

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

Report on the Standalone Financial Statements

We have audited the accompanying standalone financial statements of **TATA HOUSING DEVELOPMENT COMPANY LIMITED** ("the Company"), which comprise the Balance Sheet as at 31 March, 2016, the Statement of Profit and Loss and the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone 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 financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards prescribed under section 133 of the Act, as applicable.

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 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 financial statements based on 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 and the Order under section 143 (11) of the Act.

We conducted our audit of the standalone 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 financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the 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 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 financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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, 2016, and its profit and its cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143 (3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards prescribed under section 133 of the Act, as applicable.
 - e) On the basis of the written representations received from the directors as on 31 March, 2016 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2016 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, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its 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.



2. As required by the Companies (Auditor's Report) Order, 2016 ("CARO 2016 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)

B. P. Shroff

B.P. Shroff
(Partner)
(Membership No. 034382)

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Place: Mumbai

Date: **7 JUN 2016**

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ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' 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, 2016 in conjunction with our audit of the standalone 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 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

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 Act, 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 are 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 we have obtained 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, 2016, 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's Registration No. 117366W/W-100018)



B.P. Shroff
Partner
(Membership No. 034382)



Place: Mumbai
Date: 7 JUN 2016

7 JUN 2016

ANNEXURE B TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' of our report of even date)

(i)

- a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- b. The fixed assets 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 fixed assets 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 (₹ in crore)	Remarks
Office space at Eruchshaw Building, Mumbai	2.27	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 fixed asset in the 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 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 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.
- (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:
- The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Service Tax, Customs Duty, Value Added Tax, cess and other material statutory dues applicable to it to the appropriate authorities. Excise Duty is not applicable to the Company.
 - There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Service Tax, Customs Duty, Value Added Tax, cess and other material statutory dues in arrears as at 31 March, 2016 for a period of more than six months from the date they became payable.
 - Details of dues of Income-tax which has not been deposited as on 31 March, 2016 on account of disputes are given below:

Name of Statute	Nature of Dues	Forum where Dispute is Pending	Period to which the Amount Relates	Amount Involved (₹ in crore)	Amount Unpaid (₹ in crore)
Income-tax Act, 1961	Income-tax	CIT Appeals	AY 2011-12	0.82	0.82

- (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).



- (x) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material 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 in excess of the limits and approvals prescribed under section 197 read with Schedule V to the Companies Act, 2013 to the following managerial personnel:

Managerial Position	Excess amount of remuneration paid/provided (₹ in crore)	Financial year ending	Treatment of the excess remuneration in the respective year financial statements	Steps taken by the Company for securing refund
Managing Director	0.75	31 March, 2015	The excess remuneration was provided in the financial statements.	The requisite approvals were obtained by the Company in accordance with the provisions of Section 197 read with Schedule V of the Act and Rule 7(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

- (xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the CARO 2016 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 188 and 177 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 CARO 2016 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.



**Deloitte
Haskins & Sells LLP**

- (xvi) The Company is not required to be registered under section 45-I of the Reserve Bank of India Act, 1934.

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

B. P. Shroff

B.P. Shroff
Partner
(Membership No. 34382)

Place: Mumbai

Date: 7 JUN 2016

Balance Sheet as at 31 March, 2016

(₹ in crores)

Particulars		Note No	As at 31 March, 2016	As at 31 March, 2015
I	EQUITY AND LIABILITIES			
1	Shareholders' Funds			
	Share Capital	3	286.33	286.33
	Reserves and Surplus	4	922.10	1,215.70
			1,208.43	1,502.03
2	Non - Current Liabilities			
	Long-term borrowings	5	450.21	650.00
	Deferred tax liabilities (net)	6	301.22	245.28
	Other Long-term liabilities	7	15.80	50.47
	Long-term provisions	8	7.88	7.53
			775.11	953.28
3	Current Liabilities			
	Short-term borrowings	9	1,851.39	1,094.60
	Trade Payables	10 / 48		
	(i) total outstanding dues of micro enterprises and small enterprises			
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		394.49	428.04
	Other Current Liabilities	11	844.84	575.79
	Short Term Provisions	12	18.59	6.41
			3,109.31	2,104.84
	TOTAL		5,092.85	4,560.15
II	ASSETS			
1	Non-Current Assets			
	Fixed Assets	13		
	Tangible Assets		7.33	6.98
	Intangible assets		3.13	3.70
	Capital work-in-progress		0.01	0.42
			10.47	11.10
	Non-Current Investments	14	400.29	831.55
	Long-term Loans and Advances	15	1,484.73	1,139.45
	Other Non-Current Assets	16	32.56	16.40
			1,928.05	1,998.50
2	Current Assets			
	Current Investments	17	0.19	0.19
	Inventories	18	2,116.58	1,677.97
	Trade Receivables	19	129.31	107.63
	Cash and cash equivalents	20	15.77	11.20
	Short-term Loans and Advances	21	290.16	279.41
	Other Current Assets	22	612.79	485.25
			3,164.80	2,561.65
	TOTAL		5,092.85	4,560.15
	See accompanying notes forming part of the financial statements	1-56		

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

For and on behalf of the Board of Directors

B. P. Shroff
Partner

Director

Managing Director & CEO

Place: Mumbai

Date: 7 JUN 2016

Chief Financial Officer


Statement of Profit and Loss for the Year Ended 31 March, 2016

(₹ in crores)

Particulars	Note No	Year Ended 31 March, 2016	Year Ended 31 March, 2015
REVENUE			
I. Revenue from Operations	23	541.94	581.65
II. Other Income	24	184.37	170.79
III. Total Revenue (I + II)		726.31	752.44
IV. EXPENSES			
Cost of Sales	25	334.40	419.27
Employee Benefits Expense	26	53.33	56.98
Finance Costs	27	157.15	135.97
Depreciation and amortisation expense	13	4.19	5.42
Other Expenses	28	78.33	73.46
Total expenses		627.40	691.10
V. Profit before exceptional items and tax (III-IV)		98.91	61.34
VI. Exceptional Items	29	4.50	14.50
VII. Profit before tax (V - VI)		94.41	46.84
VIII. Tax expense:			
Current tax expense		18.97	13.47
Deferred tax	6	32.52	27.87
Tax adjustment for earlier years		0.91	1.31
MAT Credit		(18.97)	(13.47)
		33.43	29.18
IX. Profit for the year (VII-VIII)		60.98	17.66
X. Earnings Per Ordinary Share (of ₹ 10/- each)			
- Basic (In ₹)	40	2.13	0.68
- Diluted (In ₹)		2.13	0.68
See accompanying notes forming part of the financial statements	1-56		

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

For and on behalf of the Board of Directors


B. P. Shroff
Partner


I. Suma
Director


Managing Director & CEO

Place: Mumbai
Date: 7 JUN 2016


Chief Financial Officer

Particulars	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015
A. Cash flow from Operating Activities		
Profit before tax	94.41	46.84
Adjustments for:-		
Depreciation and amortisation expense	4.19	5.42
Profit on sale of Fixed Assets (net)	(0.01)	-
Sundry Balances Written-back	(0.26)	(0.02)
Net unrealised exchange (Gain)/Loss	(3.84)	2.09
Provision for diminution in value of long-term investment	0.08	14.50
Loss on sale of long-term investment	4.42	-
Provision for advances	2.50	-
Interest Income	(166.80)	(154.71)
Dividend income from current investments - others	(0.01)	(0.02)
Profit on sale of current investments	(2.35)	(10.33)
Provision for Employee Benefits	0.50	2.02
Provision for Customer Compensation	6.10	2.50
Finance Costs	245.05	217.86
Operating Profit before Working Capital Changes	183.98	126.15
Adjustments for changes in working capital:-		
Decrease/(Increase) in trade receivables (including unbilled revenue)	20.46	(61.52)
Increase in Inventories	(315.62)	(406.40)
Decrease/(Increase) in loans and advances and other assets	5.30	(44.32)
Decrease in trade payables, other liabilities and provisions	(52.18)	(193.54)
Cash used in operations	(158.06)	(579.63)
Direct Taxes Paid (net)	(23.45)	(20.38)
Net Cash used in Operating Activities	(181.51)	(600.01)
B. Cash flow from Investing Activities		
Purchase of Fixed Assets (including Capital work-in-progress)	(3.70)	(5.53)
Proceeds from sale of Fixed Assets	0.15	0.08
Purchase of Trade Investments	(110.94)	(18.96)
Purchase of liquid funds	(347.00)	(937.00)
Proceeds on Sale of liquid funds	349.35	1,062.34
Inter Corporate Deposits granted	(500.51)	(849.72)
Inter Corporate Deposits refunded	139.91	794.55
(Purchase)/Sale of Fixed Deposit	(1.48)	0.51
Interest received	178.47	90.16
Dividend received	0.01	0.02
Net Cash (used in)/from Investing Activities	(295.74)	136.45
C. Cash Flow from Financing Activities		
Share Capital issued (including securities premium)	-	505.00
Proceeds from borrowings	2,440.16	2,212.74
Repayment of borrowings	(2,104.21)	(1,885.73)
Increase/(Decrease) in working capital borrowings	357.50	(15.44)
Inter Corporate Deposits accepted	502.00	496.00
Inter Corporate Deposits repaid	(501.00)	(631.00)
Finance Cost paid	(214.58)	(200.66)
Dividend paid (Including Dividend Distribution Tax)	-	(23.61)
Net Cash from Financing Activities	479.87	457.30
Net increase/(decrease) in Cash and Cash Equivalents (A) + (B) + (C)	2.62	(6.26)
Cash and Cash Equivalents at the beginning of the year	9.06	130.33
Less: Investment in Liquid Funds sold during the year	-	115.01
Cash and Cash Equivalents at the beginning of the year	9.06	15.32
Cash and Cash Equivalents at the end of the year (See Reconciliation below)	11.68	9.06
Reconciliation:		
Cash and Cash Equivalents as per note 20A	11.69	9.06
Less: Cash and Cash Equivalents on Composite Scheme of Arrangement	0.01	-
	11.68	9.06

Notes:

1 In respect of Corporate Social Responsibility activities, the Company has paid ₹ 2.48 crores (for the year ended 31 March, 2015 ₹ 2.84 crores).

