term investment		-	0.08
Loss on sale of long-term investment		-	4.42
Provision for Impairment of loans		32.20	-
Impairment of advances and receivables		11.78	2.50
Other financial assets written off		6.03	-
Interest Income		(166.61)	(166.80)
Dividend Income from investments measured at fair value through profit and loss		*	(0.01)
Gain on sale of current investments		-	(2.35)
Provision for Employee Benefits		2.69	1.84
Finance Guarantee income		(0.50)	(0.50)
Provision for Customer Compensation		1.64	6.10
Finance Costs		272.16	245.06
Operating Profit before Working Capital Changes		**101.55**	**187.35**
Adjustments for changes in working capital:-			
Decrease in trade receivables (including unbilled revenue)		90.54	16.86
Increase in Inventories		(160.26)	(315.62)
Decrease in loans and advances and other assets		37.06	5.30
Decrease in trade payables, other liabilities and provisions		(161.17)	(51.94)
Cash used in Operations		**(92.28)**	**(158.05)**
Direct Taxes Paid (net)		(25.03)	(23.45)
Net Cash used in Operating Activities	A	**(117.31)**	**(181.50)**
B. Cash flow from Investing Activities			
Purchase of Property, plant and equipment (including Capital work-in-progress)		(5.13)	(3.70)
Proceeds from sale of Property, plant and equipment		0.04	0.15
Purchase of trade investments		(35.68)	(110.94)
Purchase of current investments		-	(347.00)
Proceeds on Sale of current investments		-	349.35
Loans granted		(912.66)	(500.51)
Repayment of Loans		1,009.28	139.91
(Purchase)/Sale of Fixed Deposit		4.08	(1.48)
Interest received		121.56	178.47
Dividend received		-	0.01
Net Cash from/(used in) Investing Activities	B	**181.49**	**(295.74)**
C. Cash Flow from Financing Activities			
Proceeds from borrowings		4,126.19	2,440.16
Repayment of borrowings		(3,501.55)	(2,104.21)
(Decrease)/Increase in working capital borrowings		(318.72)	357.50
Inter Corporate Deposits accepted		545.00	502.00
Inter Corporate Deposits repaid		(595.00)	(501.00)
Finance Costs paid		(317.97)	(214.59)
Net Cash (used in)/from Financing Activities	C	**(62.05)**	**479.86**
Net increase in Cash and Cash Equivalents (A) + (B) + (C)		**2.13**	**2.62**
Cash and Cash Equivalents at the beginning of the year		11.68	9.06
Cash and Cash Equivalents at the end of the year (See Reconciliation below)		13.81	11.68
Reconciliation:			
Cash and Cash Equivalents as per note 8(c)		**13.81**	**11.69**
Less: Cash and Cash Equivalents on Composite Scheme of Arrangement (refer note 46)		-	0.01
		13.81	**11.68**

The accompanying notes 1 to 53 are an integral part of the financial statements

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

For and on behalf of the Board of Directors

Ketan Vora
Partner

Director **Managing Director & CEO**

Place: Mumbai
Date: 6 June, 2017

Chief Financial Officer **Company Secretary**

Background

Tata Housing Development Company Ltd [CIN: U99999MH1942PLC003573] ("the Company") is a Company limited by shares, incorporated and domiciled in India. The Company has main interest in development of Real Estate, being one of the first corporate players in India. Since 1984, it has constructed various prestigious residential buildings/complexes, luxury residences, commercial complexes and integrated townships. The Company develops real estate and key activities of the Company include identification of land, project conceptualising and designing, development, management and marketing.

1. Significant accounting policies

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

a. Basis of Preparation

i. Statement of Compliance with Ind AS

The financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act) [Companies (Indian Accounting Standards) Rules, 2015] and other relevant provisions of the Act.

The financial statements up to year ended 31 March 2016 were prepared in accordance with the accounting standards notified under Companies (Accounting Standard) Rules, 2006 (as amended) and other relevant provisions of the Act.

These are the Company's first Ind AS financial statements. The date of transition is 1 April 2015. Refer note 47 for details of first-time adoption exemptions availed by the Company and for an explanation of how the transition from previous GAAP to Ind AS has affected the company's financial position, financial performance and cash flows.

ii. Historical cost convention

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

b. Segment Reporting

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

c. Foreign Currency Transactions

i. Functional and presentation currency

The financial statements are presented in Indian rupee (INR), which is the functional and presentation currency of the company.

ii. Transactions and balances

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

d. Revenue Recognition

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

i. Revenue from real estate development projects

Revenue from real estate developmental projects is recognised when the company has transferred to the buyer significant risks and rewards of ownership, the amount of revenue can be measured reliably, and it is probable that the economic benefits associated with the transaction will flow to the company.

However, if at the time of transfer, substantial acts are yet to be performed under the contract, revenue from real estate development project is recognised based on 'Percentage Completion Method'. The Percentage Completion Method is applied when the stage of completion of the project reaches a reasonable level of development. Revenue is recognised, in relation to the project area sold.

For computation of revenue, the stage of completion is arrived at with reference to the costs incurred for the entire project including cost of land / cost of development rights, construction and development cost, overheads related to project under construction and borrowing costs as compared to the estimated total costs of the project. The percentage completion method is applied on a cumulative basis in each reporting period and the estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined.

The threshold for 'reasonable level of development' is considered to have been met when the criteria specified in the Guidance Note on Accounting for Real Estate Transactions (Ind AS compliant companies) issued by the Institute of Chartered Accountants of India are satisfied, i.e., when:

1. All critical approvals necessary for commencement of the project have been obtained.

2. The expenditure incurred on construction and development costs is not less than 25% of the construction and development costs.

3. At least 25% of the saleable project area is secured by contracts or agreements with buyers.

4. At least 10% of the total revenue as per the agreements of sale or any other legally enforceable documents are realised at the reporting date in respect of each of the contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

ii. Sale of completed property / development rights

Revenue from sale of completed property (residential and commercial) and development rights is recognised when:

1. The Company has transferred to the buyer significant risks and rewards of ownership of the completed property/development rights;
2. The Company retains neither continuing managerial involvement to the degree usually associated with the ownership nor effective control over the completed property/development rights sold;
3. The amount of revenue can be measured reliably;
4. It is probable that the economic benefits associated with the transaction will flow to the Company; and
5. Costs incurred or to be incurred in respect of the transaction can be measured reliably.

iii. Project Management/Marketing fees

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

H11

e. Dividend and interest income

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

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

f. Cost of sales

Project Cost including cost of land and cost of development rights, construction and development costs and borrowing costs incurred, are charged as cost of sales in proportion to the project area sold. Costs incurred for projects which have not achieved reasonable level of development is carried over as construction work-in-progress. Any expected loss on real estate projects is recognised as an expense when it is certain that the cost will exceed the revenue.

g. Income tax

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

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

Deferred tax:
Deferred tax is recognised on temporary differences between the carrying amounts of the assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profits. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

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

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

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

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

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

h. Leases – as a lessee

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

i. Impairment of tangible and intangible assets

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

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

j. Cash and cash equivalents

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

k. Unbilled revenue

Unbilled revenue represents excess of revenue recognised on 'Percentage of Completion Method' over actual bills raised. Unbilled revenue is recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

l. Inventories

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

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

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

m. Financial Assets

Recognition: Financial assets include Investments, trade receivables, advances, security deposits, loans and cash and cash equivalents. Such assets are initially recognised at transaction price when the Company becomes party to contractual obligations. The transaction price includes transaction costs unless the asset is being fair valued through the Statement of Profit and Loss.

Classification: Management determines the classification of an asset at initial recognition depending on the purpose for which the assets were acquired. The subsequent measurement of financial assets depends on such classification.

Financial assets are classified as those measured at:

(a) Amortised cost, where the financial assets are held solely for collection of cash flows arising from payments of principal and/ or interest.

(b) Fair value through other comprehensive income (FVTOCI), where the financial assets are held not only for collection of cash flows arising from payments of principal and interest but also from the sale of such assets. Such assets are subsequently measured at fair value, with unrealised gains and losses arising from changes in the fair value being recognised in other comprehensive income.

(c) Fair value through profit or loss (FVTPL), where the assets are managed in accordance with an approved investment strategy that triggers purchase and sale decisions based on the fair value of such assets. Such assets are subsequently measured at fair value, with unrealised gains and losses arising from changes in the fair value being recognised in the Statement of Profit and Loss in the period in which they arise.

Trade receivables, advances, security deposits, loans and cash and cash equivalents etc. are classified for measurement at amortised cost while investments may fall under any of the aforesaid classes.

Investment in Subsidiaries, Associates and Joint Ventures: Investment in subsidiaries, associates and joint ventures are carried at cost less accumulated impairment, if any.

Impairment: The Company assesses at each reporting date whether a financial asset (or a group of financial assets) such as investments, trade receivables, advances and security deposits held at amortised cost and financial assets that are measured at fair value through other comprehensive income are tested for impairment based on evidence or information that is available without undue cost or effort.

Reclassification: When and only when the business model is changed, the Company shall reclassify all affected financial assets prospectively from the reclassification date as subsequently measured at amortised cost, fair value through other comprehensive income, fair value through profit or loss without restating the previously recognised gains, losses or interest and in terms of the reclassification principles laid down in the Ind AS relating to Financial Instruments.

De-recognition: Financial assets are de-recognised when the right to receive cash flows from the assets has expired, or has been transferred, and the Company has transferred substantially all of the risks and rewards of ownership. Concomitantly, if the asset is one that is measured at:

(a) Amortised cost, the gain or loss is recognised in the Statement of Profit and Loss;

(b) Fair value through other comprehensive income, the cumulative fair value adjustments previously taken to reserves are reclassified to the Statement of Profit and Loss unless the asset represents an equity investment in which case the cumulative fair value adjustments previously taken to reserves is reclassified within equity.

n. <u>Financial liabilities and equity instruments</u>

Financial Liabilities

Borrowings, trade payables and other financial liabilities are initially recognised at the value of the respective contractual obligations. They are subsequently measured at amortised cost. Any discount or premium on redemption / settlement is recognised in the Statement of Profit and Loss as finance cost over the life of the liability using the effective interest method and adjusted to the liability figure disclosed in the Balance Sheet. Financial liabilities are derecognised when the liability is extinguished, that is, when the contractual obligation is discharged, cancelled and on expiry.

Equity Instruments

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

H11

Offsetting Financial Instruments
Financial assets and liabilities are offset and the net amount is included in the Balance Sheet where there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

o. Property, plant and equipment

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

p. Depreciation methods, estimated useful lives and residual value

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

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

Leasehold improvements are amortised over the period of lease.

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

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

Transition to Ind AS
On transition to Ind AS, the company has elected to continue with the carrying value of all of its property, plant and equipment recognised as at 1 April 2015 measured as per the previous GAAP and use that carrying value as the deemed cost of the property, plant and equipment.

q. Intangible assets

Computer software purchased is stated at cost less accumulated amortisation and accumulated impairment losses.

Amortisation methods and periods
The company amortises cost of software over a period of 3 years on a straight-line basis.

Transition to Ind AS
On transition to Ind AS, the company has elected to continue with the carrying value of intangible assets recognised as at 1 April, 2015 measured as per the previous GAAP and use that carrying value as the deemed cost of intangible assets.

HJ)

r. Borrowing costs

Borrowing costs include interest, other costs incurred and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Borrowing costs, allocated to and utilised for qualifying construction project / assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying construction project / assets up to the date of substantial completion of project / capitalisation of such asset are added to the cost of construction project / assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying construction project / assets is interrupted. A qualifying construction project / asset is an asset that necessarily takes 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.

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

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

s. Provisions and Contingencies

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

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

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

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not require an outflow of resources embodying economic benefits or the amount of such obligation cannot be measured reliably. When there is a possible obligation or a present obligation in respect of which likelihood of outflow of resources embodying economic benefits is remote, no provision or disclosure is made.

t. Employee benefits

i. Post-employment obligations

The company operates the following post-employment schemes:

(a) Defined benefit plan

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

HJJ

(b) Defined contribution plan

The Company's contributions to Provident fund, Superannuation Fund and employee's state insurance scheme are considered as defined contribution plans. The company has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

ii. Other Long-term employee benefit obligations

The Company's obligation towards other long term employee benefits in the form of compensated absences and long service awards are measured at the present value of the expected future payments to be made by the Company in respect of services provided by employee upto the reporting date.

iii. Short-term obligations

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

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

v. Operating cycle
All assets and liabilities have been classified as current or non-current based on operating cycle determined in accordance with the guidance as set out in the Schedule III of the Companies Act, 2013 and Ind AS 1 – Presentation of Financial Statements.

