



<b>ISSUE OF COMMERCIAL PAPER (CP)</b>	:	<b>LETTER OF OFFER</b>	
		<b><u>PART I</u></b>	
PROPOSED DATE OF ISSUE	:	March 17, 2025	
CREDIT RATING FOR CP	:	CRA 1- CARE A1+	CRA 2 – INDIA RATINGS A1+
DATE OF RATING	:	13 February 2025	07 March 2025
VALIDITY FOR ISSUANCE	:	60 days	60 days
VALIDITY PERIOD FOR RATING	:	Till tenure of instrument	1 year from issuance date
FOR AMOUNT	:	Rs. 1800 Crore	Rs. 1800 Crore
CONDITIONS (if any)	:	NONE	NONE
EXACT PURPOSE OF ISSUE OF CP	:	For servicing/repayment of debt, meeting project expenses & operational expenses, investments /ICDs to subsidiaries/associates/group companies/JVs. Pending full utilization of Issue proceeds, the Issuer shall be entitled to invest the issue proceeds in mutual funds and deposits with banks.	
CREDIT SUPPORT (if ANY)	:	NONE	
DESCRIPTION OF INSTRUMENT	:	COMMERCIAL PAPER	
AMOUNT	:	Rs. 250 Crore	
ISSUED BY	:	Tata Housing Development Company Ltd.	
IN FAVOUR OF	:		
Net Worth of Guarantor Company	:	N.A.	
Names Of Companies to Which Guarantor Has Issued Similar Guarantee	:	N.A.	
Extent Of the Guarantee Offered by The Guarantor Company	:	N.A.	
Conditions Under Which the Guarantee Will Be Invoked	:	N.A.	

**TATA HOUSING DEVELOPMENT COMPANY LIMITED**

CIN: U45300MH1942PLC003573

E Block, Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033 India.

Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: [www.tatahousing.in](http://www.tatahousing.in)



DETAILS OF CURRENT TRANCHE :

ISIN	AMOUNT	MATURITY DATE	CREDIT RATING	VALIDITY PERIOD OF RATING	CRA
INE582L14IF1	Rs. 250 Cr	16 June 2025	IRR A1+ CARE A1+	1 year from issuance date Till tenure of instrument	IRR CARE

Name of Trustee : NA

**LISTING:**

**Proposed to be Listed/Unlisted** : **Listed**

ISSUING AND PAYING AGENT : HDFC Bank Limited, Lodha 1  
Think Techno Campus  
Kanjur Marg (E), Mumbai 42

MARKET CONVENTIONS : FIMMDA Conventions

CP BORROWING LIMIT : Rs. 1800 crore

SUPPORTING BOARD RESOLUTION FOR CP  
BORROWING – RESOLUTION DATED : Yes. 31 January 2025

TOTAL CP OUTSTANDING (AS ON DATE) : Rs. 1085 Crores

DETAILS OF COMMERCIAL PAPER ISSUED  
DURING THE LAST 15 MONTHS : As per Enclosed Annexure

\*Issuer's liability under the CP will continue beyond due date, in case the CP is not redeemed on due date.

DETAILS OF OTHER DEBT INSTRUMENTS OUTSTANDING: Rs. 900 Crores (Annexure Enclosed)

OUTSTANDING FUND BASED FACILITIES FROM  
BANKS & FINANCIAL INSTITUTIONS, IF ANY : Rs. 548 Crores

NAME AND ADDRESS OF ISSUER : Tata Housing Development Company Ltd.  
E Block, Voltas Premises, T. B. Kadam Marg,  
Chinchpokli, Mumbai – 400 033.

LINE OF BUSINESS : To carry on the business of Constructing  
residential and commercial project in Real  
State sector.

CHIEF EXECUTIVE OFFICER : Mr. Sanjay Dutt  
GROUP AFFILIATION (if any) : TATA Group

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FINANCIAL SUMMARY (Rs. in Crs.)