2 The above Cash Flow Statement does not include assets / liabilities acquired pursuant to Composite Scheme of Arrangement for which no consideration was paid (refer note 52).

In terms of our report attached.

For Deloitte Haskins & Sells LLP
Chartered Accountants

For and on behalf of the Board of Directors

B. P. Shroff
Partner

Director

Managing Director & CEO

Place: Mumbai
Date: 7 JUN 2016

Chief Financial Officer

Note 1: CORPORATE INFORMATION

Tata Housing Development Company Ltd [CIN: U99999MH1942PLC003573] ("the Company") commenced real estate operations in the year 1984. The Company is a 99.90% subsidiary of Tata Sons Limited ('Tata Sons').

Tata Sons is the holding company of various Tata Companies with interests in diverse businesses including steel, telecom, automobiles, information technology, hotels etc.

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 conceptualizing and designing, development, management and marketing.

Note 2: BASIS OF ACCOUNTING AND PREPARATION OF FINANCIAL STATEMENTS

The financial statements of the Company have been prepared in accordance with Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act"), as applicable. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

2.1 Use of estimates

The preparation of financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) as of the date of the financial statements and reported income and expenses during the reporting year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ from these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

2.2 Fixed Assets (Tangible Assets / Intangible Assets)

Fixed assets are carried at cost less accumulated depreciation/amortisation and impairment losses, if any. The cost of fixed assets comprises its purchase price net of any trade discounts and rebates, any import duties and other taxes (other than those subsequently recoverable from the tax authorities), any directly attributable expenditure on making the asset ready for its intended use, other incidental expenses and borrowing costs attributable to acquisition of qualifying fixed assets up to the date the asset is ready for its intended use.

2.3 Depreciation / Amortisation

Depreciable amount for assets is the cost of an asset, less its estimated residual value.

Depreciation on tangible fixed assets is provided using Written Down Value method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in respect of cellular phones whose estimated useful life is assessed as 2.5 years based on technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers warranties and maintenance support, etc.

Leasehold improvements are amortised over the period of lease. Cost of Software is amortised over a period of 3 years on a straight line basis.

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2.4 Investments

Long-term investments are carried individually at cost less provision for diminution other than temporary, in the value of such investments. Current investments are carried individually, at the lower of cost and fair value. Cost of investments includes acquisition charges such as brokerage, fees and duties.

2.5 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.

2.6 Cash and cash equivalents (for purposes of Cash Flow Statement)

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.

2.7 Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) before tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

2.8 Unbilled revenue

Unbilled revenue represents excess of revenue recognised on 'Percentage of Completion Method' over actual bills raised.

2.9 Revenue Recognition

- (i) Revenue from real estate developmental projects under development 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 recognized, in relation to the project area sold. For computation of revenue, the stage of completion is arrived at with reference to the entire project costs incurred 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.

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Notes on financial statements for the year ended 31 March, 2016

In respect of projects where revenue is being recognised for the first time on or after April 1, 2012, 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 (Revised 2012) issued by the Institute of Chartered Accountants of India are satisfied, i.e., when:

- (a) All critical approvals necessary for commencement of the project have been obtained.
 - (b) The expenditure incurred on construction and development costs is not less than 25 % of the construction and development costs.
 - (c) At least 25% of the saleable project area is secured by contracts or agreements with buyers.
 - (d) 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) Revenue from Sale of development rights is accounted when the development rights are transferred to the buyer.
- (iii) Sale of completed residential/commercial property is recognised when all significant risks and rewards of ownership in the property is transferred to the buyer.
- (iv) Revenue from Project management fees, marketing fees and professional fees are accounted on accrual basis in accordance with the terms of agreement.

2.10 Other Income

- (i) Interest income is recognised on an accrual basis on a time proportion basis.
- (ii) The Interest income on account of interest on delayed payment by customers are accounted for at the time of settlement with the customers due to uncertainties with regard to determination of amount receivable.
- (iii) Dividend Income is recognised when the right to receive is established.

2.11 Cost of Sales

Project Cost which includes cost of land and cost of development rights, construction and development costs, 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.

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2.12 Employee Benefits

Employee benefits include provident fund, superannuation fund, employee state insurance scheme, gratuity fund, compensated absences, long service awards and post-retirement medical benefits.

Defined contribution plans

The Company's contributions to Provident fund, Superannuation Fund and employee's state insurance scheme are considered as defined contribution plans and are charged as an expense based on the amount of contribution required to be made and when services are rendered by the employees.

Defined benefit plans



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. Actuarial gains and losses are recognised in the Statement of Profit and Loss in the period in which they occur. Past service cost is recognised immediately to the extent that the benefits are already vested and otherwise is amortised on a straight-line basis over the average period until the benefits become vested. The retirement benefit obligation recognised in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognised past service cost, as reduced by the fair value of scheme assets.

The Company's obligation towards other long term employee benefits in the form of compensated absences and long service awards is determined using the Projected Unit Credit method, with actuarial valuations being carried out at each balance sheet date. Actuarial gains and losses are recognised in the Statement of Profit and Loss in the period in which they occur. Past service cost is recognised immediately to the extent that the benefits are already vested and otherwise is amortised on a straight-line basis over the average period until the benefits become vested. The retirement benefit obligation recognised in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognised past service cost.

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees is recognised during the year when the employees render the service. These benefits include performance incentive which is expected to occur within twelve months after the end of the period in which the employee renders the related service.

2.13 Borrowing Costs

Borrowing costs include interest, amortisation of ancillary costs incurred and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. 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 upto the date of 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.



2.14 Operating Leases

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating leases. Lease rental in respect of commercial and residential premises taken on operating lease are recognised as an expense in the Statement of Profit and Loss on a straight-line basis over the lease term.

2.15 Transactions in Foreign Exchange

Transactions in foreign currencies entered into by the Company are accounted at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.

Foreign currency monetary items (other than derivative contracts) of the Company, outstanding at the balance sheet date are restated at the year-end rates. Non-monetary items of the Company are carried at historical cost.

Exchange differences arising on settlement / restatement of foreign currency monetary assets and liabilities of the Company are recognised as income or expense in the Statement of Profit and Loss.

2.16 Segment reporting

The Company identifies primary segments based on the dominant source, nature of risks and returns and the internal organisation and management structure. The operating segments are the segments for which separate financial information is available and for which operating profit / loss amounts are evaluated regularly by the executive Management in deciding how to allocate resources and in assessing performance.

2.17 Impairment of Assets

The carrying amounts of assets / cash generating units are reviewed at each balance sheet date if there is any indication of impairment based on internal / external factors. An impairment loss is recognised in the Statement of Profit and Loss wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is higher of the asset's net selling price 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 an 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.

2.18 Provisions and contingencies

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the financial statements.

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2.19 Taxes on Income

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the applicable tax rates and the provisions of the Income-tax Act, 1961 and other applicable tax laws.

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the Company. 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 convincing evidence to the effect that the Company will pay normal income tax during such specified period.

Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the Balance Sheet date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets are recognised for timing differences of items other than unabsorbed depreciation and carry forward losses only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realised. However, if there are unabsorbed depreciation or carried forward losses, and items relating to capital assets, deferred tax assets are recognised only if there is virtual certainty supported by convincing evidence that the same can be realised against future taxable profits.

2.20 Earnings Per Share

Basic earnings per share is calculated by dividing the net profit / (loss) after tax for the year attributable to ordinary shareholders by the weighted average number of Ordinary Shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential Ordinary Shares, by the weighted average number of Ordinary Shares considered for deriving basic earnings per share and the weighted average number of Ordinary Shares which could have been issued on the conversion of all dilutive potential Ordinary Shares. Potential Ordinary Shares are deemed to be dilutive only if their conversion to Ordinary Shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive Ordinary Shares are deemed to be converted as at the beginning of the period, unless they have been issued at a later date. The number of Ordinary Shares and potentially dilutive Ordinary Shares are adjusted for share splits / reverse share splits and bonus shares, as appropriate.

2.21 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 to the Companies Act, 2013.

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Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 3: Share Capital

(₹ in crores)

Particulars	As at 31 March, 2016	As at 31 March, 2015
Authorised 325,000,000 (As at 31/03/2015 : 325,000,000) Ordinary Shares of ₹ 10/- each	325.00	325.00
Issued, Subscribed and fully Paid-up 286,333,264 (As at 31/03/2015 : 286,333,264) Ordinary Shares of ₹ 10/- each	286.33	286.33
	286.33	286.33

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

Particulars	As at 31 March, 2016		As at 31 March, 2015	
	Number Of Shares	₹ in crores	Number Of Shares	₹ in crores
At the Beginning of the Year	286,333,264	286.33	202,166,597	202.17
Issued during the Year	-	-	84,166,667	84.16
Outstanding at the End of the Year	286,333,264	286.33	286,333,264	286.33

3.2 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.

3.3 Shares held by Holding Company and its subsidiary:

286,048,279 (As at 31/03/2015 : 286,048,279) [including 98 shares held jointly] Ordinary shares are held by the Holding Company, Tata Sons Limited.
284,338 (As at 31/03/2015 : 284,338) Ordinary Shares are held by Tata Industries Limited, a Subsidiary of Tata Sons Limited.