2. A) Critical estimates and judgements

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

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

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

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

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

(c) Classification of entities as subsidiaries and joint ventures

i. Entities as subsidiaries with 50% voting rights

The management has concluded that the Company controls Technopolis Knowledge Park Limited (TKPL), even though it holds only 50% of the voting rights of this subsidiary.
This is because the Company has control of composition of the Board of Directors of TKPL. The Shareholder's agreement grants the right of casting vote to the chairman of Board, appointed by the Company. This gives the Company the ability to direct relevant activities of TKPL proving that the Company has control over TKPL.

ii. Classification of joint ventures

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

1. Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)
2. Promont Hilltop Private Limited
3. Smart Value Homes (Peenya project) Private Limited
4. Kolkata-one Excelton Private Limited
5. HL Promoters Private Limited
6. Smart Value Homes (New Project) LLP
7. One Bangalore Luxury Projects LLP

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

Key sources of estimation uncertainty

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

(a) Use of percentage of completion method to recognise revenue and cost of sales
The Company uses the percentage of completion method to recognise revenue and cost of sales in respect of real estate development projects. Use of percentage of completion method requires management to estimate the cost of completion of real estate development projects at each reporting period end. Any change in the estimated cost of completion of real estate development projects will impact the percentage of completion which in turn will impact the amount of revenue and cost of sales recognised in the period of such change.

HM

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

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

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

B) **New Accounting Standards, Amendments to Existing Standards, Annual Improvements and Interpretations Effective Subsequent to 31 March, 2017**

Revenue form Contracts with Customers

Ind AS 115 (Revenue from Contracts with Customers) was issued in February 2015 and establishes a new five-step model that will apply to revenue arising from contracts with customers.

The standard outlines a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers and supersedes most current revenue recognition guidance, including industry-specific guidance. The core principle of the new standard is for companies to recognise revenue to depict the transfer of goods or services to customers in amounts that reflect the consideration (that is, payment) to which the company expects to be entitled in exchange for those goods or services.

The new standard, where applicable, will result in enhanced disclosures about revenue, provide guidance for transactions that were not previously addressed comprehensively (for example, service revenue and contract modifications) and improve guidance for multiple element arrangements. The Company does not expect the adoption of these new and amended standards, annual improvements and interpretations to have a significant impact on its financial statements.

Statement of Cash Flows

Ind AS 7 (Statement of Cash Flows) was issued in February 2015. MCA on 17 March, 2017 notified the Companies (Indian Accounting Standards) (Amendment) Rules, 2017, amending Ind AS 7. The amendments made to Ind AS 7 requires an entity to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financial activities, including both changes arising from cash flows and non-cash changes.

The amendments are to be applied prospectively for annual periods beginning on or after 1 April, 2017. Earlier application is not permitted. When the amendments are first applied, entities are not required to present comparative information for earlier periods. The Company does not expect the adoption of these new and amended standards, annual improvements and interpretations to have a significant on its financial statements.

H11

Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 3(a): Property, plant and equipment

(₹ in crores)

PARTICULARS	Buildings (refer footnote ii & iii)	Leasehold Improvements	Motor Vehicles	Office Equipment	Office Furniture	Information Technology Hardware	Electrical Fittings	Total
Year ended 31 March 2017								
Gross carrying amount								
Balance as at 1 April, 2016	2.95	0.01	1.30	1.26	1.57	2.36	0.18	9.63
Additions	-	0.46	1.09	0.19	0.18	1.21	-	3.13
Disposals	-	-	-	0.12	0.09	0.11	0.03	0.35
Balance as at 31 March, 2017 [A]	2.95	0.47	2.39	1.33	1.66	3.46	0.15	12.41
Accumulated depreciation								
Balance as at 1 April, 2016	0.13	-	0.24	0.57	0.37	0.94	0.05	2.30
Depreciation expenses during the year	0.14	0.10	0.51	0.33	0.34	1.04	0.04	2.50
Disposals	-	-	-	0.11	0.09	0.10	0.03	0.33
Balance as at 31 March, 2017 [B]	**0.27**	**0.10**	**0.75**	**0.79**	**0.62**	**1.88**	**0.06**	**4.47**
Net carrying amount as at 31 March, 2017 [A-B]	**2.68**	**0.37**	**1.64**	**0.54**	**1.04**	**1.58**	**0.09**	**7.94**
Year ended 31 March, 2016								
Gross carrying amount								
Deemed cost as at 1 April, 2015 (refer footnote iv)	2.75	0.01	0.48	1.05	1.17	1.34	0.18	6.98
Additions	0.20	-	0.86	0.25	0.43	1.03	0.02	2.79
Disposals	-	-	0.04	0.04	0.03	0.01	0.02	0.14
Balance as at 31 March, 2016 [C]	**2.95**	**0.01**	**1.30**	**1.26**	**1.57**	**2.36**	**0.18**	**9.63**
Accumulated depreciation								
Balance as at 1 April, 2015 (refer footnote iv)	-	-	-	-	-	-	-	-
Depreciation expenses during the year	0.13	-	0.24	0.57	0.37	0.94	0.05	2.30
Balance as at 31 March, 2016 [D]	**0.13**	**-**	**0.24**	**0.57**	**0.37**	**0.94**	**0.05**	**2.30**
Net carrying amount as at 31 March 2016 [C-D]	**2.82**	**0.01**	**1.06**	**0.69**	**1.20**	**1.42**	**0.13**	**7.33**

Note:

(i) Property, plant and equipment pledged as security
Refer to note 48 for information on property, plant and equipment pledged as security by the company.

(ii) Buildings include cost of 10 shares of ₹ 50 each in a Co-operative Housing Society ₹ 500/- (As at 31 March, 2016 ₹ 500/-, As at 1 April 2015 ₹ 500/-) and the cost of 400 shares of ₹ 10 each in Prabhadevi Properties and Trading Co Ltd. ₹ 4,000/- (As at 1 April, 2016 ₹ 4,000/-, As at 1 April, 2015 ₹ 4,000/-).

(iii) Buildings include 2338 sq. ft. super built up area [Deemed Cost ₹ 1.30 crores (As at 31 March, 2016 ₹ 1.30 crores, As at 1 April, 2015 ₹ 1.30 crores)] on the 4th floor in the building known as Eruchshaw Building, Mumbai by virtue of Agreement dated 23 November 1999 duly executed between the Owner and the Company. The conveyance deed is yet to be executed in the name of the Company, however, the Company is in possession of this area and is paying the requisite maintenance charges to the owner.

(iv) Refer note 47, point (A) (iii), under exemptions and exceptions availed.

F11

Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 3(b): Intangible assets

(₹ in crores)

Particulars	Computer software
Year ended 31 March 2017	
Gross carrying amount	
Balance as at 1 April, 2016	5.02
Additions	0.08
Balance as at 31 March, 2017 [A]	**5.10**
Accumulated amortisation	
Balance as at 1 April, 2016	1.89
Amortisation expenses during the year	1.74
Balance as at 31 March, 2017 [B]	**3.63**
Net carrying amount as at 31 March, 2017 [A-B]	**1.47**
Year ended 31 March 2016	
Gross carrying amount	
Deemed cost as at 1 April, 2015 (refer footnote)	3.70
Additions	1.32
Balance as at 31 March, 2016 [C]	**5.02**
Accumulated amortisation	
Balance as at 1 April, 2015 (refer footnote)	-
Amortisation expenses during the year	1.89
Balance as at 31 March, 2016 [D]	**1.89**
Net carrying amount as at 31 March 2016 [C-D]	**3.13**

Note:
Refer note 47, point (A) (iii), under exemptions and exceptions availed.

HM

Tata Housing Development Company Limited

Notes forming part of the financial statements

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Note 4 (a): Investments - Non-current			
(A) Fully paid-up unquoted equity instruments at cost			
(i) In subsidiary companies measured at cost			
Concept Developer & Leasing Limited (formerly known as Concept Marketing and Advertising Limited) 5,000 (As at 31 March, 2016: 5,000, As at 1 April, 2015: 5,000) Equity Shares of ₹ 100/- each	0.88	0.88	0.88
Tata Value Homes Limited 100,000,000 (As at 31 March, 2016: 100,000,000, As at 1 April, 2015: 100,000,000) Equity Shares of ₹ 10/- each	100.00	100.00	100.00
Apex Realty Private Limited 6,500 (As at 31 March, 2016: 6,500, As at 1 April, 2015: 6,500) Equity Shares of Maldivian Rufiyaa 10/- each	0.06	0.06	0.06
Ardent Properties Private Limited 99,200 (As at 31 March, 2016: 70,000, As at 1 April, 2015: 70,000) Equity Shares of ₹ 10/- each	40.90	25.92	25.92
Kriday Realty Private Limited 10,000 (As at 31 March, 2016: 10,000, As at 1 April, 2015: 10,000) Equity Shares of ₹ 10/- each	0.01	0.01	0.01
Promont Hillside Private Limited 10,000 (As at 31 March, 2016: 10,000, As at 1 April, 2015: 10,000) Equity Shares of ₹ 10/- each	1.52	1.52	0.77
World-One Development Company Pte. Limited 2,474,421 (As at 31 March, 2016: 2,474,421, As at 1 April, 2015: 2,474,421) Equity Shares of SGD 1/- each	10.90	10.90	10.90
North Bombay Real Estate Private Limited Nil (As at 31 March, 2016: 10,000, As at 1 April, 2015: 10,000) Equity Shares of ₹ 10/- each	-	0.01	0.01
Technopolis Knowledge Park Limited 1,810,000 (As at 31 March, 2016: 1,810,000, As at 1 April, 2015: 1,810,000) Equity Shares of ₹ 10/- each	-	-	-
Synergizers Sustainable Foundation 150 (As at 31 March, 2016: 150, As at 1 April, 2015: 150) Equity Shares of ₹ 10/- each	*	*	
(ii) In joint ventures measured at cost			
Promont Hilltop Private Limited 3,330,000 (As at 31 March, 2016: 3,330,000, As at 1 April, 2015: 3,330,000) Equity Shares of ₹ 10/- each	44.44	44.44	44.44
Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited) 12,750 (As at 31 March, 2016: 12,750, As at 1 April, 2015: 12,750) Equity Shares of ₹ 10/- each	0.01	0.01	0.01
Kolkata-One Excelton Private Ltd. 5,100 (As at 31 March, 2016: 5,100, As at 1 April, 2015: 5,100) Equity Shares of ₹ 10/- each	0.01	0.01	0.01
Casa Décor Private Limited # N.A. (As at 31 March, 2016: N.A., As at 1 April, 2015: 18,668,883) Equity Shares of ₹ 10/- each in Casa Décor Private Limited	-	-	4.50
Princeton Infrastructure Private Limited 1,273,775 (As at 31 March, 2016: 1,273,775, As at 1 April, 2015: 1,273,775) Equity Shares of ₹ 10/- each	21.22	21.22	21.22
One Bangalore Luxury Projects LLP			
- Fixed capital	0.01	0.01	-
- Additional Capital	106.00	100.00	-
- Current Capital	26.57	15.01	-
Sohna City LLP			
- Fixed capital	0.03	0.03	0.03
- Additional Capital	63.01	63.01	63.01
- Current Capital	21.86	18.71	22.80

