

**INFOPARK PROPERTIES LIMITED**

(CIN: U70109TN2021PLC147646)

4th floor, Paras Plaza, No. 30/1, Cathedral Garden Road, Nungambakkam, Chennai - 600034,  
Tamil Nadu. Website – www.tatarealty.in

Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 email id: trilsec@tatarealty.in

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February 14, 2023

The General Manager  
Corporate Relations Department  
BSE Limited  
Phiroze Jeejeebhoy Towers  
Dalal Street  
Mumbai – 400 001

**Ref.: Scrip Code: 974013/ 974042**

**Sub: Outcome of the Board Meeting**

Dear Sir/Madam,

Pursuant to applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read along with SEBI Circulars, we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e., February 14, 2023, have, *inter-alia*, considered and approved the Un-audited Financial Results of the Company for the quarter and nine months ended December 31, 2022.

Accordingly, please find enclosed herewith the Security Cover Certificate in the prescribed format, in terms of Regulation 54 of Listing Regulations read with SEBI Circular No. SEBI/HO/MIRSD/MIRSD\_CRADT/CIR/P/2022/67 dated May 19, 2022.

We request you to take the above on record.

For **Infopark Properties Limited**

**Jagatpal Singh**

**Company Secretary**

(ICSI Membership No.: A49006)

Encl. a/a

CC: Catalyst Trusteeship Limited  
GDA House, First Floor,  
Plot No. 85, S. No. 94 & 95,  
Bhusari Colony (Right), Kothrud,  
Pune, Maharashtra - 411038

# BSR & Co. LLP

Chartered Accountants

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

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

## **Private and confidential**

The Board of Directors  
Infopark Properties Limited  
4th floor, Paras Plaza, No. 30/1,  
Cathedral Garden Road, Nungambakkam,  
Chennai - 600034

14 February 2023

## **Independent Auditor's Certificate on Security Coverage of Infopark Properties Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed non-Convertible debt securities as at 31 December 2022**

1. This certificate is being issued with the terms of our original engagement letter to the Board of Directors dated 28 October 2022 and addendum to the original agreement dated 2 February 2023.
2. The Management of Infopark Properties Limited (herein after referred as "the Company") has prepared and compiled the accompanying Statement on the Format of Security Cover as at 31 December 2022 (hereinafter referred as "the Statement"). We have been requested by the management of the Company to examine the details in Column H (Book Value of Assets not offered as security) of the Statement which have been prepared based on the basis of unaudited books of account and other relevant records and documents maintained by the Company as at and for the nine months period ended 31 December 2022 in respect of 25,811 Unsecured, Listed, Redeemable, Non- Convertible debentures of a face Value of INR 1,000,000 each (herein after referred as "the NCD") issued on private placement securities in compliance with the Regulation 54(3) of the Security and Exchange Board of India (SEBI) Listing Obligations and Disclosure Requirements (LODR) Regulations, 2015 (as amended) read with SEBI Circular No. SEBI/HO/MIRSD/MIRSD\_CRADT/CIR/P/2022/67, dated 19 May 2022 (herein after cumulatively referred as "the Regulations"). Since the securities issued are unsecured, there is no charge created on any of the assets for these securities.
3. The certificate is by the Company for the onward submission to Bombay Stock Exchange Limited (BSE) in respect of the NCD.

**B S R & Co. LLP**

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**Independent Auditor's Certificate on Security Coverage of Infopark Properties Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed non-Convertible debt securities as at 31 December 2022 (Continued)**

**Management's Responsibility**

4. The preparation of the Statement is the responsibility of the management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation, and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation.
5. The Management of the Company is also responsible for ensuring that the Company complies with the requirements of the SEBI LODR Regulations and for providing all relevant information to the Debenture Trustee, including, amongst others, maintaining Security Coverage Ratio.