3.4 Details of Ordinary Shares held by Shareholders holding more than 5% of Ordinary Shares in the Company:

Particulars	As at 31 March, 2016		As at 31 March, 2015	
	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%

Note 4: Reserves and Surplus

(₹ in crores)

Particulars	As at 31 March, 2016	As at 31 March, 2015
Capital reserve		
As per last Balance Sheet	-	-
Add: Additions on Composite Scheme of Arrangement (refer note 52)	9.60	-
Less: Utilisation on Composite Scheme of Arrangement (refer note 52)	9.60	-
Closing Balance	-	-
Securities Premium Account		
As per last Balance Sheet	844.17	423.33
Add: Premium on shares issued during the year	-	420.84
Add: Additions on Composite Scheme of Arrangement (refer note 52)	109.58	-
Less: Utilisation on Composite Scheme of Arrangement (refer note 52)	527.96	-
Closing Balance	425.79	844.17
Debenture Redemption Reserve		
As per last Balance Sheet	126.67	73.33
Add: Transfer from Surplus in the Statement of Profit and Loss (net)	15.52	53.34
Closing Balance	142.19	126.67
General Reserve		
As per last Balance Sheet	23.41	23.41
Add: Transfer from Surplus in the Statement of Profit and Loss	-	-
Closing Balance	23.41	23.41
Surplus in the Statement of Profit and Loss		
As per last Balance Sheet	221.45	257.39
Less: Depreciation on transition to Schedule II of the Companies Act, 2013 on tangible fixed assets with nil remaining useful life (Net of deferred tax) (refer note 32)	-	0.26
Add: Profit for the year	60.98	17.66
Add: Additions on Composite Scheme of Arrangement (refer note 52)	18.54	-
Add: Profit for the year 1 April, 2014 to 31 March, 2015 pursuant to Composite Scheme of Arrangement [net of deferred tax of ₹ 23.42 crores]	45.26	-
Less: Transfer to Debenture Redemption Reserve (net)	15.52	53.34
Closing Balance	330.71	221.45
	922.10	1,215.70

Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 5: Borrowings

(₹ in crores)

Particulars	As at 31 March, 2016		As at 31 March, 2015	
	Long-term	Current maturities of long-term debts	Long-term	Current maturities of long-term debts
Secured:				
(a) Debentures - Non-Convertible Redeemable (refer note 5.1 below)				
1 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	-	-	-
2 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	-
3 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	-
4 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	-
5 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
	300.00	400.00	550.00	150.00
(b) Term Loan from Banks State Bank of Bikaner and Jaipur (refer note 5.2 below)	149.82	50.00	100.00	160.00
(c) Vehicle Loans from HDFC Bank Limited (refer note 5.3 below)	0.39	0.05	-	-
	450.21	450.05	650.00	310.00

5.1 Details of security provided in respect of the Secured Debentures:

1 Security for Item Nos. 1 to 5 :

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	M 24	1A-1	441	537
Item No. 2	M 26	1C-2	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

2 Security for Item No. 1:

First Charge of loans and advances including loans and advances to Subsidiaries (excluding those charged in favour of Banks).

3 Security for Item Nos. 2, 4 and 5:

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.

5.2 (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: The term loan is 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%.

5.3 (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.

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Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 6: Deferred tax liabilities (net)

Break up of deferred tax assets and liabilities and reconciliation of current year deferred tax charge

(₹ in crores)

Particulars	As at 31 March, 2016	As at 31 March, 2015
A. Tax effect of items constituting deferred tax liability		
Difference in method of computation of profit between books and tax	320.35	263.35
Interest included in Inventories	43.11	30.46
(A)	363.46	293.81
B. Tax effect of items constituting deferred tax assets		
Provision for employee benefits expenses	3.43	3.22
Difference between book balance and tax balance of fixed assets	2.04	1.94
Carry forward business losses and depreciation (refer note 6.2 below)	53.79	43.37
Provision for advances and customer compensation	2.98	-
(B)	62.24	48.53
Deferred tax liabilities (net) (A) - (B)	301.22	245.28

6.1 Reconciliation

(₹ in crores)

Particulars	As at 31 March, 2016	As at 31 March, 2015
Opening Balance of Deferred Tax	245.28	217.55
Charge to the Statement of Profit and Loss	32.52	27.87
On Composite Scheme of Arrangement (refer notes 4 and 52)	23.42	-
On depreciation on transition to Schedule II (refer note 32)	-	(0.14)
Closing Balance of Deferred Tax	301.22	245.28

6.2 The Company has recognised deferred tax asset on unabsorbed depreciation and brought forward business losses not exceeding deferred tax liability.

(₹ in crores)

Particulars	As at 31 March, 2016	As at 31 March, 2015
Note 7: Other Long-Term liabilities:		
Trade Payables (refer note 48)		
- Other trade payables other than acceptances	0.05	4.40
- Retention money payable	13.53	13.08
Interest accrued but not due on borrowings	-	29.23
Earnest money deposits	-	0.02
Security and other deposits received	2.22	3.74
	15.80	50.47
Note 8: Long-term Provisions		
Provision for Employee Benefits (refer note 44)		
- Compensated absences	6.59	6.15
- Long service award	0.87	0.87
- Pension obligation	0.15	0.15
- Post retirement medical benefits	0.27	0.36
	7.88	7.53

Tata Housing Development Company Limited

Notes forming part of the financial statements

(₹ in crores)

Particulars	As at 31 March, 2016	As at 31 March, 2015
Note 9: Short-term borrowings		
Secured		
Loans repayable on demand from banks (includes cash credits, working capital demand loans and short-term loans) [refer notes 9.1 and 9.2]	403.06	250.27
Unsecured		
Loans repayable on demand from banks	341.58	136.87
Short term loan from others	350.00	250.00
Inter Corporate Deposits from related parties - Tata Capital Financial Services Ltd.	-	20.00
Inter Corporate Deposits from others	165.00	144.00
Commercial papers (refer note 9.3)	591.75	293.46
	1,448.33	844.33
	1,851.39	1,094.60
9.1 ₹ 360.40 crores (As at 31 March, 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 ₹ 149.38 crores (As at 31 March, 2015 ₹ 21.40 crores).		
9.2 ₹ 42.66 crores (As at 31 March, 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.		
9.3 The Company has outstanding Commercial Papers aggregating face value of ₹ 600.00 crores (net proceeds ₹ 586.82 crores and interest accrued but not due thereon ₹ 4.93 crores) [As at 31 March, 2015 ₹ 300.00 crores (net proceeds ₹ 291.13 crores and interest accrued but not due thereon ₹ 2.33 crores)]. The Commercial Papers carry interest ranging from 7.75% 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.		
Note 10: Trade Payables (refer note 48)		
- Trade payables other than acceptances	374.11	415.13
- Retention monies payable	20.38	12.91
	394.49	428.04
Note 11: Other Current Liabilities		
Current maturities of long-term debts (refer note 5)	450.05	310.00
Income received in advance (Unearned revenue)	294.34	224.16
Advances received pending allotment of flats	0.03	0.01
Interest accrued but not due on borrowings	81.60	24.50
Statutory remittances (Gratuity, PF and ESIC, Withholding tax, Service Tax and VAT, etc.)	12.45	12.65
Security and other deposits received	5.73	3.66
Earnest money deposits	0.29	0.27
Payable to societies	0.35	0.54
	844.84	575.79
Note 12: Short Term Provisions		
Provision for tax [net of advance tax ₹ 23.18 crores (As at 31 March, 2015: ₹ Nil)]	5.93	-
Provision for Employee Benefits (refer note 44)		
- Compensated absences	3.19	3.04
- Pension obligation	0.02	0.02
- Post retirement medical benefits	0.01	0.01
Provision for customer compensation (refer note 46)	9.44	3.34
	18.59	6.41

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Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 13 : Fixed Assets (refer note 32)

PARTICULARS	Gross Block				Amortisation / Depreciation				Net Block	
	As at 1 April, 2015	Additions	Disposals	As at 31 March, 2016	As at 1 April, 2015	Disposals	For the year	Transitional adjustment recorded against opening Surplus balance in the Statement of Profit and Loss	As at 31 March, 2016	As at 31 March, 2016
A										
Tangible assets										
Buildings	5.32 (5.32)	0.20 (-)	- (-)	5.52 (5.32)	2.57 (2.43)	- (-)	0.13 (0.14)	- (-)	2.70 (2.57)	2.82 (2.75)
Leasehold Improvements	4.28 (4.28)	- (-)	- (-)	4.28 (4.28)	4.27 (3.91)	- (-)	- (0.36)	- (-)	4.27 (4.27)	0.01 (0.01)
Office Equipment	3.73 (3.22)	0.25 (0.62)	0.34 (0.11)	3.64 (3.73)	2.68 (1.21)	0.30 (0.04)	0.57 (1.29)	- (0.22)	2.95 (2.68)	0.69 (1.05)
Computers	5.48 (4.36)	1.03 (1.13)	0.39 (0.01)	6.12 (5.48)	4.14 (2.98)	0.38 (0.02)	0.94 (1.02)	0.94 (0.16)	1.42 (4.14)	1.42 (1.34)
Furniture and Fixtures	2.74 (1.91)	0.43 (0.83)	0.17 (-)	3.00 (2.74)	1.57 (1.17)	0.14 (-)	0.37 (0.39)	- (0.01)	1.80 (1.57)	1.20 (1.17)
Electrical Fittings	0.30 (0.11)	0.02 (0.19)	0.04 (-)	0.28 (0.30)	0.12 (0.07)	0.02 (-)	0.05 (0.05)	- (-)	0.15 (0.12)	0.13 (0.18)
Motor Vehicles	1.68 (1.72)	0.86 (0.10)	0.40 (0.14)	2.14 (1.68)	1.20 (1.07)	0.36 (0.12)	0.24 (0.24)	- (0.01)	1.08 (1.20)	1.06 (0.48)
Total (A)	23.53 (20.92)	2.79 (2.87)	1.34 (0.26)	24.98 (23.53)	16.55 (12.84)	1.20 (0.18)	2.30 (3.49)	- (0.40)	17.65 (16.55)	7.33 (6.98)
B										
Intangible assets (others than internally generated)										
Computer software	8.89 (5.89)	1.32 (3.00)	- (-)	10.21 (8.89)	5.19 (3.26)	- (-)	1.89 (1.93)	- (-)	7.08 (5.19)	3.13 (3.70)
Total (B)	8.89 (5.89)	1.32 (3.00)	- (-)	10.21 (8.89)	5.19 (3.26)	- (-)	1.89 (1.93)	- (-)	7.08 (5.19)	3.13 (3.70)
Total (A) + (B)	32.42 (26.81)	4.11 (5.87)	1.34 (0.26)	35.19 (32.42)	21.74 (16.10)	1.20 (0.18)	4.19 (5.42)	- (0.40)	24.73 (21.74)	10.46 (10.58)

Note:

- Buildings include cost of 10 shares of ₹ 50 each in a Co-operative Housing Society ₹ 500/- (As at 31 March, 2015 ₹ 500/-) and the cost of 400 shares of ₹ 10 each in Prabhadevi Properties and Trading Co Ltd. ₹ 4,000/- (As at 31 March, 2015 ₹ 4,000/-).
- Buildings include 2338 sq. ft. super built up area [Cost Rs. ₹ 2.27 crores (As at 31 March, 2015 ₹ 2.27 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 paying the requisite maintenance charges to the owner.
- Figures in brackets are for the previous year

[Signature]

Tata Housing Development Company Limited

Notes forming part of the financial statements

Particulars	(₹ in crores)	
	As at 31 March, 2016	As at 31 March, 2015
Note 14: Non-Current Investments		
Investments - Trade (At cost unless stated otherwise)		
(A) In Equity Shares (Unquoted) - fully paid-up		
(i) In Subsidiary - Companies		
5,000 (As at 31/03/2015: 5,000) Equity Shares of ₹ 100/- each in Concept Developer & Leasing Limited (formerly known as Concept Marketing and Advertising Limited)	0.88	0.88
100,000,000 (As at 31/03/2015: 100,000,000) Equity Shares of ₹ 10/- each in Tata Value Homes Limited	100.00	100.00
6,500 (As at 31/03/2015: 6,500) Equity Shares of Maldivian Rufiyaa 10/- each in Apex Realty Private Limited	0.06	0.06
70,000 (As at 31/03/2015: 70,000) Equity Shares of ₹ 10/- each in Ardent Properties Private Limited	25.92	25.92
Nil (As at 31/03/2015: 69,500) Equity Shares of ₹ 10/- each in Landscape Structures Private Limited (refer note 52)	-	268.86
10,000 (As at 31/03/2015: 10,000) Equity Shares of ₹ 10/- each in Kriday Realty Private Limited	0.01	0.01
10,000 (As at 31/03/2015: 10,000) Equity Shares of ₹ 10/- each in Promont Hillside Private Limited	0.01	0.01
3,330,000 (As at 31/03/2015: 3,330,000) Equity Shares of ₹ 10/- each in Promont Hilltop Private Limited	44.44	44.44
12,750 (As at 31/03/2015: 12,750) Equity Shares of ₹ 10/- each in Lemon Tree Land & Developers Private Limited	0.01	0.01
Nil (As at 31/03/2015: 70,500) Equity Shares of ₹ 10/- each in Gurgaon Infratech Private Limited (refer note 52)	-	268.84
2,474,421 (As at 31/03/2015: 2,474,421) Equity Shares of SGD 1/- each in World-One Development Company Pte. Limited	10.90	10.90
10,000 (As at 31/03/2015: 10,000) Equity Shares of ₹ 10/- each in North Bombay Real Estate Private Limited	0.01	0.01
5,100 (As at 31/03/2015: Nil) Equity Shares of ₹ 10/- each in Kolkata-One Excellton Pvt. Ltd. (acquired on Composite Scheme of Arrangement) (refer note 52)	0.01	-
150 (As at 31/03/2015: 150) Equity Shares of ₹ 10/- each in Synergizers Sustainable Foundation	-	-
(ii) In Joint Venture - Companies		
Nil (As at 31/03/2015: 18,668,883) Equity Shares of ₹ 10/- each in Casa Décor Private Limited #	-	19.00
Less: Provision for diminution other than temporary	-	(14.50)
1,810,000 (As at 31/03/2015: 1,810,000) Equity Shares of ₹ 10/- each in Technopolis Knowledge Park Limited	1.81	1.81
Less: Provision for diminution other than temporary	(1.81)	(1.81)
1,273,775 (As at 31/03/2015: 1,273,775) Equity Shares of ₹ 10/- each in Princeton Infrastructure Private Limited	21.22	21.22
(iii) In Others		
373,378 (As at 31/03/2015: Nil) Equity Shares of ₹ 10/- each in Casa Décor Private Limited #	0.37	-
Less: Provision for diminution other than temporary	(0.37)	-
(B) In Preference Shares (Unquoted) - partly paid-up		
200,000 (As at 31/03/2015: 200,000) 11% Redeemable, Cumulative, Non-participating, Non-convertible Preference Shares of ₹ 10/- each, ₹ 2.50/- each paid-up, in Ornate Housing Private Limited	0.05	0.05
(C) Other Non-current Investments		
(i) In Subsidiary - others		
One Bangalore Luxury Projects LLP		
- Fixed capital	0.01	-
- Additional Capital	100.00	-
- Current Capital	15.01	-
(ii) In Joint Venture - others		
Sohna City LLP		
- Fixed capital	0.03	0.03
- Additional Capital	63.01	63.01
- Current Capital	18.71	22.80
Total	400.29	831.55
Aggregate amount of unquoted investments	400.29	831.55
# In terms of the agreement entered during the year, the Company has sold 18,295,505 equity shares of ₹ 10/- each in Casa Décor Private Limited, as a result of which it ceases to be a Joint Venture Company.		

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Tata Housing Development Company Limited

Notes forming part of the financial statements

(₹ in crores)

Particulars	As at 31 March, 2016	As at 31 March, 2015
Note 15: Long-term Loans and Advances (Unsecured, considered good)		
Security Deposits	9.11	9.21
- Deposit with Government Authorities	3.51	5.47
- Deposit with others		
- Deposit with related party -Concept Developer & Leasing Ltd. (formerly known as Concept Marketing and Advertising Ltd.)	0.30	0.30
	12.92	14.98
Other Advances	0.03	0.03
- Advance FBT [net of provisions ₹ 0.16 crores (As at 31 March 2015 ₹ 0.16 crores)]		
- Advance Income-Tax [net of provisions ₹ 158.53 crores (As at 31 March 2015 ₹ 142.46 crores)]	16.41	20.11
- Minimum Alternate Tax credit entitlement	172.54	140.37
- Advance for projects	163.36	81.98
- Mobilisation Advance	0.84	9.81
	353.18	252.30
Loans and Inter corporate deposits with related parties	164.77	187.87
- Tata Value Homes Ltd.	33.54	12.25
- Princeton Infrastructure Pvt. Ltd.	154.86	148.86
- Lemon Tree Land & Developers Pvt. Ltd.	182.57	87.57
- Promont Hillside Pvt. Ltd.	49.00	44.78
- World-One Development Company Pte. Ltd.	281.63	226.73
- Ardent Properties Pvt. Ltd.	-	106.15
- Gurgaon Infratech Private Ltd.	178.52	-
- Kriday Realty Pvt. Ltd.	16.70	-
- Kolkata-One Excelton Private Ltd.	55.49	56.09
- Apex Realty Pvt. Ltd.		
	1,117.08	870.30
Advances to related parties	1.55	1.87
-Concept Developer & Leasing Ltd.(formerly known as Concept Marketing and Advertising Ltd.)		
	1,484.73	1,139.45
Note 16: Other Non-Current Assets		
Balances with Banks	-	0.46
- In Deposit Accounts as margin money		
Accruals	32.56	15.94
Interest accrued on loans with related parties (refer note 45)		
	32.56	16.40
Note 17: Current Investments (At lower of cost and fair value)		
Investments in Mutual Funds		
204,042.259 Units (As at 31/03/2015: 204,042.259 Units) of Birla Sun Life - Short Term Fund - Monthly Dividend - Regular Plan -Payout of ₹ 10 each (refer note 51)	0.19	0.19
	0.19	0.19
Aggregate amount of unquoted investments	0.19	0.19
NAV of investment in mutual funds (unquoted)	0.24	0.24




Tata Housing Development Company Limited

Notes forming part of the financial statements

Particulars	(₹ in crores)	
	As at 31 March, 2016	As at 31 March, 2015
Note 18: Inventories (Valued at lower of cost and net realisable value)		
Construction Material	46.38	53.07
Finished Goods	186.07	59.68
Construction work-in-progress	1,884.13	1,565.22
	2,116.58	1,677.97
Note 19: Trade Receivables		
Outstanding for a period exceeding six months from the date they were due for payment		
- Unsecured, Considered Good	61.71	36.82
Others		
- Unsecured, Considered Good	67.60	70.81
	129.31	107.63
Receivables - others: includes receivable from Managing Director & CEO (refer note 35)		
Note 20: Cash and cash equivalents		
A. Cash and cash equivalents (as per AS 3 Cash Flow Statements)		
Cash on Hand	*	*
Cheques on Hand	0.19	1.21
Balances with Banks - in Current Accounts	11.36	6.32
Deposit accounts	0.14	1.53
	11.69	9.06
B. Balances with Banks		
- In Deposit Accounts	3.73	1.60
- In Earmarked Current Accounts (refer note 34)	0.35	0.54
	4.08	2.14
	15.77	11.20




Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 21: Short-term Loans and Advances (Unsecured, considered good unless otherwise stated) (₹ in crores)

Particulars	As at 31 March, 2016	As at 31 March, 2015
Loans and Inter corporate deposits with related parties		
- Landscape Structures Pvt. Ltd.	-	19.55
- Tata Value Homes Ltd.	100.00	-
- Kriday Realty Pvt. Ltd.	-	115.09
- Promont Hilltop Pvt. Ltd.	22.95	5.50
Loans and Inter corporate deposits with others	17.45	12.75
Advances to related parties		
- Apex Realty Pvt Ltd	5.18	2.16
- Tata Value Homes Ltd.	-	0.02
- Kriday Realty Pvt. Ltd.	2.46	0.58
- World-One Development Company Pte Ltd.	0.48	0.37
- Sohna City LLP	0.22	0.17
- Technopolis Knowledge Park Ltd.	0.01	0.01
- Kolkata-One Excelton Pvt. Ltd.	0.01	0.11
- THDC Management Services Ltd. (formerly known as THDC Facility Management Limited)	0.16	0.19
- Princeton Infrastructure Private Limited	0.10	-
- Lemon Tree Land & Developers Private Limited	0.04	-
- Smart Value Homes (Peenya Project) Pvt. Ltd.	8.84	-
- One Colombo Project (Pvt.) Ltd.	7.83	0.54
- HL Promoters Private Limited	0.29	-
- Ardent Properties Pvt. Ltd.	3.67	-
	29.29	4.15
Advance for projects	62.56	57.38
Less: Provision for doubtful loans and advances	(2.50)	-
	60.06	57.38
Deposit with Government Authorities	0.11	0.01
Deposit with others	2.81	0.63
Mobilisation Advance	39.71	42.68
Loans and advances to employees	0.08	0.03
Prepaid expenses	3.97	3.06
Balances with government authorities	13.73	18.58
	290.16	279.41