H11

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
(iii) In others - at Fair Value through Profit and loss			
Casa Décor Private Limited # 373,378 (As at 31 March, 2016: 373,378, As at 1 April, 2015: N.A.) Equity Shares of ₹ 10/- each	-	-	-
(B) In Preference Shares (partly paid-up) - at amortised cost			
Ornate Housing Private Limited	0.05	0.05	0.05
200,000 (As at 31 March, 2016: 200,000, As at 1 April, 2015: 200,000) 11% Redeemable, Cumulative, Non-participating, Non-convertible Preference Shares of ₹ 10/- each, ₹ 2.50/- each paid-up			
Total	**437.48**	**401.80**	**294.62**
Aggregate amount of quoted investments and market value thereof	-	-	-
Aggregate amount of unquoted investments	437.48	401.80	294.62
Aggregate amount of impairment	-	-	-
Notes:			
Figures below ₹ 50,000 are denoted by '*'.			
# It was a joint venture with 50% shareholding as on 1 April, 2015. During the year ended 31 March, 2016, 49% stake was sold off and it became an equity investment carried at Fair value through profit and loss.			
Note 4 (b): Loans - Non-current			
(unsecured, considered good)			
Loans and Inter-Corporate Deposits to related parties (refer note 39)	265.74	273.43	222.63
	265.74	**273.43**	**222.63**
Note 4 (c): Other financial assets - Non-current			
Unbilled Revenue	7.55	120.88	66.66
Security Deposits	3.68	3.51	5.47
Advances recoverable from a related party (refer note 39)	0.98	1.55	1.87
Security Deposits with a related party (refer note 39)	0.30	0.30	0.30
Balance with bank in fixed deposits, with maturity beyond 12 months	-	-	0.46
	12.51	**126.24**	**74.76**
Note 5: Other non-current assets			
Deposit with Government Authorities	9.11	9.11	9.21
Advance for projects	108.56	163.36	81.98
Mobilisation Advance	2.39	0.84	9.81
	120.06	**173.31**	**101.00**

H11

Tata Housing Development Company Limited
Notes forming part of the financial statements
Note 6: Income tax

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016
(a) Income tax expense		
Current tax		
Current tax on profits for the year	-	-
Adjustments for current tax of prior periods	-	0.91
Total current tax expense	**-**	**0.91**
Deferred Tax		
Decrease | (Increase) in deferred tax assets	25.78	(4.17)
(Decrease) | Increase in deferred tax liabilities	(46.72)	37.30
Total deferred tax expense	**(20.94)**	**33.13**
Income tax expense	**(20.94)**	**34.04**
(b) The reconciliation of estimated income tax expense at statutory income tax rate to income tax expense reported in statement of profit and loss is as follows:		
(Loss)/Profit before tax	(65.40)	96.67
Statutory income tax rate	34.61%	34.61%
Expected income tax expense	(22.63)	33.46
Differences due to:		
Expenses not deductible for tax purposes (CSR Expenses)	0.63	0.87
Effect of income that is exempted from tax	0.51	(0.17)
Others	0.55	(0.12)
Total income tax expense	**(20.94)**	**34.04**

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
(c) Deferred Tax liabilities (net)			
The balance comprises temporary differences attributable to:			
Deferred income tax assets			
MAT credit entitlement	171.51	172.54	154.48
Difference between book balance and tax balance of fixed assets	2.24	2.04	1.94
Carry forward business losses and depreciation	21.76	61.16	60.74
Provision for employees benefits expenses	4.10	3.43	3.22
Provisions	16.07	2.98	-
Total deferred tax assets	**215.68**	**242.15**	**220.38**
Deferred income tax liabilities			
Difference in method of computation of profit between books and tax	253.04	320.35	291.80
Interest included in Inventories	63.70	43.11	34.36
Total deferred tax liabilities	**316.74**	**363.46**	**326.16**
Net deferred tax liabilities (net)	**101.06**	**121.31**	**105.78**

(d) Movements in deferred tax liabilities	**Difference in method of computation of profit between books and tax**	**Interest included in inventories**	**Total**
At 1 April 2015	291.80	34.36	326.16
Charged/(credited)			
- to profit or loss	28.55	8.75	37.30
At 31 March 2016	320.35	43.11	363.46
Charged/(credited)			
- to profit or loss	(67.31)	20.59	(46.72)
At 31 March 2017	253.04	63.70	316.74

(e) Movements in deferred tax assets	**Property, plant and equipment**	**Tax losses**	**Defined benefit obligation**	**Provisions**	**Total**
At 1 April 2015	1.94	60.74	3.22	-	65.90
(Charged)/credited					
- to profit or loss	0.10	0.42	0.67	2.98	4.17
- to other comprehensive income	-	-	(0.46)	-	(0.46)
At 31 March 2016	2.04	61.16	3.43	2.98	69.61
(Charged)/credited					
- to profit or loss	0.20	(39.40)	0.33	13.09	(25.78)
- to other comprehensive income	-	-	0.34	-	0.34
At 31 March 2017	2.24	21.76	4.10	16.07	44.17

Tata Housing Development Company Limited

Notes forming part of the financial statements

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Note 7: Inventories (refer notes 7.1, 7.2, 7.3 and 48) (Valued at lower of cost and net realisable value)			
Construction Material	39.88	46.38	53.07
Finished Goods	226.86	186.07	59.68
Construction work-in-progress	2,010.10	1,884.13	1,598.71
	2,276.84	**2,116.58**	**1,711.46**

Notes:

7.1 Disclosure with respect to inventories which are expected to be recovered after more than twelve months are not provided as it is practically not feasible to disclose the same considering the nature of the industry in which the Company operates.

7.2 Construction work-in-progress represents materials at site and unbilled costs on the projects. Based on projections and estimates by the management of the Company of the expected revenues and costs to completion, there are no provision for losses to completion and/ or write off of costs carried to inventories. In the opinion of the management, the net realisable value of the construction work-in-progress will not be lower than the costs so included therein.

7.3 The cost of inventories recognised as an expense during the year in respect of continuing operations was ₹ 309.15 crores (for the year ended 31 March, 2016: ₹ 334.40 crores)

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Note 8 (a): Investments - current			
Investments in Mutual Funds -unquoted - at Fair Value Through Profit and Loss 204,042.259 Units (As at 31 March, 2016: 204,042.259 Units, As at 1 April, 2015: 204,042.259 Units) of Birla Sun Life - Short Term Fund - Monthly Dividend - Regular Plan -Payout of ₹ 10 each (refer note 44)	0.24	0.24	0.24
	0.24	**0.24**	**0.24**
Note 8 (b): Trade receivables			
Trade receivables - unsecured [refer note 33(c)]	85.83	129.31	107.63
	85.83	**129.31**	**107.63**
Note: Average credit period is 30 days.			
Note 8 (c): Cash and cash equivalents			
Balances with Banks - in Current Accounts	12.82	11.36	6.47
Cheques on Hand	0.99	0.19	1.21
Cash on Hand	-	*	*
Deposits with original maturity of less than 3 months	-	0.14	1.53
	13.81	**11.69**	**9.21**
Note 8 (d): Bank balances other than cash and cash equivalents			
Deposits with original maturity between 3 to 12 months	-	3.73	1.62
Earmarked Current Accounts (refer note 28)	-	0.35	0.54
	-	4.08	2.16
Note 8 (e) : Loans - current			
Loans and Inter-Corporate Deposits to related parties (refer note 39)	1,087.29	1,135.83	852.29
Less: Provision for doubtful loans	(32.20)	-	-
	1,055.09	1,135.83	852.29
Loans and Inter-Corporate Deposits with Others	20.47	18.80	12.91
Loan to employees	0.02	0.08	0.03
	1,075.58	**1,154.71**	**865.23**
Note 8 (f): Other financial assets - current			
Contractually reimbursable expenses	10.31	27.00	9.92
Less: Provision for doubtful advances	(10.31)	-	-
	-	27.00	9.92
Advances recoverable from related parties (refer note 39)	18.93	29.29	4.15
Unbilled Revenue*	414.14	305.58	328.41
Deposit with others	2.78	2.81	0.63
	435.85	**364.68**	**343.11**
* Unbilled Revenue includes receivable from Managing Director & CEO (refer note 29 & 39)			
Note 9 : Other current assets			
Advance for projects	104.52	62.56	132.82
Less: Provision for doubtful loans and advances	(3.97)	(2.50)	-
	100.55	60.06	132.82
Deposit with Government Authorities	0.11	0.11	0.01
Mobilisation Advance	34.00	39.71	42.68
Prepaid expenses	3.03	3.97	3.06
Balances with government authorities (Service tax)	16.12	13.73	18.58
	153.81	**117.58**	**197.15**

Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 10: Equity Share Capital

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Authorised 325,000,000 (As at 31 March, 2016 : 325,000,000, As at 1 April, 2015 : 325,000,000) Ordinary Shares of ₹ 10/- each	325.00	325.00	325.00
Issued, Subscribed and fully Paid-up 286,333,264 (As at 31 March, 2016 : 286,333,264, As at 1 April, 2015 : 286,333,264) Ordinary Shares of ₹ 10/- each	286.33	286.33	286.33
	286.33	**286.33**	**286.33**

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

Particulars	As at 31 March, 2017		As at 31 March, 2016	
	Number Of Shares	₹ in crores	Number Of Shares	₹ in crores
At the Beginning of the Year	286,333,264	286.33	286,333,264	286.33
Issued during the Year	-	-	-	-
Outstanding at the End of the Year	**286,333,264**	**286.33**	**286,333,264**	**286.33**

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

10.3 Shares held by Holding Company and its subsidiary:

286,048,279 (As at 31 March, 2016 : 286,048,279, As at 1 April, 2015 : 286,048,279) [including 98 shares held jointly] Ordinary shares are held by the Holding Company, Tata Sons Limited.

284,338 (As at 31 March, 2016 : 284,338, As at 1 April, 2015 : 284,338) Ordinary Shares are held by Tata Industries Limited, a Subsidiary of Tata Sons Limited.

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

Particulars	As at 31 March, 2017		As at 31 March, 2016		As at 1 April, 2015	
	Number Of Shares	% Holding	Number Of Shares	% Holding	Number Of Shares	% Holding
Tata Sons Limited (Ordinary Shares of ₹ 10 each)	286,048,279	99.90%	286,048,279	99.90%	286,048,279	99.90%

Note 11: Other Equity

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Securities Premium Account	425.79	425.79	425.79
Debenture Redemption Reserve	137.94	142.19	126.67
General Reserve	23.41	23.41	23.41
Retained earnings	276.86	317.72	269.73
	864.00	**909.11**	**845.60**

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016
Securities Premium Account	425.79	425.79
Debenture Redemption Reserve		
As per last Balance Sheet	142.19	126.67
(Less)/Add: Transfer (to)/from Retained earnings (net)	(4.25)	15.52
Closing Balance	137.94	142.19
General Reserve	23.41	23.41
Retained earnings		
As per last Balance Sheet	317.72	269.73
Add: (Loss)/Profit for the year	(44.46)	62.63
Add/(Less): Other comprehensive income/(loss) arising from remeasurements of post-employment benefit obligations, net of tax	(0.65)	0.88
Add/(Less): Transfer (from)/to Debenture Redemption Reserve (net)	4.25	(15.52)
Closing Balance	276.86	317.72
	864.00	**909.11**

Nature and purpose of reserves

(i) Securities premium account

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

(ii) Debenture redemption reserve (DRR)

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

(iii) General reserve

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

H11

Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 12(a): Borrowings (₹ in crores)

Particulars	As at 31 March, 2017		As at 31 March, 2016		As at 1 April, 2015	
	Long-term	Current maturities of long-term	Long-term	Current maturities of long-term	Long-term	Current maturities of long-term
Secured - at amortised cost:						
(a) **Debentures - Non-Convertible Redeemable (refer note 12.1 below)**						
1 4000, 8.19% - Debentures of ₹ 1,000,000 each (Due for redemption on 23 April, 2020 i.e. at the end of three years and three months from the date of issue)	400.00	-	-	-	-	-
2 2000, 8.19% - Debentures of ₹ 1,000,000 each (Due for redemption: ₹ 100 crores on 23 April, 2020 i.e. at the end of three years and four months from the date of issue and ₹ 100 crores on 23 December 2019 i.e. at the end of three years from the date of issue)	200.00	-	-	-	-	-
3 2000, 8.50% - Debentures of ₹ 1,000,000 each (Due for redemption on 20 April, 2020 i.e. at the end of three and half years from the date of issue)	200.00	-	-	-	-	-
4 2000, 8.25% - Debentures of ₹ 1,000,000 each (Due for redemption on 27 February, 2020 i.e. at the end of three years and three months from the date of issue)	200.00	-	-	-	-	-
5 1500, 9.55% - Debentures of ₹ 1,000,000 each (Due for redemption: ₹ 100 crores on 25 January, 2019 i.e. at the end of three years from the date of issue and ₹ 50 crores on 26 April, 2019 i.e. at the end of three years three months from the date of issue)	150.00	-	150.00	-	-	-
6 1500, 10.20% - Debentures of ₹ 1,000,000 each (Due for redemption on 26 November, 2017 i.e. at the end of five years from the date of issue)	-	150.00	150.00	-	150.00	-
7 2000, Zero Coupon - Debentures of ₹ 1,000,000 each (Due for redemption on 18 November, 2016 i.e. at the end of three years from the date of issue at a premium providing overall yield to maturity of 10.69% p.a.)	-	-	-	200.00	200.00	-
8 2000, 10.75% - Debentures of ₹ 1,000,000 each (Due for redemption on 11 October, 2016 i.e. at the end of three years from the date of issue)	-	-	-	200.00	200.00	-
9 1500, 10.30% - Debentures of ₹ 1,000,000 each (Due for redemption on 23 November, 2015 i.e. at the end of three years from the date of issue)	-	-	-	-	-	150.00
	1,150.00	150.00	300.00	400.00	550.00	150.00
(b) **Term Loan from Banks** State Bank of Bikaner and Jaipur (refer note 12.2 below)	199.98	-	149.82	50.00	100.00	160.00
(c) **Vehicle Loans from HDFC Bank Limited** (refer note 12.3 below)	0.38	0.12	0.39	0.05	-	-
	1,350.36	**150.12**	**450.21**	**450.05**	**650.00**	**310.00**