**Auditor's Responsibility**

6. Pursuant to the requirements of the Regulations, it is our responsibility to provide limited assurance on whether the book Value as mentioned in Column H of the Statement have been accurately extracted from the unaudited books of account and other relevant records and documents maintained by the Company as at and for the nine months period ended 31 December 2022.
7. The security cover ratio is not provided by the management since the NCD issued are unsecured. Obtained the Deed and noted that the securities issued by the Company are unsecured.
8. We have not performed any independent procedure other than the procedures mentioned above.
9. A limited assurance engagement involves making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. The procedures performed vary in nature and timing from a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.
10. We conducted our examination of the Statement in accordance with the "Guidance Note on Reports or Certificates for Special Purposes (Revised 2016)" (referred as 'Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.



**B S R & Co. LLP**

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**Independent Auditor's Certificate on Security Coverage of Infopark Properties Limited pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for listed non-Convertible debt securities as at 31 December 2022 (Continued)**

11. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information and Other Assurance and Related Services Engagements.

**Opinion**

12. Based on our examination of the unaudited books of account and according to the information and explanations provided to us by the management of the Company, nothing has come to our attention that causes us to believe that Book Value as mentioned in Column H of the statement, read with notes thereon, are not in agreement with the unaudited books of account and other relevant records and documents maintained by the Company as at and for the nine months period ended 31 December 2022.

**Restriction on Use**

13. This certificate has been issued at the request of the Company, solely for the purpose as set forth in the paragraph 2 of this certificate. It should not be used by any other person or for any other purpose. This certificate relates only to the Statement specified above and does not extend to any financial information of the Company or other information. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing. We have no responsibility to update this certificate for events and circumstances occurring after the date of this certificate.

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

Firm's Registration No: 101248W/ W100022

**Farhad Bamji**  
*Partner*

**Mumbai**  
**14 February 2023**

Membership No: 105234  
UDIN No: 23105234BGXDWM7970

INFOPARK PROPERTIES LIMITED  
CIN: U70109TN2021PLC147646

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Annexure 1: Format of Security Cover

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security (Rs in Crores)	Elimination (amount in negative)	(Total C to H) (Rs in Crores)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari Passu charge (excluding items covered in column F)	debt amount considered more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetviii	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value=(K+L+M+N)		
		Book Value	Book Value	Yes/No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment														
Capital Work-in-Progress														
Right of Use Assets														
Goodwill														
Intangible Assets														
Intangible Assets under Development														
Investments	Investment in related parties						3,882.99		3,882.99					
Loans														
Inventories														
Trade Receivables														
Cash and Cash Equivalents							3.95		3.95					
Bank Balances other than Cash and Cash Equivalents														
Others	(Refer note (i) below)						4.26		4.26					
<b>Total</b>							<b>3,891.20</b>		<b>3,891.20</b>					
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains														
Other debt sharing pari-passu charge with above debt														
Other Debt														
Subordinated debt														
Borrowings							2.25		2.25					
Bank														
Debt Securities	Non convertible debentures (Refer note (i) below)						3,448.84		3,448.84					
Others	(Refer note (iii) below)						0.00		0.00					
Trade payables							7.63		7.63					
Lease Liabilities														
Provisions														
Others														
<b>Total</b>							<b>3,458.71</b>		<b>3,458.71</b>					
Cover on Book Value							1.13							
Cover on Market Value														
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio									

Notes:  
i. Includes other Financial liabilities i.e Interest accrued on NCD amounting to INR 158.83 crores.  
ii. Other Asset includes other non current asset and other current asset.  
iii. Other liabilities includes other current liabilities.  
iv. Since the securities issued are unsecured, there is no charge created on any of the assets for these securities. Hence, security cover ratio is not applicable.

Signed for identification purposes only:

  
BSR & Co. LLP

Place: Mumbai  
Dated : 14 February 2023



For and on behalf of Infopark properties limited  
CIN: U70109TN2021PLC147646



Sanjay Dutt  
Managing Director  
DIN - 05251670  
Place: Gurugram  
Dated : 14 February 2023