Note 22: Other Current Assets

Particulars	As at 31 March, 2016	As at 31 March, 2015
Unbilled Revenue*	447.76	309.26
Contractually reimbursable expenses	27.00	9.92
Interest accrued on deposits	0.02	0.02
Interest accrued on Loans, Inter Corporate Deposits and Capital Contribution with related parties (refer note 45)	136.66	165.89
Interest accrued on Loans with others	1.35	0.16
	612.79	485.25
* Unbilled Revenue includes receivable from Managing Director & CEO (refer note 35)		

Tata Housing Development Company Limited

Notes forming part of the financial statements

(₹ in crores)

Particulars	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015
Note 23: Revenue from Operations		
Sale of properties	508.01	555.04
Sale of development rights	0.68	1.36
Sale of Services		
- Project Management Fees and Marketing Charges	24.43	12.05
Other Operating Revenues		
- Professional Fees	-	1.55
- Other income from customers	8.82	11.65
	541.94	581.65
Note 24: Other Income		
Interest on		
- Bank Deposits	1.41	0.31
- Loans and Deposits	147.02	137.77
- Long term investments LLPs	2.82	2.36
- Delayed payment charges	3.35	4.35
- Others	12.20	9.92
Penal interest (refer note 31)	-	2.36
Dividend income from current investments - others	0.01	0.02
Profit on sale of current investments	2.35	10.33
Profit on sale of Fixed Assets (net)	0.01	-
Other non-operating income		
Net Gain on Foreign Currency Transactions and Translations	3.84	-
Scrap Sales	0.40	1.48
Sundry Balances Written-back	0.26	0.02
Guarantee Commission	10.40	1.53
Miscellaneous Income	0.30	0.34
	184.37	170.79
Note 25: Cost of Sales		
Cost of Sales	334.40	419.27
	334.40	419.27
Note 26: Employee Benefits Expense (refer notes 38,44 and 50)		
Salaries and Bonus etc.	50.24	51.46
Contribution to Provident and Other Funds	1.56	3.03
Staff Welfare Expenses	1.53	2.49
	53.33	56.98




Tata Housing Development Company Limited

Notes forming part of the financial statements

(₹ in crores)

Particulars	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015
Note 27: Finance Costs		
Interest expense on borrowings:		
- Interest on Debentures	74.78	73.63
- Interest on Fixed Loans	99.21	78.67
- Interest on Others	69.38	63.93
- Interest on Vehicle Loans	0.01	-
Total Interest Expenses	243.38	216.23
Other borrowing costs:		
- Other ancillary costs	1.68	1.63
Total Finance cost	245.06	217.86
Less: Apportionment to construction work in progress	87.91	81.89
	157.15	135.97
Note 28: Other Expenses		
Professional Fees (refer note 38)	9.99	8.21
Travelling Expenses (refer note 38)	2.21	2.49
Rent (refer note 38 & 39)	10.65	7.57
Repairs and Maintenance (refer note 38)		
- Others	6.31	6.87
Electricity Expenses (refer note 38)	1.04	0.96
Advertisement	0.95	2.08
Insurance (refer note 38)	4.11	2.99
Rates and Taxes (refer note 38)	0.06	0.02
Directors Fees	0.18	0.03
Commission to Directors	0.97	0.25
Net Loss on Foreign Currency Transactions and Translations	-	2.09
Payable to Statutory Auditors		
- Audit Fees	0.30	0.32
- In Other Capacity (refer note 28.1)	0.06	0.06
- Reimbursement of Expenses	0.01	0.02
- Service Tax	0.01	0.01
Payable to Cost Auditors	0.01	*
Provision for advances	2.50	-
Donations	0.17	0.10
Expenditure on Corporate Social Responsibility (refer note 47)	2.50	3.40
Provision for Customer Compensation (refer note 46)	6.10	2.50
Administrative and Other Expenses [This includes expenses of ₹ Nil (for the year ended 31 March, 2015 ₹ 1.31 crores) for increase in authorised share capital and issue of shares]	9.22	13.34
Selling Expenses	20.98	20.15
	78.33	73.46
28.1 Payable to Auditors in other capacity excludes ₹ 0.01 crores (for the year ended 31 March, 2015 ₹ 0.02 crores) which is transferred to projects.		

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Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 29: Exceptional items

(₹ in crores)

Particulars	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015
Provision for diminution in value of long-term investment	0.08	14.50
Loss on sale of non-current investment	18.63	-
Less: Provision written-back	(14.21)	-
	4.42	-
	4.50	14.50

Note 30: Disclosure as per Guidance Note on Accounting for Real Estate Transactions (Revised 2012):

(₹ in crores)

Particulars	31 March, 2016	31 March, 2015
Project revenue recognised as revenue for the year ended 31 March	508.01	555.04
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		
Aggregate amount of costs incurred and profits recognised to date as at 31 March	5,569.16	4,617.27
Advances received as at 31 March	294.34	224.16
Amount of work in progress as at 31 March	1,884.13	1,565.22
Amount of Construction Materials as at 31 March	46.38	53.07
Unbilled revenue as at 31 March	447.76	309.26

Note 31: The Company has charged ₹ Nil (As at 31 March, 2015 ₹ 12.74 crores) as penal interest to a Joint Development (JD) Partner in terms of a Supplemental Joint Development Agreement (SJDA) for non-fulfillment of certain conditions specified in the SJDA. The Company has recognised the penal interest of ₹ Nil (As at 31 March, 2015 ₹ 2.36 crores) as Other Income and the balance amount of ₹ Nil (As at 31 March, 2015 ₹ 10.38 crores) has been credited to construction work-in-progress account against interest incurred for the same.

Note 32: During the previous year, pursuant to the notification of Schedule II to the Companies Act, 2013 with effect from 1 April, 2014, the Company has revised the estimated useful life of tangible fixed assets to align the useful life with those specified in Schedule II. Further, tangible fixed assets individually costing ₹ 5,000/- or less that were depreciated fully in the year of purchase are now depreciated based on the useful life considered by the Company for the respective category of assets.

Pursuant to the transition provisions prescribed in Schedule II to the Companies Act, 2013, the Company has fully depreciated the carrying value of tangible fixed assets, net of residual value, where the remaining useful life of the tangible fixed assets were determined to be nil as on 1 April, 2014, and has adjusted an amount of ₹ 0.26 crores (net of deferred tax of ₹ 0.14 crores) against the Opening Surplus balance in the Statement of Profit and Loss under Reserves and Surplus.

The depreciation expense in the Statement of Profit and Loss for the year ended 31 March, 2015 was higher by ₹ 1.52 crores consequent to the change in the useful life of the tangible fixed assets.

Note 33: Selling Expenses include ₹ 2.33 crores (for the year ended 31 March, 2015 ₹ 3.13 crores) towards Brokerage for sale of residential/commercial properties.

Note 34: Balances with Banks in Earmarked Current Accounts include ₹ 0.35 crores (As at 31 March, 2015 ₹ 0.54 crores) held on behalf of the proposed premises' societies to be formed and are based on the audited accounts.

Note 35: Receivables include ₹ * (As at 31 March, 2015 ₹ Nil) which are billed but not due as per normal commercial terms. Unbilled Revenue include ₹ 0.02 crores (As at 31 March, 2015 ₹ 0.02 crores) amount receivable from Managing Director & CEO as future instalment against sales.

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Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 36: Interest in Joint Ventures under Accounting Standard 27 specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act"):

Amount of interest based on accounts for the year ended 31 March, 2016

(₹ in crores)

Name of companies and country of incorporation	% of shareholding	Assets	Liabilities	Income	Expenditure	Contingent liability
Technopolis Knowledge Park Ltd (Country of incorporation - India)	50%	0.02 (0.02)	0.01 (0.01)	- (-)	* (*)	- (-)
Casa Decor Pvt. Ltd. # (Country of incorporation - India)	50%	Nil (8.79)	Nil (11.42)	5.29 (6.27)	8.57 (9.26)	Nil (0.83)
Princeton Infrastructure Pvt Ltd. (Country of incorporation - India)	50%	72.94 (49.30)	62.80 (40.32)	9.25 (16.38)	7.40 (11.35)	0.04 (0.01)
Sohna City LLP (Country of incorporation - India)	50%	93.50 (90.92)	14.42 (13.70)	14.88 (*)	11.36 (1.49)	- (-)

(Figures in brackets relate to the previous year)

Casa Decor Pvt. Ltd. has ceased to be Joint Venture w.e.f. 30 March, 2016. Capital commitment in respect of Casa Decor Pvt. Ltd. - Nil
(As at 31 March, 2015: ₹ 0.08 crores)

36.1 Aggregate amounts of assets, liabilities, income and expenses related to the interest in the jointly controlled entities is based on audited accounts for the year ended 31 March, 2016.

36.2 The Company has entered into an agreement to jointly develop a property with Standard Farms Private Limited in which all the revenues and costs are equally shared by both the parties.

Note 37: The year-end foreign currency exposures that have not been hedged by a derivative instrument or otherwise are as under:

Particulars	Foreign Currency (FC)	As at 31 March, 2016		As at 31 March, 2015	
		Amount in FC	(₹ in crores)	Amount in FC	(₹ in crores)
Payables	AED	21,542	0.04	3,562	0.01
Payables	KD	660	0.02	-	-
Receivables	SGD	11,984,768	58.59	10,601,901	48.24
Receivables	MVR	25,326,604	10.77	10,117,547	4.09
Receivables	AED	35,580	0.06	35,580	0.06

SGD = Singapore \$, MVR =Maldivian Rufiyaa, AED= United Arab Emirates Dirham, KD = Kuwaiti Dinar

Note 38: Construction Work-in-progress includes:

(₹ in crores)

Particulars	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015
Salaries and Bonus etc.	35.89	36.63
Contribution to Provident and Other Funds	2.20	2.29
Staff Welfare Expenses	1.20	1.33
Rent	1.60	1.53
Repairs and Maintenance	0.56	0.64
Rates and taxes	0.01	*
Professional Fees	15.70	25.39
Electricity expenses	1.49	0.76
Travelling expenses	0.62	1.20
Insurance	-	0.12
	59.27	69.89

Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 39: Leasing transactions

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 recognized in the Statement of Profit and Loss or debited to the project costs for the year amount to ₹ 12.25 crores (for the year ended 31 March, 2015 ₹ 9.10 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, 2016	As at 31 March, 2015
Not later than one year	1.47	3.72
Later than one year and not later than five years	0.08	1.00
Later than five years	-	-

Note 40: Earnings Per Share

In accordance with the Accounting Standard on "Earnings Per Share" (AS-20) specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act"), the Earnings Per Share have been computed by dividing the Net Profit After Tax by the weighted average number of ordinary shares.