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

1 **Security for Item Nos. 1 to 9 :**
Secured by way of token security by first charge on retail units in the complex known as Shubh Griha, being constructed on the property bearing Gut Nos. 110, 107/5 situated at Village Betgaon, Taluka Palghar, District Thane:

For Debentures disclosed at	Block No.	Retail Unit No. on Ground Floor	Carpet Area (in sq. ft.)	Saleable Area (in sq. ft.)
Item No. 1	1A	1A-8	464	559
Item No. 2	1C	1C-3	464	559
Item No. 3	1B	1B-2	422	511
Item No. 4	1B	1B-3	422	511
Item No. 5	M 24	1A-1	441	537
Item No. 6	M 26	1C-2	464	559
Item No. 7	1B	1B-2	422	511
Item No. 8	1B	1B-3	422	511
Item No. 9	M 24	1A-1	441	537

2 **Security for Item Nos. 1 & 2:**
First Charge of 1.25 times at book value on loans and advances including loans and advances to subsidiaries, Non-Current Investments, Interest accrued on Loans with related parties (excluding those charged in favour of banks)

3 **Security for Item Nos. 3, 4, 6, 8 & 9 :**
First Charge of 1.25 times at book value of the current and future assets of the Company comprising of loans and advances (excluding those charged in favour of Banks) and loans and advances to Subsidiaries/SPVs.

4 **Security for Item No. 5:**
First Charge of loans and advances including loans and advances to Subsidiaries (excluding those charged in favour of Banks).

12.2 (a) Secured by FSI available for Free Sale Component admeasuring 144,052.89 sq.mtrs. in the project situated on land bearing CTS No. 1320 A (Part) of Village Mulund (E), Taluka Kurla, District Mumbai Suburban and secured by exclusive charge on stock and receivables of Mulund project.

(b) **Term Loan of ₹ 160 crores (repaid as at 31 March, 2016):** The term loan was due for repayment in the month of January, 2016. The rate of interest is linked to Bank Base Rate plus 0.75%.

Term Loan of ₹ 200 crores (pre-paid in January 2017): The term loan was due for repayment in 5 quarterly installments starting December 2016 - 2 installments of ₹ 25 crores each and balance 3 installments of ₹ 50 crores each. The rate of interest is linked to Bank Base Rate plus 0.50%. The rate of interest was 10.15% p.a.

Term Loan of ₹ 199.98 crores (outstanding as at 31 March, 2017): The term loan is due for repayment in 8 quarterly installments starting June 2018 of ₹ 25 crores each. The rate of interest is 9.05% p.a.

12.3 (a) Secured by first and exclusive charge of the Vehicles acquired under said loans.

(b) Loan is to be repaid in Equated Monthly Installments (EMI) between 54 months to 60 months. The rate of interest 9.46% p.a..

Tata Housing Development Company Limited

Notes forming part of the financial statements

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Note 12(b): Trade Payables - Non-current (refer note 42)			
Trade payables other than acceptances	-	0.05	4.40
Retention money payable	15.21	13.53	13.08
Security and other deposits payable	1.07	2.22	3.74
	16.28	**15.80**	**21.22**
Note 12(c): Other financial liabilites - Non-current			
Interest accrued	-	-	29.23
Earnest money deposits	-	-	0.02
	-	**-**	**29.25**
Note 13: Non-current Provisions			
Provision for Employee Benefits (refer note 38)			
- Compensated absences	9.57	6.59	6.15
- Long service award	1.05	0.87	0.87
- Pension obligation	0.15	0.15	0.15
- Post retirement medical benefits	0.36	0.27	0.36
	11.13	**7.88**	**7.53**
Note 14: Other non-current liabilities			
Advance from customer	3.77	-	-
	3.77	**-**	**-**

HASKINS & SELLS LLP * DELOITTE

H11

Tata Housing Development Company Limited

Notes forming part of the financial statements

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Note 15(a): Current borrowings			
Secured - at amortised cost			
Loans repayable on demand from banks (includes cash credits, working capital demand loans and short-term loans) [refer notes 15.2 and 15.3]	181.11	403.06	250.27
Unsecured - at amortised cost			
Loans repayable on demand from banks	244.81	341.58	136.87
Short term loan from others	125.00	350.00	250.00
Inter Corporate Deposits from related parties (refer note 39)	50.00	50.00	79.00
Inter Corporate Deposits from others	65.00	115.00	85.00
Commercial papers (refer note 15.4)	841.55	591.75	293.46
	1,326.36	1,448.33	844.33
	1,507.47	**1,851.39**	**1,094.60**

Notes:

15.1 The interest rate for current borrowings is ranging from 6.05% p.a. to 11.05% p.a. (for the years ended 31 March, 2016: 7.75% p.a. to 11.70% p.a.; 1 April, 2015 : 8.55% p.a. to 12.25% p.a.)

15.2 ₹ 181.11 crores (As at 31 March, 2016 ₹ 360.40 crores, As at 1 April, 2015 ₹ 205.39 crores) are secured by pari passu hypothecation of construction materials, book debts, current assets and money receivables, both present and future. Further, there is negative lien on the Premises admeasuring about 2,338 sq. ft. situated at Eruchshaw building, Mumbai for cash credit from a bank of ₹ 3.34 crores (As at 31 March, 2016 ₹ 149.38 crores; As at 1 April, 2015 ₹ 21.40 crores).

15.3 ₹ Nil (As at 31 March, 2016 ₹ 42.66 crores, As at 1 April, 2015 ₹ 44.88 crores) are secured by pari passu hypothecation of movable plant and machinery, inventories, book debts and money receivables, both present and future, of the project situated at Kalyan.

15.4 The Company has outstanding Commercial Papers aggregating face value of ₹ 850.00 crores (net proceeds ₹ 836.24 crores and interest accrued thereon ₹ 5.31 crores) [As at 31 March, 2016 ₹ 600.00 crores (net proceeds ₹ 586.82 crores and interest accrued but not due thereon ₹ 4.93 crores)] [As at 1 April, 2015 ₹ 300.00 crores (net proceeds ₹ 291.13 crores and interest accrued thereon ₹ 2.33 crores)]. The Commercial Papers carry interest ranging from 6.05% p.a. to 10.40% p.a. and are repayable within a period ranging from 60 days to 271 days from the date of allotment.

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Note 15(b): Trade Payables (refer note 42)			
Trade payables other than acceptances	206.21	374.10	313.28
Retention monies payable	24.85	20.38	12.91
Security and other deposits payable	8.86	5.73	3.66
	239.92	**400.21**	**329.85**
Note: The average credit period on purchase of goods and services are within 60 days. The trade payables are non-interest bearing.			
Note 15(c): Other financial liabilities			
Current maturities of long-term debts (refer note 12)	150.12	450.05	310.00
Interest accrued	35.41	81.60	24.50
Earnest money deposits	0.24	0.29	0.27
Payable to societies	-	0.35	0.54
	185.77	**532.29**	**335.31**
Note 16: Provision			
Provision for Employee Benefits (refer note 38)			
Gratuity	2.35	0.61	1.54
Compensated absences	1.88	3.19	3.04
Pension obligation	0.02	0.02	0.02
Post retirement medical benefits	0.01	0.01	0.01
Provision for customer compensation (refer note 40)	11.08	9.44	3.34
	15.34	**13.27**	**7.95**
Note 17: Other Current Liabilities			
Revenue received in advance (Unearned revenue)	333.20	294.34	224.16
Advances received pending allotment of flats	0.89	0.03	0.01
Unexpired guarantee income	0.12	0.62	0.37
Statutory dues payable (PF and ESIC, Withholding tax, Service Tax and VAT, etc.)	10.02	11.84	11.47
	344.23	**306.83**	**236.01**

Tata Housing Development Company Limited

Notes forming part of the financial statements

(₹ in crores)

Particulars	For the Year Ended 31 March, 2017	For the Year Ended 31 March, 2016
Note 18: Revenue from Operations		
Sale of properties	388.09	495.04
Sale of development rights	0.20	0.68
Sale of services		
- Project Management Fees and Marketing Charges	20.52	24.43
Other operating revenues		
- Other income from customers	17.99	8.81
	426.80	**528.96**
Note 19: Other Income		
(a) Interest Income		
Interest income on financial assets at amortised cost	163.55	163.45
Interest on delayed payment	3.06	3.35
Interest income on deferred revenue	15.41	15.77
	182.02	**182.57**
(b) Dividend Income from investments measured at fair value through profit and loss	*	0.01
(c) Other non-operating income		
Guarantee Commission	4.74	10.90
Penal interest	10.63	-
Interest on Income-tax refund	1.22	-
Scrap sales	0.74	0.40
Miscellaneous Income	0.70	0.56
	18.03	**11.86**
(d) Other gains/(losses)		
Gain on sale of current investments	-	2.35
Net Gain on sale of Property, plant and equipment	0.02	0.01
Net (Loss)/Gain on Foreign Currency Transactions and Translations	(3.34)	3.84
	(3.32)	**6.20**
	196.73	**200.64**
Note 20: Cost of Sales		
Cost of Sales	309.15	334.40
	309.15	**334.40**
Note 21: Employee Benefits Expense (refer notes 30, 38)		
Salaries	61.45	50.24
Contribution to Provident and Other Funds	2.98	2.75
Staff Welfare Expenses	1.67	1.68
	66.10	**54.67**

DELOITTE HASKINS & SELLS LLP

H11

Tata Housing Development Company Limited

Notes forming part of the financial statements

(₹ in crores)

Particulars	For the Year Ended 31 March, 2017	For the Year Ended 31 March, 2016
Note 22: Finance Costs		
Interest and finance charges on financial liabilities not classified as Fair Value Through Profit or Loss(FVTPL)	272.16	245.06
Less: Apportionment to construction work in progress	94.51	87.91
	177.65	**157.15**
Note: The capitalisation rate used to determine the amount of borrowing costs to be capitalised is the weighted average interest rate applicable to the Company's general borrowings which is 9.24%, (for the year ended 31 March, 2016: 10.10%)		
Note 23: Depreciation and Amortisation Expense		
Depreciation on property, plant and equipment	2.50	2.30
Amortisation of Intangible Assets	1.74	1.89
	4.24	**4.19**
Note 24: Other Expenses		
Professional Fees (refer note 30)	10.78	9.99
Travelling Expenses (refer note 30)	2.43	2.21
Rent (refer note 30 & 37(ii) d)	10.32	10.65
Repairs and Maintenance (refer note 30)		
- Others	8.52	6.31
Electricity Expenses (refer note 30)	1.56	1.04
Advertisement	0.37	0.95
Insurance (refer note 30)	4.23	4.11
Rates and Taxes (refer note 30)	0.60	0.06
Directors' Sitting Fees	0.18	0.18
Commission to Directors	-	0.97
Payable to Statutory Auditors		
As auditor:		
- Audit Fees	0.35	0.30
In Other Capacity		
- Certification Fees	0.01	0.01
- Others (refer note 24.1)	0.10	0.05
- Reimbursement of Expenses	0.02	0.01
Payable to Cost Auditors	0.02	0.01
Impairment loss of financial asset	32.20	-
Impairment of advances and receivables	11.78	2.50
Other financial assets written off	6.03	-
Donations	-	0.17
Expenditure on Corporate Social Responsibility (refer note 41)	1.82	2.50
Customer Compensation (refer note 40)	5.96	6.70
Administrative and Other Expenses	9.06	8.63
Selling Expenses (refer note 27)	25.45	20.67
	131.79	**78.02**
24.1 Payable to Auditors in other capacity excludes ₹ 0.02 crores (for the year ended 31 March, 2016 ₹ 0.01 crores) which is transferred to projects.		
Note 25: Exceptional items		
Impairment of non-current investment	-	0.08
Loss on sale of non-current investment	-	4.42
	-	**4.50**

H11

Note 26: Disclosure as per Guidance Note on Accounting for Real Estate Transactions:

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016	1 April, 2015
Project revenue recognised as revenue for the year ended 31 March	388.09	495.04	N.A.
Methods used to determine the project revenue	Percentage of completion method		
Method used to determine the stage of completion of the project	Physical completion substantiated by cost incurred		
In respect of all projects in progress as at 31 March:			
Aggregate amount of costs incurred and profits recognised to date	6,223.75	5,547.87	N.A.
Advances received	333.20	294.34	224.16
Amount of work in progress	2,010.10	1,884.13	1,598.71
Amount of Construction Materials	39.88	46.38	53.07
Unbilled revenue	421.69	426.46	395.07

Note 27: Selling Expenses include ₹ 4.42 crores (for the year ended 31 March, 2016 ₹ 2.33 crores) towards Brokerage for sale of residential/commercial properties.