Particulars	FY 2021	FY 2022	FY2023	FY 2024	H1 FY 2025
	<b>Audited</b>	<b>Audited</b>	<b>Audited</b>	<b>Audited</b>	<b>Limited Review</b>
Equity	915.34	1,098.49	1280.97	1280.97	1280.97
Net Worth	1,522.07	2,042.73	2059.67	1,695.97	1661.58
Share Application Money	Nil	Nil	Nil	Nil	Nil
Total Debt Outstanding					
- Short Term (< 1year)	1,370.09	1,325.79	947.90	1,136.76	1,984.67
- Other Debt	1,843.81	1,200.00	1364.73	1,470.76	700.00
Gross Income	1,088.24	842.42	747.07	340.30	229.32
Operating Profit (PBITD)	20.22	257.79	(288.05)	(160.07)	131.33
Gross Profit (PBT)	(265.67)	(4.30)	(472.90)	(363.82)	(82.68)
Net Profit (Post Tax)	(292.80)	(8.32)	(485.14)	(364.14)	(83.09)
Audit qualifications (if any)	N.A.	N.A.	N.A.	N.A.	N.A.

AUDIT QUALIFICATIONS (if any) : NIL

REGULATORY STRUCTURES, IF ANY : NIL

DETAILS OF DEFAULT OF CPS, INCLUDING  
TECHNICAL DELAY IN REDEMPTION DURING  
PAST THREE YEARS : NIL

DETAILS OF DEFAULT & DELAY IN REDEMPTION  
OF ANY OTHER BORROWINGS DURING LAST  
THREE YEARS : NIL

AUTHORISED SIGNATORY OF ISSUER : Ms. Reshma Chheda

**For Tata Housing Development Company Ltd.**

**Authorised Signatory**

**March 12, 2025**

ORIGINAL / AUTHENTICATED COPY OF ANY DOCUMENT RELATED TO ABOVE INFORMATION WILL BE MADE AVAILABLE TO THE INVESTORS ON REQUEST.

**Note:** Proposed CP shall be listed on the Stock Exchange(s) in terms of para 4 of the SEBI Circular SEBI/HO/IMD/DF2/CIR/P/2019/104 dt. 01-10-2019 & SEBI Circular SEBI/HO/DDHS/CIR/P/2019/115 dt. 22-10-2019.

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## Annex I

1. Shareholding of the issuer's promoters and the details of the shares pledged by the promoters, if any –
  - Promoter is Tata Realty Infrastructure Limited and holding 99.98% shares
  - Details of the shares pledged by the promoters, if any – NIL
2. Long Term Credit Rating, if any, obtained by the issuer- “AA (STABLE)” by CARE
3. Unaccepted credit ratings, if any, assigned to the issuer- N.A.
4. Any material event / development having implications for the financials / credit quality resulting in material liabilities, corporate restructuring which may affect the issuer or the investors' decision to invest in the CP/NCD. -NIL
5. Details of Statutory auditor and changes thereof in the last three financial years –

Details of the statutory auditor:

Name and address	Date of appointment	Remarks
B S R & Co. LLP 5th Floor, Lodha Excelus, Apollo Mills Compound, N. M Joshi Marg, Mahalaxmi, Mumbai – 400011	September 28, 2017	Appointed for a 1 <sup>st</sup> term of 5 years
B S R & Co. LLP 5th Floor, Lodha Excelus, Apollo Mills Compound, N. M Joshi Marg, Mahalaxmi, Mumbai – 400011	September 15, 2022	Appointed for a 2 <sup>nd</sup> term of 5 years

Details of the change in statutory auditors in last three financial years including any change in the current year:

Name, address	Date of appointment/ resignation	Date of cessation (in case of resignation)	Remarks (viz. reasons for change etc.)
N.A.	N.A.	N.A.	N.A.

6. An issuer which is either an NBFC or an HFC shall disclose the residual maturity profile of its assets and liabilities in the following format – Not Applicable

Category	Up to 30/31 days	>1 month - 2 month	>2 months – 3 months	>3 months – 6 months	>6 months – 1 year	>1 year – 3 years	>3 years – 5 years	> 5 Years	Total
Deposit									
Advances									
Investments									
Borrowings									
Foreign Currency Assets (FCA)									
Foreign Currency Liabilities (FCL)									

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