Particulars	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015
Profit after Tax - (₹ in crores)	60.98	17.66
Number of Ordinary Shares	286,333,264	286,333,264
Weighted average number of Ordinary shares outstanding during the year	286,333,264	258,662,031
Weighted average number of Ordinary shares for diluted EPS	286,333,264	258,662,031
Basic earnings per share of ₹ 10 each - (₹)	2.13	0.68
Diluted earnings per share of ₹ 10 each - (₹)	2.13	0.68
Face Value Per Share - (₹)	10	10

Note 41: 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 Accounting Standard 17 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 42: 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 ₹ 9.98 crores (As at 31 March, 2015 ₹ 1.97 crores) (inclusive of interest) against which the Company has made counter claims of ₹ 0.02 crores (As at 31 March, 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 ₹ 139.33 crores (As at 31 March, 2015 ₹ 134.41 crores). The matter of dispute is relating to environment issues, Presently, the case is pending before the Hon'ble High Court of Delhi after it was referred by the Hon'ble 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, 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.

- (c) Corporate Guarantees given to banks by the Company on behalf of subsidiaries : ₹ 640.75 crores (As at 31 March, 2015 ₹ 232.09 crores).
- (d) Corporate Guarantee given to the debenture trustee by the Company on behalf of a subsidiary : ₹ 200 crores (As at 31 March, 2015 ₹ 200 crores) and together with redemption premium of Yield To Redemption of 9.85% p.a. (for year ended 31st March, 2015: 10.50% p.a.) and other charges .

Note 43: Commitments

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

Tata Housing Development Company Limited

Notes forming part of the financial statements

Note 44: Employee Benefits

- 44.1** The Company has recognised, in the Statement of Profit and Loss or debited to the project costs, the following amount as contribution under defined contribution plans.

Benefit (Contribution to)	For the Year Ended	
	31 March, 2016	31 March, 2015
Provident Fund	2.14	2.27
Superannuation Fund	0.78	1.15
Total	2.92	3.42

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.

- 44.2** The Company operates the following unfunded/funded defined benefit plans:

Funded:

(i) Gratuity

Unfunded:

(i) Post Retirement Medical Benefits and

(ii) Pension

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.

A) Changes in Benefit Obligation:

Particulars	Gratuity (funded)		Medical (unfunded)	
	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015
Opening Defined Benefit Obligation	7.94	6.53	0.37	0.28
Interest Cost	0.64	0.60	0.03	0.03
Service Cost	1.33	1.18	0.03	0.03
Benefits Paid	(0.97)	(0.29)	(0.00)	(0.01)
Actuarial (Gain) / Loss on obligations	(0.85)	0.28	(0.15)	0.04
Liability transferred out	(0.34)	(0.36)	-	-
Closing Defined Benefit Obligation	7.75	7.94	0.28	0.37

B) Change in Plan Assets:

Particulars	Gratuity (funded)		Medical (unfunded)	
	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015
Plan Assets at the beginning of the year	6.74	4.99	NA	NA
Expected Return on plan assets	0.54	0.44	NA	NA
Employers' Contribution	1.20	1.64	NA	NA
Benefits paid	(0.97)	(0.29)	NA	NA
Net Assets transferred	(0.34)	-	NA	NA
Actuarial Gain / (Loss) on Plan Assets	(0.03)	(0.04)	NA	NA
Plan Assets at the end of the year	7.14	6.74	NA	NA
Actual return on plan assets	0.51	0.40	NA	NA

C) Net liability recognised in the Balance Sheet:

Particulars	Gratuity (funded)		Medical (unfunded)	
	As at 31 March, 2016	As at 31 March, 2015	As at 31 March, 2016	As at 31 March, 2015
Present value of the Obligation as at the end of the year	7.75	7.94	0.28	0.37
Fair value of plan assets as at the end of the year	7.14	6.74	NA	NA
Un-funded Liability as at the end of the year	0.61	1.20	0.28	0.37
Net liability recognised in the Balance Sheet	0.61	1.20	0.28	0.37

D) Expenses Recognised during the year:

Particulars	Gratuity (funded)		Medical (unfunded)	
	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015
Interest Cost	0.64	0.60	0.03	0.03
Service Cost	1.33	1.18	0.03	0.03
Expected Return on plan assets	(0.54)	(0.44)	-	-
Actuarial Loss / (Gain) recognised	(0.82)	0.31	(0.15)	0.04
Expenses Recognised during the year	0.61	1.65	(0.09)	0.10
Actual contribution and benefit payments for the year				
Actual benefit payments	0.97	0.29	0.00	0.01
Actual contributions	1.20	1.64	NA	NA

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E) Investment Pattern - Gratuity Fund:

Insurer Managed Fund Detailed Pattern	% Invested	
	As at 31 March, 2016	As at 31 March, 2015
Government Securities	45.23%	42.76%
Corporate Bonds	16.77%	11.20%
Infrastructure Bonds	34.70%	29.31%
Reverse Repos	3.30%	16.73%
	100.00%	100.00%

F) Assumptions and Definitions - Gratuity:

Date of Valuation	As at 31 March, 2016	As at 31 March, 2015
Discounting Rate	7.84% p.a.	8.04% p.a.
Rate of Salary Increase	7.00% p.a.	7.00% p.a.
Rate of Return	7.84% p.a.	8.04% p.a.
Retirement Age	60 years	60 years
Mortality Table	India Assured Lives Mortality (2006-08) Ultimate	India Assured Lives Mortality (2006-08) Ultimate
Attrition Rate	13% p.a.	13% p.a.
Maximum Gratuity payable per person	Unlimited	Unlimited
Contribution expected to be paid to the plan during next financial year- ₹ in crores	0.61	1.20

The expected rate of return on plan assets is determined after considering several applicable factors such as the composition of the plan assets, investment strategy, market scenario, etc.. Expected rate of return on plan assets is taken on the basis of the benchmark rate on government securities for the tenure of the payment.

The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

The estimate of future salary increases considered in actuarial valuation takes into account inflation, seniority, promotion and other relevant factors such as supply and demand in the employment market.

G) Experience Adjustment (Gratuity):

Particulars	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015	For the Year Ended 31 March, 2014	For the Year Ended 31 March, 2013	For the Year Ended 31 March, 2012
Defined Benefit Obligation	7.75	7.94	6.53	4.89	2.88
Fair value of Plan Assets	7.14	6.74	4.99	1.24	1.15
(Deficit)	(0.61)	(1.20)	(1.54)	(3.65)	(1.73)
Experience Adjustments on plan liabilities (Gain)	(0.92)	(0.16)	0.37	(0.36)	0.12
Experience Adjustments on plan assets (Loss) /Gain	(0.03)	(0.04)	0.19	(0.01)	+

H) Effect of change in assumed health care cost trend rate (Medical):

Particulars	31 March, 2016	31 March, 2016	31 March, 2015	31 March, 2015
	1% increase	1% decrease	1% increase	1% decrease
Effect on defined benefit obligation	0.05	(0.04)	0.06	(0.05)

44.3 Actuarial Assumptions for Unfunded Compensated absences, Post Retirement Medical Benefits and Pension Liability:

Particulars	As at 31 March, 2016	As at 31 March, 2015
Compensated absences		
Discounting Rate	7.84% p.a.	8.00% p.a.
Retirement Age	60 years	60 years
Future Salary Rise	7.00% p.a.	7.00% p.a.
Mortality Table	India Assured Lives Mortality (2006-08) Ultimate	India Assured Lives Mortality (2006-08) Ultimate
Withdrawal Rates	13% to 2% p.a. age related on graduated scale	10% to 2% p.a. age related on graduated scale
Post Retirement Medical Benefits and Pension Liability :		
Pension Escalation Rate	4.50% p.a.	4.50% p.a.
Premium Escalation Rate	7.00% p.a.	7.00% p.a.
Discounting Rate	7.84% p.a.	8.01% p.a.
Attrition Rate	13% p.a.	13% p.a.
Mortality Table	India Assured Lives Mortality (2006-08) Ultimate	India Assured Lives Mortality (2006-08) Ultimate

The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

The estimate of future salary increases considered, takes into account the inflation, seniority, promotion, increments and other relevant factors.

The above details are certified by the actuary and relied upon by the auditors.