Note 28: Balances with Banks in Earmarked Current Accounts include ₹ Nil (As at 31 March, 2016 ₹ 0.35 crores, As at 1 April, 2015 ₹ 0.54 crores) held on behalf of the proposed premises' societies to be formed and are based on the audited accounts.

Note 29: Unbilled Revenue include ₹ Nil crores (As at 31 March, 2016 ₹ 0.02 crores, As at 1 April, 2015 ₹ 0.02 crores) receivable from Managing Director & CEO as future instalment against sales.

Note 30: Construction Work-in-progress includes:

(₹ in crores)

Particulars	For the Year Ended 31 March, 2017	For the Year Ended 31 March, 2016
Salaries	31.30	35.89
Contribution to Provident and Other Funds	1.88	2.20
Staff Welfare Expenses	0.95	1.20
Rent	1.58	1.60
Repairs and Maintenance - others	0.23	0.56
Rates and taxes	-	0.01
Professional Fees	10.13	15.70
Electricity expenses	1.60	1.49
Travelling expenses	0.48	0.62
Insurance	0.58	-
	48.73	**59.27**

Note 31: Details of Specified Bank Notes (SBN) held and transacted during the period from 8 November, 2016 to 30 December, 2016

(in ₹)

	SBNs	Other denomination notes *	Total
Closing cash in hand as on 8 November, 2016	58,000	37,399	95,399
Add: Permitted receipts	500	754,778	755,278
Less: Permitted payments	-	(682,875)	(682,875)
Less: Amount deposited in Banks	(58,500)	-	(58,500)
Closing cash in hand as on 30 December, 2016	-	109,302	109,302

* includes Cash withdrawn from bank

Note 32: Fair value measurements

Financial instruments by category

(₹ in crores)

	31 March 2017			31 March 2016			1 April 2015		
	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
Financial assets									
i. Investments - Preference Shares	-	-	0.05	-	-	0.05	-	-	0.05
- Mutual funds	0.24	-	-	0.24	-	-	0.24	-	-
ii. Trade receivables	-	-	85.83	-	-	129.31	-	-	107.63
iii. Loans	-	-	1,341.32	-	-	1,428.14	-	-	1,087.86
iii. Cash and cash equivalents	-	-	13.81	-	-	11.69	-	-	9.21
iv. Bank balances other than cash and cash equivalents	-	-	-	-	-	4.08	-	-	2.16
v. Other financial assets	-	-	448.36	-	-	490.92	-	-	417.87
Total financial assets	**0.24**	**-**	**1,889.37**	**0.24**	**-**	**2,064.19**	**0.24**	**-**	**1,624.78**
Financial liabilities									
i. Borrowings	-	-	2,857.83	-	-	2,301.60	-	-	1,744.60
ii. Trade payables	-	-	256.20	-	-	416.01	-	-	351.07
iii. Other financial liabilites	-	-	185.77	-	-	532.29	-	-	364.56
Total financial liabilities	**-**	**-**	**3,299.80**	**-**	**-**	**3,249.90**	**-**	**-**	**2,460.23**

Fair value hierarchy

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

Financial assets and liabilities measured at fair value - recurring fair value measurements	31 March 2017	31 March 2016	01 April 2015
Mutual funds - Level 2	0.24	0.24	0.24
Total financial assets	**0.24**	**0.24**	**0.24**

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

Level 1 : Level 1 hierarchy includes financial instruments measured using quoted prices.
Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-thecounter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. Considering that all significant inputs required to fair value such instruments are observable, these are included in level 2.
Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

Note 33: Financial risk management

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

The Risk Management Committee of the Company is supported by the Finance department that provides assurance that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Finance department activities are designed to:
- protect the Company's financial results and position from financial risks
- maintain market risks within acceptable parameters, while optimising returns; and
- protect the Company's financial investments, while maximising returns.

A) Management of liquidity risk

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

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

(₹ in crores)

As at 31 March, 2017	Less than 1 year	1-3 Years	3-5 Years	Total
Borrowings	1,507.47	650.36	700.00	2,857.83
Trade payables	239.92	16.28	-	256.2
Financial guarantees	342.64	-	461.53	804.17
Other liabilities	185.77	-	-	185.77

(₹ in crores)

As at 31 March, 2016	Less than 1 year	1-3 Years	3-5 Years	Total
Borrowings	1,851.39	450.21	-	2,301.60
Trade payables	400.21	15.80	-	416.01
Financial guarantees	203.77	255.56	381.41	840.74
Other liabilities	532.29	-	-	532.29

(₹ in crores)

As at 1 April, 2015	Less than 1 year	1-3 Years	3-5 Years	Total
Borrowings	1,094.60	650.00	-	1,744.60
Trade payables	329.85	21.22	-	351.07
Financial guarantees	200.00	232.09	-	432.09
Other liabilities	335.31	29.25	-	364.56

M11

B) Management of market risk

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

- interest rate risk
- currency risk

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

POTENTIAL IMPACT OF RISK	MANAGEMENT POLICY	SENSITIVITY TO RISK
(i) Interest rate risk		
Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is mainly exposed to interest rate risk due to its variable interest rate borrowings. The interest rate risk arises due to uncertainties about the future market interest rate of these investments. The Company's fixed rate borrowings are carried at amortised cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates. As at March 31, 2017, the exposure to interest rate risk due to borrowings amounted to ₹ 233.16 crores (as at 31 March, 2016: ₹ 491.16 crores)	The Company's strategy is to mitigate interest rate risk by ensuring a proper mix of borrowings at fixed and variable interest rates. The Company's interest rate risk is monitored by the management and treasury team on a monthly basis. Management analyses the Company's interest rate exposure on a dynamic basis. Various scenarios are simulated, taking into consideration refinancing, renewal of existing positions and alternative financing sources. Based on these scenarios, the Company calculates the impact on profit and loss of a defined interest rate shift. The scenarios are run only for liabilities that represent the major interest-bearing positions. The simulation is done on a monthly basis to verify that the maximum potential loss is within the limits set by management.	As an estimation of the approximate impact of the interest rate risk, with respect to financial instruments, the Company has calculated the impact of a 0.25% change in interest rates. 0.25% p.a. decrease in interest on aforesaid loans will reduce interest expense by ₹ 0.58 crores for financial year ended 31 March, 2017 0.25% p.a. decrease in interest on aforesaid loans will reduce interest expense by ₹ 1.23 crores for financial year ended 31 March, 2016 A 0.25% increase in interest rates would have led to an equal but opposite effect.
(ii) Currency risk		
The Company undertakes transactions denominated in foreign currencies which is mainly receivables from its subsidiaries based in Maldives and Singapore; consequently, exposures to exchange rate fluctuations arise.	The Company has not hedged any of its assets or liabilities repayable in a foreign currency, being receivables from its subsidiaries.	As an estimation of the approximate impact of the currency risk, with respect to financial instruments, the Company has calculated the impact of a 5% change in currencies. Following table details the Company's sensitivity to a 5% increase and decrease in ₹ against the relevant foreign currencies.

The exposure to currency risk due to foreign currency transactions

Particulars	Foreign Currency (FC)	As at 31 March, 2017		As at 31 March, 2016		As at 1 April, 2015	
		Amount in FC	(₹ in crores)	Amount in FC	(₹ in crores)	Amount in FC	(₹ in crores)
Payables	USD	4,850	0.03	-	-	-	-
Payables	SGD	3,248	0.02	-	-	-	-
Payables	AED	49,558	0.09	21,542	0.04	3,562	0.01
Payables	KWD	-	-	660	0.02	-	-
Receivables	SGD	13,015,743	60.39	11,984,768	58.59	10,601,901	48.24
Receivables	MVR	31,980,960	13.18	25,326,604	10.77	10,117,547	4.09
Receivables	AED	35,580	0.06	35,580	0.06	35,580	0.06

SGD = Singapore $, MVR =Maldivian Rufiyaa, AED= United Arab Emirates Dirham, KWD = Kuwaiti Dinar

Sensitivity analysis

(₹ in crores)

Particulars	Effect on profit after tax and total equity For the years ended		
	31 March, 2017	31 March, 2016	31 March, 2015
MVR			
Increase in exchange rate by 5%	0.43	0.35	0.13
Decrease in exchange rate by 5%	(0.43)	(0.35)	(0.13)
SGD			
Increase in exchange rate by 5%	1.97	1.92	1.58
Decrease in exchange rate by 5%	(1.97)	(1.92)	(1.58)

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

C) Management of credit risk

Credit risk is the risk of financial loss to the Company if a customer or counter-party fails to meet its contractual obligations.
The Company is exposed to credit risk from Loans and Inter-corporate deposits, deposits with banks and financial institutions, as well as credit exposure to customers with deferred payment terms.

Trade receivables
Credit risks related to receivables resulting from the sale of inventory property is managed by requiring customers to pay the dues before handover of flat, therefore, substantially eliminating the Company's credit risk in this respect.
Concentration of credit risk with respect to trade receivables are limited, due to the Company's customer base being large and diverse. All trade receivables are reviewed and assessed for default on a regular basis.

Other financial assets
Credit risk from balances with banks and financial institutions is managed in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparties. Counterparty credit limits are reviewed by the Company's management on an annual basis, and may be updated throughout the year subject to approval of the Company's top management. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through potential counterparty failure.
The Company has adopted a policy of only dealing with counterparties (including joint venture partners) that have sufficiently good credit rating. The Company's exposure and credit ratings of its counterparties (including joint venture partners) are continuously monitored and the aggregate value of transactions is reasonably spread amongst the counterparties.
Loans and Inter-corporate deposits to its subsidiaries are reviewed based on its business operations, operating results and macro economic conditions and accordingly infusion of funds are monitored.

The Company's maximum exposure to credit risk as at 31 March, 2017, 2016 and 2015 is the carrying value of each class of financial assets as disclosed in notes 4(b), 4(c) and 8(a) to 8(f).

Note 34: Capital Management

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

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

The Company monitors capital using Debt-Equity ratio, which is total debt divided by total equity. For the purposes of the Company's capital management, the Company considers the following components of its Balance Sheet to be managed capital:
Total equity as shown in the Balance Sheet includes General reserve, Retained earnings, Share capital, Security premium. Net debt includes current debt plus non-current debt less cash and bank balances.

(₹ in crores)

	31 March, 2017	31 March, 2016	1 April, 2015
Net debt (net off cash and bank balances)	2,994.14	2,735.88	2,043.23
Total Equity	1,150.33	1195.44	1131.93
Net debt to equity ratio (No. of times)	2.60	2.29	1.81

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

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

H11

Note 35: Earnings Per Share

Particulars	For the Year Ended 31 March, 2017	For the Year Ended 31 March, 2016
(Loss)/Profit after Tax - (₹ in crores)	(44.46)	62.63
Number of Ordinary shares	286,333,264	286,333,264
Weighted average number of Ordinary shares outstanding during the year	286,333,264	286,333,264
Weighted average number of Ordinary shares for diluted EPS	286,333,264	286,333,264
Basic earnings per share of ₹ 10 each - (₹)	(1.55)	2.19
Diluted earnings per share of ₹ 10 each - (₹)	(1.55)	2.19
Face Value Per Share - (₹)	10	10

Note 36: Segment Reporting

The Company is engaged only in the business of development of property and related activities in India. It has no other reportable segments in terms of Indian Accounting Standard (Ind AS) 108 on Segment Reporting specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act").

Note 37: Contingent liabilities and Commitments

(i) Contingent liabilities

(a) Claims against the Company not acknowledged as debts in respect of suits filed by owners and customers of certain properties constructed/developed by the Company amounting to ₹ 15.88 crores (As at 31 March, 2016 ₹ 9.98 crores, As at 1 April, 2015 ₹ 1.97 crores) (inclusive of interest) against which the Company has made counter claims of ₹ Nil crores (As at 31 March, 2016 ₹ 0.02 crores, As at 1 April, 2015 ₹ 0.09 crores). The Company based on past experience does not anticipate any material liability to devolve on it as a result thereof.
Future ultimate outflow of resources embodying economic benefits in respect of the above matters are uncertain as it depends on the final outcome of the matters involved.

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

i) In respect of one of the projects, the Company has carrying amount of assets of ₹ 139.43 crores (As at 31 March, 2016 ₹ 139.33 crores, As at 1 April, 2015 ₹ 134.41 crores). The subject matter of dispute is relating to environment issues. The Hon'ble High Court of Delhi by its decision dated 12 April, 2017 has set aside the permissions granted by the Nagar Panchayat Naya Gaon and environment clearance granted by SEIAA Punjab. It has also stated that the project is within the catchment area of Sukhna Lake. Based on legal advice received, the Company believes that it has good grounds of appeal and accordingly will try to get favourable order from the Supreme Court.

ii) With regard to another project, the Company has disputed the demand for property tax amounting to ₹ 1.82 crores (As at 31 March, 2016 ₹ 1.82 crores, As at 1 April, 2015 ₹ 7.54 crores). The matter is pending before the Hon'ble High Court of Bombay.

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

(ii) Commitments

(a) Estimated amount of contracts remaining to be executed on capital account and not provided for: Tangible assets - ₹ 0.62 crores (As at 31 March, 2016 ₹ Nil, As at 1 April, 2015 ₹ Nil) and for Intangible assets - ₹ 0.85 crores (As at 31 March, 2016 ₹ 0.01 crores, As at 1 April, 2015 ₹ 0.09 crores)

(b) Commitment towards uncalled portion on partly paid 11% Redeemable, Cumulative, Non-participating, Non-convertible Preference Shares of Ornate Housing Private Ltd ("Ornate") amounting to ₹ 0.15 crores (As at 31 March, 2016 ₹ 0.15 crores, As at 1 April, 2015 ₹ 0.15 crores). The Company is committed to this amount only in the event of Ornate winning the bid for a project.

(c) During the year ended 31 March, 2016. the Company has entered into an Option Agreement as an Obligor with Facility Agent of Lender in respect of Loan granted by Lender for ₹ 200 crores (As at 31 March, 2016 ₹ 200 crores, As at 1 April, 2015 ₹ 200 crores) given to Joint Developer Partner of the Company. The Company may be liable to pay the loan amount as per Option Agreement in case of Non Default Call Option (i.e. after 24 months of disbursement viz. 27 May, 2015) or Accelerated Call Option as may be exercised by Facility Agent of the Lender as per Option agreement.

(d) Operating leases

The Company has entered into operating leases in respect of office and residential premises. The terms of the said leases include terms for renewal, increase in rents in future periods for premises and terms of cancellation. The total lease payments recognised in the Statement of Profit and Loss or debited to the project costs for the year amount to ₹ 11.90 crores (for the year ended 31 March, 2016 ₹ 12.25 crores). Total of future Minimum Lease Payments under non-cancellable leases in case of the premises on lease are as follows:

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Not later than one year	3.22	1.47	3.72
Later than one year and not later than five years	4.95	0.08	1.00
Later than five years	-	-	-

H11

Tata Housing Development Company Limited

Notes forming part of the financial statements

Note: 38: Employee Benefits

A Defined benefit plans:

(i) Gratuity (funded)

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

(ii) Post-retirement medical benefits (PRMB) (Unfunded)

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

(iii) Pension (unfunded)

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

Balance sheet amount

(₹ in crores)

Particulars	Gratuity			PRMB (unfunded)
	Present value of obligation	Fair value of plan assets	Net amount	
1 April, 2015	8.29	(6.74)	1.55	0.37
Current service cost	1.33	-	1.33	0.03
Interest expense/(income)	0.67	(0.54)	0.13	0.03
Total amount recognised in profit and loss	**2.00**	**(0.54)**	**1.46**	**0.06**
Remeasurements				
Return on plan assets, excluding amount included in interest expense/(income)	-	0.03	0.03	-
(Gain) / Loss from change in financial assumptions	0.08	-	0.08	(0.15)
Experience (gains)|losses	(1.31)	-	(1.31)	-
Total amount recognised in other comprehensive income	**(1.23)**	**0.03**	**(1.20)**	**(0.15)**
Employer contributions	-	(1.20)	(1.20)	-
Benefit payments	(1.31)	1.31	-	-
31 March, 2016	**7.75**	**(7.14)**	**0.61**	**0.28**

(₹ in crores)

Particulars	Gratuity			PRMB (unfunded)
	Present value of obligation	Fair value of plan assets	Net amount	
1 April, 2016	**7.75**	**(7.14)**	**0.61**	0.28
Current service cost	0.61	-	0.61	0.02
Interest expense|(income)	1.36	(0.56)	0.80	0.03
Total amount recognised in profit and loss	**1.97**	**(0.56)**	**1.41**	**0.05**
Remeasurements				
Return on plan assets, excluding amount included in interest expense|(income)	-	0.06	0.06	-
(Gain) / Loss from change in financial assumptions	0.48	-	0.48	0.04
Experience (gains)/losses	0.41	-	0.41	-
Total amount recognised in other comprehensive income	**0.89**	**0.06**	**0.95**	**0.04**
Employer contributions	-	(0.61)	(0.61)	-
Benefit payments	(1.40)	1.40	-	-
31 March, 2017	**9.20**	**(6.85)**	**2.36**	**0.37**

The net liability disclosed above relates to funded and unfunded plans are as follows: (₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Present value of funded obligations	9.20	7.75	8.29
Fair value of plan assets	(6.85)	(7.14)	(6.74)
Deficit of Gratuity plan	**2.35**	**0.61**	**1.54**
Present value of unfunded obligations	0.37	0.28	0.37
Fair value of plan assets	-	-	-
Deficit of PRMB	**0.37**	**0.28**	**0.37**

H11

Major category of plan assets for Gratuity fund are as follows:
The company has invested entire amount of plan assets in insurance fund.

Insurer Managed Fund Detailed Pattern	% Invested	
	As at 31 March, 2017	As at 31 March, 2016
Government Securities	44.06%	45.23%
Corporate Bonds	15.50%	16.77%
Infrastructure Bonds	35.93%	34.70%
Reverse Repos'	4.51%	3.30%
	100.00%	**100.00%**

Risk exposure

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

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

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

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

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

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

Defined benefit Liability and employer contribution
Expected contribution to post employment benefit plans for the year ending March 31, 2018 are ₹ 1.93 crores.

The weighted average duration of the defined benefit obligation is 7 years (2016 – 7 years) **(₹ in crores)**

	Gratuity		PRMB	
Maturity analysis of Projected benefit obligation: from the fund:	**31 March, 2017**	**31 March, 2016**	**31 March, 2017**	**31 March, 2016**
1st following year	1.05	0.85	-	-
2nd following year	1.01	0.92	-	0.01
3rd following year	1.10	0.89	0.01	0.01
4th following year	1.24	0.96	0.01	0.01
5th following year	0.96	1.15	0.01	0.01
Sum of years 6 to 10	3.95	3.49	0.05	0.05

B **Defined contribution plans:**

(₹ in crores)

Benefit (Contribution to)	For the Year Ended 31 March, 2017	For the Year Ended 31 March, 2016
Provident Fund	2.22	2.14
Superannuation Fund	0.78	0.78
Total	**3.00**	**2.92**

H11

(i) **Provident fund and superannuation fund**

The company also has certain defined contribution plans. Contributions are made to Tata Housing provident fund trust for employees at the rate of 12% of basic salary as per regulations. The obligation of the group is limited to the amount contributed and it has no further contractual nor any constructive obligation.

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

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

C **Compensated absences**

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

D **Significant estimates: Actuarial assumptions and sensitivity**

The significant actuarial assumptions for were as follows:

Particulars	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
Gratuity			
Discount rate	6.81%	7.84%	8.04%
Rate of return on plan assets	6.81%	7.84%	8.04%
Salary growth rate	7.00%	7.00%	7.00%
Retirement age	60 years	60 years	60 years
Mortality Rate During employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)
Mortality Rate After employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)
Maximum gratuity payable per person	Unlimited	Unlimited	Unlimited
Compensated absences			
Discounting Rate	7.00%	7.84%	8.04%
Retirement Age	60 years	60 years	60 years
Future Salary Rise	7.00%	7.00%	7.00%
Mortality Table	Mortality (2006-08) Ultimate	Mortality (2006-08) Ultimate	Mortality (2006-08) Ultimate
Withdrawal Rates	related on graduated scale	related on graduated scale	related on graduated scale
Post Retirement Medical Benefits and Pension Liability :			
Expected Return on plan assets	N.A.	N.A.	N.A.
Rate of discounting	6.81%	7.84%	8.01%
Medical cost inflation	7.00%	7.00%	7.00%
Rate of emploayee turnover	13.00%	13.00%	13.00%
Mortality Rate During employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)
Mortality Rate After employment	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)

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

	Gratuity		PRMB	
Particulars	31 March, 2017	31 March, 2016	31 March, 2017	31 March, 2016
Projected benefit obligation on current assumptions	9.20	7.75	0.37	0.28
Delta effect of +1% change in rate of discounting	(0.05)	(0.38)	(0.07)	0.04
Delta effect of -1% change in rate of discounting	0.52	0.43	0.09	0.05
Delta effect of +1% change in rate of salary increase	0.51	0.42	(0.04)	0.05
Delta effect of -1% change in rate of salary increase	(0.47)	(0.39)	0.04	(0.04)
Delta effect of +1% change in rate of employee turnover	(0.04)	(0.02)	0.09	0.06
Delta effect of -1% change in rate of employee turnover	0.04	0.02	(0.07)	(0.05)

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

Note 39: Related Party Transactions

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

39.1 List of Related Parties and Relationships

Sr. No.	Related Party
	Holding Company
1	Tata Sons Limited
	Subsidiaries (including step down subsidiaries)
2	Concept Developers & Leasing Limited (formerly known as Concept Marketing and Advertising Limited)
3	Tata Value Homes Limited
4	Apex Realty Private Limited
5	Kriday Realty Private Limited
6	THDC Management Services Limited (formerly known as THDC Facility Management Limited)
7	Promont Hillside Private Limited
8	Ardent Properties Private Limited
9	World-One Development Company Pte. Limited
10	World-One (Sri Lanka) Projects Pte. Limited
11	One Colombo Project (Private) Limited
12	Smart Value Homes (Boisar) Private Limited
13	HLT Residency Private Limited
14	North Bombay Real Estate Private Limited
15	Synergizers Sustainable Foundation
16	Technopolis Knowledge Park Limited
	Joint Ventures (including step down Joint Ventures)
17	Casa Décor Private Limited (ceased w.e.f. 30.03.2016)
18	Princeton Infrastructure Private Limited
19	Arvind and Smart Value Homes LLP
20	Sohna City LLP
21	Sector 113 Gatevida Developers Private Limited (formerly known as Lemon Tree Land & Developers Private Limited)
22	Promont Hilltop Private Limited
23	One Bangalore Luxury Projects LLP (w.e.f 09.10.2015)
24	Kolkata-One Excelton Private Limited
25	Smart Value Homes (Peenya Project) Private Limited
26	Smart Value Homes (New Project) LLP
27	HL Promoters Private Limited
	Fellow Subsidiaries with whom transactions are entered
28	Infiniti Retail Limited
29	Tata AIG General Insurance Company Limited
30	Tata AIA Life Insurance Company Limited
31	Tata Capital Financial Services Limited
32	Tata Investment Corporation Limited
33	Tata Consultancy Services Limited
34	TCS E-serve International Limited
35	Tata Business Support Services Limited
36	Tata Securities Limited
37	Tata Capital Forex Limited
38	Ecofirst Services Limited
39	Tata Sky Limited
40	Tata Teleservices Limited (ceased to be an associate and is a subsidiary w.e.f. 02.02.2017)
41	Tata Teleservices (Maharashtra) Limited (w.e.f. 02.02.2017)
	Associates of Parent Company with whom transactions are entered
42	Tata Communications Limited
43	Voltas Limited
44	Tata Teleservices Limited (ceased to be an associate and is a subsidiary w.e.f. 02.02.2017)
45	Tata Power Company Limited
46	The Indian Hotels Company Limited
47	Trent Limited
48	Tata Global Beverages Limited
49	Tata Steel Limited
50	Titan Company Limited (w.e.f. 23.06.2015)
	Employee Trusts where there is significant influence
51	Tata Housing Development Company Ltd - Employees Provident Fund
52	Tata Housing Development Company Ltd - Employees Group Super Annuation
53	Tata Housing Development Company Ltd - Employees Comprehensive Gratuity Trust
	Key Management Personnel, with whom transactions are entered
54	Brotin Banerjee – Managing Director & CEO
55	Dileep Choksi
56	S Santhanakrishnan
57	Sucheta Shah