Note 45: Related Party Transactions

As per Accounting Standard on "Related Party Disclosures" (AS-18) specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act") are as follows:

45.1 List of Related Parties and Relationships

Sr. No.	Related Party
1	Holding Company 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	Lemon Tree Land & Developers Private Limited
10	Promont Hilltop Private Limited
11	Landscape Structures Private Limited [merged with the Company w.e.f. 01.04.2014 (refer note 52)]
12	World-One Development Company Pte. Limited
13	Smart Value Homes (Peenya Project) Private Limited
14	World-One (Sri Lanka) Projects Pte. Limited (w.e.f. 25.07.2013)
15	One Colombo Project (Private) Limited (w.e.f. 12.12.2013)
16	Smart Value Homes (Boisar) Private Limited
17	Smart Value Homes (New Project) LLP
18	Gurgaon Infratech Private Limited [merged with the Company w.e.f. 01.04.2014 (refer note 52)]
19	Kolkata-One Excelton Private Limited
20	HLT Residency Private Limited
21	HL Promoters Private Limited
22	North Bombay Real Estate Private Limited
23	Synergizers Sustainable Foundation (w.e.f. 01.09.2014)
24	One Bangalore Luxury Projects LLP (w.e.f. 09.10.2015)
	Joint Ventures (including step down Joint Ventures)
25	Technopolis Knowledge Park Limited
26	Casa Décor Private Limited (ceased w.e.f. 30.03.2016)
27	Princeton Infrastructure Private Limited
28	Arvind and Smart Value Homes LLP
29	Sohna City LLP
	Fellow Subsidiaries with whom transactions are entered
30	Infiniti Retail Limited
31	Tata AIG General Insurance Company Limited
32	Tata AIA Life Insurance Company Limited
33	Tata Capital Financial Services Limited
34	CMC Limited (Amalgamated with Tata Consultancy Services Limited pursuant to the order dated 14.08.2015 of the Hon'ble High Court of Judicature at Bombay. Effective Date: 01.10.2015. Appointed Date: 01.04.2015)
35	Tata Industries Limited
36	Tata Investment Corporation Limited
37	Tata Consultancy Services Limited
38	TCS E-serve International Limited
39	Tata Business Support Services Limited
40	Tata Securities Limited
41	Tata Capital Forex Limited (formerly TT Holdings & Services Limited)
42	e-Nxt Financials Limited (merged with Tata Business Support Services Limited vide its Order dated 08.05.2015, the Appointed date i.e. 01.04.2014, Effective date: 01.07.2015)
43	Ecofirst Services Limited
44	Tata Sky Limited
	Key Management Personnel
45	Brotin Banerjee – Managing Director and Chief Executive Officer




	Sr. No.	Particulars	Holding Company	Subsidiaries	Fellow Subsidiaries and Joint Ventures	Key Management Personnel
	1	Receiving of Services (Expenses)	0.22 (0.43)			
		Brand Equity Business Promotion	1.38 (1.46)			
		Purchase of Materials- Tata Value Homes Limited		0.27 (0.78)		
		Purchase- Lemon Tree Land & Developers Private Limited		- (-)		
		Certification Fees - Ecofirst Services Limited			0.11 (0.01)	
		Cost of Development Rights- (a) Landscape Structures Private Limited		- (61.71)		
		(b) Ardent Properties Private Limited		- (10.29)		
		(c) Gurgaon Infratech Private Limited		- (51.43)		
		Repairs and Maintenance - Others: CMC Limited			- (3.02)	
		Insurance Premium paid - Tata AIG General Insurance Company Limited			4.86 (3.29)	
		Purchase- Infiniti Retail Limited			0.09 (0.01)	
		Insurance Premium Paid - Tata AIA Life Insurance Company Limited			0.03 (0.04)	
		Rent paid - Concept Developer & Leasing Limited		0.58 (0.54)		
		Repairs and Maintenance - Others: Tata Consultancy Services Limited			2.75 (0.38)	
		Professional Fees- Tata Securities Limited			0.03 (0.09)	
		Brokerage-Tata Capital Financial Services Limited			- (0.81)	
		Forex Purchases - TATA Capital Forex Limited			0.26 (0.23)	
		Subscription fees - Tata Sky Limited			- (*)	
		Selling Expenses- Tata Business Support Services Limited			1.07 (0.26)	
		Professional Fees- e-Nxt Financials Limited			- (0.97)	
		Expenses for CSR - Synergizers Sustainable Foundation		0.76 (0.46)		

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	Sr. No.	Particulars	Holding Company	Subsidiaries	Fellow Subsidiaries and Joint Ventures	Key Management Personnel
	2	Service Income Apex Realty Private Limited Princeton Infrastructure Private Limited Lemon Tree Land & Developers Private Limited Promont Hilltop Private Limited HL Promoters Private Limited World- One Development Company Pte Limited One Colombo Project (Private) Limited Sohna City LLP	(0.09)	9.48 (0.87) 6.85 (7.18) 5.82 (0.04) 0.57 (-) 0.11 (0.20) 7.27 (0.54)	2.21 (3.02) 1.27 (1.23)	
	3	Sale of Property Brotin Banerjee (Based on percentage completion method)				0.44 (0.08)
	4	Sale of Development Rights Promont Hilltop Private Limited		0.68 (1.36)		
	5	Sale of Fixed Assets Tata Value Homes Limited Sohna City LLP		* (0.02)	* (0.03)	
	6	Sale of Materials Tata Value Homes Limited Smart Value Homes (Boisar) Private Limited HL Promoters Private Limited		0.03 (0.01) 0.06 (-) 0.25 (-)		
	7	Expenses incurred on behalf of Related Party Tata Value Homes Limited Tata Sky Limited Concept Developers & Leasing Limited Smart Value Homes (Boisar) Private Limited Kriday Realty Private Limited Promont Hilltop Private Limited Lemon Tree Land & Developers Private Limited Kolkata-One Excelton Private Limited Smart Value Homes (Peenya Project) Private Limited	7.82 (4.94)	0.92 (-) 0.01 (-) 0.01 (*) 0.45 (-) 0.65 (3.19) 1.47 (0.35) 0.75 (0.25) 0.03 (0.47) 0.89 (-)		

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	Sr. No.	Particulars	Holding Company	Subsidiaries	Fellow Subsidiaries and Joint Ventures	Key Management Personnel
		Smart Value Homes (New Project) LLP		0.01 (0.22)		
		HL Promoters Private Limited		0.33 (0.55)		
		One Colombo Project (Private) Limited		0.02 (-)		
		Sohna City LLP			0.38 (0.15)	
		THDC Management Services Limited		0.40 (1.29)		
		Princeton Infrastructure Private Limited			0.53 (0.25)	
		Technopolis Knowledge Park Limited			*	
		Arvind and Smart Value Homes LLP			(*)	
					0.07 (-)	
	8	Expenses Incurred by Related Party on our behalf	- (0.04)			
		Tata Value Homes Limited		0.85 (-)		
	9	Share Capital Issue of Ordinary Shares including Securities Premium	- (505.00)			
	10	Dividend Paid	- (20.15)			
		Tata Industries Limited			- (0.03)	
	11	Finance				
		Interest Income on Loan and Inter Corporate Deposits				
		Tata Value Homes Limited		26.39 (39.51)		
		Kriday Realty Private Limited		15.53 (11.72)		
		Apex Realty Private Limited		7.03 (5.17)		
		Landscape Structures Private Limited		- (5.05)		
		Ardent Properties Private Limited		28.46 (10.85)		
		Gurgaon Infratech Private Limited		- (10.68)		
		Princeton Infrastructure Private Limited			3.68 (2.03)	
		Lemon Tree Land & Developers Private Limited		36.69 (31.93)		
		Promont Hilltop Private Limited		1.82 (0.22)		
		Promont Hillside Private Limited		18.36 (15.94)		
		World One Development Company Pte Limited		5.89 (3.45)		
		Interest Income on Capital Contribution Sohna City LLP			2.57 (2.36)	
		One Bangalore Luxury Projects LLP		0.25 (-)		

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	Sr. No.	Particulars	Holding Company	Subsidiaries	Fellow Subsidiaries and Joint Ventures	Key Management Personnel
		Interest Expense on Inter Corporate Deposits				
		Tata Consultancy Services Limited			- (5.12)	
		Tata Investment Corporation Limited			1.02 (0.68)	
		TCS E-serve International Limited			- (0.20)	
		Tata Capital Financial Services Limited			0.46 (0.85)	
		Interest Expense on Non Convertible Debentures				
		TCS E-serve International Limited			- (0.44)	
		Inter Corporate Deposits Taken				
		Tata Investment Corporation Limited			20.00 (25.00)	
		Tata Capital Financial Services Limited			- (20.00)	
		Inter Corporate Deposits Repaid				
		Tata Investment Corporation Limited			20.00 (25.00)	
		TCS E-serve International Limited			- (5.00)	
		Tata Consultancy Services Limited			- (50.00)	
		Tata Capital Financial Services Limited			20.00 (-)	
		Loans and Inter Corporate Deposits Given				
		Landscape Structures Private Limited		- (16.58)		
		Ardent Properties Private Limited		57.97 (210.58)		
		Gurgaon Infratech Private Limited		- (41.64)		
		Princeton Infrastructure Private Limited			23.39 (12.00)	
		Apex Realty Private Limited		13.06 (15.68)		
		Promont Hillside Private Limited		95.48 (4.18)		
		Promont Hilltop Private Limited		82.10 (5.50)		




	Sr. No.	Particulars	Holding Company	Subsidiaries	Fellow Subsidiaries and Joint Ventures	Key Management Personnel
		Lemon Tree Land and Developers Private Limited		6.00 (23.06)		
		Tata Value Homes Limited		146.90 (412.86)		
		Kriday Realty Private Limited		66.03 (44.98)		
		World- One Development Company Pte Limited		- (44.74)		
		Kolkata-One Excelton Private Limited		16.70 (-)		
		Loan and Inter Corporate Deposits Received Back				
		Ardent Properties Private Limited		3.07 (1.65)		
		Landscape Structures Private Limited		- (74.94)		
		Gurgaon Infratech Private Limited		- (3.11)		
		Princeton Infrastructure Private Limited			2.10 (7.00)	
		Apex Realty Private Limited		13.66 (-)		
		Tata Value Homes Limited		70.00 (494.25)		
		Kriday Realty Private Limited		2.60 (-)		
		Lemon Tree Land and Developers Private Limited		- (7.84)		
		Promont Hillside Private Limited		0.48 (200.00)		
		Promont Hilltop Private Limited		64.65 (-)		
	12	Investment made				
		Casa Décor Private Limited			- (5.00)	
		Sohna City LLP			1.43 (13.91)	
		One Bangalore Luxury Projects LLP		115.02 (-)		
		Investment Repaid				
		Sohna City LLP			5.52 (-)	