DELOITTE HASKINS & SELLS LLP

HM

39.2 Transactions and balances with related parties

1 Key Management Personnel

a. Transactions (₹ in crores)

Particulars	31 March, 2017	31 March, 2016
Managing Director & CEO		
Sale of properties (based on percentage completion method)	0.71	0.44
Early payment rebate	0.02	-
Short-term benefits	4.51	3.77
Post-employment benefits (PF and Superannuation)	0.19	0.17
Others		
Commission to directors	-	0.97

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

b. Outstanding Balances - Managing Director & CEO (₹ in crores)

Particulars	31 March, 2017	31 March, 2016	1 April, 2015
Assets			
Unbilled Revenue and instalment due	-	0.02	0.02
Liabilities			
Income received in advance (Unearned revenue)	0.47	-	-
Advance against provisional allotment of flat	-	-	0.03
Outstanding Payable - Remuneration	2.75	2.40	2.00

2 Related Parties

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

a. Transactions (₹ in crores)

Particulars	31 March, 2017	31 March, 2016
(I) EXPENSES		
Receiving of Services		
Holding Company	0.08	1.60
Purchase of Materials		
Subsidiaries	-	0.27
Fellow subsidiaries	0.02	0.09
Associates	3.88	9.90
Certification Fees		
Fellow subsidiaries	0.07	0.11
Insurance Premium paid		
Fellow subsidiaries	1.87	4.89
Repairs and Maintenance - Others		
Fellow subsidiaries	2.86	2.75
Rent		
Subsidiaries	0.61	0.58
Brokerage		
Fellow subsidiaries	0.25	-
Forex Purchases		
Fellow subsidiaries	0.11	0.26
Subscription fees		
Fellow subsidiaries	0.01	-
Administrative and Other Expenses		
Fellow subsidiaries	0.35	1.07
Associates	0.92	1.42
Contribution to Employee Benefit Plans		
Employee Trusts	6.04	3.91
Professional Fees		
Fellow subsidiaries	-	0.03
Expenses for CSR		
Subsidiaries	0.73	0.76
Impairment Loss of Financial Assets		
Subsidiaries	32.20	-

Tata Housing Development Company Limited

Notes forming part of the financial statements for the year ended 31 March, 2017

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016
(II) INCOME		
Sale of Services		
Subsidiaries	2.75	6.47
Fellow subsidiaries	0.01	-
Joint ventures	12.15	16.73
Associates	0.02	-
Sale of Development Rights		
Joint ventures	0.20	0.68
Sale of Materials		
Subsidiaries	1.18	0.09
Joint ventures	-	0.25
(III) REIMBURSEMENT TRANSACTIONS		
Expenses incurred on behalf of Related Party		
Holding Company	11.93	7.82
Subsidiaries	22.61	2.45
Fellow subsidiaries	-	0.01
Joint ventures	7.86	4.47
Expenses incurred by Related Party on our behalf		
Holding Company	*	-
Subsidiaries	*	0.85
Joint ventures	1.19	-
(IV) OTHER INCOME		
Interest Income on Loan and Inter Corporate Deposits		
Subsidiaries	100.11	101.66
Joint ventures	54.50	47.21
Guarantee Commission		
Subsidiaries	4.74	10.90
(V) FINANCE COSTS		
Interest Expense on Inter Corporate Deposits		
Fellow subsidiaries	-	1.48
Associates	1.16	5.36
(VI) INVESTMENTS AND GUARANTEES		
Investment made		
Subsidiaries	14.98	0.75
Joint ventures	20.71	116.45
Investment sold		
Subsidiaries	0.01	-
Investment Repaid		
Joint ventures	-	5.52
Guarantee Given		
Subsidiaries	88.70	421.21
Guarantee Expired		
Subsidiaries	115.06	22.96

SELLS LLP & DELOITTE HASKINS &

HI

Tata Housing Development Company Limited

Notes forming part of the financial statements for the year ended 31 March, 2017

b. Outstanding Balances arising from sale/purchase of goods and services: (₹ in crores)

Particulars	31 March, 2017	31 March, 2016	1 April, 2015
(A) ASSETS			
Outstanding Receivables			
Holding Company	24.69	12.76	4.94
Subsidiaries	13.18	10.93	4.12
Joint ventures	33.83	26.13	20.01
Deposit			
Subsidiaries	0.30	0.30	0.30
Advances			
Subsidiaries	19.43	20.97	5.73
Fellow subsidiaries	0.08	0.35	-
Joint ventures	0.40	9.52	0.29
(B) PAYABLES			
Interest Accrued but not due			
Fellow subsidiaries	-	-	0.76
Outstanding Payable			
Holding Company	15.42	61.34	77.55
Subsidiaries	-	3.20	1.00
Fellow subsidiaries	0.96	0.45	2.06
Joint ventures	1.13	0.27	-
Associates	1.28	1.52	1.21
Employee Trusts	2.59	0.85	1.78
Unexpired Guarantee Income			
Subsidiaries	0.12	0.62	0.37
(C) PROVISIONS FOR DOUBTFUL LOANS			
Subsidiaries	32.20	-	-
(D) GUARANTEES OUTSTANDING			
Guarantee Given Outstanding			
Subsidiaries	304.17	840.74	432.09

3 **Loans to/from related party** **(₹ in crores)**

Particulars	31 March, 2017	31 March, 2016
Loans to subsidiaries		
Beginning of the year	**1,088.56**	**830.29**
Loan advanced	820.05	380.26
Loan repayment received	(895.83)	(89.80)
Interest charged (net of TDS)	91.41	92.82
Interest received	(52.60)	(128.66)
Forex difference	(3.25)	3.65
End of the year	**1,048.34**	**1,088.56**

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016
Loans to Joint ventures		
Beginning of the year	**320.71**	**244.63**
Loan advanced	91.05	128.19
Loan repayment received	(113.45)	(79.38)
Interest charged (net of TDS)	49.29	42.71
Interest received	(42.91)	(15.45)
End of the year	**304.69**	**320.70**

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016
Loans from Fellow subsidiaries		
Beginning of the year	-	**20.00**
Loan received	-	20.00
Loan repayments made	-	(40.00)
End of the year	-	-

(₹ in crores)

Particulars	31 March, 2017	31 March, 2016
Loans from Fellow Associates		
Beginning of the year	**50.00**	**59.00**
Loan received	75.00	50.00
Loan repayments made	(75.00)	(59.00)
End of the year	**50.00**	**50.00**

DELOITTE HASKINS & SELLS LLP *

H11

Note 40: Provision for customer compensation

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

(₹ in crores)

Particulars	As at 31 March, 2017	As at 31 March, 2016
Provision outstanding as at the beginning of the year	**9.44**	**3.34**
Add: Additions to provisions	3.82	6.10
Less: Utilisation	2.18	-
Provision outstanding as at the end of the year (expected to be incurred within a year)	**11.08**	**9.44**

Note 41: Expenditure on Corporate Social Responsibility

(₹ in crores)

(a)

Particulars	For the Year Ended 31 March, 2017	For the Year Ended 31 March, 2016
Amount required to be spent as per Section 135 of the Act	1.79	2.29
Amount paid/spent during the year on:		
(i) Construction/acquisition of any asset	-	-
(ii) On purposes other than (i) above	1.57	2.48
Amount yet to be paid:		
(i) Construction/acquisition of any asset	-	-
(ii) On purposes other than (i) above	0.25	0.02
Total	**1.82**	**2.50**

In respect of Corporate Social Responsibility activities, the Company has paid ₹ 1.59 crores (for the year ended 1 April, 2016 ₹ 3.04 crores).

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

Contributions during the year ended 31 March, 2017: ₹ 0.73 crores (31 March 2016: ₹ 0.76 crores)
Payable as at 31 March, 2017 - ₹ Nil (as at 31 March 2016: ₹ 0.02 crores, as at 1 April, 2015: ₹ 0.22 crores)

Note 42: Micro, Small and Medium Enterprises

42.1 Trade Payables include principal amount of ₹ Nil (As at 31 March, 2016 ₹ Nil, As at 1 April, 2015 ₹ Nil) due to the suppliers covered under Micro, Small and Medium Enterprises Development Act, 2006.

42.2 No interest was paid during the current year as well as during the previous year by the Company to such suppliers.

42.3 No interest is due and payable for the period of delay in making payment, if any, at the end of the current year as well as previous year by the Company to such suppliers.

42.4 No interest was accrued and remains unpaid at the end of the current year as well as previous year by the Company to such suppliers.

The above information has been determined to the extent such suppliers have been identified on the basis of information available with the Company.

Note 43: The Value of Imports on CIF Basis:

(₹ in crores)

Particulars	For the Year Ended 31 March, 2017	For the Year Ended 31 March, 2016
Purchase of Construction Material	3.30	3.59
Total	**3.30**	**3.59**

Note 44: During the year 1999-2000, the Company had contributed an amount of ₹ 0.62 crores towards development of premises occupied earlier, which were destroyed by fire. The said amount has been invested in mutual funds in terms of an agreement with co-owner of the building in which the said premises are located. The amount being utilised for development, pending which, this amount is deployed in Investment in units of Mutual Funds: ₹ 0.24 crores as at the year end (As at 31 March, 2016 ₹ 0.24 crores, As at 1 April, 2015 ₹ 0.24 crores).

Note 45: For the year ended 31 March, 2017, remuneration of ₹ 4.70 crores has been paid/provided to Managing Director & CEO which is subject to approval of the members at the general meeting.

Note 46: During the previous year ended 31 March, 2016, in terms of the Composite Scheme of Arrangement ("the Scheme") under Sections 391 and 394 and other applicable provisions of the Companies Act, 1956 read with Section 52 of the Companies Act, 2013 filed by the Company for merger of its subsidiary companies Gurgaon Infrastructure Private Limited ("GIPL") and Landscape Structures Private Limited ("LSPL"), and transfer and vesting of Gurgaon Undertaking of Ardent Properties Private Limited ("APPL Gurgaon Undertaking") (referred to as 'Transferor Companies'), with the Company (Transferee Company) has been approved by the Hon'ble High Court of Bombay on 29 April, 2016 and has filed certified copy of the High Court Order with the Registrar of Companies, Mumbai ("ROC") on 12 May, 2016 and certified copy of the scheme with other documents with ROC on 3 June, 2016. LSPL, GIPL and Ardent Properties Private Limited have filed certified copy of the High Court Order along with the scheme and other documents with ROC on 3 June, 2016. Accordingly, the scheme has been given effect to in the books with effect from 1 April, 2014, being the Appointed Date as approved by Hon'ble High Court of Bombay on the following basis:

A) In case of transfer and vesting of APPL Gurgaon Undertaking of Ardent Properties Private Limited :

1. The Company has recorded the assets and liabilities of the APPL Gurgaon Undertaking at the respective book values appearing in the books of Ardent Properties Private Limited at the close of business on the day immediately preceding the Appointed Date.

2. The excess remaining after recording the aforesaid entries and after giving effect to the costs in relation to vesting of assets pertaining to APPL Gurgaon Undertaking with the Company and other entries in accordance with the Scheme is credited to Capital Reserve.

3. To the extent there are inter-corporate loans or balances between the Company in respect of the loans given to Ardent Properties Private Limited pertaining to the APPL Gurgaon Undertaking, the obligations in respect thereof has come to an end and corresponding effect has been given in the books of accounts and records of the Company for the reduction of any assets or liabilities, as the case may be, and no accrual is made of interest or any other charges in respect of such inter-company loans, deposits or balances, with effect from the Appointed Date.

B) In case of merger of Gurgaon Infrastructure Private Limited and Landscape Structures Private Limited:

1. The amalgamation has been accounted under the "Pooling of interest" Method as prescribed by the Accounting Standard (AS) 14 on "Accounting for Amalgamations".
2. The assets and liabilities of the GIPL and LSPL have been recorded in the books of the Company at their existing carrying amount and in the same form.
3. The equity shares held by the Company in GIPL and LSPL stands cancelled.
4. The inter-corporate deposits / loans and advances / balance outstanding between GIPL, LSPL and the Company stands cancelled.
5. The difference between the share capital of the GIPL and LSPL and investment by the Company in GIPL and LSPL has been adjusted in the books of THDCL as under:

a. First out of the amount available in the Capital Reserve Account.
b. Secondly, out of the amount available in the security premium account of the Company (including securities premium pursuant to the Scheme).

Details of assets and liabilities acquired under the Scheme and treatment of the difference between the net assets acquired and cost of investment by the Transferee Company in the Transferor Companies as on 1 April, 2014:

₹ in crores

Particulars	APPL Gurgaon Undertaking	GIPL	LSPL	Total
Non-Current Assets				
Non-Current Investments	-	0.01	-	0.01
Long-term Loans and Advances	0.23	0.85	0.69	1.77
Current Assets				
Inventories	8.31	78.14	87.94	174.39
Trade Receivables	0.25	1.56	1.85	3.66
Cash and cash equivalents	0.81	-	0.04	0.85
Short-term Loans and Advances	-	46.00	61.25	107.25
Other Current Assets	0.01	-	-	0.01
Less:				
Non - Current Liabilities				
Long-term borrowings	-	46.11	61.50	107.61
Current Liabilities				
Trade Payables	0.01	0.01	0.16	0.18
Other Current Liabilities	-	23.53	18.76	42.29
Reserves and Surplus				
Securities Premium Account	-	49.26	60.32	109.58
Surplus in the Statement of Profit and Loss	-	7.58	10.96	18.54
Net Assets Taken over	**9.60**	**0.07**	**0.07**	**9.74**

(A) Capital Reserve on demerger	9.60	-	-	9.60
(B) Net Assets Taken over	-	0.07	0.07	0.14
(C) Investments	-	(268.84)	(268.86)	(537.70)
Net reduction in Securities Premium				**(527.96)**

As at 31 March, 2016, pursuant to the Scheme, the title deeds for the properties pertaining to Transferor Companies were pending conveyance in the name of the Company. Further, the Company was in the process of name change formalities to transfer the title in respect of the contracts and agreements, etc.
During the year ended 31 March, 2017 the title deeds for the properties are transferred in the name of the Company.

Note 47: First-time adoption of Ind AS

These are the company's first standalone financial statements prepared in accordance with Ind AS.

The accounting policies set out in note 1 have been applied in preparing the financial statements for the year ended 31 March 2017, the comparative information presented in these financial statements for the year ended 31 March 2016 and in the preparation of an opening Ind AS balance sheet as at 1 April 2015 (the company's date of transition). In preparing its opening Ind AS balance sheet, the company has adjusted the amounts reported previously in financial statements prepared in accordance with the accounting standards notified under Companies (Accounting Standards) Rules, 2006 (as amended) and other relevant provisions of the Act (Previous GAAP). An explanation of how the transition from previous GAAP to Ind AS has affected the company's financial position, financial performance and cash flows is set out in the following tables and notes.

A) **Exemptions and exceptions availed**

In preparing these Ind AS Financial Statements, the Company has availed certain optional exemptions and applied mandatory exceptions in accordance with Ind AS 101 First-time Adoption of Indian Accounting Standards, as explained below. The resulting difference between the carrying values of the assets and liabilities in the Financial Statements as at the transition date under Ind AS and previous GAAP have been recognised directly in equity (retained earnings or another appropriate category of equity). This note explains the adjustments made by the Company in restating its previous GAAP Financial Statements, including the Balance Sheet as at 1 April, 2015 and the Financial Statements as at and for the year ended 31 March, 2016.

Set out below are the applicable Ind AS 101 optional exemptions applied in the transition from previous GAAP to Ind AS.

Ind AS optional exemptions

(i) **Business combinations**

The Company has elected to apply Ind AS 103 prospectively to business combinations occurring after its transition date. Business combinations occurring prior to the transition date have not been restated.

(ii) **Investments in subsidiaries and joint ventures**

The Company has elected to measure its investment in subsidiaries and joint ventures at the Previous GAAP carrying amount as its deemed cost on the transition date.

(iii) **Deemed cost for property, plant and equipment and intangible assets**

The company has elected to measure all of its property, plant and equipment and intangible assets at their Previous GAAP carrying value and use the same as deemed cost in the opening IND AS Balance Sheet.

B) **Reconciliations between previous GAAP and Ind AS**

Ind AS 101 requires an entity to reconcile equity, total comprehensive income and cash flows for prior periods. The following reconciliations provide the explanations and quantification of the differences arising from the transition from Previous GAAP to Ind AS in accordance with Ind AS 101:

(a) Reconciliation of Total Equity as at 01 April 2015 and 31 March 2016,
(b) Reconciliation of Statement of Profit and Loss for the year ended 31 March 2016, and
(c) The impact on cash flows from operating, investing and financing activities for the year 31 March, 2016.

(a) **Reconciliation of total equity as at 31 March 2016 and 1 April 2015**

(₹ in crores)

	Notes to first time adoption	31 March 2016	1 April 2015
Total equity (shareholder's funds) as per previous GAAP		1,208.43	1,502.03
Composite Scheme of Arrangement (refer note 46)		-	(354.58)
Adjusted equity as per previous GAAP		**1,208.43**	**1,147.45**
Adjustments:			
Fair valuation of unbilled revenue	2	(37.06)	(24.38)
Interest on financial assets at amortised cost	2	15.77	-
Fair valuation of guarantee	3	0.88	0.38
Fair valuation of mutual funds	5	0.05	0.05
Tax effects of adjustments	6	7.37	8.43
Total adjustments		**(12.99)**	**(15.52)**
Total equity as per Ind AS		**1,195.44**	**1,131.93**

(b) **Reconciliation of total comprehensive income for the year ended 31 March 2016**

(₹ in crores)

	Notes to first time adoption	31 March 2016
Profit after tax as per previous GAAP		60.98
Adjustments:		
Actuarian (gain)/loss on Post-employment benefit obligations recognised in other comprehensive income	1	(1.34)
Fair valuation of unbilled revenue	2	(12.68)
Interest on financial assets at amortised cost	2	15.77
Fair valuation of guarantee	3	0.50
Tax effects of adjustments	6	(0.60)
Profit after tax as per Ind AS		62.63
Other comprehensive income	7	0.88
Total comprehensive income as per Ind AS		63.51

(c) **Impact of Ind AS adoption on the statement of cash flows for the year ended 31 March, 2016**

The transition from previous GAAP to Ind AS has no impact on the statement of cash flow.

VM

C) **Notes to the Reconciliations**

Note 1: Actuarian gain/loss on Post-employment benefit obligations recognised in other comprehensive income
Under Ind AS, remeasurements i.e. actuarial gains and losses and the return on plan assets, excluding amounts included in the net interest expense on the net defined benefit liability are recognised in other comprehensive income instead of profit or loss. Under the previous GAAP, these remeasurements were forming part of the profit or loss for the year. There is no impact on the total equity as at 31 March, 2016.

Note 2: Fair valuation of unbilled revenue
Based on Ind AS - 109, financial assets in the form of long term unbilled revenue have been accounted at fair value and subsequently measured at amortised cost using the effective interest rate method
The above changes has resulted in decrease in other non current financial asset-unbilled revenue by ₹ 24.38 crores as at 1 April, 2015 and ₹ 21.29 crores as at 31 March, 2016.

Note 3: Fair valuation of guarantee
Ind AS requires recognition of financial guarantee contracts at fair value. Accordingly differential financial guarantee income is recognised in the books over the period of guarantee. This adjustment has resulted in increase in unexpired guarantee income by ₹ 0.38 crores as at 1 April, 2015 and ₹ 0.88 crores as at 31 March, 2016.

Note 4: Selling expenses
In the financial statements prepared under Previous GAAP, sales promotional expenses were shown as a part of other expenses. However, under Ind AS, such sales promontional expenses amounting to ₹ 0.36 crores for the ended 31 March, 2016, are reduced from revenue from sale of properties.There is no impact on the total equity as at 31 March, 2016.

Note 5: Fair valuation of current investments
Under the previous GAAP, current investments were carried at lower of cost and fair value. Under Ind AS, these investments are required to be measured at fair value. The resulting fair value changes of the current investments (mutual funds) have been recognised in retained earnings as at the date of transition and subsequently in the profit or loss for the year ended 31 March 2016.This adjustment has resulted in an increase in current investment by ₹ 0.05 crores as at 1 April, 2015 and 31 March, 2016.

Note 6: Deferred Tax
Under previous GAAP, deferred tax accounting was done using the income statement approach, which focuses on differences between taxable profits and accounting profits for the period. Ind AS requires entities to account for deferred taxes using the balance sheet approach, which focuses on temporary differences between the carrying amount of an asset or liability in the balance sheet and its corresponding tax base.
The application of Ind AS has resulted in recognition of deferred tax on new temporary differences which were not required to be recognised under previous GAAP.
In addition, the above mentioned transitional adjustments have led to temporary differences and creation of deferred tax thereon

Note 7: Other comprehensive income
Under Ind AS, all items of income and expense recognised in a period should be included in profit or loss for the period, unless a standard requires or permits otherwise. Items of income and expense that are not recognised in profit or loss but are shown in the statement of profit and loss as 'other comprehensive income' includes remeasurements of defined benefit plans. The concept of other comprehensive income did not exist under previous GAAP.

H11

Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 48: Assets pledged as Security

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

Particulars	Refer Note	As at 31 March, 2017	As at 31 March, 2016	As at 1 April, 2015
(A) Current				
Financial assets				
First charge				
Trade receivables	8(b)	85.83	129.31	107.63
Cash and cash equivalents	8(c)	13.81	11.69	9.21
Bank balances other than above	8(d)	-	4.08	2.16
Loans	8(e)	1,075.58	1,154.71	865.23
Other financial assets	8(f)	435.85	364.68	343.11
Non-financial assets				
First charge				
Inventories	7	2,276.84	2,116.58	1,711.46
Total current assets pledged as security		**3,887.91**	**3,781.05**	**3,038.80**
(B) Non-current				
Financial assets				
First charge				
Investments	4(a)	437.48	-	-
Loans	4(b)	265.74	273.43	222.63
Other financial assets	4(c)	12.51	126.24	74.76
Non financial assets				
Property, plant and equipment	3(a)	0.54	0.64	0.35
Total non-currents assets pledged as security		**716.27**	**400.31**	**297.74**
Total assets pledged as security		**4,604.18**	**4,181.36**	**3,336.54**

m11

Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 49: Expenditure in Foreign Currency (on accrual basis)

(₹ in crores)

Particulars	For the Year Ended 31 March, 2017	For the Year Ended 31 March, 2016
Professional Fees	0.13	0.01
Travelling Expenses	-	0.01
Administrative Expenses	0.53	0.71
Selling Expenses	0.46	2.32
Salaries	1.35	0.21

Note 50: Earnings in Foreign Currency (on accrual basis)

(₹ in crores)

Particulars	For the Year Ended 31 March, 2017	For the Year Ended 31 March, 2016
Sale of Properties	0.52	0.98
Project Management Fees and Marketing Charges	2.74	6.47
Interest on Loans and Deposits	4.66	5.89

Note 51: No material events have occurred after the balance sheet date and upto the approval of the financial statements.

Note 52: The financial statements were approved for issue by the board of directors on 6 June, 2017.

Note 53: Figures below ₹ 50,000 are denoted by '* '.

For and on behalf of the Board of Directors

Director **Managing Director & CEO**

Chief Financial Officer **Company Secretary**

Place: Mumbai
Date: 6 June, 2017

DELOITTE HASKINS & SELLS LLP