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	Sr. No.	Particulars	Holding Company	Subsidiaries	Fellow Subsidiaries and Joint Ventures	Key Management Personnel
	13	Remuneration to Managing Director				3.94 (3.58)
	14	Corporate Guarantee Given Promont Hillside Private Limited		- (200.00)		
		Apex Realty Private Limited		39.80 (69.86)		
		One Colombo Project (Private) Limited		381.41 (137.57)		
		World- One Development Company Pte Limited		- (3.97)		
	15	Corporate Guarantee Expired World- One Development Company Pte Limited		- (15.80)		
		Apex Realty Private Limited		22.96 (-)		
	16	ASSETS Outstanding Receivables	12.76 (4.94)			
		Apex Realty Private Limited		10.77 (4.09)		
		Promont Hilltop Private Limited		18.58 (11.55)		
		Tata Value Homes Limited		0.03 (0.03)		
		Ardent Properties Private Limited		0.06 (-)		
		Smart Value Homes (Boisar) Private Limited		0.06 (-)		
		Sohna City LLP			2.69 (2.98)	
		Smart Value Homes (New Project) LLP		- (0.22)		
		Princeton Infrastructure Private Limited			1.38 (1.22)	
		HL Promoters Private Limited		0.25 (-)		
		Lemon Tree Land & Developers Private Limited		3.24 (4.04)		
		Unbilled Revenue and instalment due from Managing Director				0.02 (0.02)

Sr. No.	Particulars	Holding Company	Subsidiaries	Fellow Subsidiaries and Joint Ventures	Key Management Personnel
	Loan and Inter Corporate Deposits Receivable				
	Landscape Structures Private Limited #		(19.55)		
	Ardent Properties Private Limited		281.63 (226.73)		
	Gurgaon Infratech Private Limited #		(106.15)		
	Princeton Infrastructure Private Limited			33.54 (12.25)	
	Lemon Tree Land & Developers Private Limited		154.86 (148.86)		
	Promont Hillside Private Limited		182.57 (87.57)		
	Promont Hilltop Private Limited		22.95 (5.50)		
	Tata Value Homes Limited		264.77 (187.87)		
	Kriday Realty Private Limited		178.52 (115.09)		
	Apex Realty Private Limited		55.49 (56.09)		
	World- One Development Company Pte Limited		49.00 (44.78)		
	Kolkata-One Excelton Private Limited		16.70 (-)		
	Interest accrued on Loans and Inter Corporate Deposits				
	Apex Realty Private Limited		22.97 (15.94)		
	Ardent Properties Private Limited		6.89 (8.45)		
	Gurgaon Infratech Private Limited		(4.26)		
	Kriday Realty Private Limited		13.98 (18.30)		
	Landscape Structures Private Limited		(0.54)		
	Lemon Tree Land & Developers Private Limited		83.47 (59.70)		
	Princeton Infrastructure Private Limited			1.56 (1.82)	
	Promont Hilltop Private Limited		1.83 (0.19)		
	Promont Hillside Private Limited		16.52 (59.71)		
	Tata Value Homes Limited		6.60 (6.32)		
	World- One Development Company Pte Limited		9.60 (3.44)		
	Kolkata-One Excelton Private Limited		2.19 (-)		
	Interest accrued on Capital Contribution				
	Sohna City LLP			3.37 (3.15)	
	One Bangalore Luxury Projects LLP		0.23 (-)		

	Sr. No.	Particulars	Holding Company	Subsidiaries	Fellow Subsidiaries and Joint Ventures	Key Management Personnel
		Deposit Concept Developer & Leasing Limited		0.30 (0.30)		
		Advance Concept Developer & Leasing Limited		1.55 (1.87)		
		Apex Realty Private Limited		5.18 (2.16)		
		THDC Management Services Limited		0.16 (0.19)		
		Ardent Properties Private Limited		3.67 (-)		
		Tata Value Homes Limited		(0.02)		
		Smart Value Homes (Peenya Project) Private Limited		8.84 (-)		
		Tata AIA Life Insurance Company Limited			0.03 (-)	
		Tata AIG General Insurance Company Limited			0.32 (-)	
		Kriday Realty Private Limited		2.46 (0.58)		
		Kolkata-One Excelton Private Limited		0.01 (0.11)		
		HL Promoters Private Limited		0.29 (-)		
		Technopolis Knowledge Park Limited			0.01 (0.01)	
		World-One Development Company Pte Limited		0.48 (0.37)		
		One Colombo Project (Private) Limited		7.83 (0.54)		
		Princeton Infrastructure Private Limited			0.10 (-)	
		Lemon Tree Land & Developers Private Limited		0.04 (-)		
		Sohna City LLP			0.22 (0.17)	
		Infiniti Retail Limited			0.01 (-)	
	17	LIABILITIES				
		Advance against provisional allotment of flat				(0.03)
		Inter Corporate Deposit Payable Tata Capital Financial Services Limited			(20.00)	
		Interest Accrued but not due Tata Capital Financial Services Limited			(0.76)	

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	Sr. No.	Particulars	Holding Company	Subsidiaries	Fellow Subsidiaries and Joint Ventures	Key Management Personnel
		Outstanding Payable	61.34 (77.55)			
		Concept Developer & Leasing Limited		0.16 (-)		
		Remuneration				2.40 (2.00)
		Sohna City LLP			0.17 (-)	
		CMC Limited			- (0.94)	
		e-Nxt Financials Limited			- (0.89)	
		Ecofirst Services Limited			0.02 (0.01)	
		Kolkata-One Excelton Private Limited		0.03 (-)		
		Tata Value Homes Limited		3.02 (0.78)		
		Ardent Properties Private Limited		- (8.48)		
		Landscape Structures Private Limited		- (51.24)		
		Gurgaon Infratech Private Limited		- (42.70)		
		Lemon Tree Land & Developers Private Limited		* (-)		
		Smart Value Homes (New Project) LLP		0.07 (-)		
		Tata Capital Financial Services Limited			* (0.03)	
		Tata Business Support Services Limited			0.06 (0.19)	
		Synergizers Sustainable Foundation		0.02 (0.22)		
		Tata Consultancy Services Limited			0.37 (-)	
	18	CORPORATE GUARANTEE OUTSTANDING				
		Promont Hillside Private Limited		200.00 (200.00)		
		Apex Realty Private Limited		109.45 (90.55)		
		One Colombo Project (Private) Limited		527.35 (137.57)		
		World-One Development Company Pte Limited		3.95 (3.97)		

adjusted on merger

Figures in brackets are for the previous year

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

Note 46: Provision for customer compensation

(₹ in crores)		
Particulars	As at 31 March, 2016	As at 31 March, 2015
Provision outstanding as at the beginning of the year	3.34	0.84
Additions	6.10	2.50
Utilisation	-	-
Reversal (withdrawn as no longer required)	-	-
Provision outstanding as at the end of the year (expected to be incurred within a year)	9.44	3.34

Note 47: Expenditure on Corporate Social Responsibility

- (a) Gross amount required to be spent by the company during the year ended 31 March, 2016: ₹ 2.29 crores (year ended 31 March 2015: ₹ 3.16 crores)

(b) Amount spent during the year ended 31 March, 2016:

(₹ in crores)			
Particulars	Paid (A)	Yet to be paid (B)	Total (A) + (B)
(i) Construction/acquisition of any asset	-	-	-
(ii) On purposes other than (i) above	2.48	0.02	2.50
	(2.84)	(0.56)	(3.40)
Total	2.48	0.02	2.50
	(2.84)	(0.56)	(3.40)

- (c) 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, 2016: ₹ 0.76 crores (as at 31 March 2015: ₹ 0.46 crores)

Payable as at 31 March, 2016 - ₹ 0.02 crores (as at 31 March 2015: ₹ 0.22 crores)

Note 48: Micro, Small and Medium Enterprises

- 48.1 Trade Payables include principal amount of ₹ Nil (As at 31 March, 2015 ₹ Nil) due to the suppliers covered under Micro, Small and Medium Enterprises Development Act, 2006.
- 48.2 No interest was paid during the current year as well as during the previous year by the Company to such suppliers.
- 48.3 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.
- 48.4 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 49: The Value of Imports on CIF Basis:

(₹ in crores)		
Particulars	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015
Purchase of Construction Material	3.59	17.91
Total	3.59	17.91

Note 50: During the previous year, the remuneration of the Managing Director & CEO was in excess of the limits prescribed under Section 197 read with Schedule V of the Companies Act, 2013 by ₹ 0.75 crores, which was subject to the requisite approvals. During the year, requisite approvals were obtained by the Company in accordance with the provisions of Section 197 read with Schedule V of the Companies Act, 2013 and Rule 7(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

Note 51: 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: ₹ 0.19 crores as at the year end (As at 31 March, 2015 ₹ 0.19 crores).

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Note 52: 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 GISPL and LSPL stands cancelled.
4. The inter-corporate deposits / loans and advances / balance outstanding between GISPL, LSPL and the Company stands cancelled.
5. The difference between the share capital of the GISPL 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)

Pursuant to the Scheme, the title deeds for the properties pertaining to Transferor Companies are pending conveyance in the name of the Company. Further, the Company is in the process of name change formalities to transfer the title in respect of the contracts and agreements, etc.

Tata Housing Development Company Limited**Notes forming part of the financial statements****Note 53: Expenditure in Foreign Currency (on accrual basis)**

(₹ in crores)

Particulars	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015
Professional Fees	0.01	0.24
Travelling Expenses	0.01	0.24
Administrative Expenses	0.71	0.08
Selling Expenses	2.32	0.08
Salaries	0.21	-

Note 54: Earnings in Foreign Currency (on accrual basis)

(₹ in crores)

Particulars	For the Year Ended 31 March, 2016	For the Year Ended 31 March, 2015
Sale of Properties	0.98	0.09
Project Management Fees and Marketing Charges	6.47	0.09
Interest on Loans and Deposits	5.89	3.45

Note 55: Figures below ₹ 50,000 are denoted by '* '.

Note 56: Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure. The figures of current year includes the operations of erstwhile Gurgaon Infrastructure Private Limited ("GIPL") and Landscape Structures Private Limited ("LSPL"), and transfer and vesting of Gurgaon Undertaking of Ardent Properties Pvt Ltd ("Transferor Company") with the Company with effect from 1st April, 2014 as explained in detail in Note 52. In the view of this, the figures for the current year are not comparable with those of the corresponding previous year.

For and on behalf of the Board of Directors


Director
Managing Director & CEO
Chief Financial Officer

Place: Mumbai

Date: 7 JUN 2016